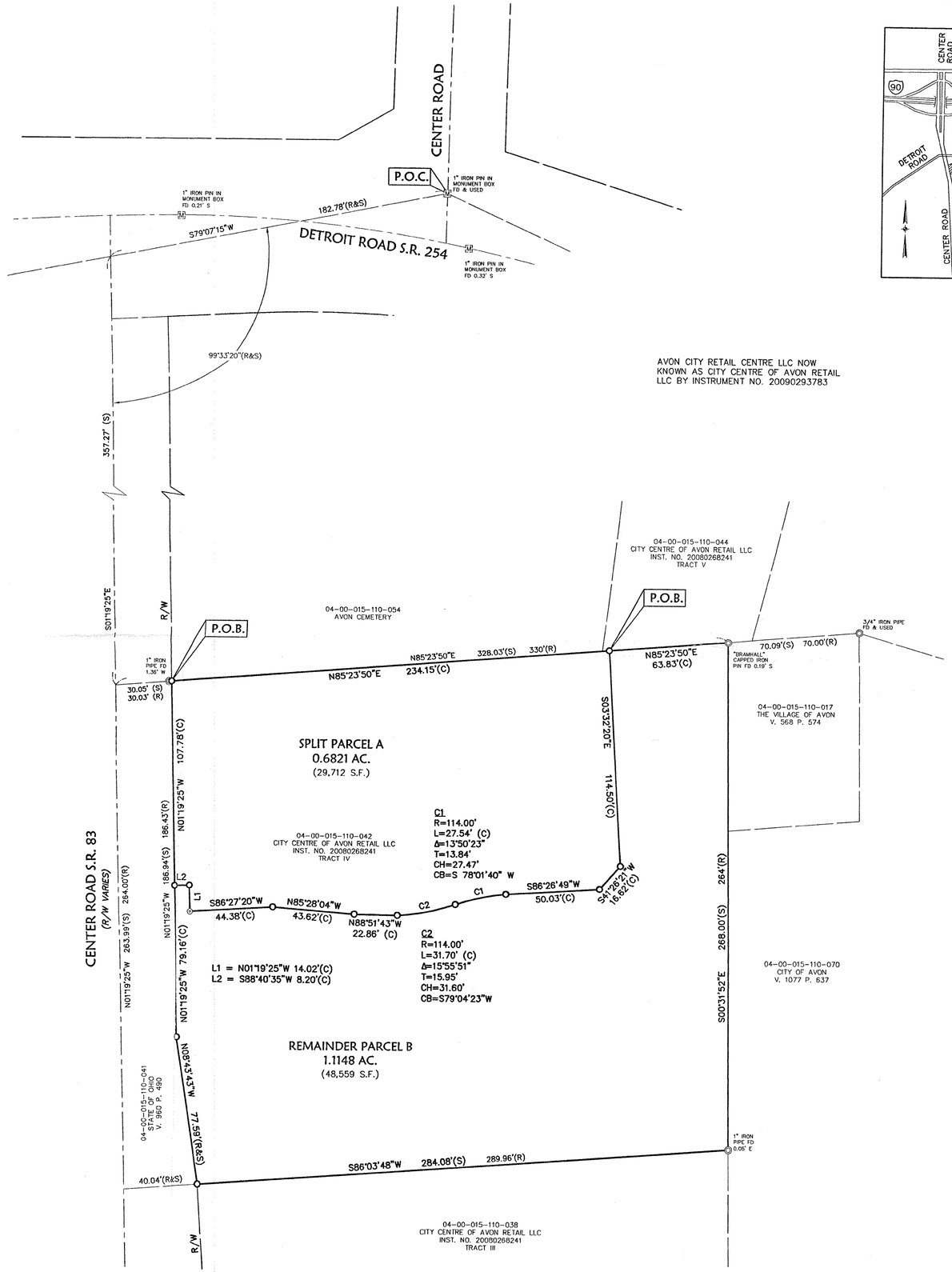

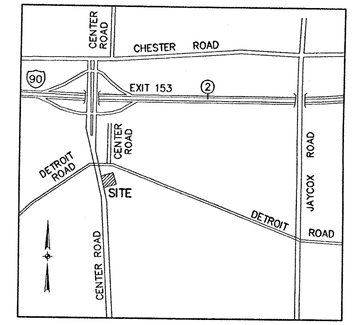

VICINITY MAP

NO SCALE

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN

30 0 30 60

SCALE IN FEET
SCALE 1"=30'

ABBREVIATIONS

C	CALCULATED
FD	FOUND
INST.	INSTRUMENT
NO.	NUMBER
P	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
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
- 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.

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 Tract IV conveyed to City Centre of Avon Retail LLC as recorded in Instrument No. 20080268241 of the Lorain County Land Records.

T. 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 and May 29, 2009

Last Date of Revision: June 17, 2009

STATE OF OHIO
TREVOR A. BIXLER
7730
REGISTERED
PROFESSIONAL SURVEYOR

H09-02718

APPROVED
LORAIN CO.
MAP DEPT
DATE 7/14/09
PAGE 4-00-015-C
BY D. Holland

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

DATE: 6/1/09
DRAWN BY: TAB
CH'D BY:
DWG. NAME: O-SPLIT03
PATH: LODT/CONTROL/DWG
F.B. 824

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 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

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