03004

APPROVED
LORAIN CO.
MAP DEPT
DATE 3-1-12
PAGE 4-00-026-G
BY J Hatfield
#12-03004

04-00-026-110-038
039

LOT SPLIT SURVEY

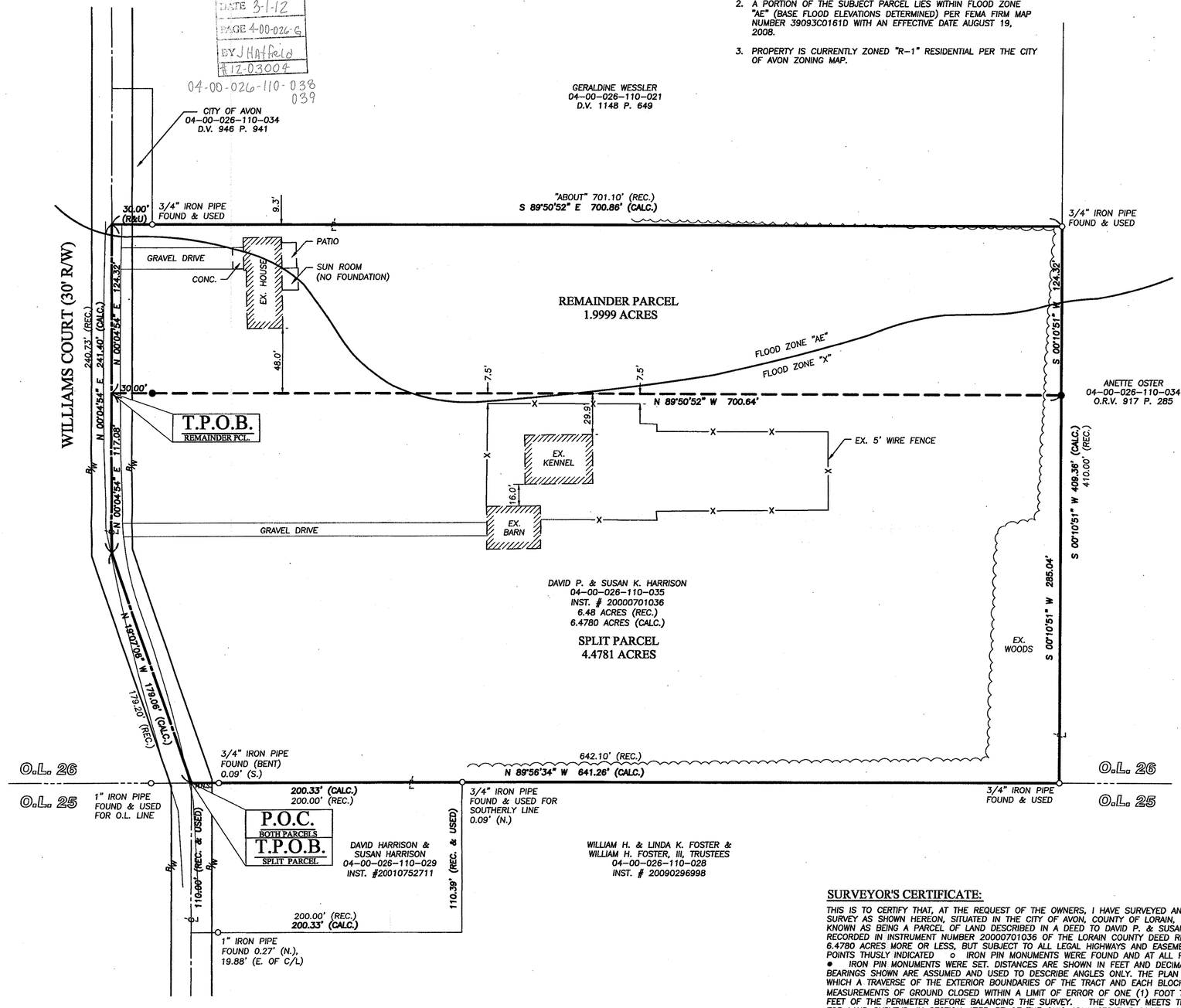
for

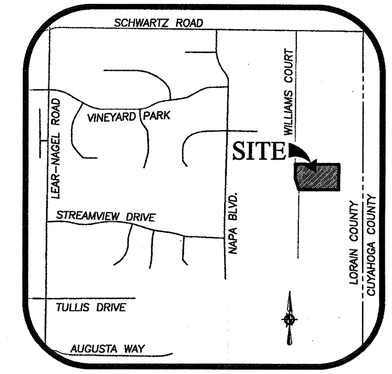
DAVID HARRISON

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 26

NOTES:

1. RESIDENCE TO BE BUILT OR EXISTING BUILDINGS ON REMAINDER PARCEL TO BE DEMOLISHED WITHIN 18 MONTHS OF FILING THIS LOT SPLIT, PER THE CITY OF AVON.
2. A PORTION OF THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) PER FEMA FIRM MAP NUMBER 39093C0161D WITH AN EFFECTIVE DATE AUGUST 19, 2008.
3. PROPERTY IS CURRENTLY ZONED "R-1" RESIDENTIAL PER THE CITY OF AVON ZONING MAP.





VICINITY MAP
NOT TO SCALE

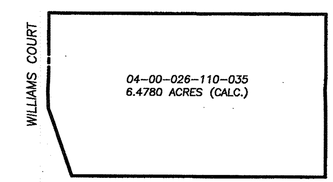
GRAPHIC SCALE
0 20 40 80
(IN FEET)
SCALE: 1" = 40'

BASIS OF BEARINGS:
A PORTION OF THE SOUTHERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 26 WHICH WAS ASSUMED TO BE NORTH 89° 56' 34" WEST.

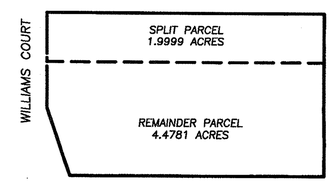
AS SURVEYED IN OCTOBER OF 2011

LEGEND OF SYMBOLS

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



PRE-SPLIT PARCEL SUMMARY
-NOT TO SCALE-



POST-SPLIT PARCEL 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, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO DAVID P. & SUSAN K. HARRISON AS RECORDED IN INSTRUMENT NUMBER 20000701036 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 6.4780 ACRES MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED o 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.

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

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

2/9/2012
DATE

REVISION	DATE:	BY:	DESCRIPTION:
	01-17-2012	MCB	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. 11-3273