LOT SPLIT SURVEY

FOR

RONALD B. & EILEEN C. LIGUZINSKI

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 2

GRAPHIC SCALE

0 30 60 120

(IN FEET)

SCALE: 1" = 60'

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF NORTH RIDGE ROAD WHICH WAS ASSUMED TO BE NORTH 53° 09' 05" EAST.

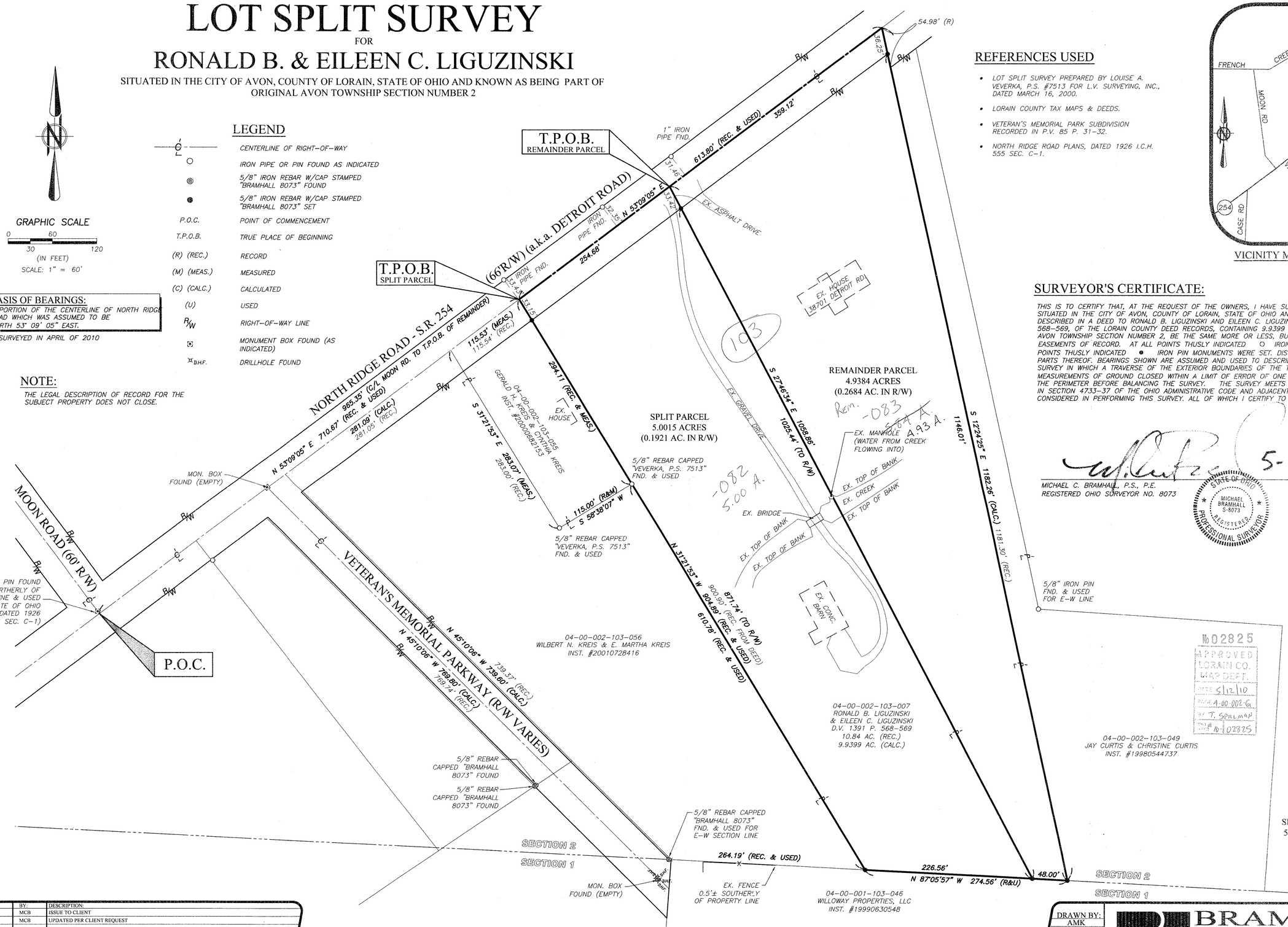
AS SURVEYED IN APRIL OF 2010

NOTE:

THE LEGAL DESCRIPTION OF RECORD FOR THE SUBJECT PROPERTY DOES NOT CLOSE.

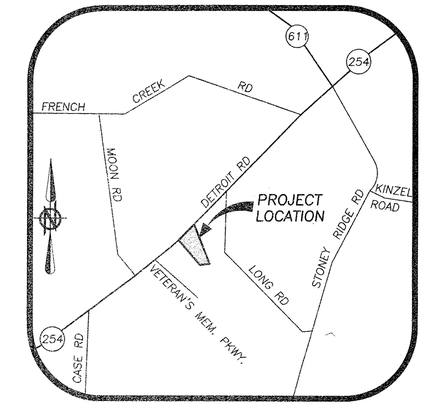
LEGEND

℄	CENTERLINE OF RIGHT-OF-WAY
○	IRON PIPE OR PIN FOUND AS INDICATED
Ⓑ	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
●	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
(C) (CALC.)	CALCULATED
(U)	USED
R/W	RIGHT-OF-WAY LINE
⊠	MONUMENT BOX FOUND (AS INDICATED)
⌘ D.H.F.	DRILLHOLE FOUND



REFERENCES USED

- LOT SPLIT SURVEY PREPARED BY LOUISE A. VEVERKA, P.S. #7513 FOR L.V. SURVEYING, INC., DATED MARCH 16, 2000.
- LORAIN COUNTY TAX MAPS & DEEDS.
- VETERAN'S MEMORIAL PARK SUBDIVISION RECORDED IN P.V. 85 P. 31-32.
- NORTH RIDGE ROAD PLANS, DATED 1926 I.C.H. 555 SEC. C-1.



VICINITY MAP NOT TO SCALE

SURVEYOR'S CERTIFICATE:

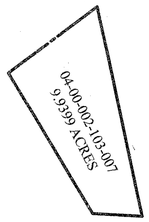
THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED THE LOT SPLIT AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO RONALD B. LIGUZINSKI AND EILEEN C. LIGUZINSKI AS RECORDED IN VOLUME 1391, PAGES 568-569, OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 9.9399 ACRES OF LAND WHICH LIES WITHIN ORIGINAL AVON TOWNSHIP SECTION NUMBER 2, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. 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.

5-6-10

MICHAEL C. BRAMHALL, P.S., P.E. DATE
REGISTERED OHIO SURVEYOR NO. 8073

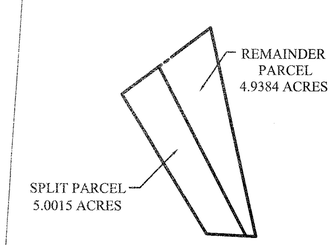
STATE OF OHIO MICHAEL BRAMHALL S-8073 REGISTERED PROFESSIONAL SURVEYOR

02825
APPROVED LORAIN CO. MAP DEPT.
DATE 5/12/10
PAGE 4-00-002-G
BY T. SPILLMAN
SPLIT # 10-102825



PRE-SPLIT SUMMARY

NOT TO SCALE



POST-SPLIT SUMMARY

NOT TO SCALE

REVISION(S) DATE:	BY:	DESCRIPTION:
04-14-10	MCB	ISSUE TO CLIENT
05-06-10	MCB	UPDATED PER CLIENT REQUEST

DRAWN BY: AMK

CHECKED BY: BDA, 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. 10-2893

J:\102893\DRAWINGS\10-2893 MASTER.DWG