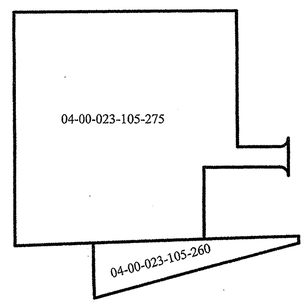
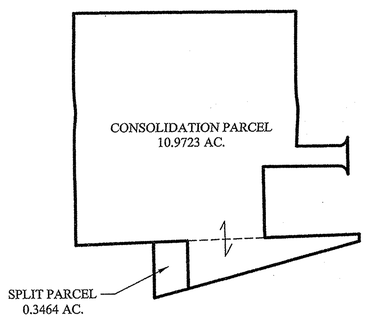
LOT SPLIT & CONSOLIDATION SURVEY

FOR DAVID & BERNADETTE MAST

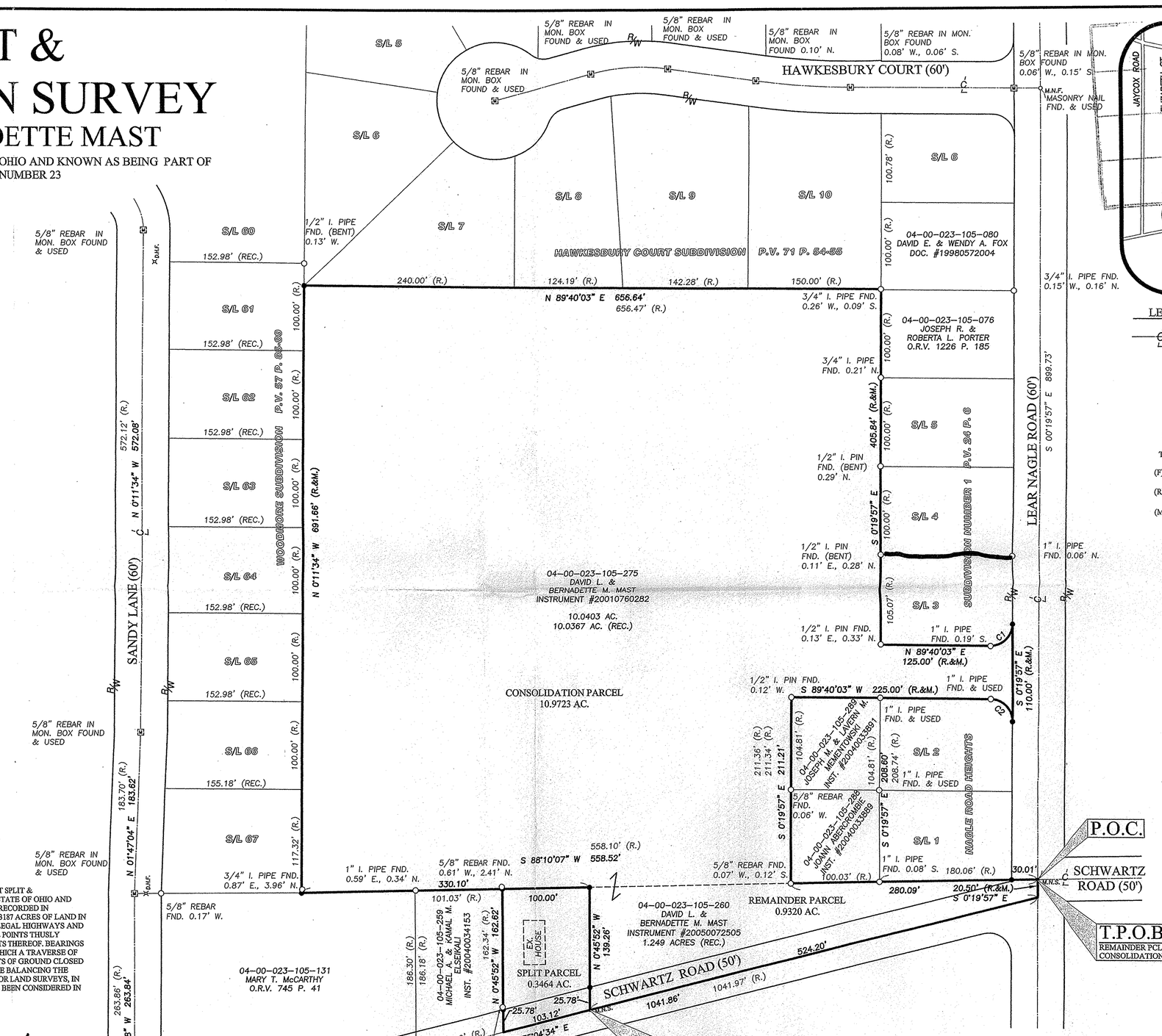
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 23

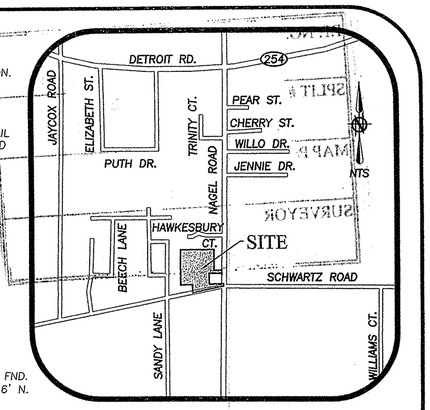


PRE-SPLIT SUMMARY
NTS



POST SPLIT SUMMARY
NTS





LEGEND OF SYMBOLS AND LINETYPES

℄	CENTERLINE OF RIGHT-OF-WAY
○	IRON PIPE OR PIN FOUND AS INDICATED
●	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
○ M.N.F.	MASONRY NAIL FOUND
• M.N.S.	MASONRY NAIL SET
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
(F) (FND.)	FOUND
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
R/W	RIGHT-OF-WAY LINE
[M]	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED
⌘ D.H.F.	DRILLHOLE FOUND
INST.	INSTRUMENT

GRAPHIC SCALE
0 30 60 120
(IN FEET)
SCALE: 1" = 60'

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF LEAR NAGLE ROAD WHICH WAS ASSUMED TO BE SOUTH 0° 19' 57" EAST AS LISTED IN THE HAWKESBURY COURT SUBDIVISION RECORDED IN VOLUME 71, PAGES 54-55 OF THE LORAIN COUNTY PLAT RECORDS.

AS SURVEYED IN OCTOBER OF 2006

C1	C2
R=25.00'	R=25.00'
A=39.28'	A=39.28'
DELTA=90°00'54"	DELTA=90°00'54"
T=25.01'	T=25.01'
C=35.36'	C=35.36'
N 44°40'03" E	N 45°19'57" W

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT SPLIT & CONSOLIDATION SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO DAVID L. & BERNADETTE M. MAST AS RECORDED IN INSTRUMENT #20050072505 AND #20010760282 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 11.3187 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 23, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY.

STATE OF OHIO
CHRISTOPHER M. HIRZEL
S-8081
PROFESSIONAL SURVEYOR

11/06/2006
DATE

CHRISTOPHER M. HIRZEL, P.S.
REGISTERED SURVEYOR NO. 8081

REVISION	DATE:	BY:	DESCRIPTION:
	11-6-06	CMH	ISSUED FOR REVIEW

J:\06\2346\DRAWINGS\DWG\MASTER.dwg

DRAWN BY: AMK
CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1
JOB NO. 06-2346

No 02276
11-28-06
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JHatfield
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