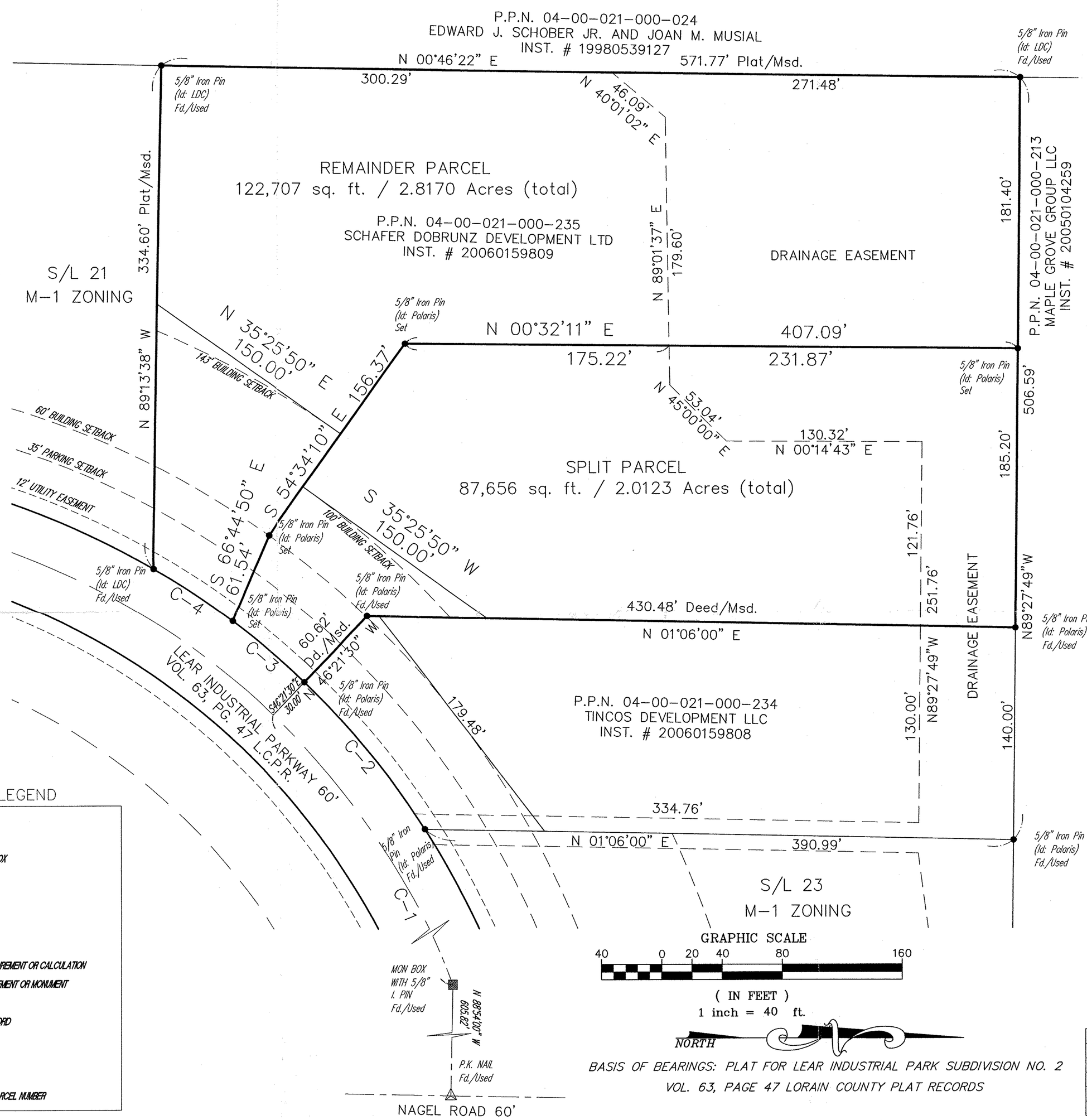


PREPARED FOR:

SCHAFER DEVELOPMENT
1471 LEAR INDUSTRIAL PARK
AVON, OHIO 44011
PHONE: (440) 934-1119
CONTACT: STEVE SCHAFER

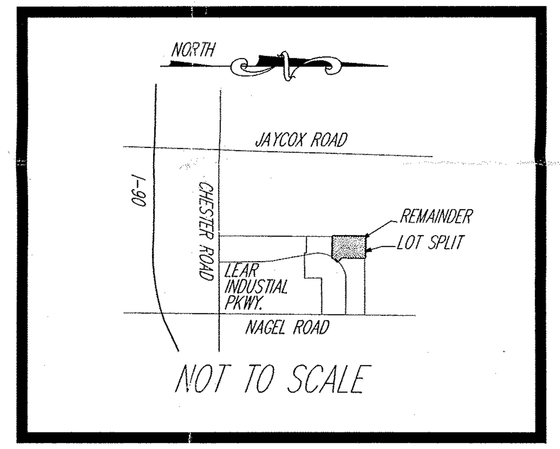
SPLIT

ZONING = M-1
MINIMUM LOT SIZE = 1 ACRE

MINIMUM BUILDING SETBACKS
MINIMUM FROM STREET ROW = 60'
ADJACENT TO NON-RESIDENTIAL = 10'
MINIMUM SEPARATION BETWEEN BUILDINGS = 30'

MINIMUM PARKING SETBACKS
MINIMUM FROM STREET ROW = 35'
ADJACENT TO NON-RESIDENTIAL = 10'

MINIMUM LOT WIDTH AT BUILDING LINE
REQUIRED LOT WIDTH = 150'



SURVEY LEGEND

- 5/8" IRON PIN SET
- IRON PIN/PIPE FOUND
- M 5/8" IRON PIN SET IN MONUMENT BOX
- MONUMENT BOX FOUND
- SURVEY NAIL SET
- SURVEY NAIL FOUND
- STONE MONUMENT FOUND

A., ACT.	ACTUAL MEASUREMENT OR CALCULATION
U., USED	USED MEASUREMENT OR MONUMENT
M., MSD	MEASURED
D., R., REC.	DEED OR RECORD
CALC.	CALCULATED
C/L	CENTERLINE
O., OBS.	OBSERVED
P.P.N.	PERMANENT PARCEL NUMBER

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NORTH

BASIS OF BEARINGS: PLAT FOR LEAR INDUSTRIAL PARK SUBDIVISION NO. 2
VOL. 63, PAGE 47 LORAIN COUNTY PLAT RECORDS

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN HEREON, AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON.

Michael P. Spellacy 05/17/07
MICHAEL P. SPELLACY P.S. #8169 DATE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	414.15	500.00	219.79	402.41	S67°22'15"W	47°27'30"
C2	125.94	530.00	63.27	125.65	S50°26'57"W	13°36'54"
C3	62.97	530.00	31.52	62.93	S40°14'17"W	6°48'27"
C4	62.97	530.00	31.52	62.93	S33°25'50"W	6°48'27"

REV. No.		DATE	BY	CH'K'D

STATE OF OHIO MICHAEL P. SPELLACY S-8169 REGISTERED PROFESSIONAL SURVEYOR

DATE: 04/16/07
SCALE: HOR. 1"=40'
VERT. 1"=0'
FILENAME: Plat of Lot Split
TAB: Plat of Lot Split
DRAWN: MPS
CREW CHIEF: _____

P.P.N. 04-00-021-000-235
SUBLOT 22
LEAR INDUSTRIAL PKWY.
VOL. 63, PG. 47 L.C.P.R.
CITY OF AVON - LORAIN COUNTY - OHIO

polaris Engineering & Surveying

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

PLAT OF LOT SPLIT

CONTRACT No. 05857

SHEET	OF
1	1