LOT SPLIT SURVEY

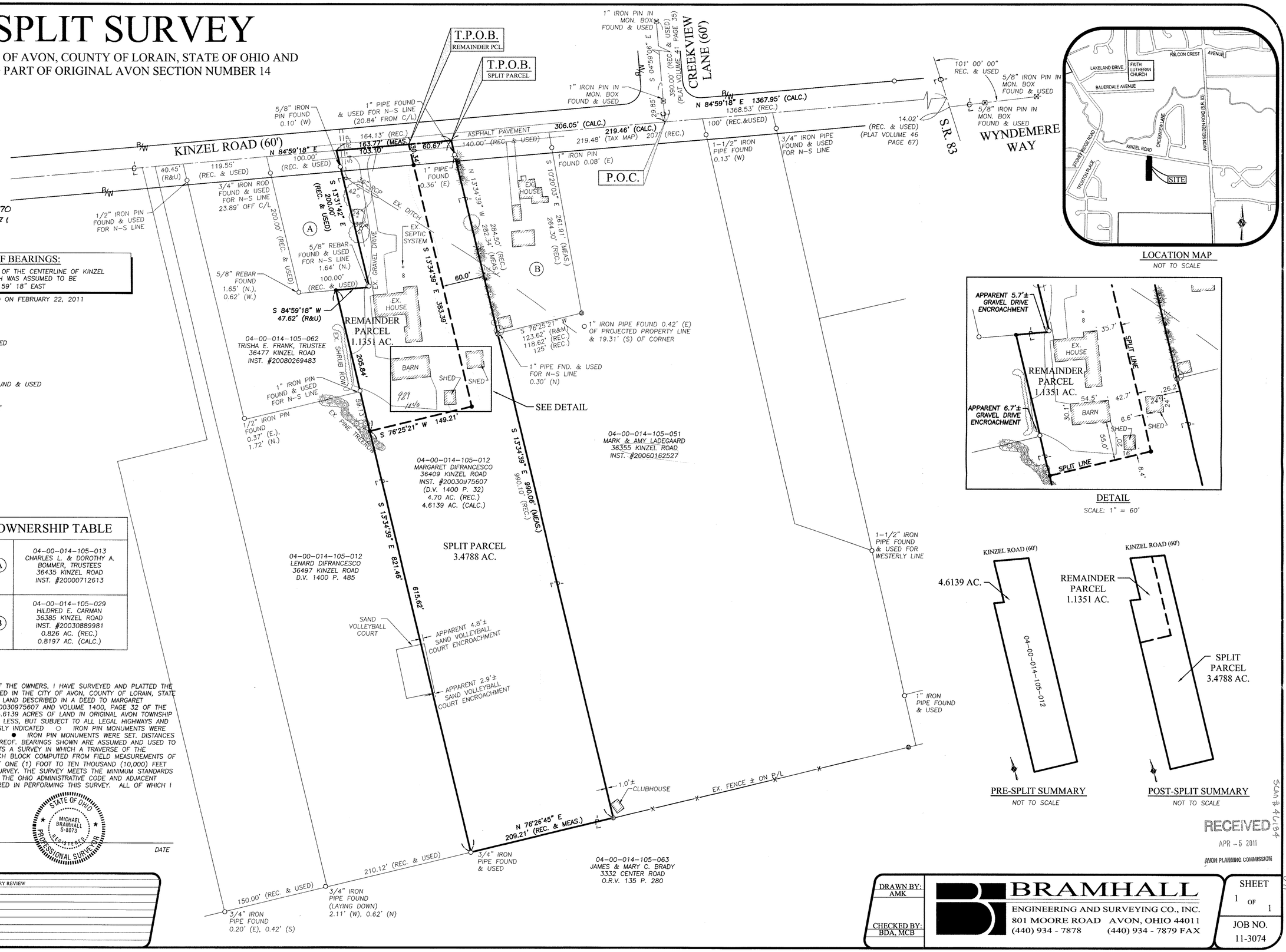
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON SECTION NUMBER 14

APPROVED LORAIN CO. MAP DEPT
DATE 4-28-11
MADE 4-00-014-E
BY R. MAINES
#11-02914

04-00-014-105-070
-071

GRAPHIC SCALE
0 30 60 120
(IN FEET)
SCALE: 1" = 60'

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF KINZEL ROAD WHICH WAS ASSUMED TO BE NORTH 84° 59' 18" EAST
AS SURVEYED ON FEBRUARY 22, 2011



LOCATION MAP
NOT TO SCALE

DETAIL
SCALE: 1" = 60'

PRE-SPLIT SUMMARY
NOT TO SCALE

POST-SPLIT SUMMARY
NOT TO SCALE

LEGEND OF SYMBOLS

- IRON PIN/PIPE FOUND IN MONUMENT BOX AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND & USED
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- CENTERLINE
- P/L PROPERTY LINE
- B/W RIGHT-OF-WAY LINE
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- FND. FOUND
- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST
- EX. TREE
- EX. PINE TREE
- EX. POWER POLE

OWNERSHIP TABLE

(A)	04-00-014-105-013 CHARLES L. & DOROTHY A. BOMMER, TRUSTEES 36435 KINZEL ROAD INST. #20000712613
(B)	04-00-014-105-029 HILDRED E. CARMAN 36385 KINZEL ROAD INST. #20030889981 0.826 AC. (REC.) 0.8197 AC. (CALC.)

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 A DEED TO MARGARET DIFRANCESCO AS RECORDED IN INSTRUMENT 20030975607 AND VOLUME 1400, PAGE 32 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 4.6139 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 14, 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.

3/15/2011

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

DATE

STATE OF OHIO
MICHAEL BRAMHALL S-8073
REGISTERED
PROFESSIONAL SURVEYOR

REVISION	DATE:	BY:	DESCRIPTION:
	03-14-11	AMK	ISSUE TO CLIENT FOR PRELIMINARY REVIEW
	03-16-11	AMK	ISSUE TO CLIENT

RECEIVED
APR - 5 2011
AVON PLANNING COMMISSION

04-00-014-105-070
-071
Scan # 41184

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. 11-3074