LOT-SPLIT SURVEY

CITY OF AVON

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBERS 3.

TABLE OF LINES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N 01°08'26" E	100.00' (R&M)	L-10	N 50°35'07" W	21.48' (R&M)	L-19	N 89°44'17" E	80.88'
L-2	S 88°44'47" E	75.85' (R&M)	L-11	N 57°35'30" W	218.97' (REC.) 217.62' (MEAS.)	L-20	N 01°08'26" E	100.00' (R&M)
L-3	N 01°10'03" E	76.83'	L-12	N 35°28'28" E	186.84' (R&M)	L-21	N 00°07'57" E	235.95' (R&M)
L-4	N 89°19'18" W	75.00' (R&M)	L-13	N 88°51'31" W	58.05' (REC.) 56.96' (MEAS.)	L-22	N 00°53'40" E	60.01' (R&M)
L-5	N 62°03'14" E	142.75' (REC.) 142.79' (MEAS.)	L-14	S 88°51'03" E	103.85' (R&M)	L-23	S 88°51'03" E	25.54' (R&M)
L-6	N 89°29'24" W	43.41' (REC.) 43.43' (MEAS.)	L-15	N 01°01'25" E	92.04' (R&M)	L-24	N 00°53'40" E	81.14' (REC.) 79.34' (MEAS.)
L-7	N 89°19'18" W	153.80' (R&M)	L-16	N 33°16'30" W	96.08' (R&M)	L-25	N 35°28'22" E	155.00' (R&M)
L-8	N 89°19'18" W	269.11' (R&M)	L-17	N 89°44'17" E	160.18' (REC.) 160.09' (MEAS.)	L-26	N 89°19'18" W	115.31'
L-9	N 89°19'18" W	232.17' (REC.) 231.40' (MEAS.)	L-18	N 89°44'17" E	110.76'			

SURVEYOR'S CERTIFICATE:

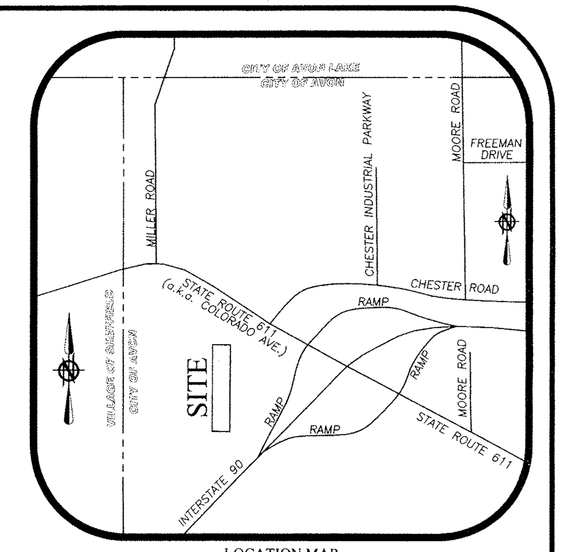
THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT-SPLIT SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO SSA DELAWARE LLC AS RECORDED IN INST. # 20020804836 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 8.6431 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. 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.

Christopher M. Hirzel 03/07/2008

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

DATE

STATE OF OHIO CHRISTOPHER M. HIRZEL 8081 REGISTERED PROFESSIONAL SURVEYOR



LOCATION MAP
N.T.S.

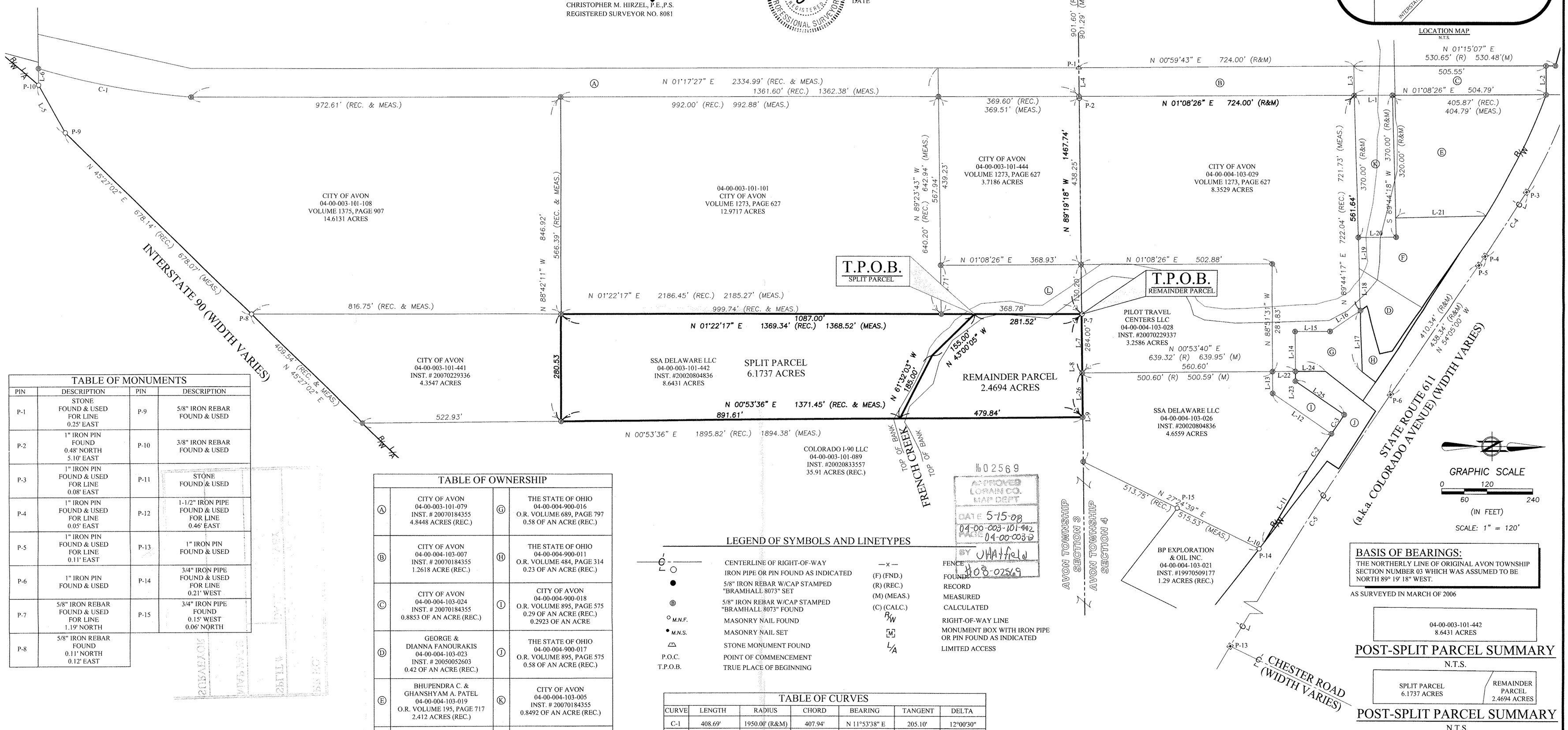


TABLE OF MONUMENTS

PIN	DESCRIPTION	PIN	DESCRIPTION
P-1	STONE FOUND & USED FOR LINE 0.25' EAST	P-9	5/8" IRON REBAR FOUND & USED
P-2	1" IRON PIN FOUND 0.48' NORTH 5.10' EAST	P-10	3/8" IRON REBAR FOUND & USED
P-3	1" IRON PIN FOUND & USED FOR LINE 0.08' EAST	P-11	STONE FOUND & USED
P-4	1" IRON PIN FOUND & USED FOR LINE 0.05' EAST	P-12	1-1/2" IRON PIPE FOUND & USED FOR LINE 0.46' EAST
P-5	1" IRON PIN FOUND & USED FOR LINE 0.11' EAST	P-13	1" IRON PIN FOUND & USED
P-6	1" IRON PIN FOUND & USED	P-14	3/4" IRON PIPE FOUND & USED FOR LINE 0.21' WEST
P-7	5/8" IRON REBAR FOUND & USED FOR LINE 1.19' NORTH	P-15	3/4" IRON PIPE FOUND 0.15' WEST 0.06' NORTH
P-8	5/8" IRON REBAR FOUND 0.11' NORTH 0.12' EAST		

TABLE OF OWNERSHIP

Ⓐ	CITY OF AVON 04-00-003-101-079 INST. # 20070184355 4.8448 ACRES (REC.)	Ⓖ	THE STATE OF OHIO 04-00-004-900-016 O.R. VOLUME 689, PAGE 797 0.58 OF AN ACRE (REC.)
Ⓑ	CITY OF AVON 04-00-004-103-007 INST. # 20070184355 1.2618 ACRE (REC.)	Ⓗ	THE STATE OF OHIO 04-00-004-900-011 O.R. VOLUME 484, PAGE 314 0.23 OF AN ACRE (REC.)
Ⓒ	CITY OF AVON 04-00-004-103-024 INST. # 20070184355 0.8853 OF AN ACRE (REC.)	Ⓘ	CITY OF AVON 04-00-004-900-018 O.R. VOLUME 895, PAGE 575 0.29 OF AN ACRE (REC.) 0.2923 OF AN ACRE
Ⓓ	GEORGE & DIANNA FANOURAKIS 04-00-004-103-023 INST. # 20050052603 0.42 OF AN ACRE (REC.)	Ⓙ	THE STATE OF OHIO 04-00-004-900-017 O.R. VOLUME 895, PAGE 575 0.58 OF AN ACRE (REC.)
Ⓔ	BHUPENDRA C. & GHANSHYAM A. PATEL 04-00-004-103-019 O.R. VOLUME 195, PAGE 717 2.412 ACRES (REC.)	Ⓚ	CITY OF AVON 04-00-004-103-005 INST. # 20070184355 0.8492 OF AN ACRE (REC.)
Ⓕ	GEORGE & DIANNA FANOURAKIS 04-00-004-103-022 INST. # 20050052603 0.78 OF AN ACRE (REC.)	Ⓛ	PILOT TRAVEL CENTERS LLC 04-00-003-101-443 INST. # 20070229337 1.0961 ACRES

LEGEND OF SYMBOLS AND LINETYPES

	CENTERLINE OF RIGHT-OF-WAY	—x—	FENCE
○	IRON PIPE OR PIN FOUND AS INDICATED	(F) (FND.)	FOUND
●	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET	(R) (REC.)	RECORD
Ⓑ	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND	(M) (MEAS.)	MEASURED
		(C) (CALC.)	CALCULATED
○ M.N.F.	MASONRY NAIL FOUND	R/W	RIGHT-OF-WAY LINE
● M.N.S.	MASONRY NAIL SET	M	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED
△	STONE MONUMENT FOUND	L/A	LIMITED ACCESS
P.O.C.	POINT OF COMMENCEMENT		
T.P.O.B.	TRUE PLACE OF BEGINNING		

TABLE OF CURVES

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	408.69'	1950.00' (R&M)	407.94'	N 11°53'38" E	205.10'	12°00'30"
C-2	116.06'	11529.16' (R&M)	116.06'	N 55°06'50" W	58.03'	00°34'36"
C-3	60.01'	11529.16' (R&M)	60.01'	N 54°40'35" W	30.01'	00°17'54"
C-4	200.00' (R&M)	SPIRAL	199.96'	N 17°08'05" E	N/A	N/A
C-5	1183.81'	11459.16' (R&M)	1183.28'	N 57°02'18" W	592.43'	00°30'00"

APPROVED LORAIN CO. MAP DEPT. DATE 5-15-08 04-00-003-101-442 PAGE 04-00-003-B BY JHAtfield

№ 02569

BASIS OF BEARINGS:

THE NORTHERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 03 WHICH WAS ASSUMED TO BE NORTH 89° 19' 18" WEST.

AS SURVEYED IN MARCH OF 2006

04-00-003-101-442
8.6431 ACRES

POST-SPLIT PARCEL SUMMARY
N.T.S.

SPLIT PARCEL 6.1737 ACRES	REMAINDER PARCEL 2.4694 ACRES

POST-SPLIT PARCEL SUMMARY
N.T.S.

DATE:	BY:	DESCRIPTION:
03-06-08	CMH	ISSUE FOR REVIEW

REVISION

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. 07-2411-007A

I:/AVON/07-2411-007/LOT SPLIT (SSA DELAWARE 6 ACRES)/DRAWINGS/dwg/LOT SPLIT SURVEY.DWG