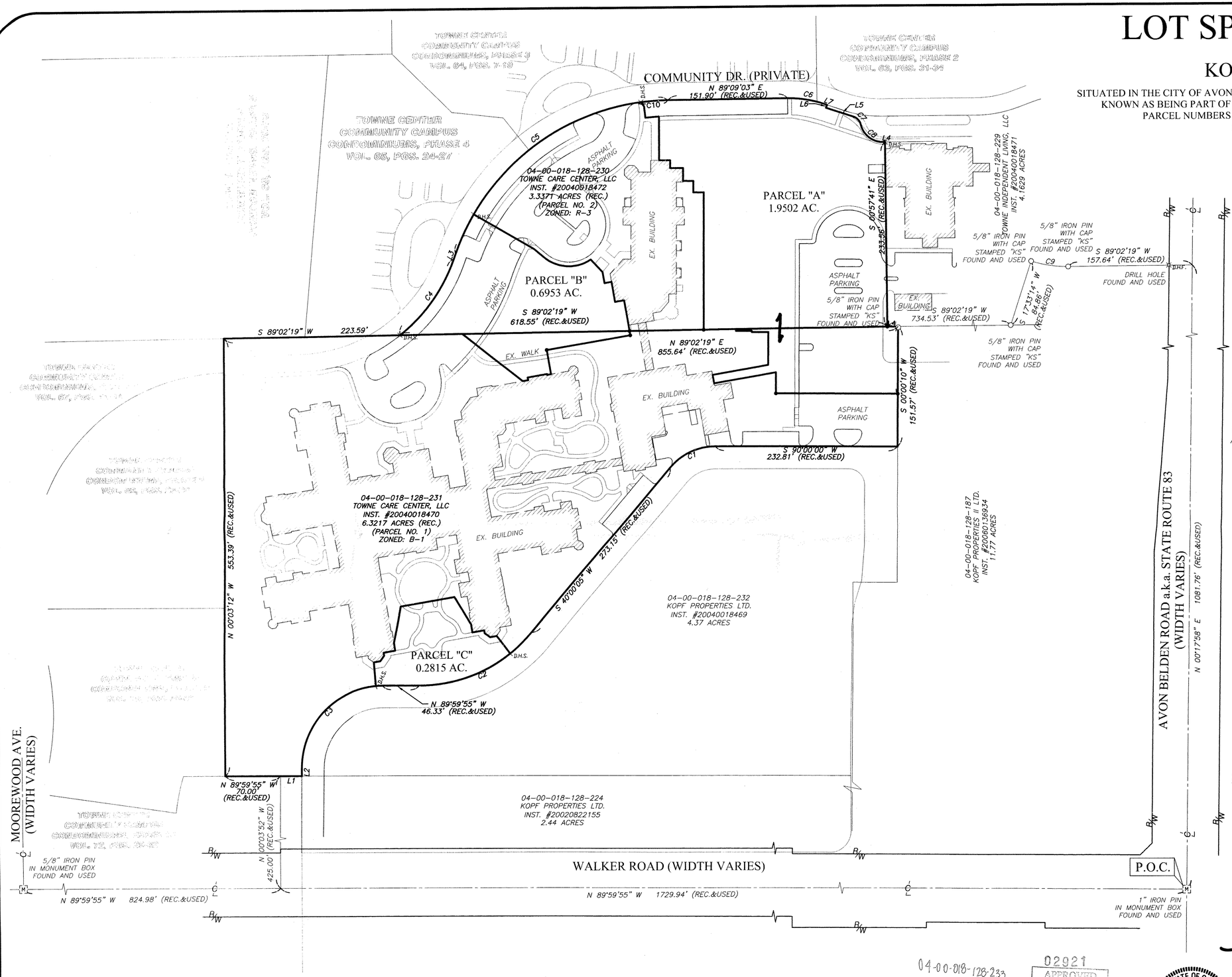
04-00-018-128-233 thru 238
Scan # 46138 46139

LOT SPLIT SURVEY

PREPARED FOR

KOPF BUILDERS

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 18
PARCEL NUMBERS 04-00-018-128-230 & 04-00-018-128-231
NOVEMBER 2010



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

LEGEND

○	IRON PIN/PIPE FOUND AS INDICATED
[M]	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED
℄	CENTERLINE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY LINE
(R) (REC.)	RECORD INFORMATION
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
●	5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
×D.H.S.	DRILLHOLE SET

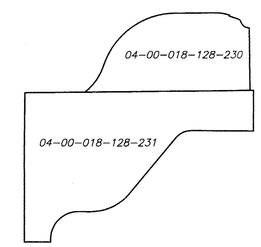
BASIS OF BEARINGS

BASIS OF BEARINGS WAS BASED ON A PORTION OF THE CENTERLINE OF WALKER ROAD (WIDTH VARIES) N 89°59'55" W PER TOWNE CENTER COMMUNITY CAMPUS CONDOMINIUMS, PHASE 10, VOLUME 72, PGS 29-32. DATED JULY 22, 2002

AS SURVEYED IN NOVEMBER OF 2009 AND NOVEMBER 2010

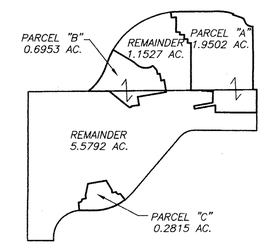
NOTES:

1. SEE SHEET 2 OF 2 FOR PARCEL DIMENSIONS.
2. DRILLHOLES OR 5/8-INCH REBAR SET WHERE PRACTICAL.



PRE-SPLIT SUMMARY

NOT TO SCALE



POST-SPLIT SUMMARY

NOT TO SCALE

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 LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN DEEDS TO TOWNE CARE CENTER, LLC AS RECORDED IN INSTRUMENT #20040018470 AND INSTRUMENT #20040018472 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 9.6589 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 18, 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 TO THE BEST OF MY KNOWLEDGE.

11/22/10
DATE

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

STATE OF OHIO
MICHAEL BRAMHALL
S-8073
REGISTERED
PROFESSIONAL SURVEYOR

04-00-018-128-233 thru -238

02921
APPROVED
LORAIN CO.
MAPPING
DATE 5-11-11
PARCEL 04-00-018-
BY J Hoffe W
R 11-02921

REVISION	DATE	BY:	DESCRIPTION:
	11/12/10	AMK	ISSUE PRELIMINARY TO CLIENT
	11/22/10	MCB	ISSUE TO CLIENT

DRAWN BY: AMK,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 2

JOB NO. 10-2961