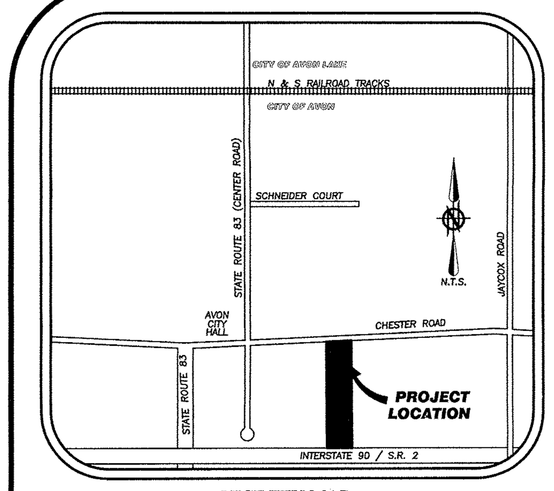
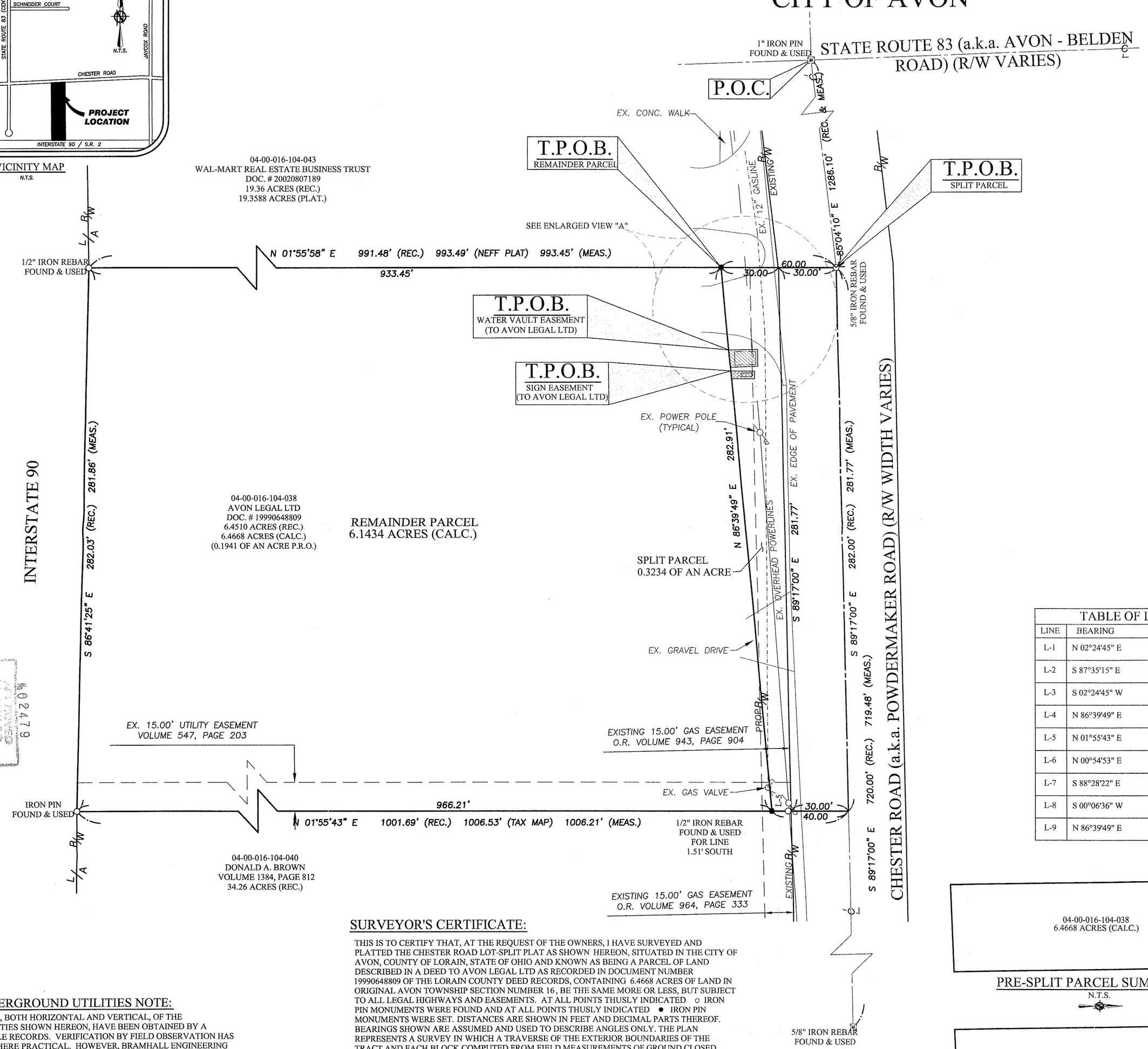
CHESTER ROAD LOT-SPLIT PLAT

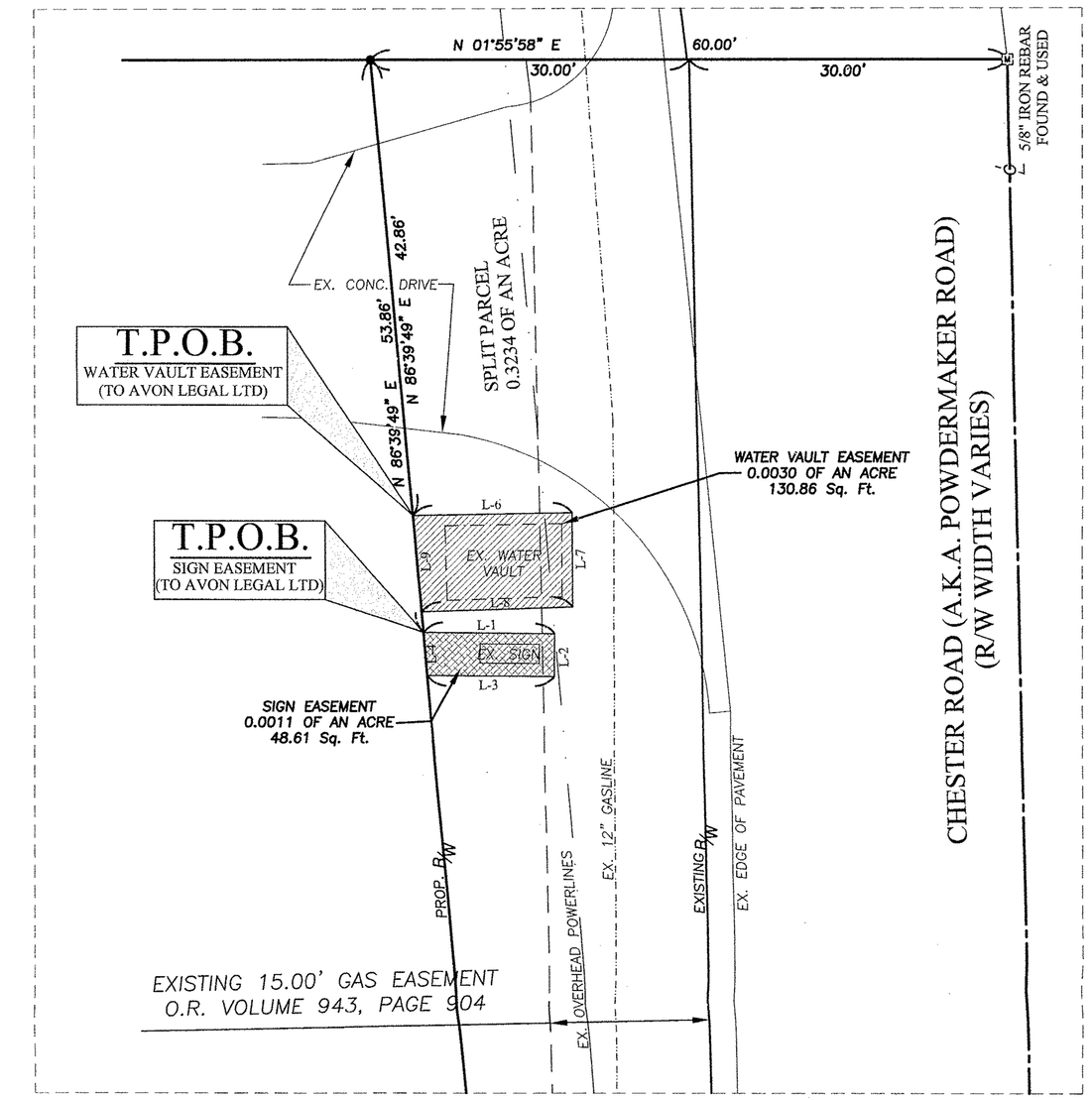
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 16.
FOR

CITY OF AVON



VICINITY MAP
N.T.S.



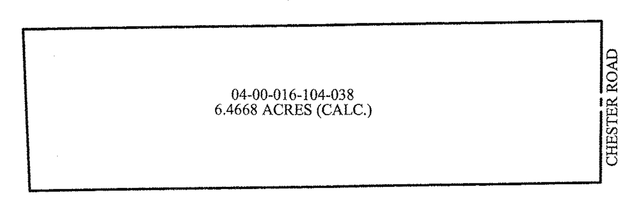


ENLARGED VIEW "A"
SCALE: 1" = 10'

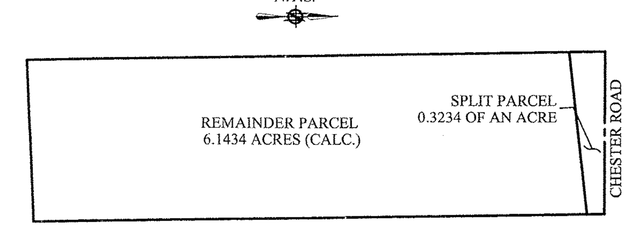
TABLE OF LINES		
LINE	BEARING	DISTANCE
L-1	N 02°24'45" E	12.35'
L-2	S 87°35'15" E	4.00'
L-3	S 02°24'45" W	11.95'
L-4	N 86°39'49" E	4.02'
L-5	N 01°55'43" E	10.00'
L-6	N 00°54'53" E	15.04'
L-7	S 88°28'22" E	8.83'
L-8	S 00°06'36" W	14.27'
L-9	N 86°39'49" E	9.05'

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
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
(F) (FND.)	FOUND
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
(C) (CALC.)	CALCULATED
(P.R.O.)	PRESENT ROAD OCCUPIED
R/W	RIGHT-OF-WAY LINE
L/A R/W	LIMITED ACCESS RIGHT-OF-WAY LINE
[M]	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED
	EXISTING LIGHT POLE
	EXISTING POWER POLE WITH 11' WING SPAN
	EXISTING GAS VALVE
	WATER VAULT EASEMENT
	SIGN EASEMENT



PRE-SPLIT PARCEL SUMMARY
N.T.S.



POST-SPLIT PARCEL SUMMARY
N.T.S.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
SCALE: 1" = 30'

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF CHESTER ROAD (a.k.a. POWDERMAKER ROAD) (R/W VARIES) WHICH WAS ASSUMED TO BE NORTH 89° 17' 00" WEST AS SURVEYED IN AUGUST OF 2005

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE CHESTER ROAD LOT-SPLIT PLAT 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 AVON LEGAL LTD AS RECORDED IN DOCUMENT NUMBER 19990648809 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 6.4668 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 16, 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.

Christopher M. Hirzel (10/16/2007)
DATE

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

STATE OF OHIO
CHRISTOPHER HIRZEL
S-8081
REGISTERED
PROFESSIONAL SURVEYOR

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

REVISION	DATE:	BY:	DESCRIPTION:
	08-30-05	CMH	ISSUE TO CLIENT
	01-11-06	CMH	REVIESED PER WICKENS, HERZER, PANZA, COOK & BATISTA CO.
	04-04-07	CMH	REVIESED PER WICKENS, HERZER, PANZA, COOK & BATISTA CO. UPDATED VAULT EASEMENT
	10-16-07	CMH	REVISED PER AVON LAW DIRECTOR COMMENTS

J:\052148\DRAWINGS\DWG\MASTER.DWG

DRAWN BY: BDA
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. 05-2148