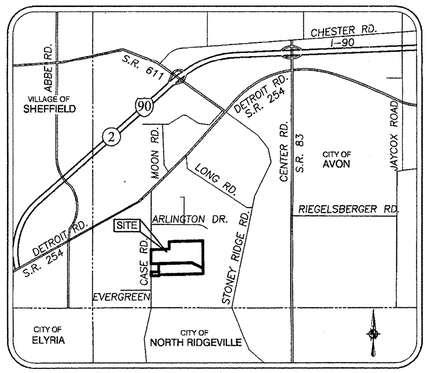
04-00-001-103. 316, 317, 318
Scan# 47488

LOT SPLIT SURVEY

for

MARY ANN BERTHOLD, TRUSTEE

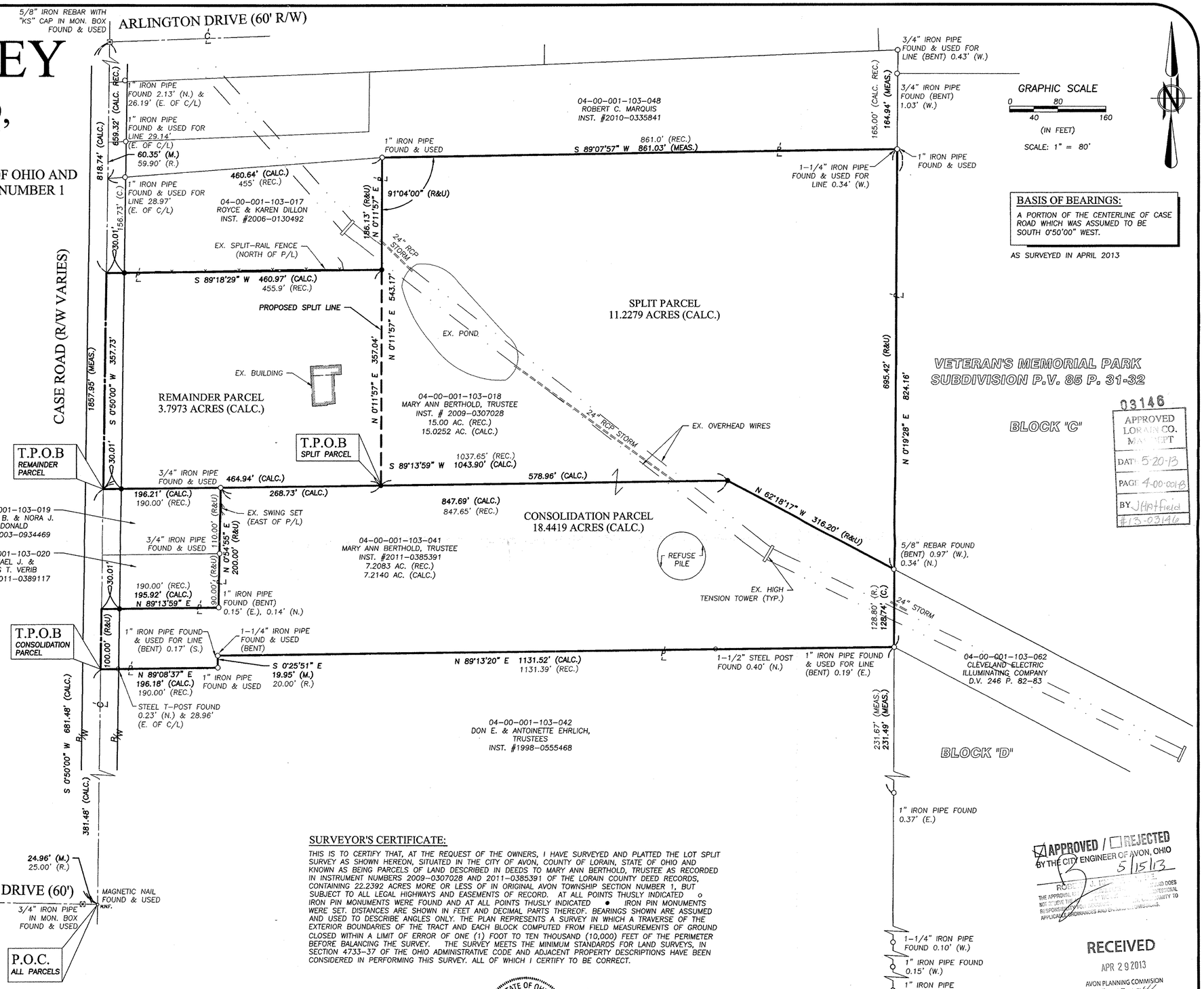
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 1



VICINITY MAP
NOT TO SCALE

LEGEND

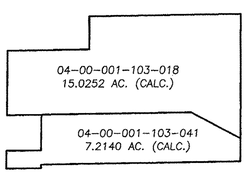
M.N.F.	MAGNETIC NAIL FOUND	(R) (REC.)	RECORD INFORMATION
●	5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET	(M) (MEAS.)	MEASURED INFORMATION
		(C) (CALC.)	CALCULATED INFORMATION
○	IRON PIN/PIPE FOUND (AS INDICATED)	(U)	USED INFORMATION
℄	CENTERLINE	P/L	PROPERTY LINE
⊥	PROPERTY LINE	(P.O.C.)	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY LINE	(T.P.O.B.)	TRUE PLACE OF BEGINNING



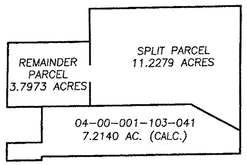
BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF CASE ROAD WHICH WAS ASSUMED TO BE SOUTH 0°50'00" WEST.

AS SURVEYED IN APRIL 2013

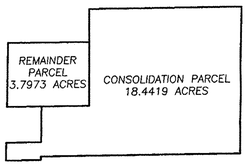
03146
APPROVED LORAIN CO. MAPPING
DATE 5-20-13
PAGE 4-00-001-B
BY JHatfield
#13-03146



PRE-SPLIT SUMMARY
(NOT TO SCALE)



POST-SPLIT SUMMARY
(NOT TO SCALE)



POST-CONSOLIDATION 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 PARCELS OF LAND DESCRIBED IN DEEDS TO MARY ANN BERTHOLD, TRUSTEE AS RECORDED IN INSTRUMENT NUMBERS 2009-0307028 AND 2011-0385391 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 22.2392 ACRES MORE OR LESS OF IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 1, 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

4/17/2013
DATE

APPROVED / REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
5/15/13
ROBERT J. [illegible]
THE APPROVAL [illegible] DOES NOT RELIEVE THE [illegible] PROFESSIONAL RESPONSIBILITY [illegible] CONFORMITY TO APPLICABLE ORDINANCES AND [illegible] OMISSIONS.

RECEIVED
APR 29 2013
AVON PLANNING COMMISION
PL# 2013-0046

REFERENCES:
- LORAIN COUNTY DEED RECORDS.
- LORAIN COUNTY AUDITOR TAX MAPS.
- ARLINGTON PLACE SUBDIVISION NO. 2 AS RECORDED IN VOLUME 87 P. 34 OF THE LORAIN COUNTY PLAT RECORDS.
- VETERAN'S MEMORIAL PARK SUBDIVISION AS RECORDED IN VOLUME 85 P. 31 OF THE LORAIN COUNTY PLAT RECORDS.
- ED SMITEK SUBDIVISION NO. 2 AS RECORDED IN VOLUME 37 P. 56 OF THE LORAIN COUNTY PLAT RECORDS.
- IMPROVEMENT PLANS S.R. 254 (DETROIT RD.) AND CASE RD., PREPARED BY KS ASSOCIATES AND DATED 2-9-09.

REVISION

DATE:	BY:	DESCRIPTION:
4-17-13	BDA	ISSUE FOR REVIEW

DRAWN BY: AMK
CHECKED BY: BDA

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. 07-2411-103