04-00-018-130-044 thru -048
SCAN #46136

PLAT OF LOT SPLIT
AND
CONSOLIDATION
OF
PARCEL NO. 04-00-018-130-017
PARCEL NO. 04-00-018-130-019
PARCEL NO. 04-00-018-130-020
PARCEL NO. 04-00-018-130-043
CREATING
PARCELS A1, B, AND C
AVON LAKE, OHIO

Situated in the City of Avon Lake, County of Lorain and State of Ohio and known as being part of the Original Avon Township Section No. 18.

BASIS OF BEARINGS
Centerline of Lake Road per plat of Shady Oaks Subdivision 5-15-57, Plat Book 20, Page 15, Lorain County Map Records.

DEED OF REFERENCE
(Parcel No. 04-00-018-130-019 and -20) Land conveyed to Jeffery M. Coble and Shuijun Z. Coble by deed dated December 13, 1999 and recorded in Instrument No. 1999-0658328 of Lorain County Deed Records.

(Parcel No. 04-00-018-130-017) Land conveyed to Paul I. Coble by deed dated June 29, 2007 and recorded in Instrument No. 2007-0211025 of Lorain County Deed Records.

(Parcel No. 04-00-018-130-043) Land conveyed to BAI, LLC by deed dated February 7, 2008 and recorded in Instrument No. 2008-0240590 of Lorain County Deed Records.

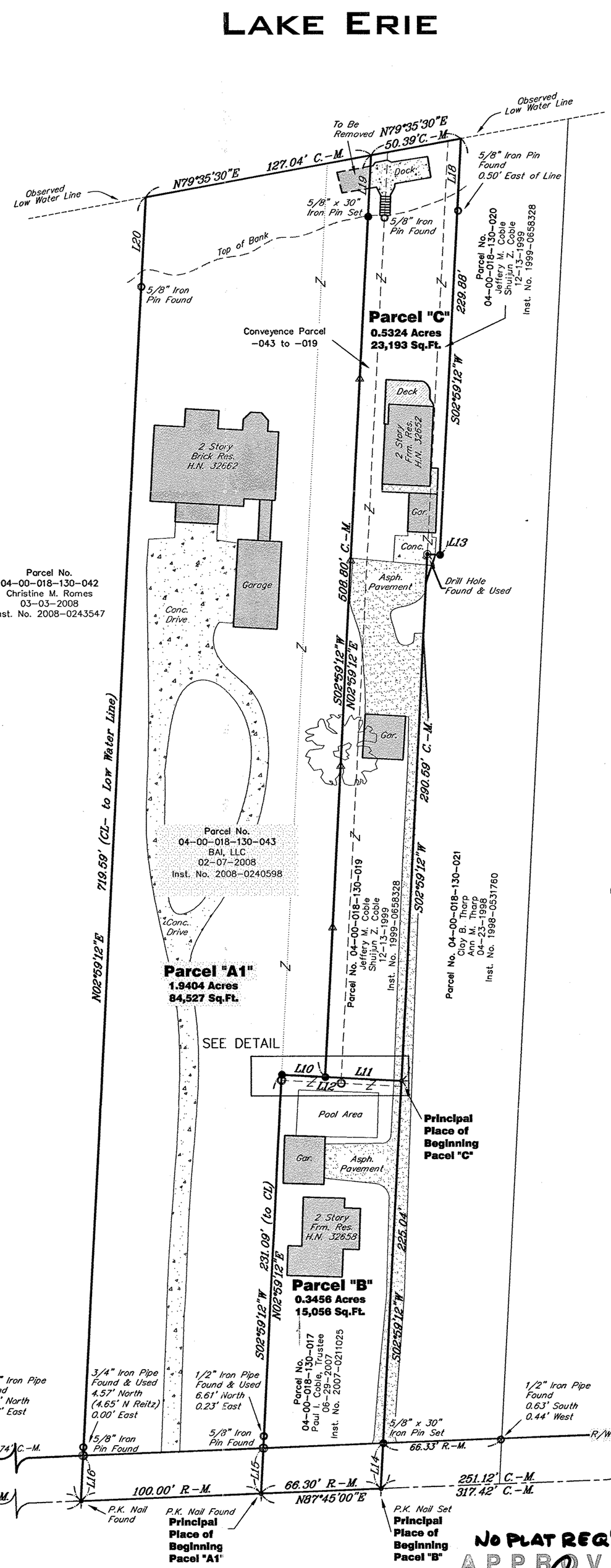
SURVEYS OF REFERENCE
1. Survey of Parcel No. 04-00-018-130-013 at 32696 Lake Road by Henry G. Reitz Engineering Company. (Reitz)
2. Plat of Consolidation of 32654 Lake Road Parcel No. 04-00-018-130-018 and 32662 lake Road Parcel No. 04-00-018-130-016 by The Riverstone Company, November 13, 2006.

NOTE
Low water line established from field observations and Lorain County Record information.

LEGEND
- ▣ = Monument Box Found
- ○ = Iron Pin or Pipe Found
- ● = 5/8" Iron Pin Set
- ◉ = Drill Hole Set / Found
- ⊕ = Concrete Nail Set / Found
- ℄ = Centerline
- ℙ = Property Line
- △ = Point on Line

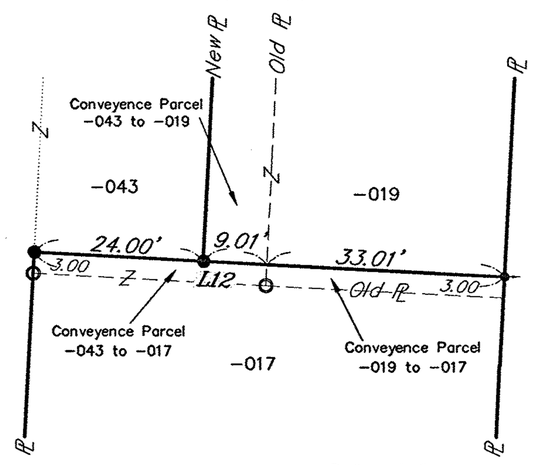
Parcel line
Original Sublot Line
Original Lot / Section Line
Centerline
Property Line
Right-of-way Line
Easement Line

Adj.	Adjacent	P.O.B.	Place of Beginning
Ac.	Acres	P.P.O.B.	Principal Place of Beginning
Asph.	Asphalt Pavement	Pcl.	Parcel
Bldg.	Building	Prop.	Proposed
Calc./C.	Calculated	Plat	Filed of Recorded Plat
L.C.M.R.	Lorain County Map Records	Por.	Porch
Clr.	Clears	Pg.	Page
Conc.	Concrete	Res.	Residence
Encr.	Encroachment	R/W	Right-of-Way
E.	East	Rec./R.	Record
Frm.	Frame	S/L	Sublot
Gar.	Garage	Sq.Ft.	Square Feet
H.N.	House Number	Sty.	Story
Inst.	Instrument	S.	South
Meas./M.	Measured	Sta.	Station
N.	North	Vol.	Volume
O.L.	Original Lot	W.	West
Obs.	Observed		



LINE TABLE		
Line	Length	Bearing
L10	24.00'	N87°00'48"W
L11	42.02'	N87°00'57"W
L12	66.02'	S87°00'48"E
L13	7.00'	S87°00'12"E
L14	25.10'	N02°59'12"E
L15	25.10'	N02°59'12"E
L16	25.10'	N02°59'12"E
L17	25.02'	N00°00'03"W
L18	39.91'	N02°59'12"E
L19	34.00'	N02°57'14"E
L20	49.49'	N02°57'49"E
L21	25.00'	N03°12'24"E

DETAIL
Not to Scale



CERTIFICATION
This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley — P.S. No. 6747 — 12-03-2010 Date

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

STATE OF OHIO — EDWARD B. DUDLEY, III — 6747 — REGISTERED — PROFESSIONAL SURVEYOR

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

02918
APPROVED LORAIN CO. MAPPING
DATE 5-6-11
PAGE 4-00-018-C
BY J Hatfield
11-02918

04-00-018-130-044 thru -049

DRAWN BY
RS 11-13-2006
BS 11-22-2010
PJG 11-24-2010

APPROVED
ED 11-24-2010

NO PLAT REQ'd
APPROVED BY THE CONSULTING ENGINEER, CITY OF AVON LAKE, OHIO 5-2-11
BRAMHALL ENGRG. & SURV. CO.
THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE AUTHOR OF THESE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS.

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2310 SUPERIOR AVENUE, SUITE 110
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

10-241, PAGE 2 OF 2

PARCEL NO. 04-00-018-130-017, -019, -020, -043

LAKE ROAD 50' (STATE ROUTE 6)
(FORMERLY LAKE SHORE ROAD)
(A PUBLIC RIGHT-OF-WAY)

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