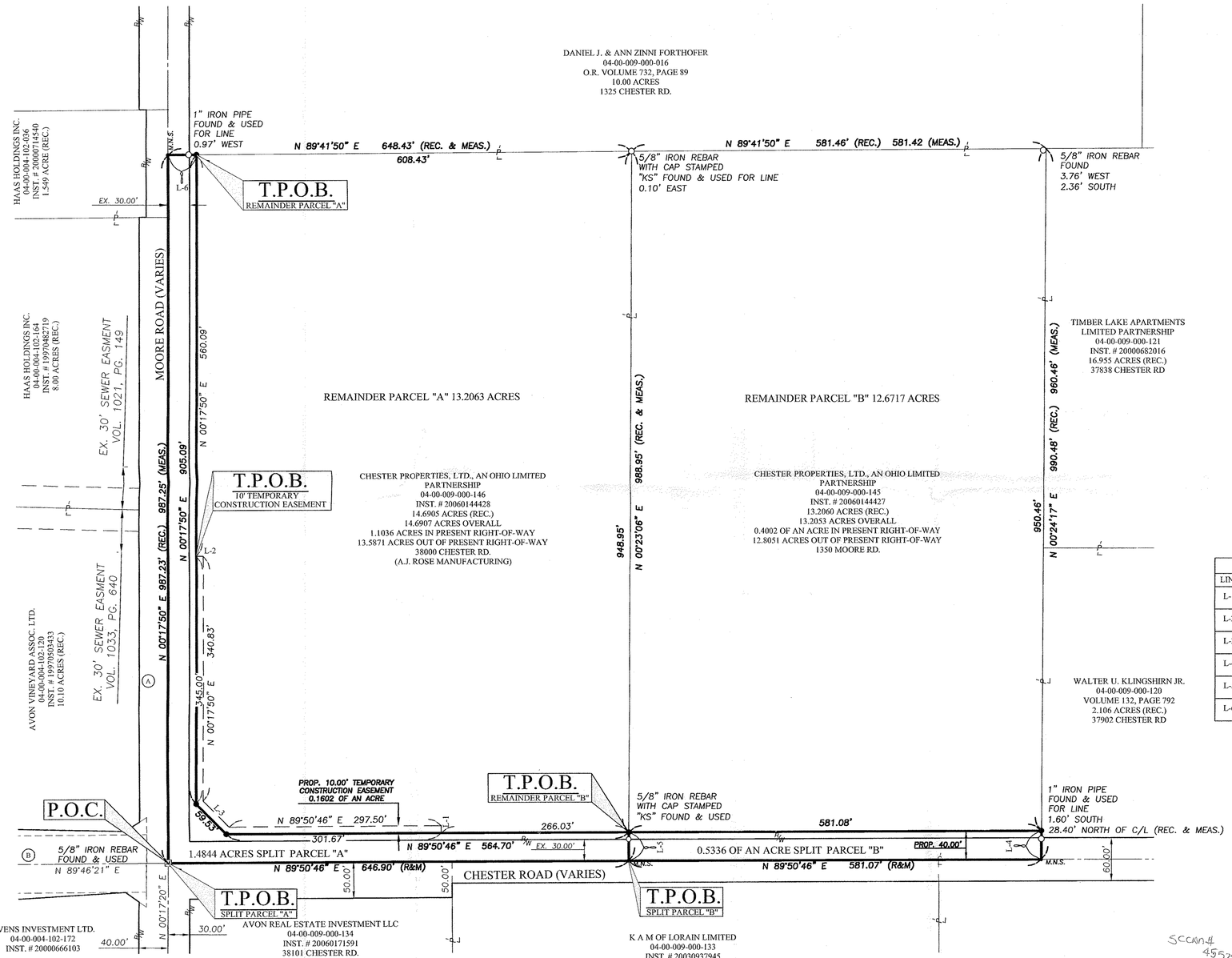
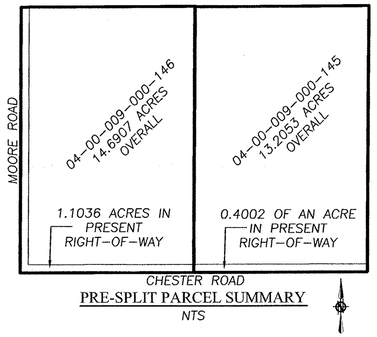
LOT-SPLIT SURVEY

for

CITY OF AVON

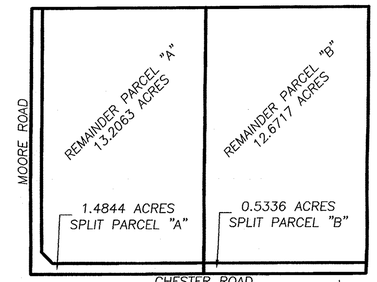
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 9.





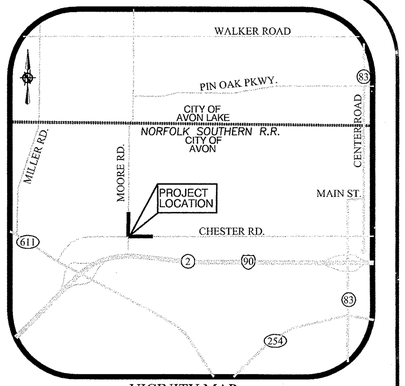
PRE-SPLIT PARCEL SUMMARY

NTS



POST-SPLIT PARCEL SUMMARY

NTS



VICINITY MAP

NTS

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
○ M.N.F.	MASONRY NAIL FOUND
● M.N.S.	MASONRY NAIL SET
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
[M]	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	N 00°09'14" W	10.00'
L-2	N 89°42'10" W	10.00'
L-3	N 44°55'42" W	51.20'
L-4	N 00°24'17" E	40.00'
L-5	N 00°23'06" E	40.00'
L-6	N 89°41'50" E	40.00'

TABLE OF OWNERSHIP

(A)	CITY OF AVON 04-00-004-900-002 O.R. VOLUME 266, PAGE 410, PARCEL # 2 1.6875 ACRES (REC.)
(B)	CITY OF AVON 04-00-004-900-003 O.R. VOLUME 266, PAGE 410, PARCEL # 3 1.0513 ACRES (REC.)

GRAPHIC SCALE

0 40 80 160

(IN FEET)

SCALE: 1" = 80'

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF MOORE ROAD WHICH WAS ASSUMED TO BE NORTH 00° 17' 50" EAST.

AS SURVEYED IN FEBRUARY OF 2007

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 DEEDS TO CHESTER PROPERTIES, LTD., AN OHIO LIMITED PARTNERSHIP AS RECORDED IN INSTRUMENT NUMBER 20060144427 AND INSTRUMENT NUMBER 20060144428 OF THE LORAIN COUNTY DEED RECORDS, CONTAININ G 27.8960 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 9, 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.

02883
APPROVED
LORAIN CO.
MAP DEPT
DATE 12-21-10
PAGE 4-00-009-E
BY JHatfield
#10-02883

SCAN 4
45524
04-00-009-000-003, -004
04-00-009-000-158, -159

04-00-009-900-003
04-00-009-900-004
04-00-009-000-158
04-00-009-E

Scan 4 45524

STATE OF OHIO
CHRISTOPHER M. HIRZEL
S-8081
REGISTERED
PROFESSIONAL SURVEYOR

Christopher M. Hirzel 07/16/2007

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

DATE

SEAL of the CITY of AVON 1814

DATE:	BY:	DESCRIPTION:
07-16-07	CMH	ISSUE TO CLIENT

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. 06-2411-005

J:/AVON/06-2411-005 CHESTER - MOORE/DRAWINGS/dwg/LOT SPLIT SURVEY.DWG