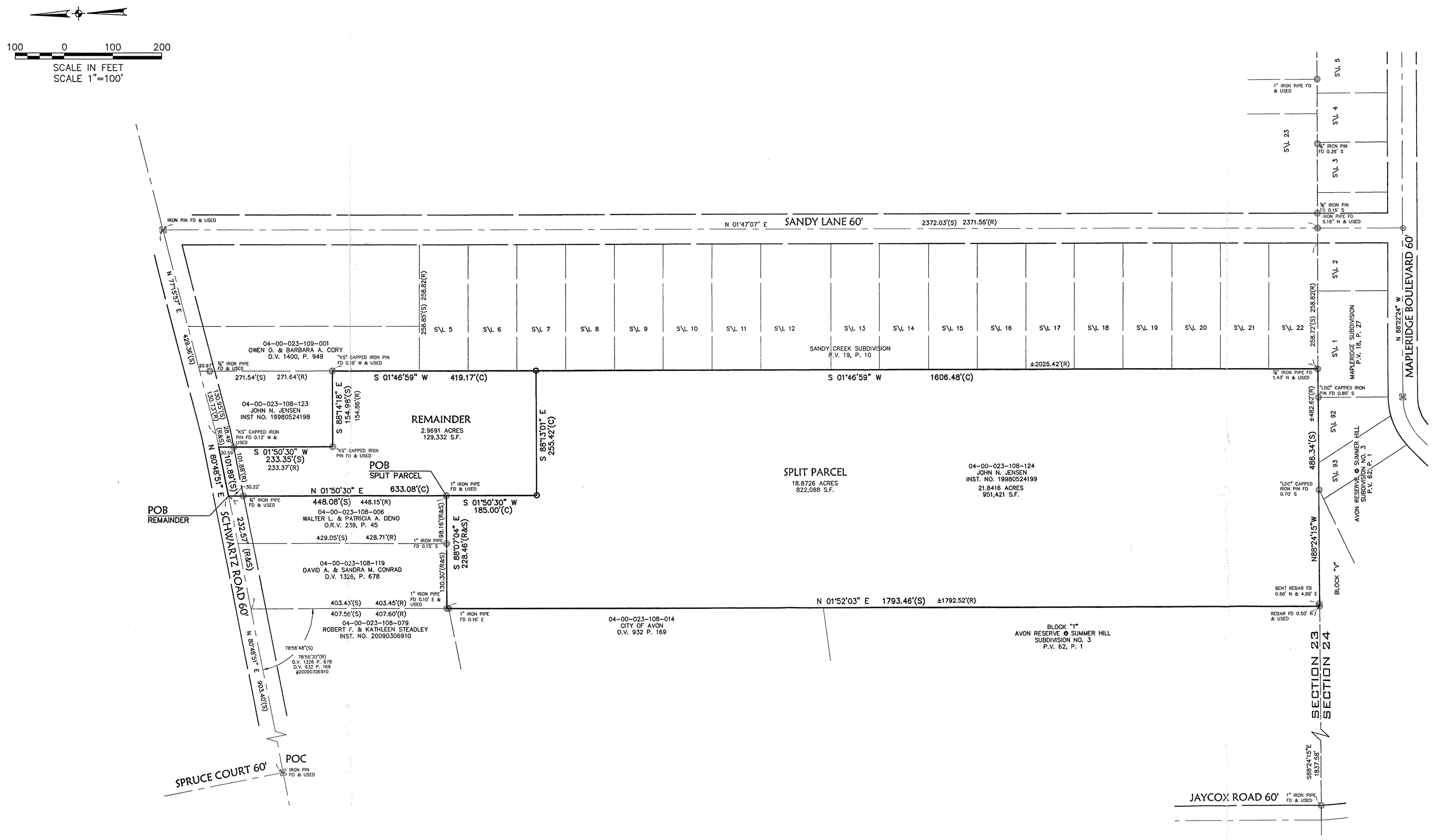

SURVEYOR'S CERTIFICATION

I hereby certify that; the survey shown hereon is the result of an on-the-ground survey that has been performed by me or under my supervision; that the survey was prepared in accordance with Chapter 4733-37 (Minimum Standards for Boundary Surveys) of the Ohio Administrative Code; that it is a survey of the lands conveyed to John N. Jensen as recorded in Instrument No. 19980524199 of the Lorain County Land Records.

T. A. Bixler 10-21-11

Trevor A. Bixler, P.S. Date
Professional Surveyor Ohio Reg. No. 7730

STATE OF OHIO
TREVOR A. BIXLER
7730
REGISTERED
PROFESSIONAL SURVEYOR

Date of Survey: Jan 31 – Feb 11, 2011

Last Date of Revision:

SURVEYORS NOTES

1. The basis of bearings for this survey is the centerline of Schwartz Road (N 80°48'51" E) as recorded in Instrument No. 19980524199 of the Lorain County Land Records.

2. Pertinent records used are as shown hereon and include a Survey Map prepared by KS Associates dated March 16, 2001.

3. This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances, or other circumstances affecting the title to the property shown hereon.

02971
APPROVED
LORAIN CO.
MAP DEPT
DATE 11-22-11
PAGE 4-00-023-G
BY JHoffred
#11-02971
04-00-023108-131
132

LEGEND

- MONUMENT BOX FOUND
- IRON PIPE / PIN FOUND AS DESCRIBED
- MAG NAIL FOUND
- 5/8" X 30" CAPPED REBAR INSCRIBED "KS ASSOCS INC PROP MARKER"

ABBREVIATIONS

C	CALCULATED
DV	DEED VOLUME
FD	FOUND
INST	INSTRUMENT
ORV	OFFICIAL RECORD VOLUME
P.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.V.	PLAT VOLUME
R	RECORD
S	SURVEYED

APPROVAL BY THE CITY OF AVON, LORAIN COUNTY OHIO NO PLAT REQUIRED

CHAIRPERSON
SECRETARY
11/16/11
DATE

☒ APPROVED / ☐ REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
11-17-11
ROBERT J. KNOPF, JR., P.E.
THE 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.

REVISIONS			
DATE	DESCRIPTION	BY	

DATE: 10-21-11
DRAWN BY: MK/KAR
CH'D BY: TAB
DWG. NAME: 0-base
PATH: ldd/control
F.B. 843/849

KS ASSOCIATES
KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

PARCEL SPLIT MAP

PART OF AVON TOWNSHIP SECTION NO. 23
CITY OF AVON, COUNTY OF LORAIN
STATE OF OHIO

RECEIVED
NOV 1 2011
AVON PLANNING COMMISSION

SHEET 1 OF 1

JOB NO. 11002

04-00-023-108-131
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