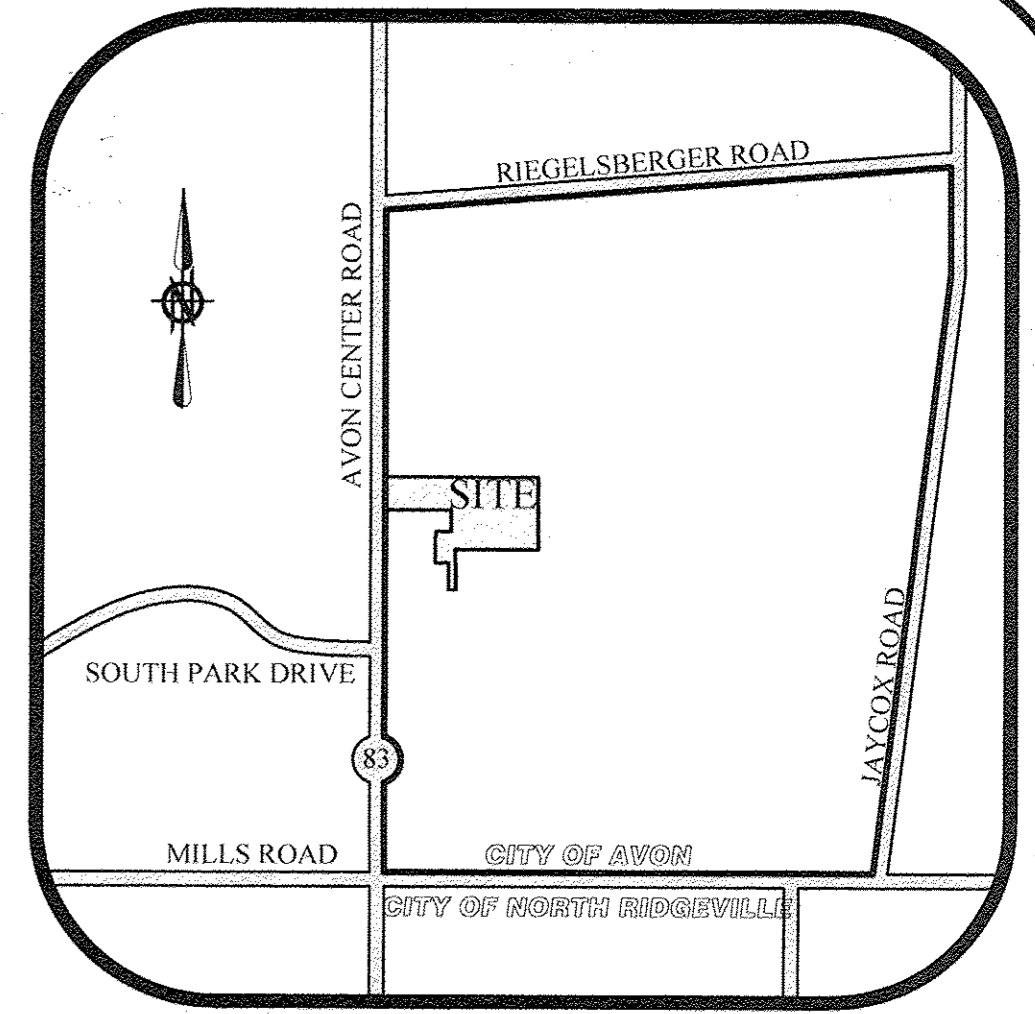


LOT-SPLIT SURVEY

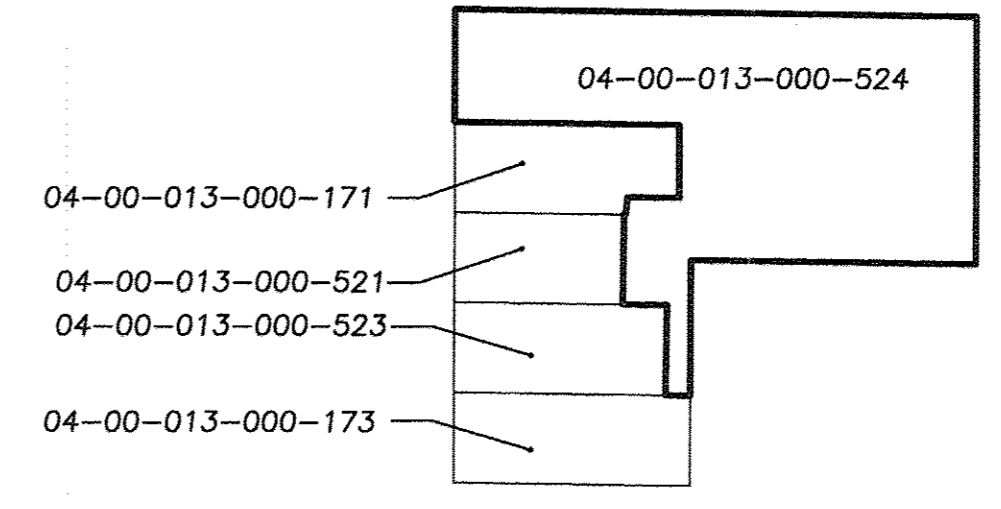
for
AVON PROPERTIES, INC.

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 13

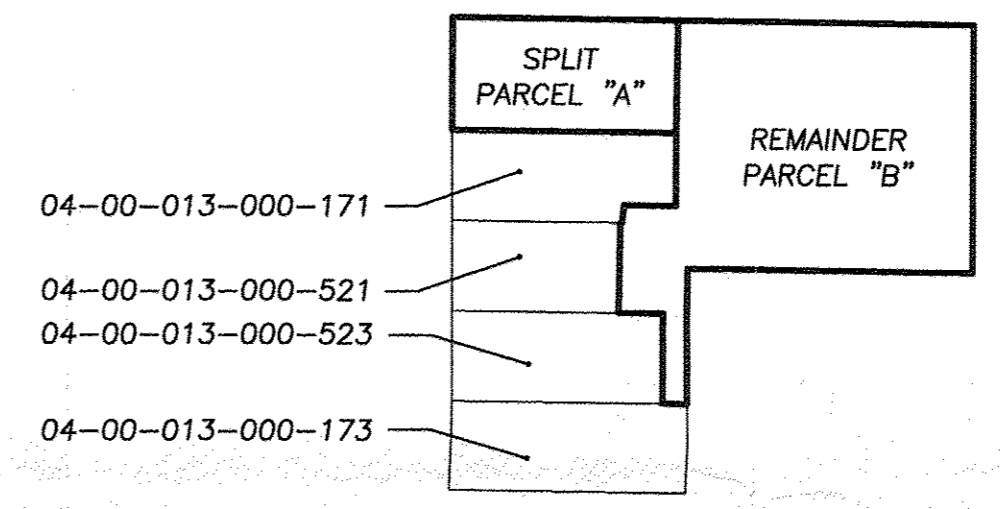


LEGEND OF SYMBOLS AND LINETYPES

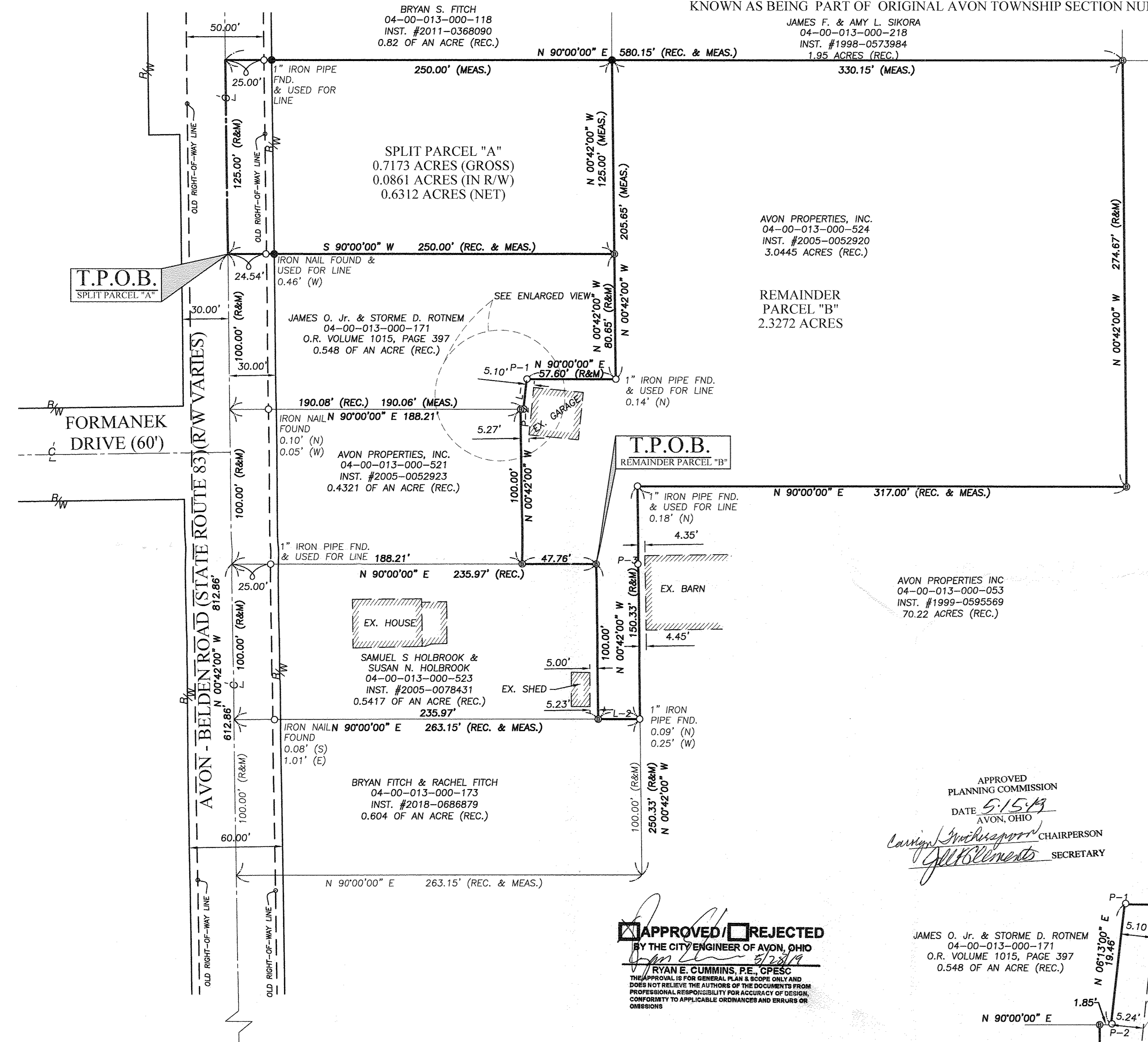
- CENTERLINE OF RIGHT-OF-WAY
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" x 30" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- MASONRY NAIL SET
- POINT OF COMMENCEMENT
- TRUE PLACE OF BEGINNING
- FOUND
- RECORD
- MEASURED
- CALCULATED
- RIGHT-OF-WAY LINE
- MONUMENT BOX FOUND AS INDICATED



PRE - SPLIT SUMMARY



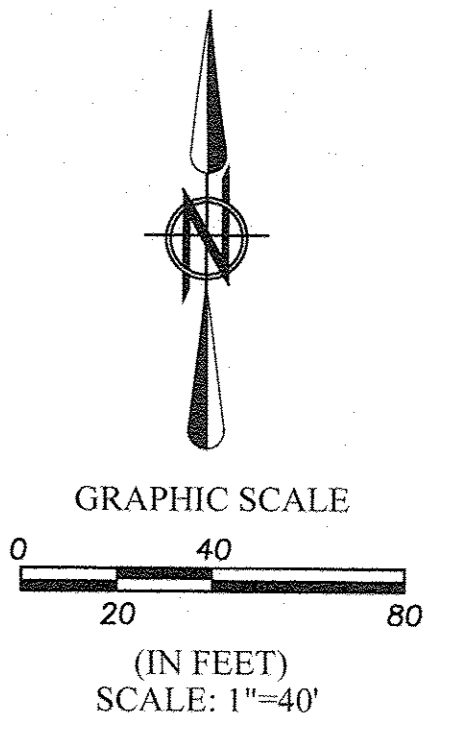
POST - SPLIT SUMMARY



T.P.O.B.
SPLIT PARCEL "A"

T.P.O.B.
REMAINDER PARCEL "B"

APPROVED
LORAIN CO.
MAP DEPT
DATE 7-19-19
PAGE 4-00-013
BY R. MAINES
#19-03995

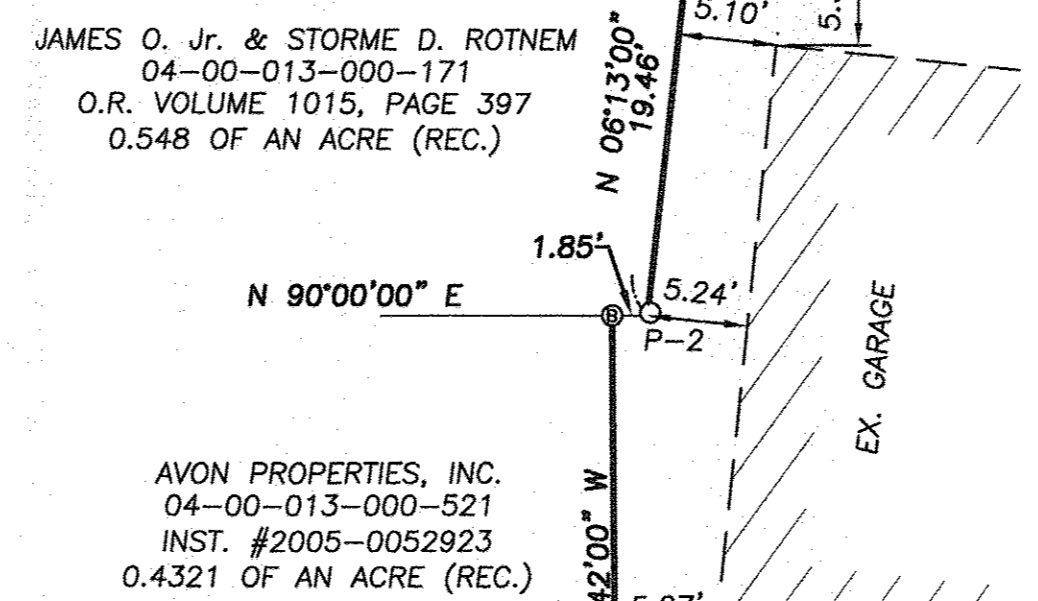


BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF AVON - BELDEN ROAD (STATE ROUTE 83) WHICH WAS ASSUMED TO BE NORTH 00° 42' 00" WEST

AS SURVEYED IN OCTOBER 2004 & UPDATED IN MARCH 2019

APPROVED
PLANNING COMMISSION
DATE 5-15-19
AVON, OHIO
Chairperson
Secretary

APPROVED **REJECTED**
BY THE CITY ENGINEER OF AVON, OHIO
RYAN E. CUMMINS, P.E., CPESC
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ENURES OF OMISSIONS



ENLARGED VIEW
SCALE: 1" = 10'

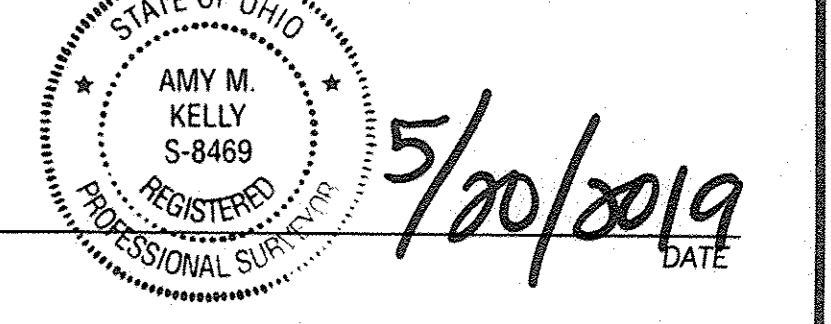
- REFERENCES**
- LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - LOT SPLIT & CONSOLIDATION SURVEY PREPARED BY BRAMHALL ENGINEERING & SURVEYING CO. DATED 11/23/2004.
 - LOT SPLIT SURVEY PREPARED BY LAND DESIGN CONSULTANTS DATED 10/23/98.

NOTE:
REMAINDER PARCEL "B" HAS ACCESS TO S.R. 83 VIA P.P.N.S 04-00-013-000-521 AND 04-00-013-000-053

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 AVON PROPERTIES, LLC AS RECORDED IN INSTRUMENT NUMBER 2005-0052920 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 3.0445 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 13, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY IRON PIPE MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE 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
AMY M. KELLY, P.S.
REGISTERED SURVEYOR No. 8468



BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET
1 OF 1
JOB NO.
19-5056

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	N 06°13'00" E	19.46' (R&M)
L-2	N 90°00'00" E	27.18' (R&M)
L-3	S 89°45'05" E	50.63' (MEAS.)

TABLE OF MONUMENTS

PIN	DESCRIPTION
P-1	1" IRON PIPE FND. 0.14' (N) 0.16' (E)
P-2	1" IRON PIPE FND. 0.16' (N) 0.15' (E)
P-3	1" IRON PIPE FND. 0.05' (N) 0.17' (W)

REVISION

DATE	BY	DESCRIPTION
03-15-2019	AMK	ISSUE TO CLIENT FOR PRELIMINARY REVIEW
04-11-2019	AMK	REVISED PER CITY COMMENTS

J:\195056\DRAWINGS\19-5056 MASTER.DWG