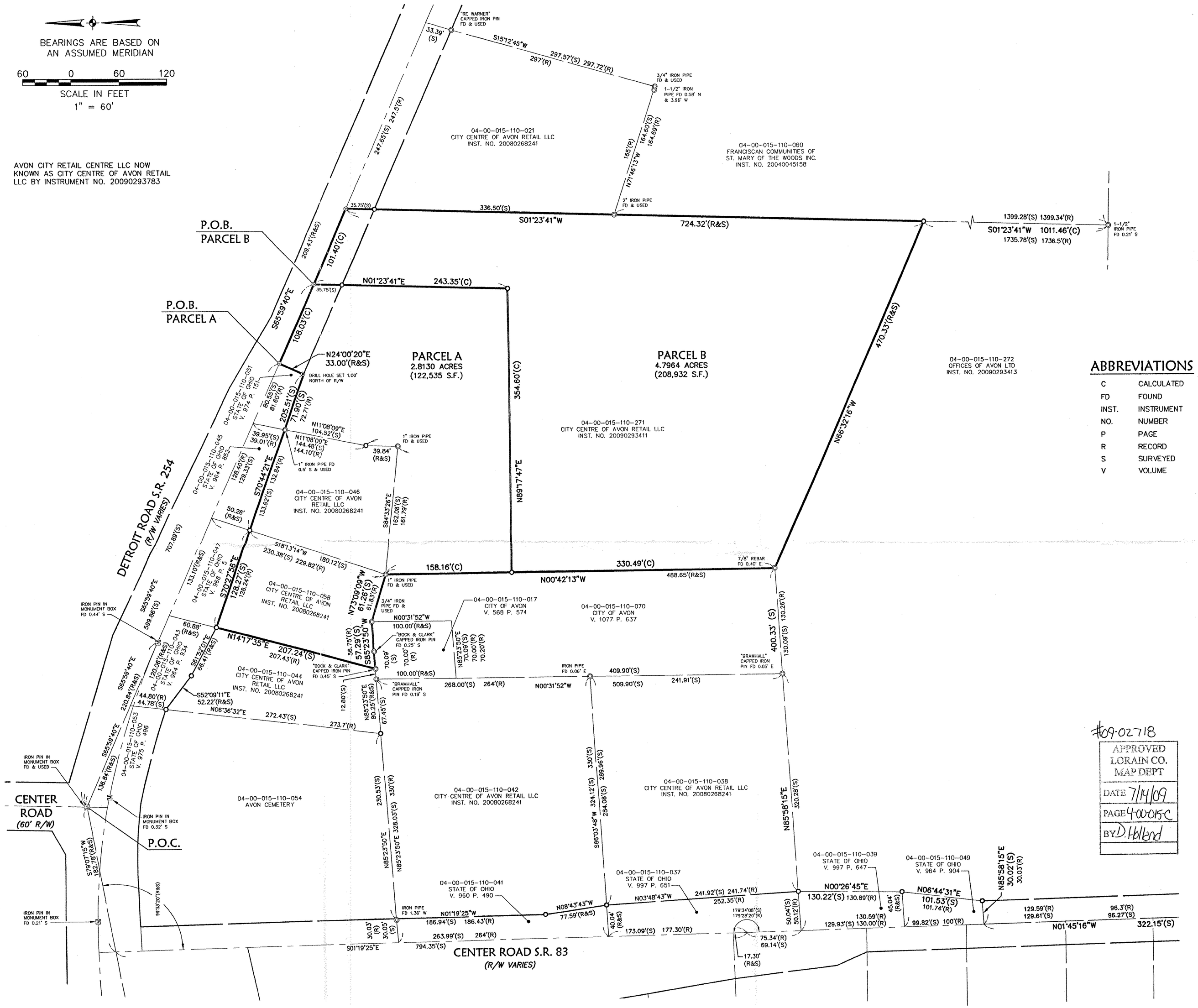
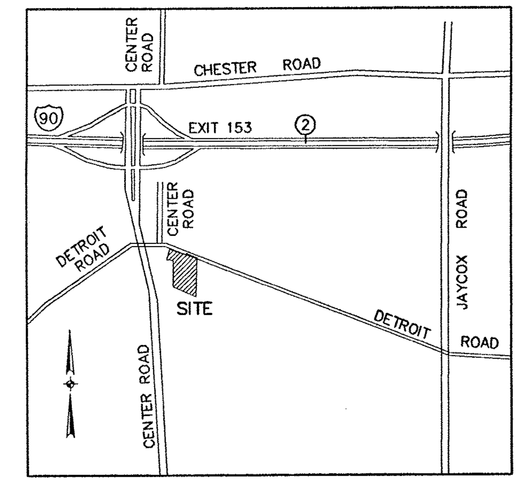
BEARINGS ARE BASED ON AN ASSUMED MERIDIAN

60 0 60 120

SCALE IN FEET
1" = 60'

AVON CITY RETAIL CENTRE LLC NOW KNOWN AS CITY CENTRE OF AVON RETAIL LLC BY INSTRUMENT NO. 20090293783





VICINITY MAP

NO SCALE

ABBREVIATIONS

C	CALCULATED
FD	FOUND
INST.	INSTRUMENT
NO.	NUMBER
P	PAGE
R	RECORD
S	SURVEYED
V	VOLUME

LEGEND

- MONUMENT BOX FOUND
- IRON PIPE / PIN FOUND AS DESCRIBED
- 5/8" CAPPED REBAR SET LABELED "KS ASSOCS INC PROP MARKER"
- MAG NAIL SET
- DRILL HOLE SET
- RIGHT OF WAY LINE
- CENTERLINE

SURVEYOR'S NOTES

1. The basis of bearings for this survey is assumed.

2. Pertinent records used are as shown hereon and include Lorain County Tax Maps, LOR-90-13.01 Right of Way Plans, Avon Commons Subdivision as recorded in Volume 64, Pages 32-34 of the Lorain County Plat Records, a survey prepared by Bramhall Engineering and Surveying Co. Inc. dated March 31, 2003, a survey prepared Vincent C. McGervey dated January 1983 and a survey prepared by J. W. Warden dated May 6, 1948.

#09-02718

APPROVED
LORAIN CO.
MAP DEPT
DATE 7/14/09
PAGE 4-00015-C
BY D. Holland

SURVEYOR'S CERTIFICATION

I hereby certify that; the survey shown hereon is the result of an on-the-ground survey that has been performed by me or under my supervision; that the survey was prepared in accordance with Chapter 4733-37 (Minimum Standards for Boundary Surveys) of the Ohio Administrative Code; that it is a survey of the lands conveyed to City Centre of Avon Retail LLC as recorded in Instrument No. 20090293411 of the Lorain County Land Records and Tracts VI and VIII conveyed to City Centre of Avon Retail LLC as recorded in Instrument No. 20080268241 of the Lorain County Land Records.

Trevor A. Bixler 6-17-09

Trevor A. Bixler, P.S. — Date
Professional Surveyor Ohio Reg. No. 7730

Date of Survey: August 29 – September 19, 2006

Last Date of Revision: June 17, 2009

STATE OF OHIO — TREVOR A. BIXLER 7730 — REGISTERED PROFESSIONAL SURVEYOR

REVISIONS			
DATE	DESCRIPTION	BY	
6\17\09	REVISED PER CITY COMMENTS		TAB

DATE: 5-14-09
DRAWN BY: KAR
CH'D BY: TAB
DWG. NAME: 0-sellsc2
PATH: 08301\cad\control
F.B. 764,769

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
KS ASSOCIATES

LOT SPLIT & COMBINATION MAP

OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 15
CITY OF AVON COUNTY OF LORAIN
STATE OF OHIO

SHEET 1 OF 1

JOB NO. 08301

R:\08000\08301\dwg\COMPRO_\e-g\0-sellsc2.dwg 6/17/2009 11:41:02 AM EDT