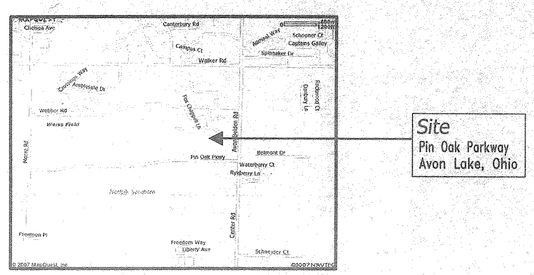
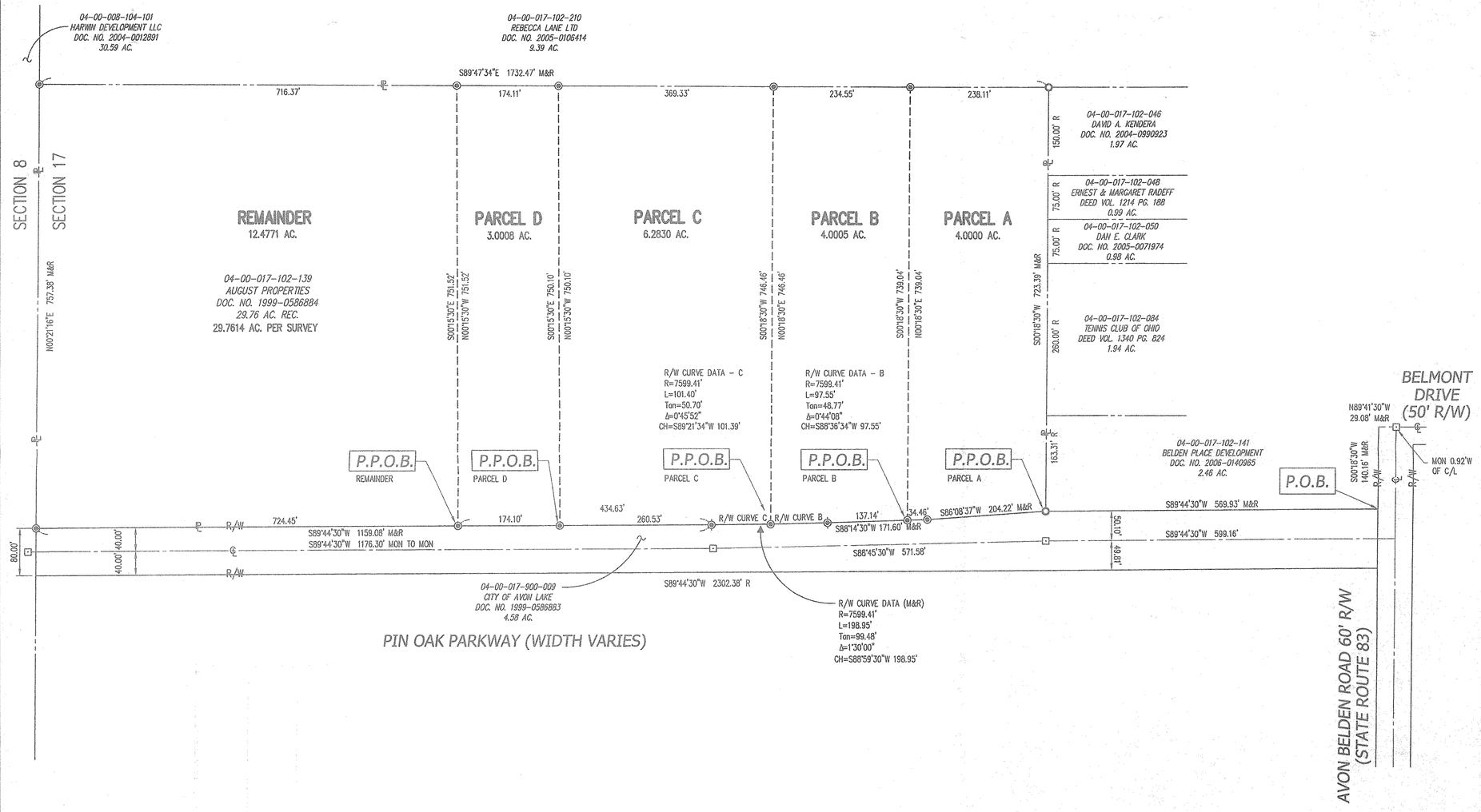
August Properties

City of Avon Lake ~ County of Lorain ~ State of Ohio
Part of Original Avon Township Section 17

P.P.N. 04-00-017-102-139
Document No. 1999-0586884
29.76 Acres





LEGEND OF SYMBOLS & LINETYPES

- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING CURB INLET
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- TREE
- WATER METER
- SIGN
- CLEAN OUT
- MONITOR WELL
- UTILITY POLE
- LIGHT POLE
- WATER WELL
- X (EXISTING) (PROPOSED) SPOT GRADE ELEVATION
- DIRECTION OF SURFACE WATER RUNOFF
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- FENCE
- IRON PIN FOUND
- IRON PIN SET 30" LONG, 5/8" REBAR WITH CAP STAMPED "HAYWOOD 8284"
- IRON PIN FOUND IN MONUMENT BOX
- PK NAIL FOUND
- PROPERTY CORNER NOT MONUMENTED
- DRILL HOLE
- IRON PIN SET IN MONUMENT BOX
- PK NAIL & DISK SET

R., REC. = RECORD M., MEAS. = MEASURED P. = PLAT
P.O.B. = PLACE OF BEGINNING P.P.O.B. = PRINCIPAL PLACE OF BEGINNING

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF AUGUST PROPERTIES I HAVE PREPARED THIS PLAT OF BOUNDARY AND LOT SPLIT SURVEY.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND INTENDED TO DESCRIBE ANGLES ONLY. THE BASIS OF BEARINGS IS S 89°44'30" W FOR PIN OAK PARKWAY.

THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT WHEN COMPUTED FROM FIELD MEASUREMENTS CLOSED TO 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. ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. THIS SURVEY HAS NOT BEEN PERFORMED WITH THE BENEFIT OF A TITLE SEARCH AND THE LOCATION OF EASEMENTS THAT MAY AFFECT THE PROPERTY ARE NOT NOTED ON THE PLAT.

FIELD SURVEY DATE: MAY 14, 2006; MARCH 4, 2008

DRAWING REVISION DATE: NOVEMBER 8, 2007; JANUARY 16, 2008; MARCH 4, 2008; MARCH 28, 2008

STATE OF OHIO
DALE R. HAYWOOD
S-8284
REGISTERED
PROFESSIONAL SURVEYOR

Dale Haywood

Dale R. Haywood, P.S.
Registered State of Ohio Surveyor No. 8284

ADDITIONS OR DELETIONS TO THIS PLAT BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY.

THIS SURVEY PLAT IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL OF THE SIGNING PARTY.

№ 02556
APPROVED
LORAIN CO.
MAP DEPT
DATE 4-22-08
04-00-017-102-139
PAGE 4-00-017-E
BY U Hatfield
08-02556

Boundary & Lot Split Survey

0 50 100 200 400
SCALE: 1 IN. = 100 FT.

BASIS OF BEARINGS
S 89°44'30" W
PIN OAK PARKWAY

Prepared By

HAYWOOD
Civil Engineering & Land Surveying, Inc.

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Elyria, Ohio 44035
www.haywoodcivilengineering.com
(440) 365-9831 Office
(440) 365-3426 Fax
State of Ohio Certificate of Authorization No. 0512

Prepared For

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PROJECT #07-452