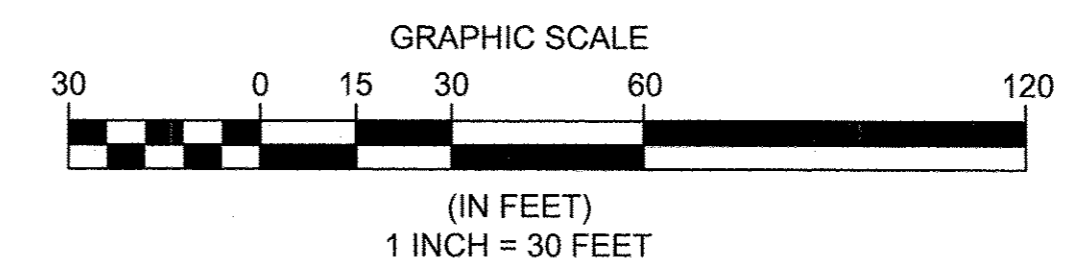


PLAT OF LOT SPLIT
 BEING A LOT SPLIT OUT OF PARCEL 04-00-016-101-071
 KNOWN AS BEING PART OF LAND CONVEYED TO
 CMS ENTERPRISES LLC, BY DEED RECORDED AS
 INSTRUMENT NUMBER 2014-0522880
 OF LORAIN COUNTY RECORDS
 IN ORIGINAL AVON TOWNSHIP SECTION NO. 16
 NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO



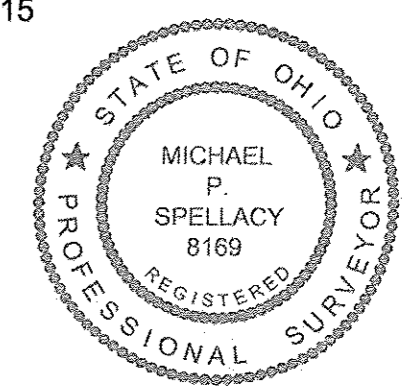
- Notes:
1. Lot Split Parcel "A" (1.2313 acres) and Residual Parcel "B" (1.0107 acres) are subject to and Use Of "Access and Utility Easements" as shown on the Main Street Subdivision No. 3 as recorded in Volume 99, Pages 93-94 of Lorain County Plat Records and "Cross Access and Utility Easement Storm Water Easement and Covenants Agreement" as recorded in Instrument Number 2014-0502236 of Lorain County Records.
 2. Surveyed Property is Zoned: C-4/M-1 - General Business / Industrial Overlay District 1E Avon Center Road Service Area
 3. Proposed Ingress/Egress Easement thru Residual Parcel "B" is for use by Lot Split Parcel "A"

PPN 04-00-016-101-070
 Bracken & Associates LLC
 Inst. # 2009-0308603

BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

Michael P. Spellacy 12/21/2015
 MICHAEL P. SPELLACY P.S. #8169 12/21/2015

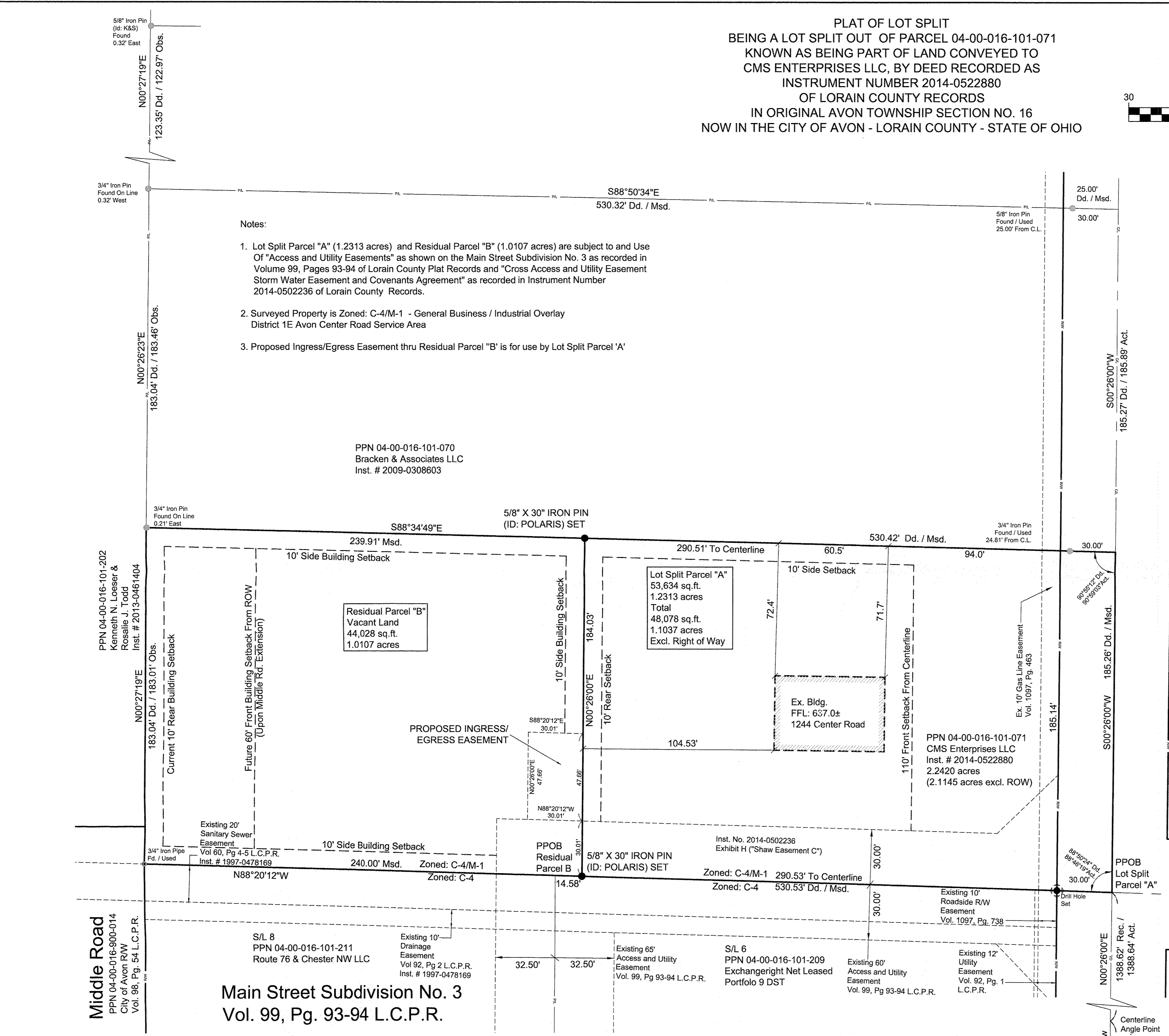
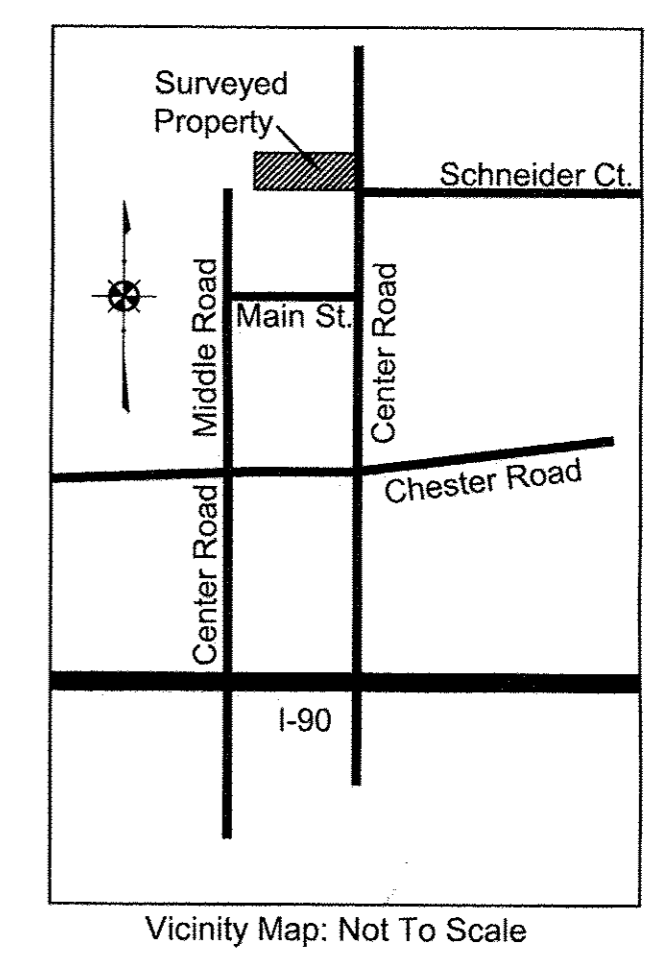


Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
 - IRON PIN FOUND AS NOTED
 - IRON PIPE FOUND AS NOTED
- (ACT.) = ACTUAL DISTANCE
 (DD.) = RECORDED DEED DISTANCE
 (FD.) = FOUND IN FIELD
 (MEAS.) = MEASURED DISTANCE
 (OBS.) = OBSERVED DISTANCE
 (P.P.N.) = PERMANENT PARCEL NUMBER
 (REC.) = RECORD DISTANCE

03468
 APPROVED
 LORAIN CO.
 MAINT
 DATE 1-6-16
 PAGE 4-00-016
 BY J. Hatfield
 11-03-15

Center Road (AKA: Avon Belden Rd., S.R. 83,
 Wooster Avon Lake Road) Width Varies



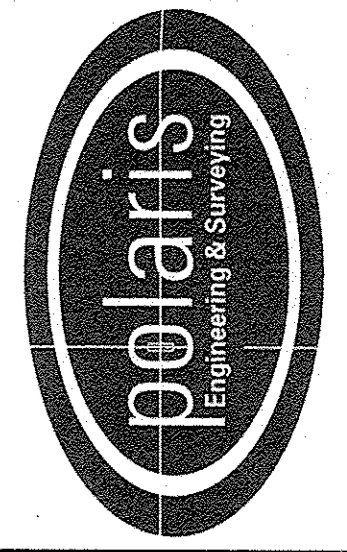
REV. No.	DATE	BY	DATE
			12/23/15

APPROVED
 PLANNING COMMISSION
 DATE 12/23/2015
 AVON, OHIO
Carolyn Michers CHAIRPERSON
Don Felber SECRETARY
 Planning Coordinator

APPROVED / REJECTED
 BY THE CITY ENGINEER OF AVON, OHIO
Ryan E. Cummins 12/29/15
 RYAN E. CUMMINS, P.E., CPESC
 THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHOR OF THE DOCUMENT FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMANCE TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

PPN 04-00-016-101-071
 CITY OF AVON - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com



Plat of Lot Split

CONTRACT No.	
15267	
SHEET	OF
1	1