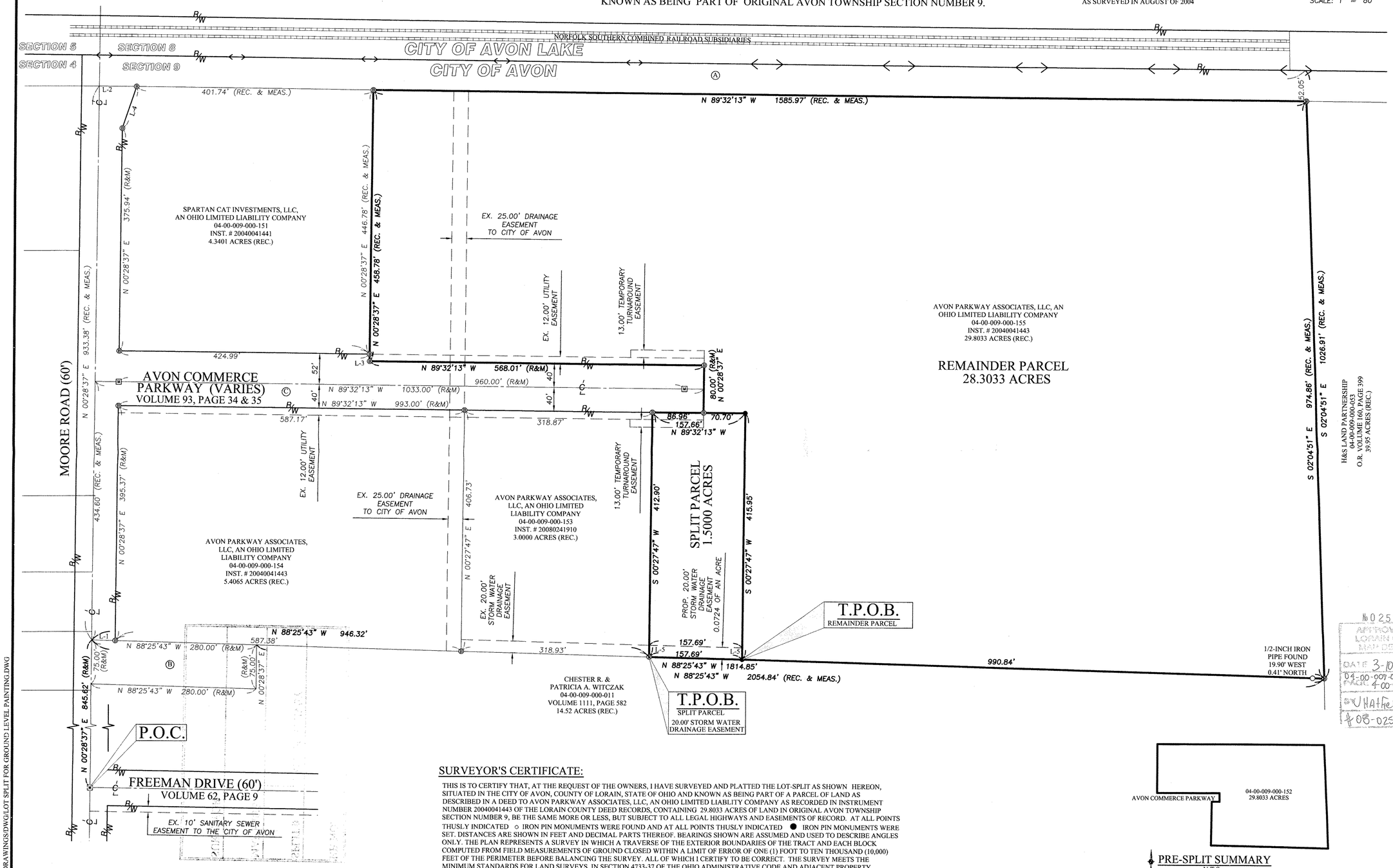
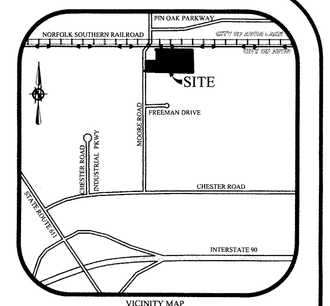
LOT-SPLIT
FOR
AVON PARKWAY ASSOCIATES, LLC
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 9.

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 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'

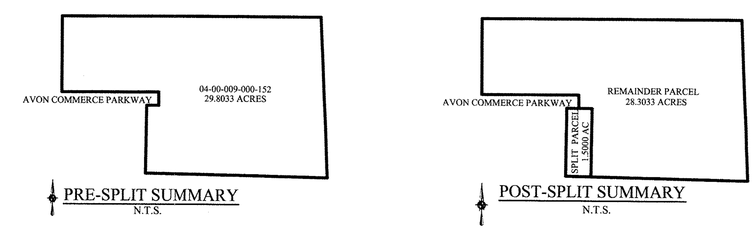
LEGEND OF SYMBOLS AND LINETYPES

- 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
- MONUMENT BOX WITH CAPPED REBAR FOUND & USED
- MONUMENT BOX WITH 5/8" REBAR WITH CAP STAMPED "BRAMHALL 8073" SET

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.)

№ 02538
APPROVED
LORAIN CO.
MAP DEPT.
DATE 3-10-08
04-00-009-000-155
PARCEL 4-00-009-A
BY U Hatfield
08-02538



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 LIABLITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 20040041443 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 29.8033 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. 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. ALL OF WHICH I CERTIFY TO BE CORRECT.

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

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

03/03/2008
DATE

REVISION	DATE:	BY:	DESCRIPTION:
	12-10-07	MCB	ISSUE TO CITY
	03-03-08	MCB	REVISED PER FILED AVON COMMERCE PARKWAY PLAT

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. 06-2261-03

J:\072546 HGZB\072546-01\DRAWINGS\DWG\LOT SPLIT FOR GROUND LEVEL PAINTING.DWG