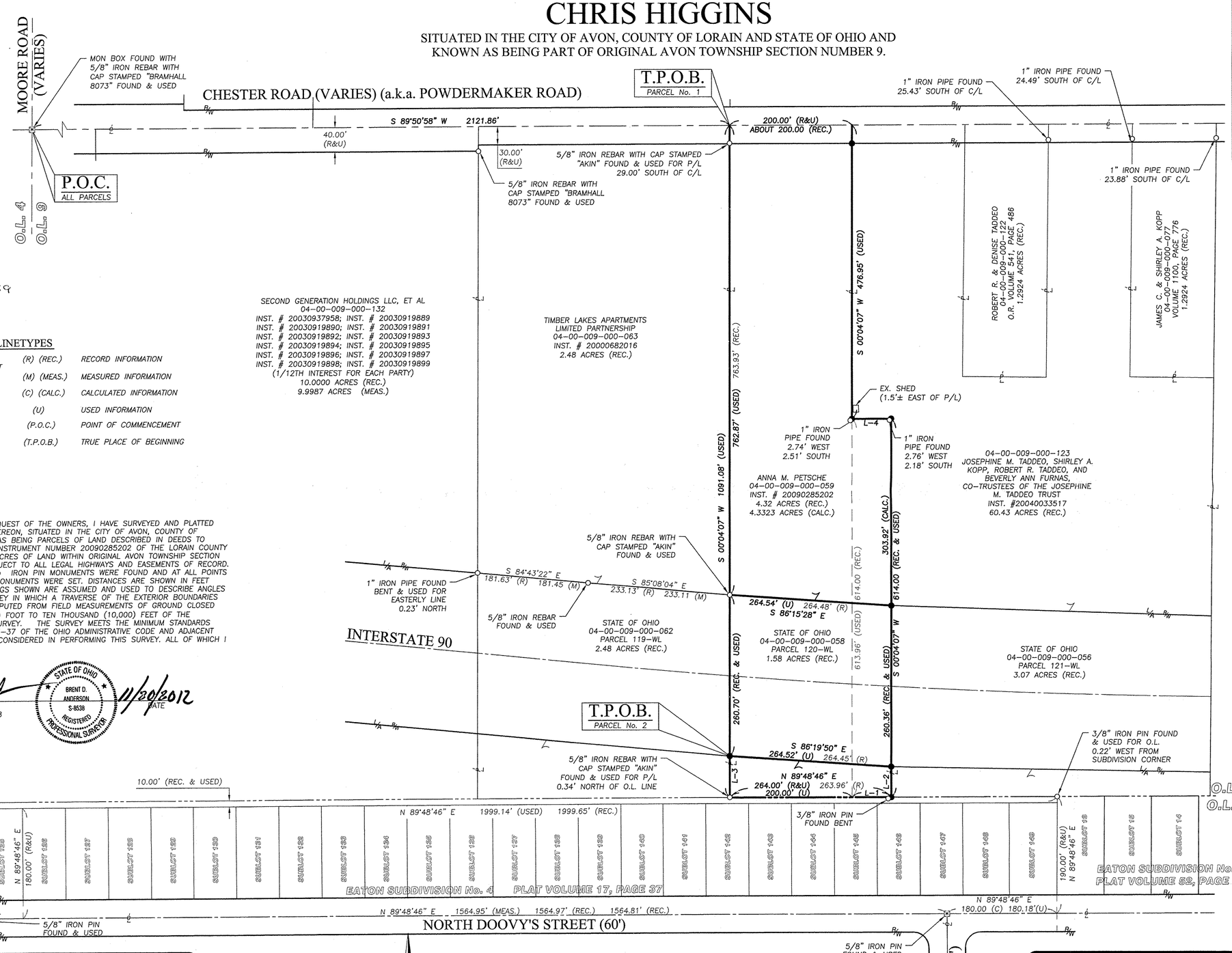
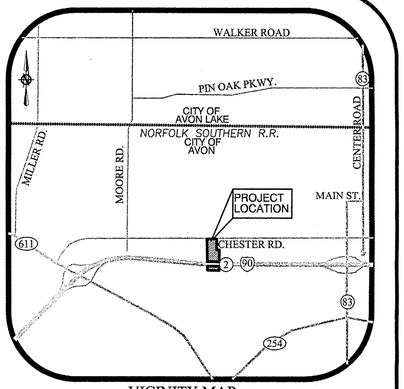
BOUNDARY SURVEY

for

CHRIS HIGGINS

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 9.





VICINITY MAP
NTS

APPROVED
LORAIN CO.
MAP DEPT
DATE 11-29-12
PAGE 4-00-009-F
BY R. MAINES
#12-026022-D

04-00-009-000-059
Scan # 47373

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	64.00' (R&U)	N 89°48'46" E
L-2	49.72' (USED)	S 00°04'07" W
L-3	67.51' (USED)	S 00°04'07" W
L-4	64.00' (R&U)	N 89°48'46" E

LEGEND OF SYMBOLS AND LINETYPES

- ● 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ○ IRON PIN/PIPE FOUND (AS INDICATED)
- ℄ CENTERLINE (C/L)
- PL PROPERTY LINE (P/L)
- R/W RIGHT-OF-WAY LINE
- L/A LIMITED ACCESS

(R) (REC.) RECORD INFORMATION
(M) (MEAS.) MEASURED INFORMATION
(C) (CALC.) CALCULATED INFORMATION
(U) USED INFORMATION
(P.O.C.) POINT OF COMMENCEMENT
(T.P.O.B.) TRUE PLACE OF BEGINNING

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY 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 ANNA M. PETSCHE AS RECORDED IN INSTRUMENT NUMBER 20090285202 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 4.3323 ACRES OF LAND WITHIN ORIGINAL AVON TOWNSHIP SECTION NUMBER 9, 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.

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

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

11/20/2012
DATE

REVISION	DATE:	BY:	DESCRIPTION:
	11-20-2012	BDA	ISSUE FOR REVIEW

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF NORTH DOOVY'S STREET WHICH WAS ASSUMED TO BE NORTH 89° 48' 46" EAST.

AS SURVEYED IN NOVEMBER OF 2012

GRAPHIC SCALE
0 100 50 200
(IN FEET)
SCALE: 1" = 100'

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS
- LOR-90-(17.21) RECORDED IN PLAT VOLUME 24, PAGE 78
- EATON SUBDIVISION No. 4 AS RECORDED IN PLAT VOLUME 17, PAGE 37
- EATON SUBDIVISION No. 5 AS RECORDED IN PLAT VOLUME 52, PAGE 46

DRAWN BY: BDA
CHECKED BY: MCB

BRAMHALL
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SHEET 1 OF 1
JOB NO. 12-3491