LOT-CONSOLIDATION SURVEY

for

JEFFREY T. & JANNA C. SMITH

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 14, AND KNOWN AS BEING A PART SUBLOT NUMBER 1 OF JOHN GRITTNER PLAT AS RECORDED IN VOLUME 11, PAGE 20 OF THE LORAIN COUNTY PLAT VOLUMES . CONTAINING 1.4222 ACRES MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

04-00-014-106-051 SCAN# 4119

TABLE OF CURVES

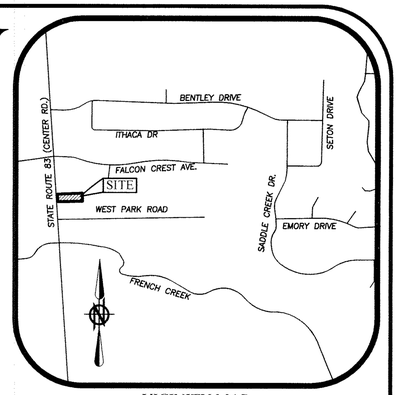
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	108.97' (R&U)	210.00' (R&U)	107.75' (R&U)	S 78°17'52" E	55.74'	29°43'47"
C-2	733.47' (R&U)	1000.00' (R&U)	717.14' (R&U)	S 84°26'41" E	384.11'	42°01'30"
C-3	411.41' (R&U)	1000.00' (R&U)	408.51' (R&U)	S 75°13'06" E	208.65'	23°34'19"
C-4	449.27' (R&U)	1000.00' (R&U)	445.50' (R&U)	N 87°24'49" E	228.49'	25°44'28"
C-5	499.17' (R&U)	2750.53' (R&U)	498.49' (R&U)	S 84°54'53" E	250.27'	10°23'53"
C-6	239.83' (R&U)	2750.53' (R&U)	239.76' (R&U)	S 82°12'49" E	119.99'	04°59'45"

TABLE OF CURVES

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-7	12.73' (R&U)	400.00' (R&U)	12.73' (R&U)	S 21°55'04" W	6.36'	01°49'22"
C-8	220.01' (R&U)	300.00' (R&U)	215.12' (R&U)	N 01°49'12" E	115.22'	42°01'10"
C-9	184.22' (C&U)	300.00' (R&U)	181.34' (C&U)	N 05°14'18" E	95.12'	35°10'56"
C-10	209.49' (R&U)	300.00' (R&U)	205.26' (R&U)	N 00°48'56" E	109.22'	40°00'38"
C-11	1.17' (R&U)	300.00' (R&U)	1.17' (R&U)	N 20°42'31" E	0.58'	00°13'22"
C-12	106.29' (R&U)	300.00' (R&U)	105.74' (R&U)	S 82°12'49" E	53.71'	20°18'00"

TABLE OF LINES

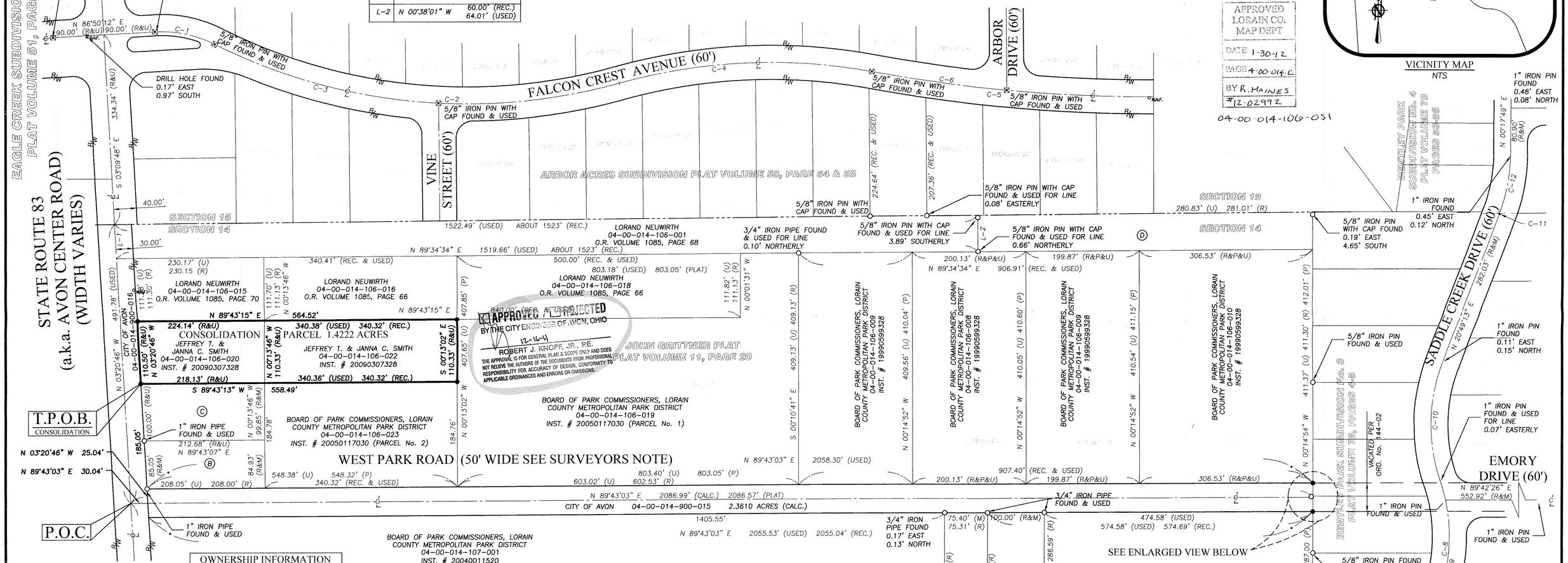
LINE	BEARING	DISTANCE
L-1	N 03°20'46" W	60.00' (R&U)
L-2	N 00°38'01" W	60.00' (REC.) 64.01' (USED)



VICINITY MAP
NTS

APPROVED LORAIN CO. MAP DEPT
DATE 1-30-12
PAGE 4-00-014-C
BY R. MAINES
#12-02992

04-00-014-106-051



OWNERSHIP INFORMATION	
(A)	BOARD OF PARK COMMISSIONERS, LORAIN COUNTY METROPOLITAN PARK DISTRICT 04-00-014-107-177 INST. # 19990599326
(B)	JAMES F. MARSH 04-00-014-106-005 O.R. VOLUME 1077, PAGE 335
(C)	CHRISTINE H. BASSETT, TRUSTEE 04-00-014-106-014 INST. # 20020820917
(D)	BOARD OF PARK COMMISSIONERS, LORAIN COUNTY METROPOLITAN PARK DISTRICT 04-00-014-106-002 INST. # 20110360090

-020	-022
0.5601 OF AN ACRE	0.8621 OF AN ACRE

PRE-CONSOLIDATION SUMMARY
– NOT TO SCALE –

CONSOLIDATION PARCEL 1.4222 ACRES

POST-CONSOLIDATION SUMMARY
– NOT TO SCALE –

SURVEYOR'S NOTE:

PER JOHN GRITTNER PLAT AS RECORDED IN VOLUME 11, PAGE 20 OF THE LORAIN COUNTY PLAT VOLUMES, IT APPEARS AS IF THE RIGHT-OF-WAY ALTHOUGH DEDICATED TO PUBLIC USE BY THE OWNERS OF THE LAND, WAS NOT ACCEPTED BY THE VILLAGE OF AVON PER WRITTEN STATEMENT ON SAID PLAT.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT CONSOLIDATION SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF SUBLOT NUMBER 1 OF JOHN GRITTNER PLAT AS RECORDED IN VOLUME 11, PAGE 20 OF THE LORAIN COUNTY PLAT VOLUMES AND BEING A PARCEL OF LAND DESCRIBED IN A DEED TO JEFFREY T. & JANNA C. SMITH AS RECORDED IN INSTRUMENT NUMBER 20090307328 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 1.4222 ACRES 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 BELIEVE TO BE CORRECT.

11/16/11
MICHAEL C. BRAMHALL, P.S., P.E. — DATE
REGISTERED OHIO SURVEYOR No. 8073

STATE OF OHIO — MICHAEL BRAMHALL — 8-8073 — REGISTERED PROFESSIONAL SURVEYOR

REVISION	DATE:	BY:	DESCRIPTION:
	11-15-2011	MCB	ISSUE TO CLIENT

LEGEND OF SYMBOLS

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

GRAPHIC SCALE
0 40 80 160
(IN FEET)
SCALE: 1" = 80'

BASIS OF BEARINGS:
THE CENTERLINE OF WEST PARK ROAD WHICH WAS ASSUMED TO BE NORTH 89°43'03" EAST.

AS SURVEYED IN JUNE OF 2011

DRAWN BY: BDA
CHECKED BY: AMK/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. 11-3250