LOT SPLIT & CONSOLIDATION SURVEY

for

LUMIN - AVON LAKE LLC

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 8.

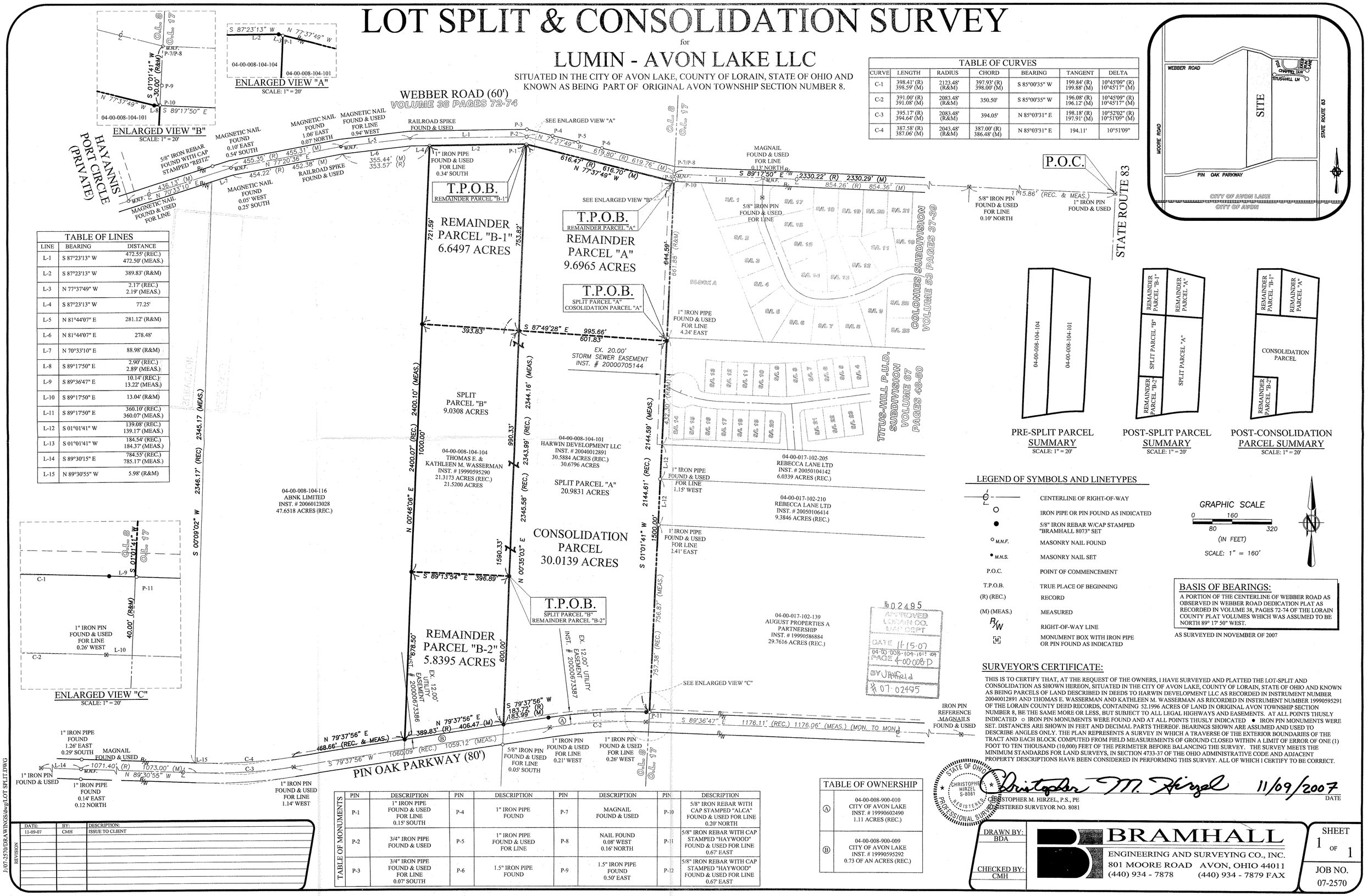

TABLE OF CURVES						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	398.41' (R) 398.59' (M)	2123.48' (R&M)	397.93' (R) 398.00' (M)	S 85°00'35" W	199.84' (R) 199.88' (M)	10°45'09" (R) 10°45'17" (M)
C-2	391.00' (R) 391.08' (M)	2083.48' (R&M)	350.50'	S 85°00'35" W	196.08' (R) 196.12' (M)	10°45'09" (R) 10°45'17" (M)
C-3	395.17' (R) 394.64' (M)	2083.48' (R&M)	394.05'	N 85°03'31" E	198.18' (R) 197.91' (M)	10°52'02" (R) 10°51'09" (M)
C-4	387.58' (R) 387.06' (M)	2043.48' (R&M)	387.00' (R) 386.48' (M)	N 85°03'31" E	194.11'	10°51'09"

TABLE OF LINES		
LINE	BEARING	DISTANCE
L-1	S 87°23'13" W	472.55' (REC.) 472.50' (MEAS.)
L-2	S 87°23'13" W	389.83' (R&M)
L-3	N 77°37'49" W	2.17' (REC.) 2.19' (MEAS.)
L-4	S 87°23'13" W	77.25'
L-5	N 81°44'07" E	281.12' (R&M)
L-6	N 81°44'07" E	278.48'
L-7	N 70°33'10" E	88.98' (R&M)
L-8	S 89°17'50" E	2.90' (REC.) 2.89' (MEAS.)
L-9	S 89°36'47" E	10.14' (REC.) 13.22' (MEAS.)
L-10	S 89°17'50" E	13.04' (R&M)
L-11	S 89°17'50" E	360.10' (REC.) 360.07' (MEAS.)
L-12	S 01°01'41" W	139.08' (REC.) 139.17' (MEAS.)
L-13	S 01°01'41" W	184.54' (REC.) 184.37' (MEAS.)
L-14	S 89°30'15" E	784.55' (REC.) 785.17' (MEAS.)
L-15	N 89°30'55" W	5.98' (R&M)

TABLE OF MONUMENTS								
	PIN	DESCRIPTION	PIN	DESCRIPTION	PIN	DESCRIPTION	PIN	DESCRIPTION
	P-1	1" IRON PIPE FOUND & USED FOR LINE 0.15' SOUTH	P-4	1" IRON PIPE FOUND	P-7	MAGNAIL FOUND & USED	P-10	5/8" IRON REBAR WITH CAP STAMPED "ALCA" FOUND & USED FOR LINE 0.20' NORTH
	P-2	3/4" IRON PIPE FOUND & USED	P-5	1" IRON PIPE FOUND & USED FOR LINE	P-8	NAIL FOUND 0.08' WEST 0.16' NORTH	P-11	5/8" IRON REBAR WITH CAP STAMPED "HAYWOOD" FOUND & USED FOR LINE 0.67' EAST
	P-3	3/4" IRON PIPE FOUND & USED FOR LINE 0.07' SOUTH	P-6	1.5" IRON PIPE FOUND	P-9	1.5" IRON PIPE FOUND 0.50' EAST	P-12	5/8" IRON REBAR WITH CAP STAMPED "HAYWOOD" FOUND & USED FOR LINE 0.67' EAST

TABLE OF OWNERSHIP	
Ⓐ	04-00-008-900-010 CITY OF AVON LAKE INST. # 19990602490 1.11 ACRES (REC.)
Ⓑ	04-00-008-900-009 CITY OF AVON LAKE INST. # 19990595292 0.73 OF AN ACRES (REC.)

PRE-SPLIT PARCEL SUMMARY
SCALE: 1" = 20'

POST-SPLIT PARCEL SUMMARY
SCALE: 1" = 20'

POST-CONSOLIDATION PARCEL SUMMARY
SCALE: 1" = 20'

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
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
R/W	RIGHT-OF-WAY LINE
Ⓜ	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED

GRAPHIC SCALE
0 80 160 320
(IN FEET)
SCALE: 1" = 160'

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF WEBBER ROAD AS OBSERVED IN WEBBER ROAD DEDICATION PLAT AS RECORDED IN VOLUME 38, PAGES 72-74 OF THE LORAIN COUNTY PLAT VOLUMES WHICH WAS ASSUMED TO BE NORTH 89° 17' 50" WEST.

AS SURVEYED IN NOVEMBER OF 2007

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT-SPLIT AND CONSOLIDATION AS SHOWN HEREON, SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN DEEDS TO HARWIN DEVELOPMENT LLC AS RECORDED IN INSTRUMENT NUMBER 20040012891 AND THOMAS E. WASSERMAN AND KATHLEEN M. WASSERMAN AS RECORDED IN INSTRUMENT NUMBER 19990595291 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 52.1996 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 8, 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. 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. ALL OF WHICH I CERTIFY TO BE CORRECT.

STATE OF OHIO CHRISTOPHER HIRZEL S-8081 REGISTERED PROFESSIONAL SURVEYOR

Christopher M. Hirzel 11/09/2007
DATE

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

REVISION	DATE:	BY:	DESCRIPTION:
	11-09-07	CMH	ISSUE TO CLIENT

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. 07-2570

J:/07-2570/DRAWINGS/dwg/LOT SPLIT.DWG