LOT-SPLIT

FOR

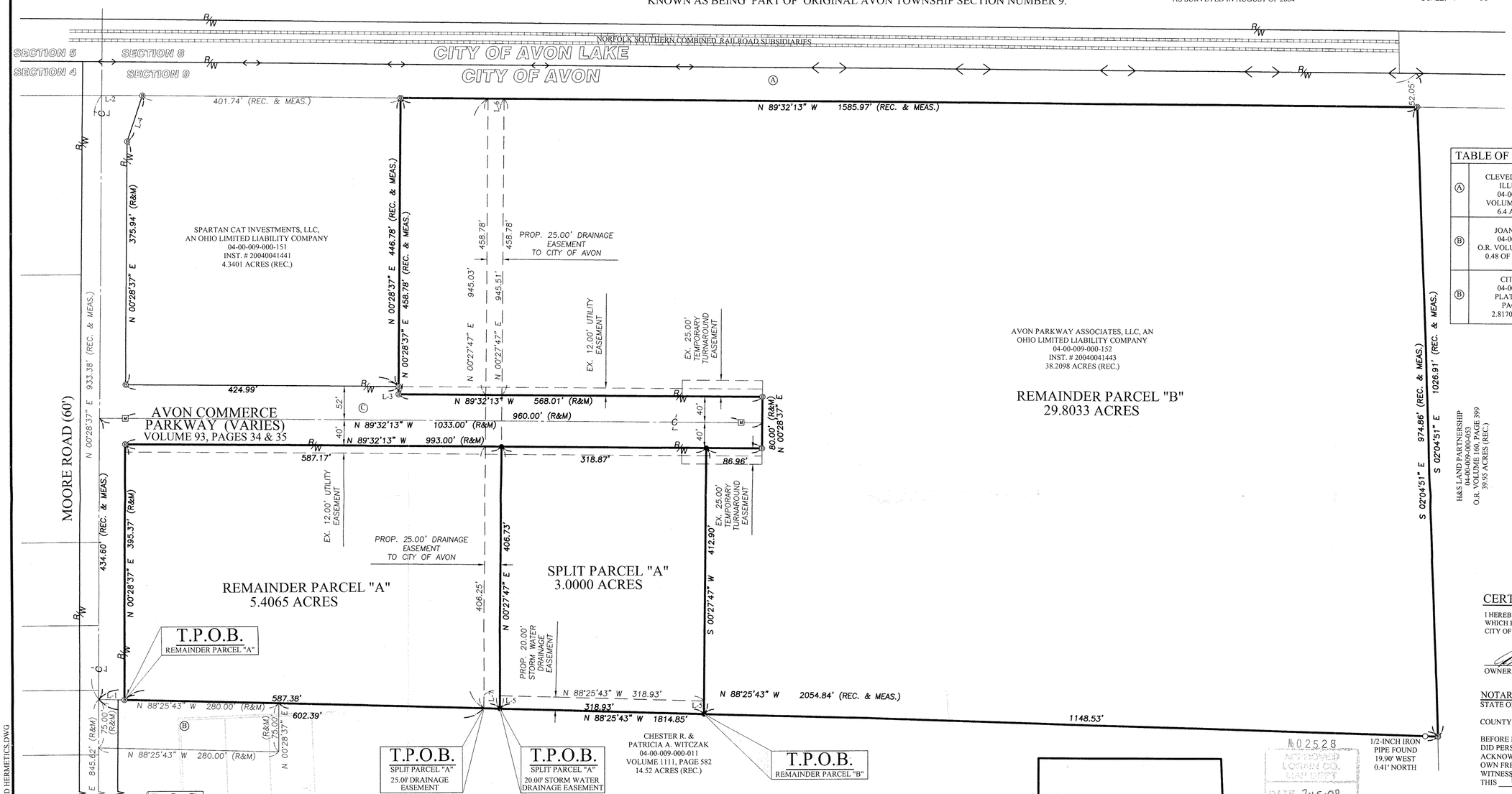
AVON PARKWAY ASSOCIATES, LLC

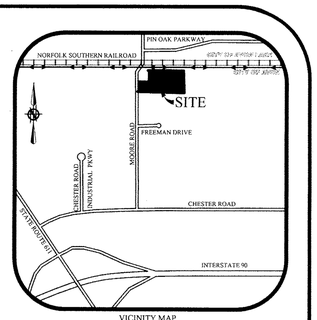
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 9.

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF MOORE ROAD WHICH WAS ASSUMED TO BE NORTH 00° 28' 37" EAST

AS SURVEYED IN AUGUST OF 2004

GRAPHIC SCALE
0 40 80 160
(IN FEET)
SCALE: 1" = 80'





VICINITY MAP
N.T.S.

TABLE OF OWNERSHIP

Ⓐ	CLEVELAND ELECTRIC ILLUMINATING 04-00-009-000-096 VOLUME 824, PAGE 612 6.4 ACRES (REC.)
Ⓑ	JOANN C. ALBERT 04-00-009-000-010 O.R. VOLUME 261, PAGE 537 0.48 OF AN ACRE (REC.)
Ⓑ	CITY OF AVON 04-00-009-900-002 PLAT VOLUME 93, PAGES 34 & 35 2.8170 ACRES (REC.)

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	N 88°25'43" W	40.01' (R&M)
L-2	N 89°32'13" W	63.25' (R&M)
L-3	N 00°28'37" E	12.00' (R&M)
L-4	N 18°38'53" E	74.57' (R&M)
L-5	S 00°27'47" W	20.00'
L-6	N 89°32'13" W	25.00'
L-7	N 88°25'43" W	25.00'

LEGEND OF SYMBOLS AND LINETYPES

	CENTERLINE OF RIGHT-OF-WAY
	CORPORATION LINE
○	IRON PIPE OR PIN FOUND AS INDICATED
●	5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
Ⓑ	5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
(C) (CALC.)	CALCULATED
R/W	RIGHT-OF-WAY LINE
[M]	MONUMENT BOX WITH CAPPED REBAR FOUND & USED
M	MONUMENT BOX WITH 5/8" REBAR WITH CAP STAMPED "BRAMHALL 8073" SET

CERTIFICATE OF OWNERSHIP:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF AVON, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

OWNER — DATE 2/13/08

NOTARY PUBLIC:

STATE OF OHIO
SS
COUNTY OF

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OWNER, WHO ACKNOWLEDGED THE SIGNING OF THIS LOT-SPLIT SURVEY TO BE HIS/HER OWN FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2008.

NOTARY PUBLIC
MY COMMISSION EXPIRES

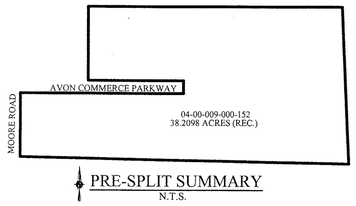
CARRIE HARTMAN
NOTARY PUBLIC
STATE OF OHIO
MY COMM. EXPIRES 8/26/04

№ 02528
APPROVED
LORAIN CO.
MAP DEPT.
DATE 2-15-08
04-00-009-000-152
PARCEL 4-00-009-A
BY UHatfield
K08-02528

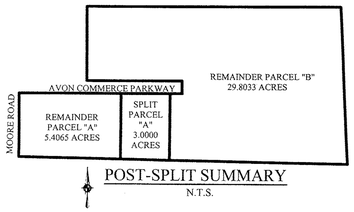
CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THIS PLANNING AND ZONING CODE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE ZONING ENFORCEMENT OFFICER SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER WITHIN 180 DAYS OF THE DATE BELOW.

ZONING ENFORCEMENT OFFICER — DATE 2-13-08



PRE-SPLIT SUMMARY
N.T.S.



POST-SPLIT SUMMARY
N.T.S.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT-SPLIT AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF A PARCEL OF LAND AS DESCRIBED IN A DEED TO AVON PARKWAY ASSOCIATES, LLC, AN OHIO LIMITED LIABLITIY COMPANY AS RECORDED IN INSTRUMENT NUMBER 20040041443 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 38.2098 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 9, 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 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 M. HIRZEL S-8081 — REGISTERED PROFESSIONAL SURVEYOR

01/28/2008
DATE

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

REVISION	DATE:	BY:	DESCRIPTION:
	08-30-07	MCB	ISSUE TO CITY
	10-23-07	MCB	REVISED PER POLARIS COMMENTS
	01-28-08	MCB	REVISED PER RECORDED AVON COMMMERCE PARKWAY PLAT

J:\07-2546 HGZB\072546-01\DRAWINGS\DWG\LOT SPLIT FOR CLEVELAND HERMETICS.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. 07-2546-1