BOUNDARY SURVEY & LOT SPLIT

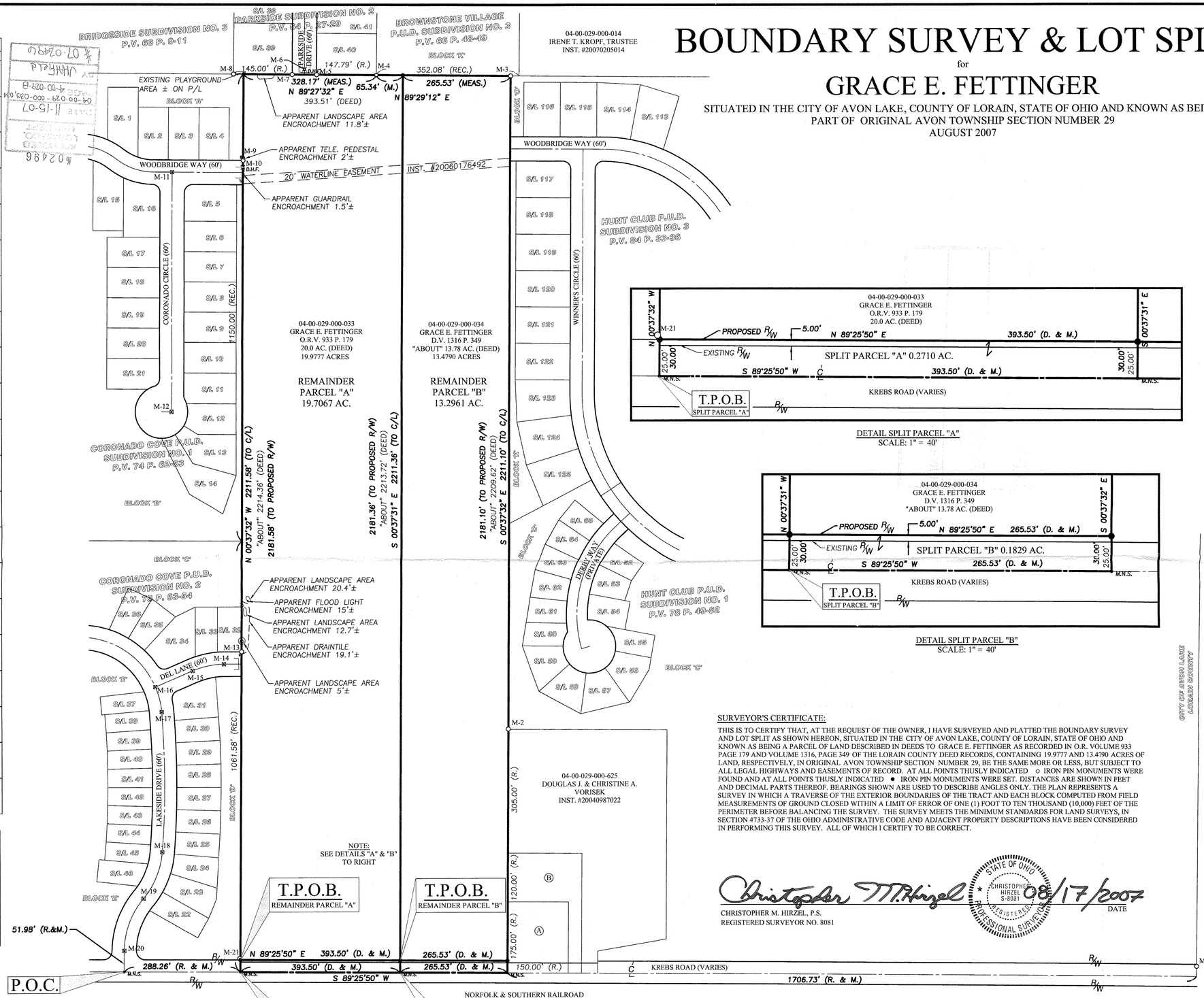
for

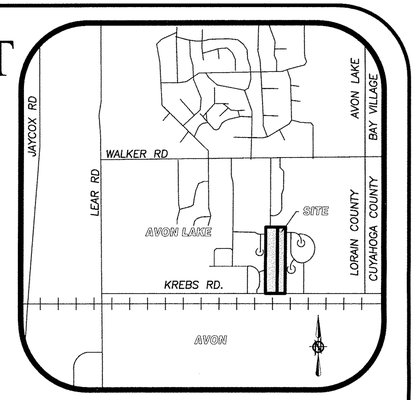
GRACE E. FETTINGER

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING
PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 29
AUGUST 2007

TABLE OF MONUMENTS	
PIN	DESCRIPTION
M-1	5/8" I. PIN CAPPED "REITZ" FND. 25.00' N. OF C/L & USED
M-2	5/8" IRON REBAR FND. (BENT) 0.40' (W.) , 1.05' (N.)
M-3	3/4" REBAR FND. 0.15' (E.), 0.08' (N.)
M-4	1" x 2" RECTANGULAR BAR FND. & USED FOR N. LINE 0.06' (N.)
M-5	5/8" REBAR CAPPED "R.E. WARNER" FND. & USED
M-6	DRILLHOLE FOUND & USED FOR C/L (13.51' N. OF P/L)
M-7	5/8" I. PIN CAPPED "R.E. WARNER" FND. & USED FOR E-W LINE 0.28' (W.)
M-8	5/8" REBAR CAPPED "R.E. WARNER" FND. & USED FOR N. LINE 0.06' (S.)
M-9	5/8" REBAR CAPPED "REITZ" FND. (BENT) 0.18' (E.), 0.26' (S.)
M-10	DRILLHOLE FND. 12.69' N. OF C/L & USED FOR N-S LINE
M-11	MONUMENT BOX FOUND & USED FOR E-W LINE 0.13' (W.)
M-12	MONUMENT BOX FOUND & USED
M-13	5/8" I. PIN CAPPED "REITZ" FND. 0.07' (E.), 0.10' (N.)
M-14	5/8" I. PIN CAPPED "REITZ" FND. IN MON. BOX 0.07' (W.), 0.07' (S.)
M-15	5/8" I. PIN CAPPED "REITZ" FND. IN MON. BOX 0.11' (S.)
M-16	5/8" I. PIN CAPPED "REITZ" FND. IN MON. BOX 0.17' (S.)
M-17	MONUMENT BOX FND. 0.07' (S.)
M-18	MONUMENT BOX FND. 0.07' (E.)
M-19	MONUMENT BOX FND. & USED
M-20	MONUMENT BOX FND. 0.13' (E.)
M-21	5/8" I. PIN FND. 1.79' (W.), 3.51' (N.)

TABLE OF OWNERSHIP	
(A)	04-00-029-000-048 DOUGLAS J. & CHRISTINE A. VORISEK INST. #19990590241
(B)	04-00-029-000-081 DOUGLAS J. & CHRISTINE A. VORISEK INST. #19990595234

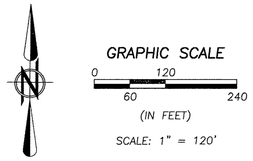




LOCATION MAP NOT TO SCALE

DETAIL SPLIT PARCEL "A"
SCALE: 1" = 40'

DETAIL SPLIT PARCEL "B"
SCALE: 1" = 40'



BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF KREBS ROAD WHICH WAS ASSUMED TO BE NORTH 89° 25' 50" EAST AS SHOWN ON THE HUNT CLUB P.U.D. SUBDIVISION NO. 1 PLAT PREPARED BY THE HENRY G. REITZ COMPANY AND RECORDED IN P.V. 78 P. 49-52 OF THE LORAIN COUNTY PLAT RECORDS.

AS SURVEYED IN AUGUST OF 2007

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.S.	MASONRY NAIL SET
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
(R.) (REC.)	RECORD
(M.) (MEAS.)	MEASURED
(D)	DEED
R/W	RIGHT-OF-WAY LINE
M	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED

NOTE:
ALL ENCROACHMENT DIMENSIONS SHOWN ARE TO THE FURTHEST POINT.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AND LOT SPLIT AS SHOWN HEREON, SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN DEEDS TO GRACE E. FETTINGER AS RECORDED IN O.R. VOLUME 933 PAGE 179 AND VOLUME 1316, PAGE 349 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 19.9777 AND 13.4790 ACRES OF LAND, RESPECTIVELY, IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 29, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. 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 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.

Christopher M. Hirzel 08/17/2007

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

DATE

STATE OF OHIO CHRISTOPHER HIRZEL S-8081 REGISTERED PROFESSIONAL SURVEYOR

REVISION	DATE:	BY:	DESCRIPTION:
	8/17/07	CMH	ISSUED FOR REVIEW

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. 07-2246-10

J:/07-2246-10/DRAWINGS/DWG/(06-2246-10) MASTER.dwg