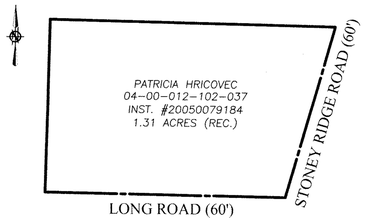
LOT SPLIT SURVEY

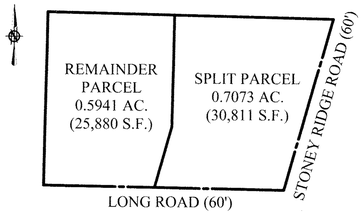
for

PATRICIA HRICOVEC

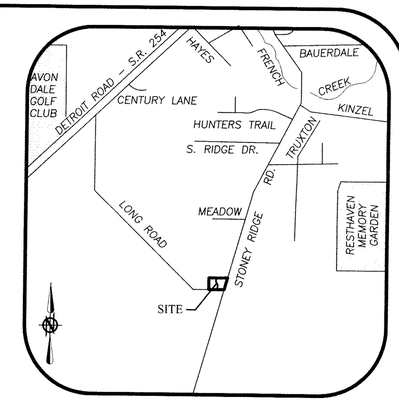
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 12



PRE-SPLIT SUMMARY
NOT TO SCALE



POST-SPLIT SUMMARY
NOT TO SCALE



VICINITY MAP
-NOT TO SCALE-

02958

APPROVED
LORAIN CO.
DA 10-31-11
PAC 4-00-012B
BY
11-02958

04-00-012-102.073
074

GRAPHIC SCALE

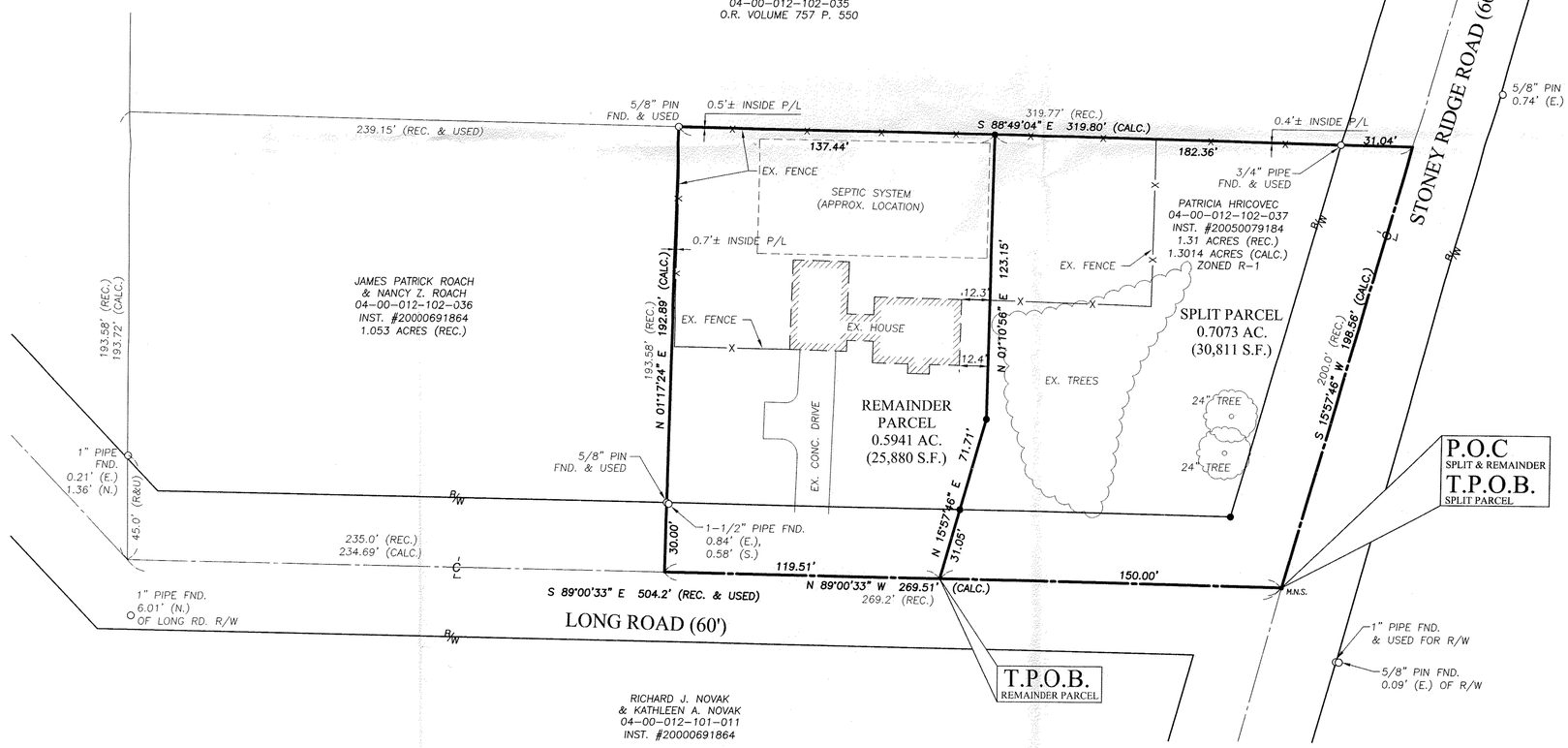
0 15 30 60

(IN FEET)

SCALE: 1" = 30'

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF LONG ROAD WHICH WAS ASSUMED TO BE N 89°00'33" W. ALL BEARINGS SHOWN ARE FOR PROJECT USE ONLY. THESE BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

AS SURVEYED IN SEPTEMBER OF 2011



LEGEND OF SYMBOLS

- IRON PIN/PIPE FOUND IN MONUMENT BOX AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- M.N.S. MAGNETIC NAIL SET
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- C/L CENTERLINE
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION

☐ APPROVED / ☐ REJECTED
BY THE CITY ENGINEER OF AVON, OHIO

ROBERT J. KNOPF, JR., P.E.
THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS.

APPROVED
PLANNING COMMISSION
DATE 9-21-11
AVON, OHIO

CHAIRPERSON

SECRETARY

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 PATRICIA HRICOVEC AS RECORDED IN INSTRUMENT NUMBER 20050079184 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 1.3014 ACRES OF LAND WITHIN ORIGINAL AVON TOWNSHIP SECTION NUMBER 12, 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.

STATE OF OHIO
AMY M. KELLY
S-8469
REGISTERED
PROFESSIONAL SURVEYOR

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8469

9/9/2011
DATE

RECEIVED
SEP - 9 2011
AVON PLANNING COMMISSION

REVISION	DATE:	BY:	DESCRIPTION:
	9-9-11	AMK	ISSUE TO CLIENT

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. 11-3215

04-00-012-102-073, -074 04-00-012-B 5901#46971