04-00-023-110-112, 113, 114, 115, 116, -117, -118

Scan# 47505

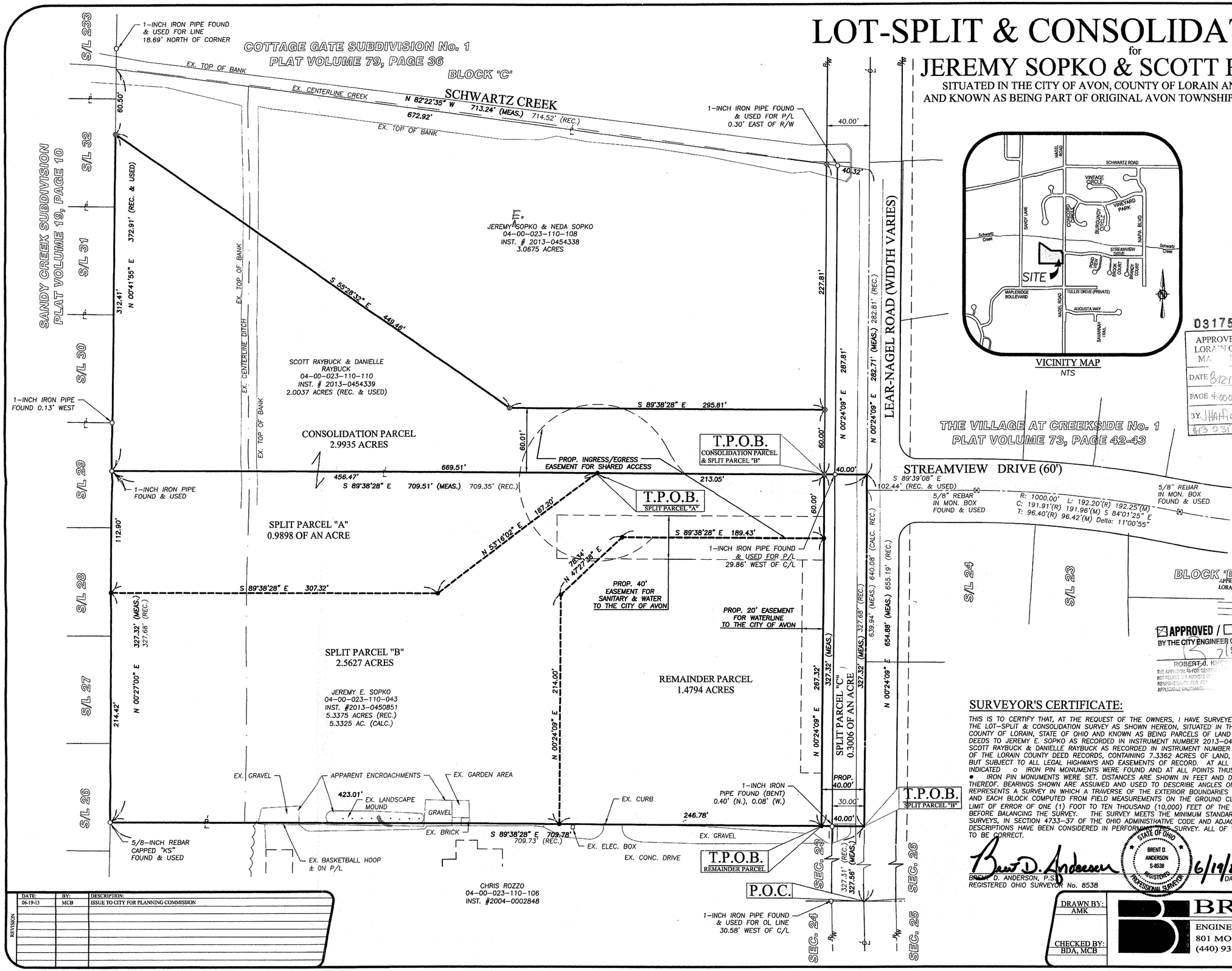
LOT-SPLIT & CONSOLIDATION SURVEY

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

APPROVAL BY THE CITY OF AVON, LORAIN COUNTY OHIO NO PLAT REQUIRED
CHAIRPERSON
SECRETARY
DATE 6-21-13



03175
APPROVED
LORAIN CO.
MA PT
DATE 8-12-13
PAGE 4-00-023 H
BY JHaffein
#13 0317

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
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- CL CENTERLINE
- R/W RIGHT-OF-WAY LINE
- PL PROPERTY LINE
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION

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

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT-SPLIT & CONSOLIDATION 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 AS RECORDED IN INSTRUMENT NUMBER 2013-0450851 AND TO SCOTT RAYBUCK & DANIELLE RAYBUCK AS RECORDED IN INSTRUMENT NUMBER 2013-0454339 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 7.3362 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 ON THE 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 THE SURVEY. ALL OF WHICH I BELIEVE TO BE CORRECT.

Brent D. Anderson

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

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

6/19/2013
DATE

RECEIVED
JUN 19 2013
AVON PLANNING COMMISSION

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 & MARCH 2013

REVISION	DATE:	BY:	DESCRIPTION:
	06-19-13	MCB	ISSUE TO CITY FOR PLANNING COMMISSION

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. 12-3413A