LOT SPLIT SURVEY

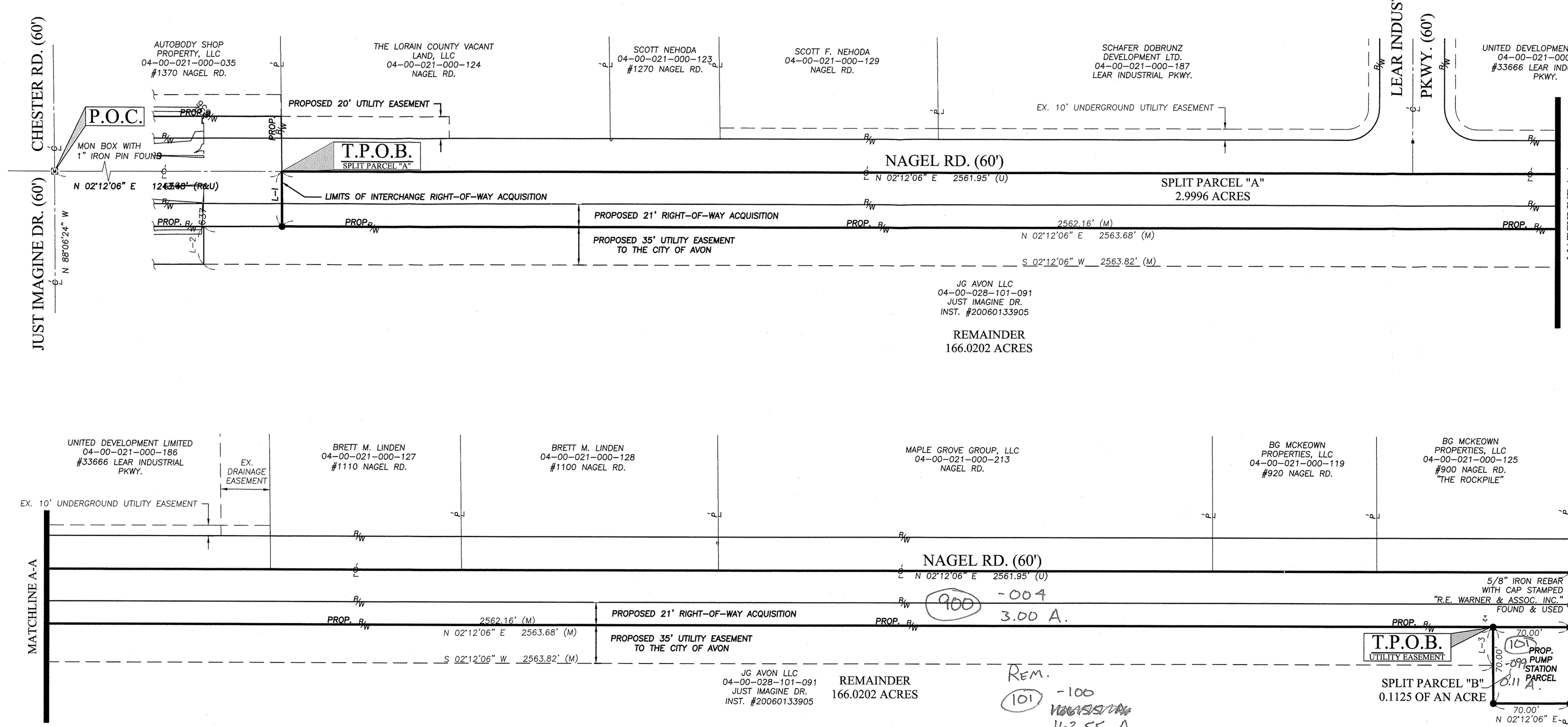
for

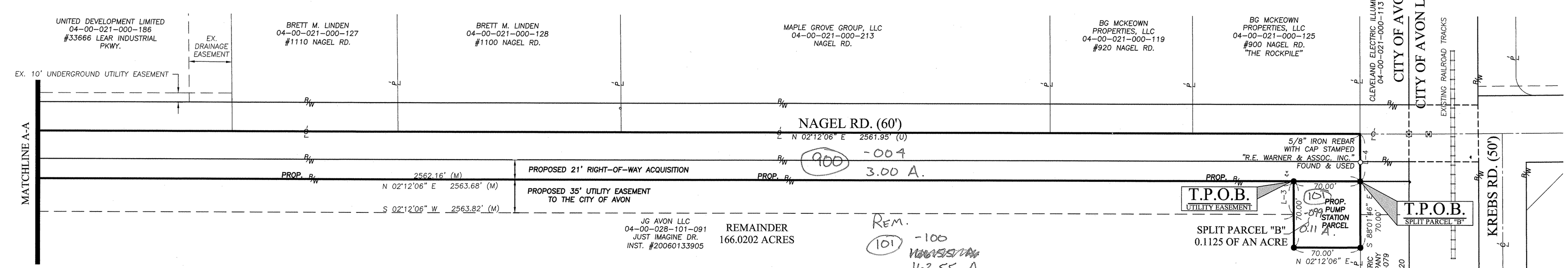
THE CITY OF AVON

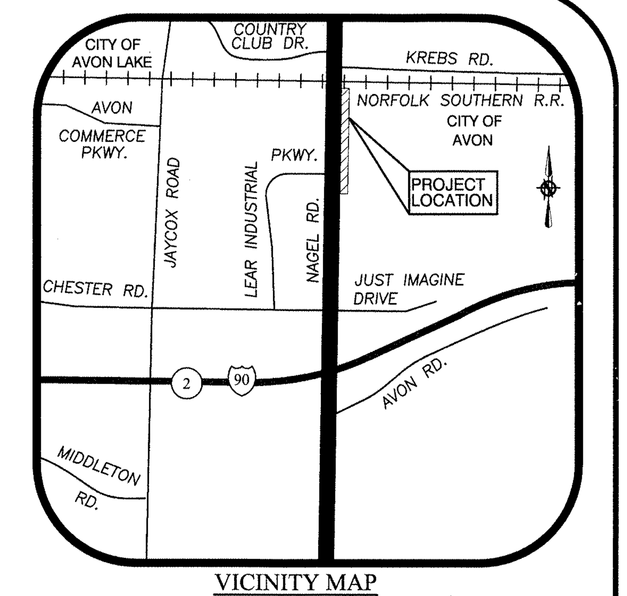
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 28.

LEGEND OF SYMBOLS

- ● 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ○ IRON PIN/PIPE FOUND AS INDICATED
- ℄ CENTERLINE
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- (R) (REC.) RECORD INFORMATION
- (U) (MEAS.) USED INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION







VICINITY MAP
NTS

GRAPHIC SCALE
0 25 50 100
(IN FEET)
SCALE: 1" = 50'

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF NAGEL ROAD WHICH WAS ASSUMED TO BE NORTH 02° 12' 06" EAST.

AS SURVEYED IN JANUARY OF 2011

* BASED ON A SURVEY PREPARED BY R.E. WARNER & ASSOC., INC. DATED 11/21/2007. FILED WITH LORAIN COUNTY MAP DEPARTMENT ON 12/27/2007, #02907

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	N 87°47'54" W	51.00' (M)
L-2	N 87°47'54" W	35.00' (M)
L-3	S 88°01'46" E	35.00' (M)
L-4	N 88°01'46" W	51.00' (M)

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 JG AVON LLC AS RECORDED IN INSTRUMENT NUMBER 20060133905 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 169.1323 ACRES 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.

3/10/2011

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

DATE

STATE OF OHIO
MICHAEL BRAMHALL S-8073
REGISTERED PROFESSIONAL SURVEYOR

№ 02916
APPROVED
LORAIN CO.
MAP DEPT.
DATE 5/5/11
PARCEL 4-00-028-A&E
BY T. SPILLMAN
CHECK #11-02916

REVISION	DATE:	BY:	DESCRIPTION:
	1-14-2011	MCB	ISSUE TO CLIENT

DRAWN BY: BMM

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. 05-2067A

04-00-028-101-091
04-00-028-000-004
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