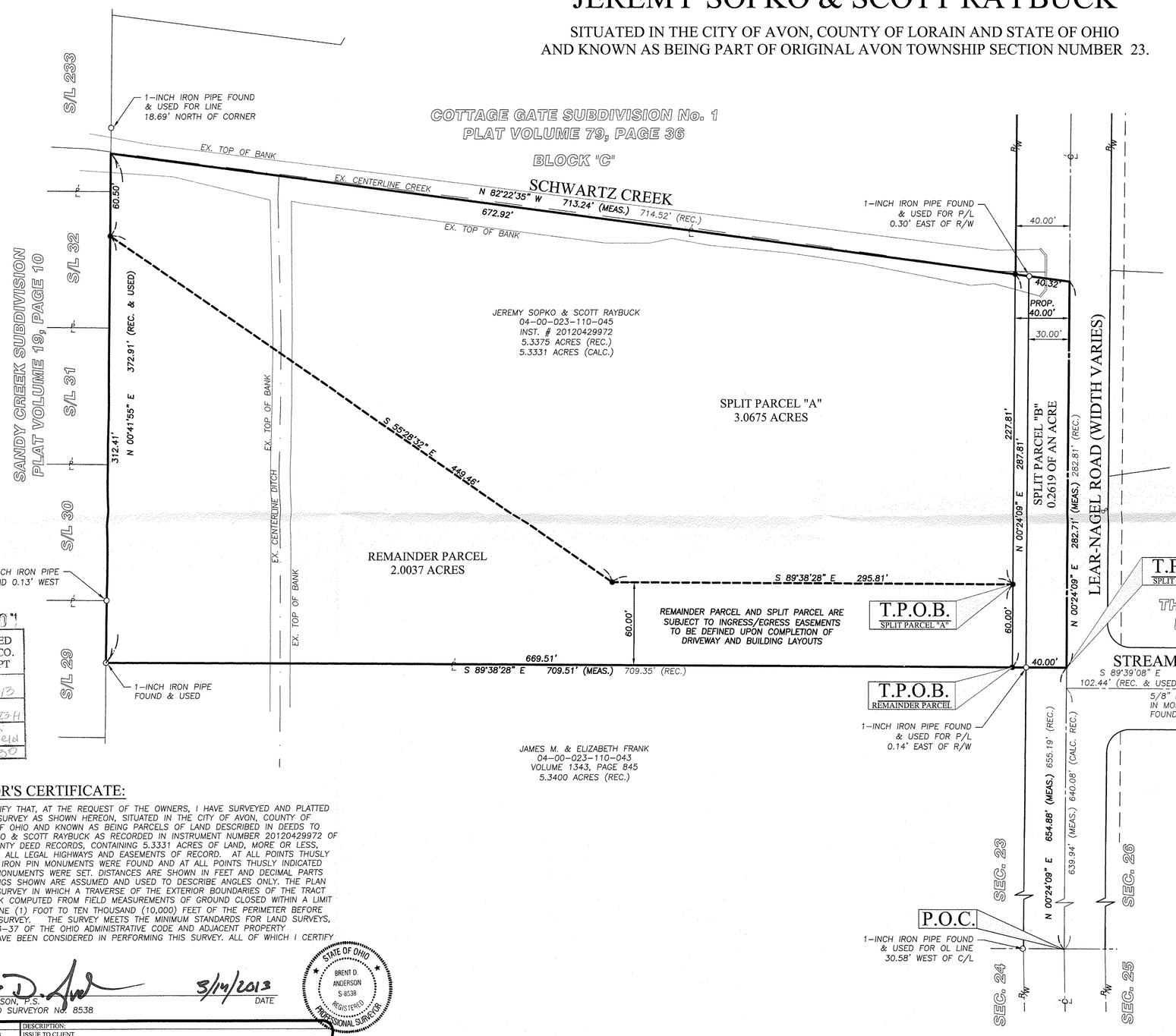
04-00-023-110-108 HWD-111
-CAN #47312

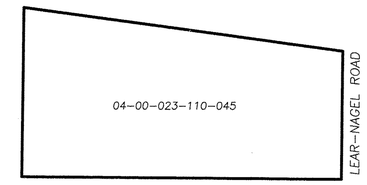
LOT-SPLIT SURVEY

for

JEREMY SOPKO & SCOTT RAYBUCK

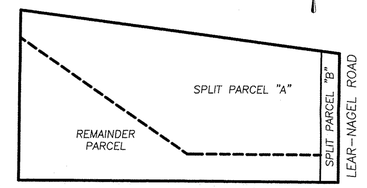
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 23.





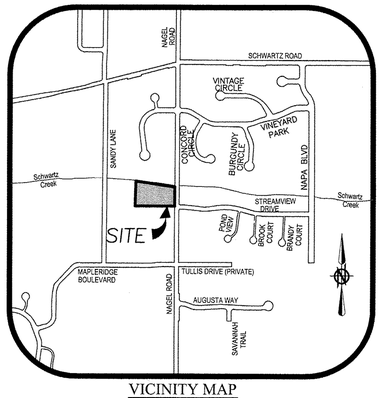
PRE-SPLIT PARCEL SUMMARY

– NOT TO SCALE –



POST-SPLIT PARCEL SUMMARY

– NOT TO SCALE –



VICINITY MAP

NTS

APPROVED / REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
3/14/13

03180
APPROVED LORAIN CO. MAP DEPT
DATE 3.20.13
PAGE 4-00-023-H
BY JHatfield
#13-03150

LEGEND OF SYMBOLS

●	5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
⊞	MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
○	IRON PIN/PIPE FOUND AS INDICATED
℄	CENTERLINE
R/W	RIGHT-OF-WAY LINE
L/A	LIMITED ACCES
(R) (REC.)	RECORD INFORMATION
(M) (MEAS.)	MEASURED INFORMATION
(C) (CALC.)	CALCULATED INFORMATION
(U) (USED)	USED INFORMATION

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 PARCELS OF LAND DESCRIBED IN DEEDS TO JEREMY E. SOPKO & SCOTT RAYBUCK AS RECORDED IN INSTRUMENT NUMBER 20120429972 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 5.3331 ACRES OF LAND, 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.

BRENT D. ANDERSON, P.S.
REGISTERED OHIO SURVEYOR No. 8538

3/14/2013
DATE

STATE OF OHIO
BRENT D. ANDERSON
S-8538
REGISTERED
PROFESSIONAL SURVEYOR

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

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF LEAR-NAGEL ROAD WHICH WAS ASSUMED TO BE NORTH 00°24'09" EAST.

AS SURVEYED IN DECEMBER OF 2012

REVISION		
DATE:	BY:	DESCRIPTION:
12-05-2012	MCB	ISSUE TO CLIENT
02-12-2013	MCB	SPLIT CONFIGURATION REVISED PER CLIENT REQUEST
03-13-2013	MCB	REVISED ACREAGE ON DRAWING

DRAWN BY: BDA

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 1

JOB NO. 12-3413