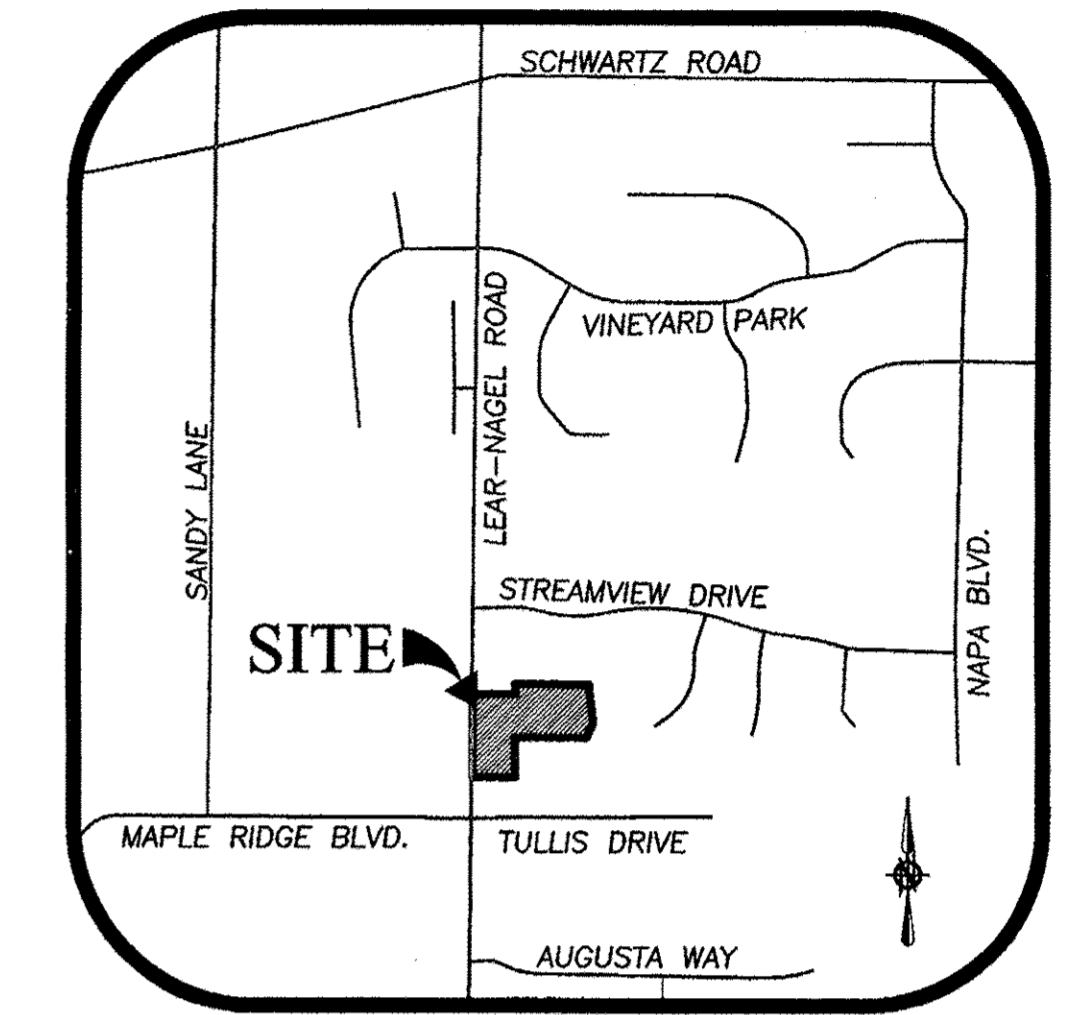
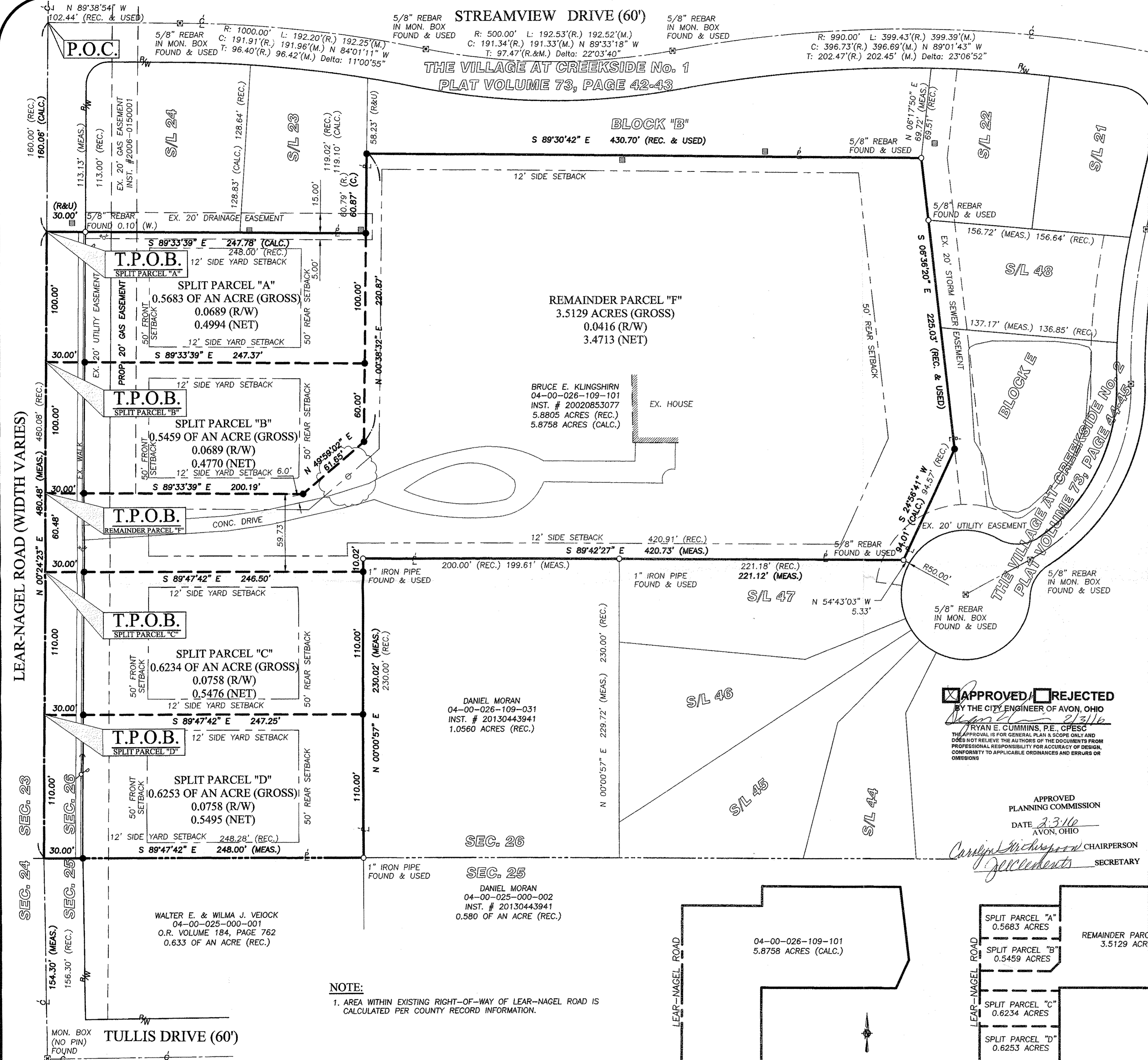


MINOR SUBDIVISION PLAT

for
BRUCE E. KLINGSHIRN
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 26

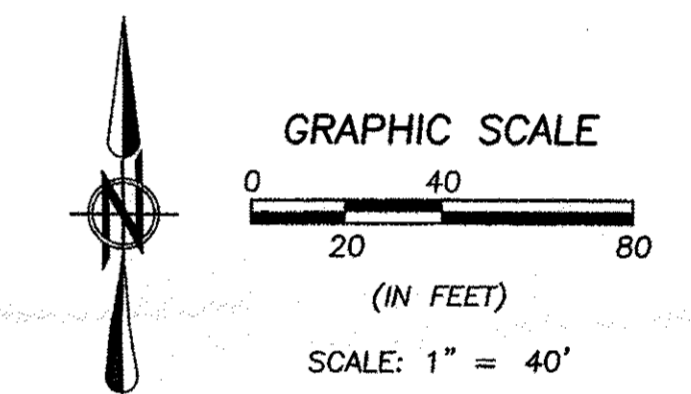


03482
APPROVED LORAIN CO. MAPLET
DATE 2-2-16
PAGE 400 026
BY J.H. Hanfield
#16-03182



LEGEND OF SYMBOLS

- ☐ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- IRON PIN/PIPE FOUND AS INDICATED
- CENTERLINE
- PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- ☐ CATCHBASIN
- ⚡ POWER POLE
- GUY ANCHOR
- ⊙ WATER MARKER
- ⊙ TREE



BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF LEAR-NAGEL ROAD WHICH WAS ASSUMED TO BE NORTH 00° 24' 23" EAST, AS SURVEYED IN OCTOBER OF 2011

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF AVON, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

CERTIFICATE OF APPROVAL

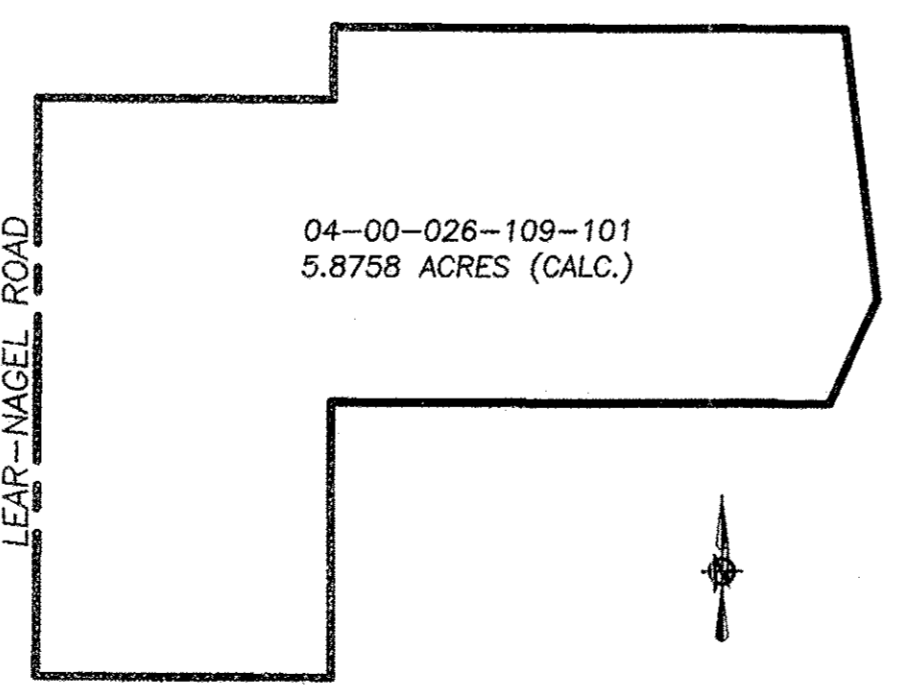
I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THIS PLANNING AND ZONING CODE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE ZONING ENFORCEMENT OFFICER SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER WITHIN 180 DAYS OF THE DATE BELOW.

SURVEYOR'S CERTIFICATE:

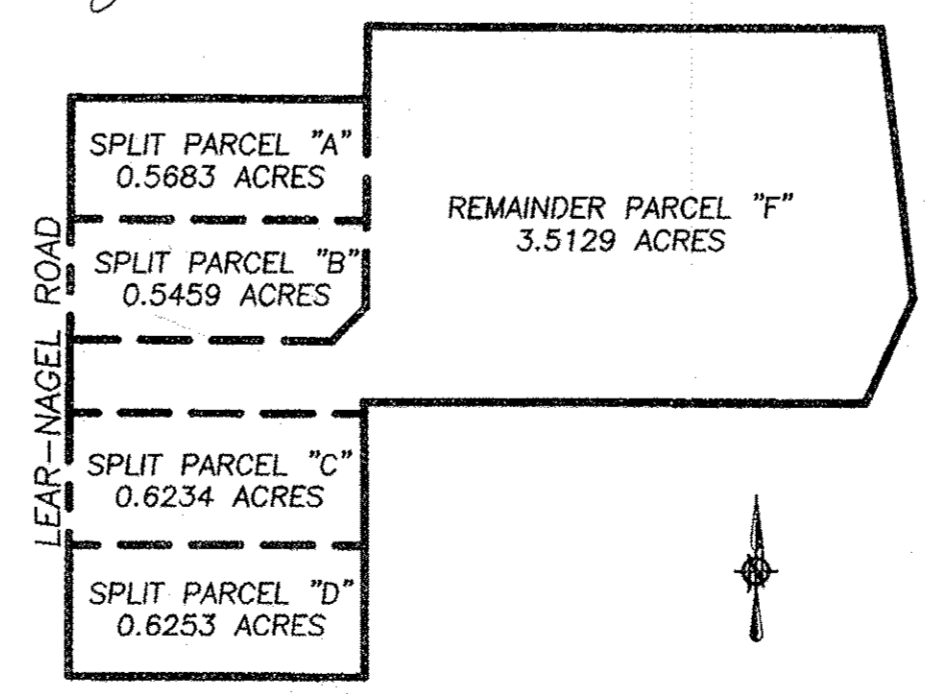
THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT-SPLIT SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO BRUCE E. KLINGSHIRN AS RECORDED IN INSTRUMENT NUMBERS 20020853077 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 5.8758 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 CERTIFY TO BE CORRECT.

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
AMY M. KELLY
S-8469
DATE 1/24/2016

APPROVED REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
DATE 2/3/16
AVON, OHIO
Ryan E. Cummins, P.E., CPESC
CHAIRPERSON
SECRETARY



PRE-SPLIT PARCEL SUMMARY
-NOT TO SCALE-



POST-SPLIT PARCEL SUMMARY
-NOT TO SCALE-

NOTE:
1. AREA WITHIN EXISTING RIGHT-OF-WAY OF LEAR-NAGEL ROAD IS CALCULATED PER COUNTY RECORD INFORMATION.

REVISION	DATE	BY	DESCRIPTION
	09-20-2011	MCB	ISSUE TO CLIENT
	10-07-2011	MCB	ISSUE FINAL SURVEY
	11-22-2011	MCB	UPDATED PER CLIENT REQUEST
	11-19-2015	MCB	UPDATED PER CLIENT REQUEST
	12-16-2015	MCB	REVISED PER CITY COMMENTS
	12-23-2015	MCB	REVISED TO REFLECT FILED LOMA
	01-26-2016	MCB	UPDATED PER CITY/CLIENT REQUEST

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. 11-3230A