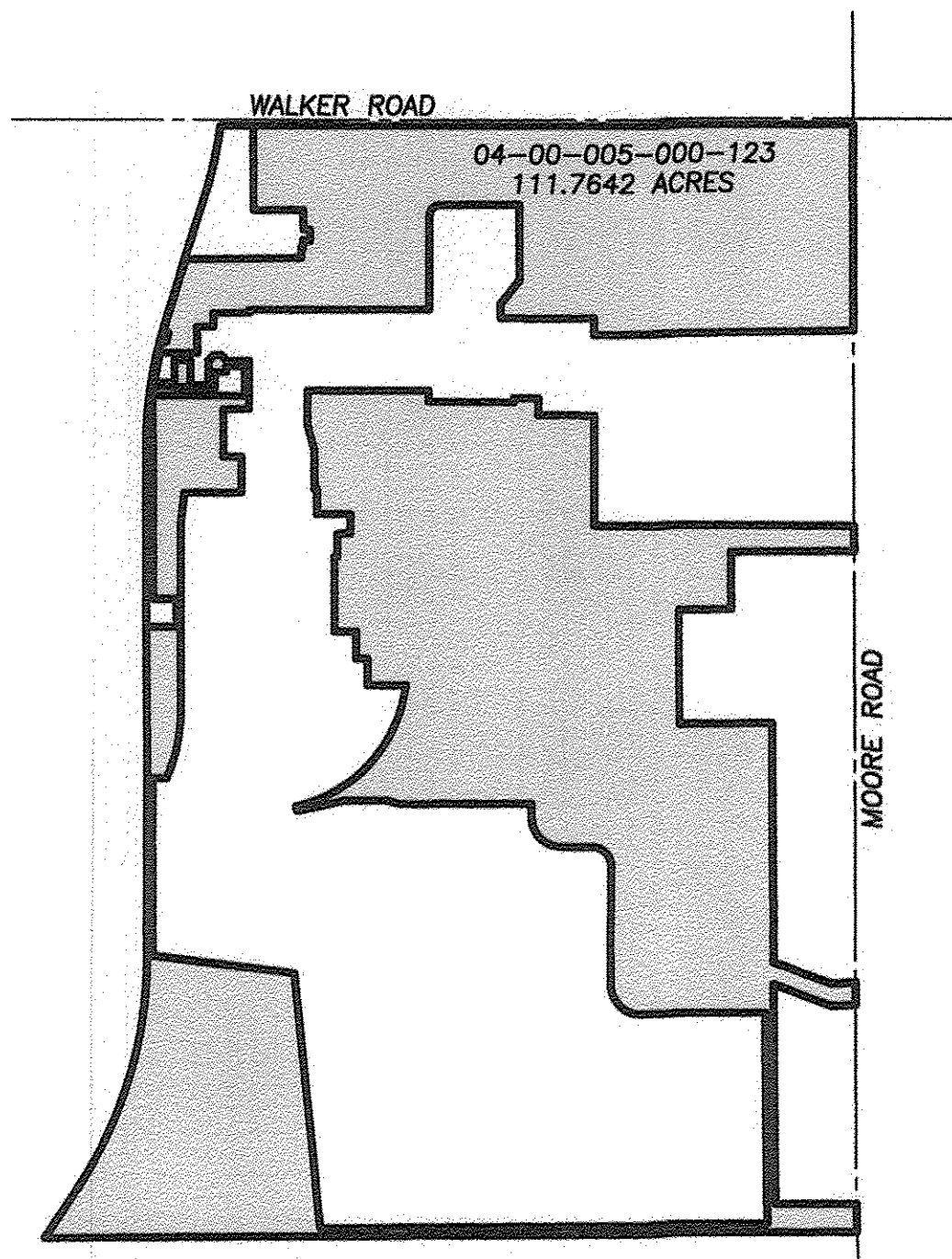


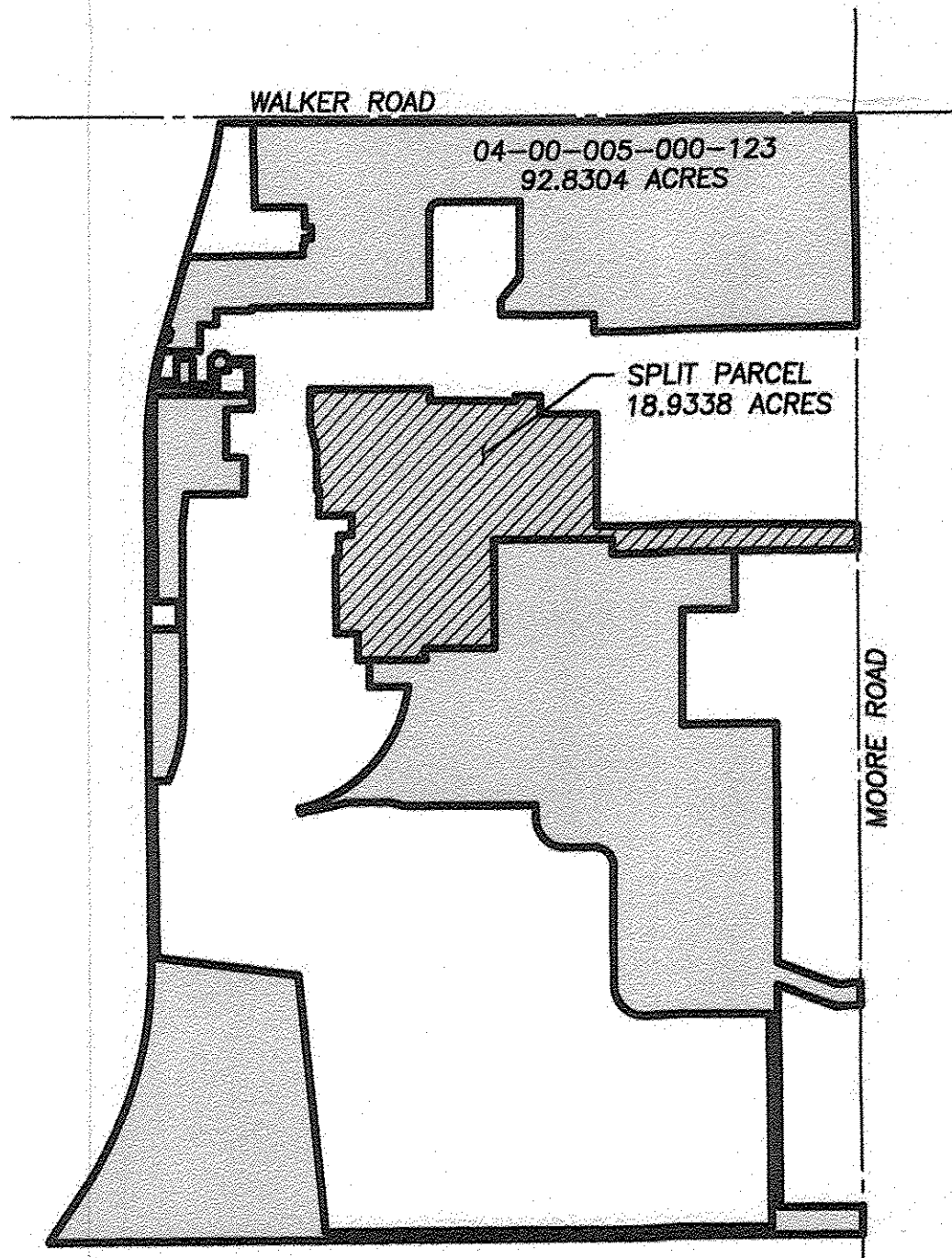
LOT SPLIT SURVEY MAP

for
POLYONE CORPORATION

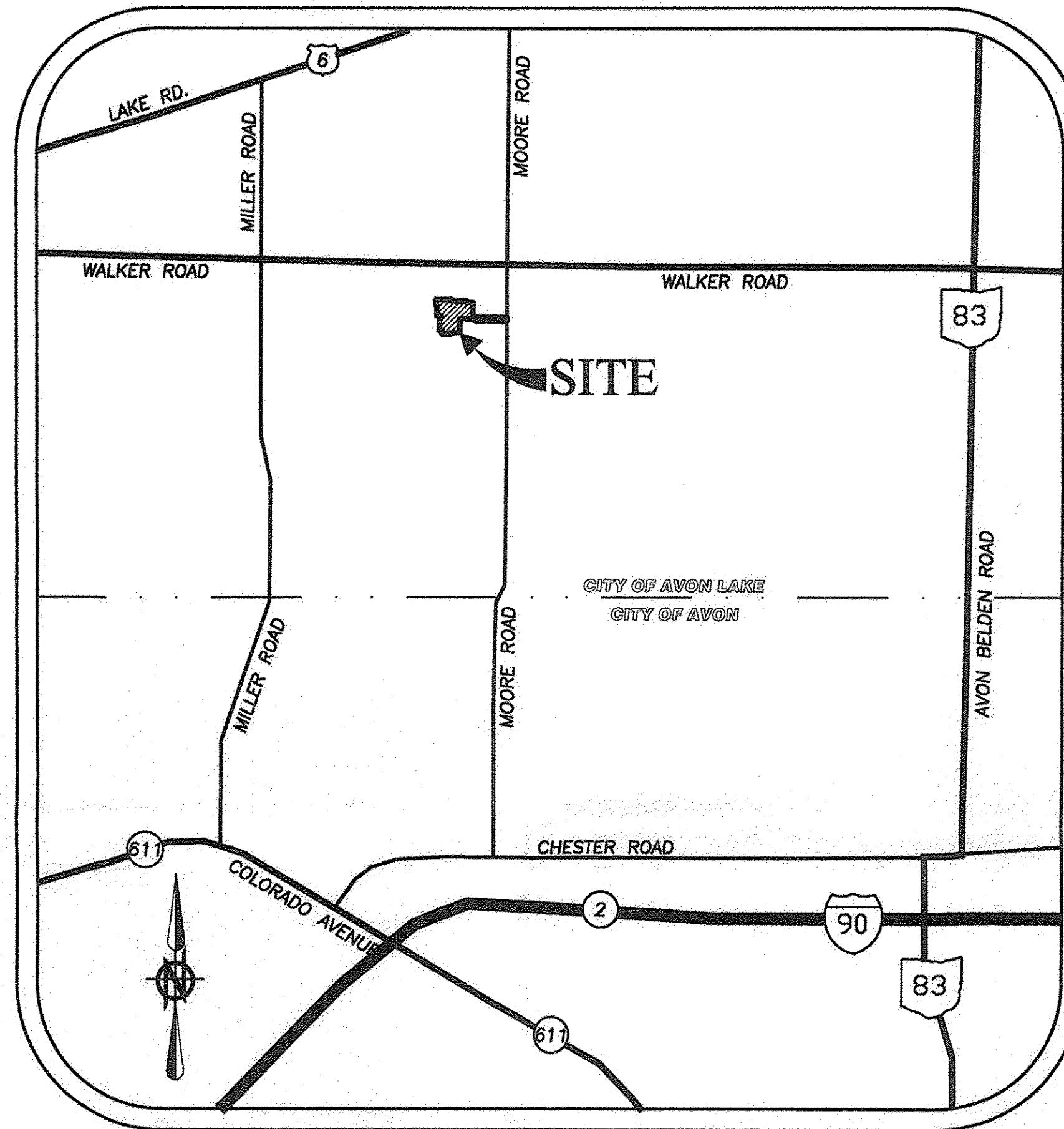
SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 5



PRE-SPLIT PARCEL SUMMARY
- NOT TO SCALE -



POST-SPLIT PARCEL SUMMARY
- NOT TO SCALE -



VICINITY MAP
- NOT TO SCALE -

APPROVED
LORAIN CO.
MAP DEPT.
DATE 9/19/19
BY T. Spina
01022

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE LOT-SPLIT SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO POLYONE CORPORATION AS RECORDED IN INSTRUMENT NUMBER 2013-0463427 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 111.7642 ACRES OF LAND, WITHIN ORIGINAL AVON TOWNSHIP SECTION NUMBER 5, 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 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 THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Amy M. Kelly
AMY M. KELLY, P.E.
REGISTERED OHIO SURVEYOR No. 8469
DATE 8/30/2019



TABLE OF OWNERS			
(A)	04-00-005-000-073 IMOD MANAGEMENT GROUP LLC INST. # 20040019010 1.07 ACRES (REC.)	(G)	04-00-005-000-042 SETH E. FERONTI INST. # 20180663905 1.15 ACRES (REC.)
(B)	04-00-005-000-074 IMOD MANAGEMENT GROUP LLC INST. # 20040019010 0.06 OF AN ACRE (REC.)	(H)	04-00-005-000-069 DORIN PROPERTIES LLC INST. # 20020848830 1.76 ACRES (REC.)
(C)	04-00-005-000-038 JAMES W. & DORTHY B. ALLEN, TRUSTEES O.R. VOLUME 1365, PAGE 352 1.7252 ACRES (REC.)	(I)	04-00-005-000-044 JERI ANN SCHNEIDER ROGER T. GOLBA INST. # 20060171408 1.00 ACRE (REC.)
(D)	04-00-005-000-039 TILLERY HOLDINGS LLC INST. # 20150545213 0.62 OF AN ACRE (REC.)	(J)	04-00-005-000-045 ALYWORKS LLC INST. # 20030949824 1.05 ACRES (REC.)
(E)	04-00-005-000-059 TILLERY HOLDINGS LLC INST. # 20150545213 1.91 ACRES (REC.)	(K)	04-00-005-000-051 ROBERT J. & ELAINE M. ROTZ, TRUSTEES INST. # 20080252524 0.63 OF AN ACRE (REC.)
(F)	04-00-005-000-060 FL&P AN OHIO CORPORATION INST. # 20080258209 0.85 OF AN ACRE (REC.)	(L)	04-00-005-000-046 BBK HOLDINGS LLC INST. # 20180657717 0.69 OF AN ACRE (REC.)

LEGEND OF SYMBOLS AND LINETYPES

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

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- LOT-SPLIT SURVEY BY BRAMHALL ENGINEERING & SURVEYING CO., INC. IN NOVEMBER OF 2004.
- ALTA/ACSM SURVEY PREPARED BY DAVID J. KUETH, PS 7911 FOR BOCK & CLARK CORPORATION IN MAY OF 2012.
- LOT-SPLIT SURVEY BY BRAMHALL ENGINEERING & SURVEYING CO. IN MAY OF 2013.

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF MOORE ROAD WHICH WAS ASSUMED TO BE SOUTH 00° 13' 59" EAST.

AS ORIGINALLY SURVEYED IN NOVEMBER OF 2004, UPDATED IN MAY OF 2013 AND JULY OF 2019.

REVISION	DATE	BY	DESCRIPTION
	08-30-2019	AMK	ISSUE TO CLIENT

DRAWN BY: RLK	BRAMHALL ENGINEERING AND SURVEYING CO., INC. 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX	SHEET 1 OF 3
CHECKED BY: AMK		JOB NO. 19-5154