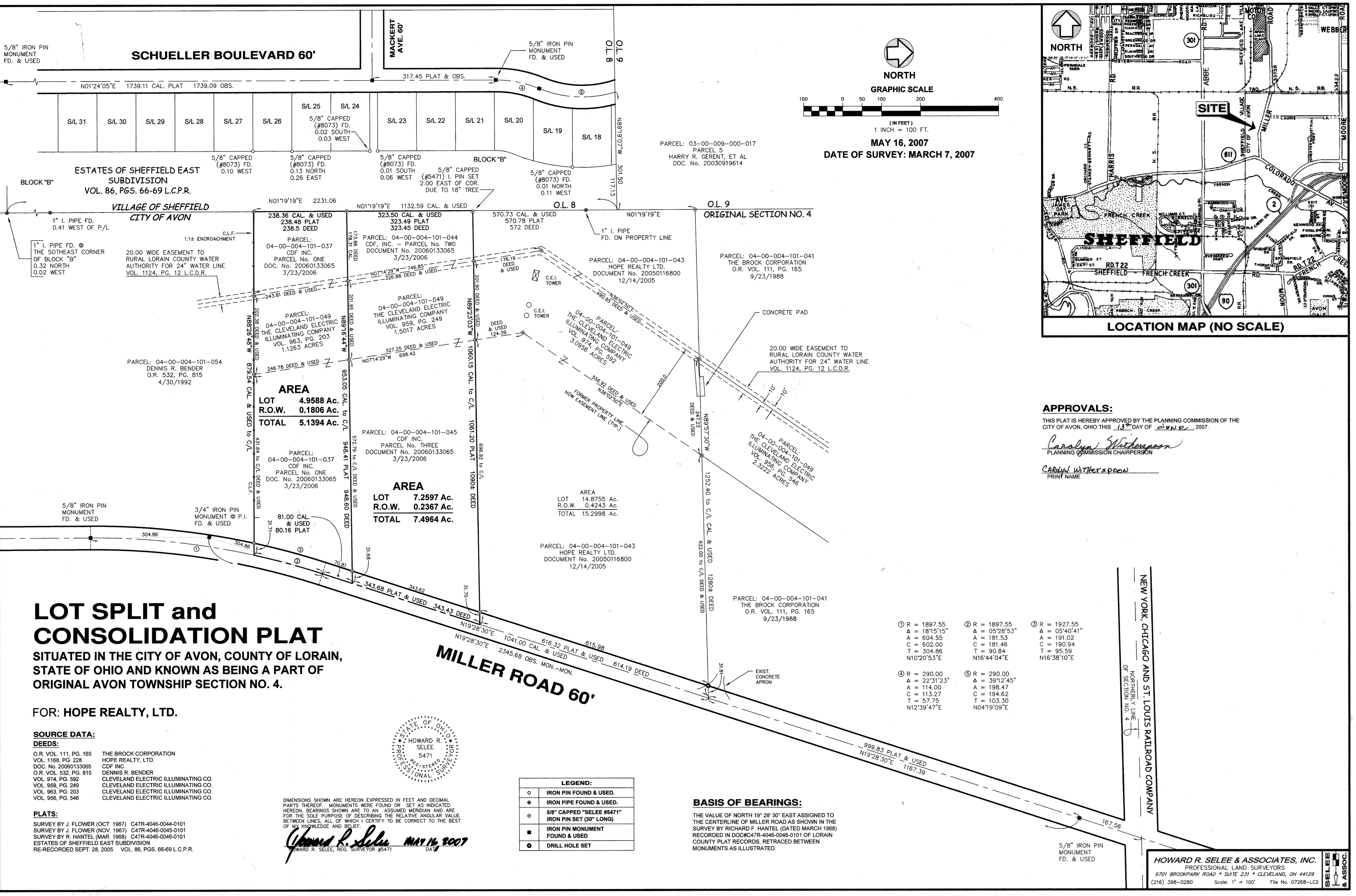

LOT SPLIT and CONSOLIDATION PLAT

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 4.

FOR: **HOPE REALTY, LTD.**

SOURCE DATA:

DEEDS:

O.R. VOL. 111, PG. 165	THE BROCK CORPORATION
VOL. 1168, PG. 228	HOPE REALTY, LTD.
DOC. No. 20060133065	CDF INC.
O.R. VOL. 532, PG. 815	DENNIS R. BENDER
VOL. 974, PG. 592	CLEVELAND ELECTRIC ILLUMINATING CO.
VOL. 959, PG. 249	CLEVELAND ELECTRIC ILLUMINATING CO.
VOL. 963, PG. 203	CLEVELAND ELECTRIC ILLUMINATING CO.
VOL. 956, PG. 546	CLEVELAND ELECTRIC ILLUMINATING CO.

PLATS:

SURVEY BY J. FLOWER (OCT. 1967) C47R-4046-0044-0101
SURVEY BY J. FLOWER (NOV. 1967) C47R-4046-0045-0101
SURVEY BY R. HANTEL (MAR. 1968) C47R-4046-0046-0101
ESTATES OF SHEFFIELD EAST SUBDIVISION
RE-RECORDED SEPT. 28, 2005 VOL. 86, PGS. 66-69 L.C.P.R.

STATE OF OHIO HOWARD R. SELEE 5471 REGISTERED PROFESSIONAL SURVEYOR

DIMENSIONS SHOWN ARE HEREON EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Howard R. Selee MAY 16 2007
HOWARD R. SELEE, REG. SURVEYOR #5471 DATE

LEGEND:	
○	IRON PIN FOUND & USED.
⊗	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET (30" LONG)
■	IRON PIN MONUMENT FOUND & USED
✪	DRILL HOLE SET

BASIS OF BEARINGS:

THE VALUE OF NORTH 19° 28' 30" EAST ASSIGNED TO THE CENTERLINE OF MILLER ROAD AS SHOWN IN THE SURVEY BY RICHARD F. HANTEL (DATED MARCH 1968) RECORDED IN DOC#C47R-4046-0046-0101 OF LORAIN COUNTY PLAT RECORDS, RETRACED BETWEEN MONUMENTS AS ILLUSTRATED.

APPROVALS:

THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON, OHIO THIS 13TH DAY OF June, 2007.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON

CAROLYN WITHERSPOON
PRINT NAME

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD * SUITE 231 * CLEVELAND, OH 44129
(216) 398-0280 Scale: 1" = 100' File No. 07268-LC2
SELEE & ASSOC.