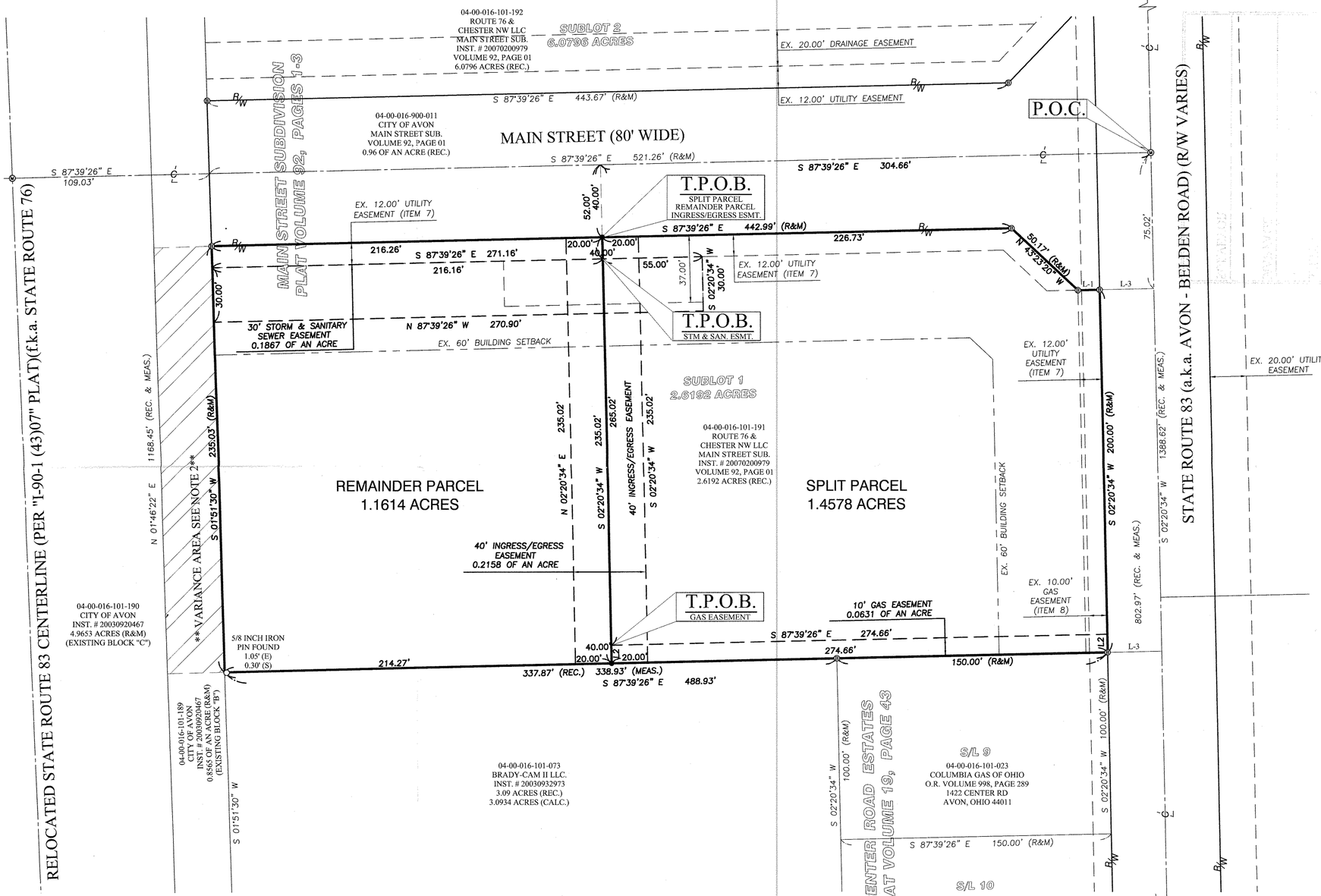
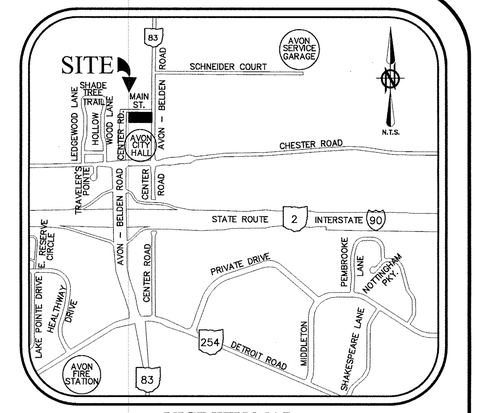
LOT SPLIT SURVEY

for

ROUTE 76 & CHESTER NW, LLC

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 16.





VICINITY MAP

02763
APPROVED
LORAIN CO.
MAP DEPT
DATE 11-5-09
04-00-016-101-191
PAGE 4.00-016-E
BY JHA/FIELD
#09-02763

LEGEND OF SYMBOLS AND LINETYPES

℄	CENTERLINE OF RIGHT-OF-WAY
○	IRON PIPE OR PIN FOUND AS INDICATED
●	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
⊗	MONUMENT BOX WITH IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
⊗	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
[M]	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
R/W	RIGHT-OF-WAY LINE

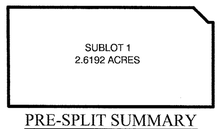
TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	S 87°39'26" E	12.00' (R&M)
L-2	S 02°20'34" W	10.00'
L-3	S 87°39'26" E	30.00' (R&M)

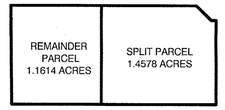
STEWART TITLE COMPANY SCHEDULE B EXCEPTIONS:

COMMITMENT EFFECTIVE DATE: NOVEMBER 3rd, 2008
COMMITMENT NUMBER: 081436NS

6. *SUBJECT TO TERMS AND CONDITIONS OF A LEASE AGREEMENT RECORDED IN VOLUME 8, PAGE 158 OF LORAIN COUNTY RECORDS.* ***(NOT LEGIBLE)***
7. *SUBJECT TO PLAT RECORDED IN VOLUME 92, PAGES 1–3 OF THE LORAIN COUNTY PLAT RECORDS WHICH SHOWS THE FOLLOWING:*
   A. *12.00' UTILITY EASEMENT* ***(AS SHOWN)***
   B. *FOR FURTHER CONDITIONS SEE PLAT*
8. *SUBJECT TO RIGHT OF WAY RECORDED IN DEED VOLUME 1097, PAGE 738 OF LORAIN COUNTY RECORDS* ***(AS SHOWN)***
9. *SUBJECT TO SANITARY SEWER EASEMENT RECORDED IN INSTRUMENT NO. 19970478169 OF LORAIN COUNTY RECORDS* ***(DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY)***



PRE-SPLIT SUMMARY
-NOT TO SCALE-



POST-SPLIT SUMMARY
-NOT TO SCALE-

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 SUBLOT NUMBER 1 IN MAIN STREET SUBDIVISION AS RECORDED IN PLAT VOLUME 92, PAGES 1-3 AND PART OF A PARCEL OF LAND DESCRIBED IN A DEED TO ROUTE 76 & CHESTER NW, LLC AS RECORDED IN INSTRUMENT NUMBER 20070200979 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 2.6192 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 16, 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. 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, ALL OF WHICH I CERTIFY TO BE CORRECT.

10/26/09

STATE OF OHIO
MICHAEL BRAMHALL
S-8073
REGISTERED
PROFESSIONAL SURVEYOR

MICHAEL C. BRAMHALL, P.S., PE
REGISTERED SURVEYOR NO. 8073

DATE

NOTES:

1. *VARIANCE GRANTED ROUTE 76 & CHESTER NW LLC TO UTILIZE 0.1717 OF AN ACRE (7,479.57 S.F.) AREA AS PART OF GREEN SPACE REQUIREMENT AND TO ALLOW PLACEMENT OF SIGN WITHIN SAID AREA.*

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF MAIN STREET WHICH WAS ASSUMED TO BE NORTH 87° 39' 26" WEST AS OBSERVED IN MAIN STREET SUBDIVISION AS RECORDED IN PLAT VOLUME 92, PAGES 1-3

AS SURVEYED IN MAY OF 2003 AND UPDATED IN AUGUST OF 2009

GRAPHIC SCALE
0 15 30 60
(IN FEET)
SCALE: 1" = 30'

REVISION	DATE:	BY:	DESCRIPTION:
	05-15-09	CMH	ISSUE TO CLIENT FOR REVIEW
	08-11-09	MCB	ISSUE TO CLIENT
	09-15-09	MCB	REVISED PER CITY COMMENTS (ADDED TIE TO STATE ROUTE 83, L-3)
	10-26-09	MCB	REVISED PER CLIENT COMMENTS

DRAWN BY: BDA
CHECKED BY: MCB

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. 08-2699

I:\08269\DRAWINGS\dwg\LOT SPLIT.dwg