

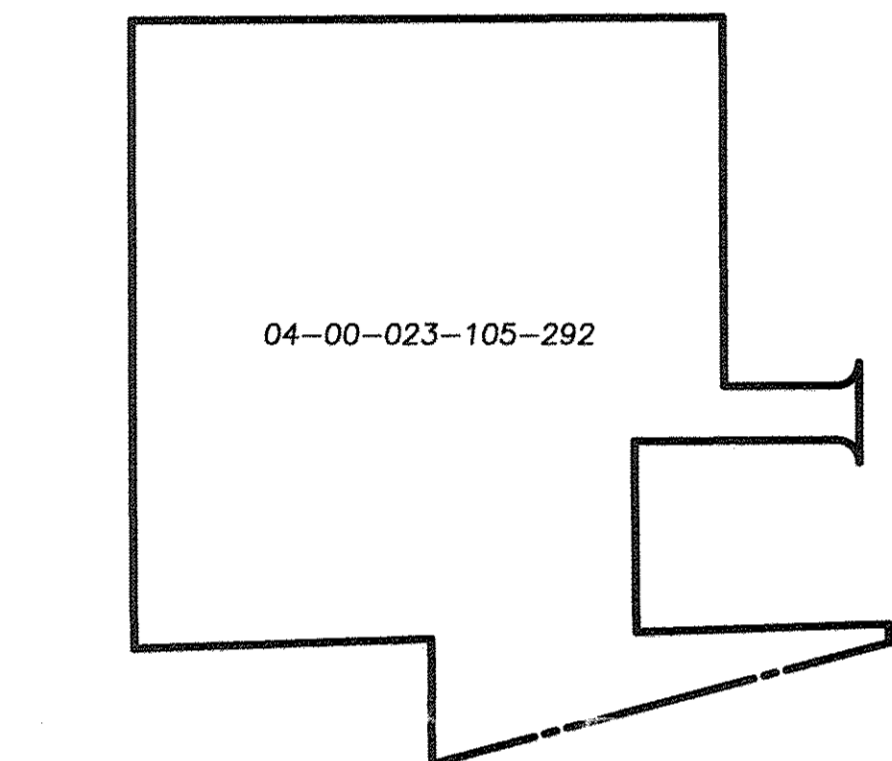
SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT SPLIT 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 DAVID LAWRENCE MAST AND BERNADETTE MIHALIC MAST, AS RECORDED IN INSTRUMENT NUMBER 2006-0178750 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 10.9725 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 23, BE THE SAME 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. ALL OF WHICH I CERTIFY TO BE CORRECT. 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.

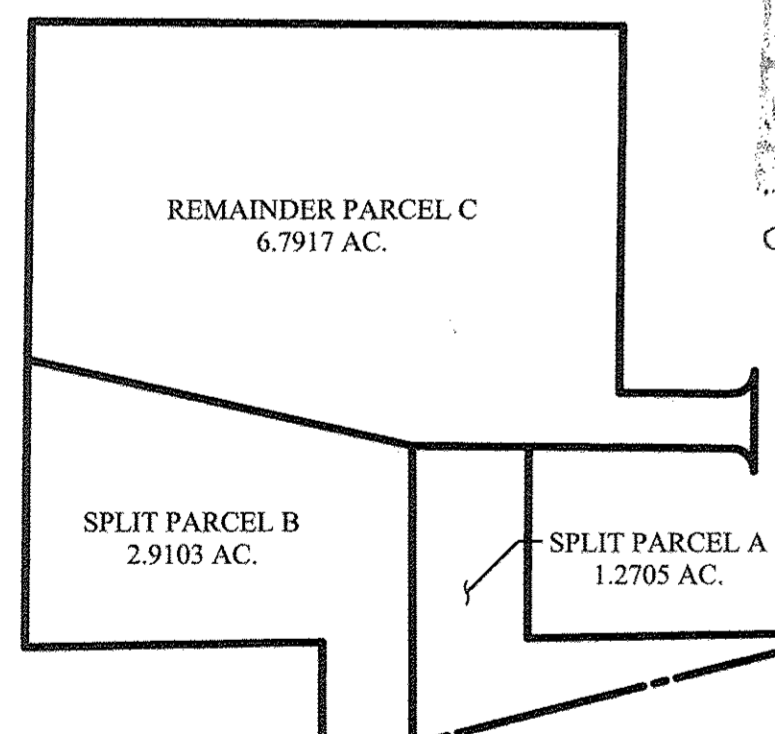
Amy M. Kelly
 AMY M. KELLY
 S-8469
 REGISTERED PROFESSIONAL SURVEYOR
 DATE 3/13/2020

LOT SPLIT SURVEY

FOR DAVID & BERNADETTE MAST
 BEING A LOT SPLIT OF PARCEL 04-00-023-105-292, AS RECORDED IN INSTRUMENT #2006-0178750 OF THE LORAIN COUNTY DEED RECORDS
 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



PRE-SPLIT SUMMARY
NTS



POST SPLIT SUMMARY
NTS

APPROVED
 LORAIN CO. MAP DEPT
 DATE 5-14-20
 PAGE 4-00-023
 BY R. MAINES
 #20-04121

04-00-023-105-292
 -298
 -299

- LEGEND**
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
 - ⊙ 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
 - M.N.F. MAGNETIC NAIL FOUND
 - IRON PIN/PIPE FOUND AS INDICATED
 - (R) (REC.) RECORD INFORMATION
 - (M) (MEAS.) MEASURED INFORMATION
 - (C) (CALC.) CALCULATED INFORMATION
 - (U) (USED) USED INFORMATION
 - (CALC.REC.) CALCULATED FROM RECORD INFORMATION
 - (N.) NORTH (E.) EAST
 - (S.) SOUTH (W.) WEST
 - C CENTERLINE
 - R/W RIGHT-OF-WAY LINE
 - P/P/L PROPERTY LINE

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- NAGLE ROAD HEIGHTS SUBDIVISION PLAT, P.V. 24, P.6 OF THE LORAIN COUNTY PLAT RECORDS.

APPROVED / REJECTED
 BY THE CITY ENGINEER OF AVON, OHIO
 RYAN E. CUMMINS, P.E., CPESC

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	S 00°19'57" E	110.00' (R&U)
L-2	S 00°19'57" E	80.07' (R&U)

BASIS OF BEARINGS:
 A PORTION OF THE CENTERLINE OF SCHWARTZ ROAD (WEST) WHICH WAS ASSUMED TO BE NORTH 75° 04' 34" EAST.

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN APRIL 2019.

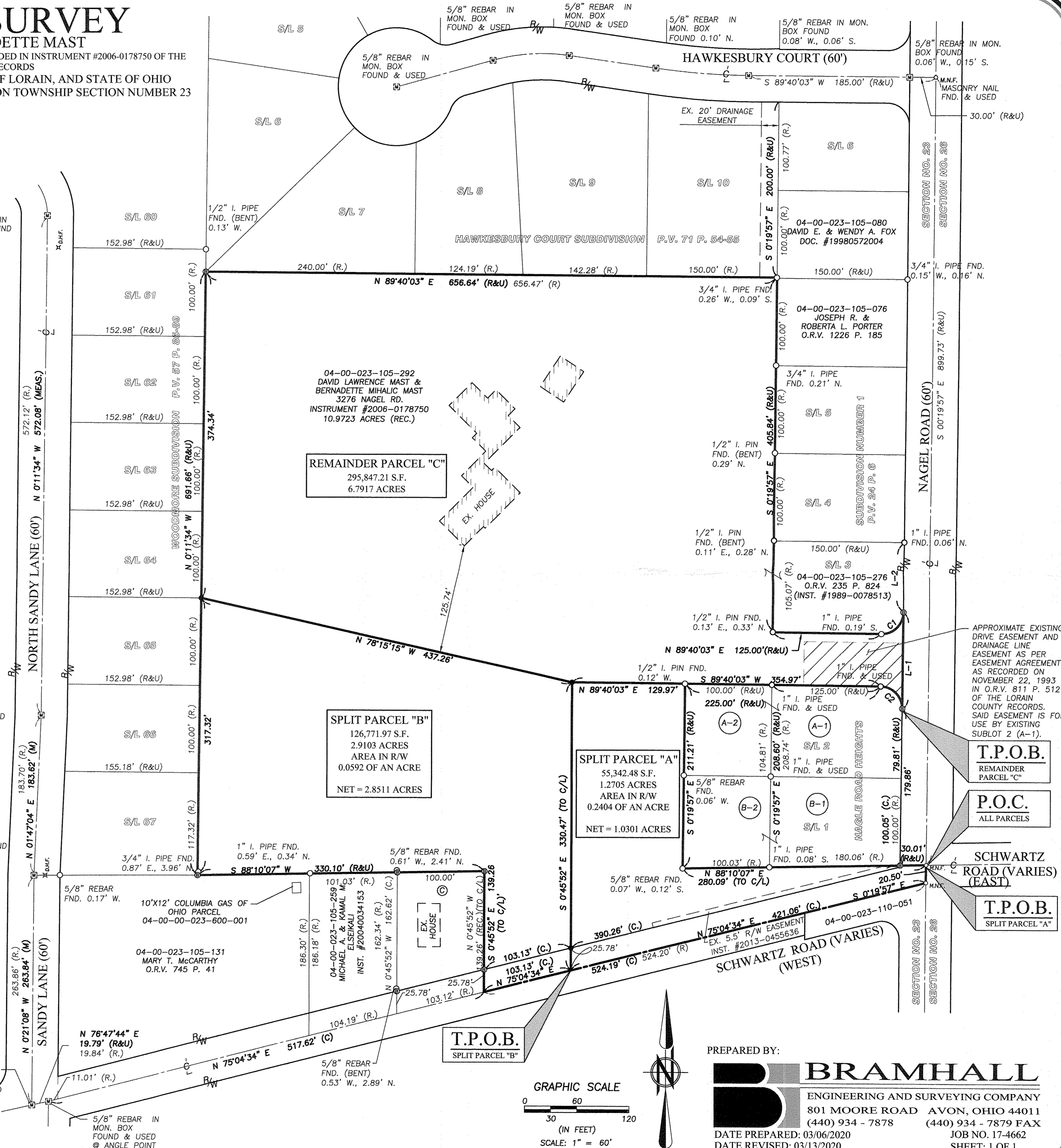
TABLE OF OWNERSHIP

(A-1)	04-00-023-105-089 JOSEPH M. & LORI F. MEMENTOWSKI INST. #2019-0706943
(A-2)	04-00-023-105-289 JOSEPH M. & LORI F. MEMENTOWSKI INST. #2019-0706943
(B-1)	04-00-023-105-090 JOANN ABERCROMBIE INST. #2004-0013658
(B-2)	04-00-023-105-288 JOANN ABERCROMBIE INST. #2004-0033889
(C)	04-00-023-105-290 LEONSA FARRAY INST. #2010-0334417

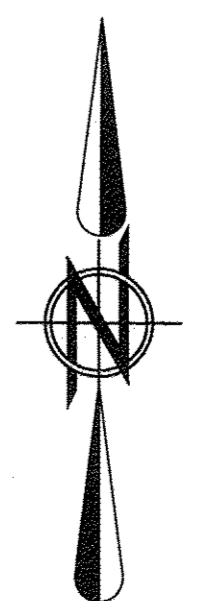
APPROVED PLANNING COMMISSION
 DATE 5/8/20
 AVON, OHIO

CHAIRPERSON
 SECRETARY

- (C1) R=25.00'
A=39.27'
DELTA=90°00'00"
T=25.00'
C=35.36'
N 44°40'03" E
- (C2) R=25.00'
A=39.27'
DELTA=90°00'00"
T=25.00'
C=35.36'
N 45°19'57" W



GRAPHIC SCALE
 0 30 60 120
 (IN FEET)
 SCALE: 1" = 60'



PREPARED BY:
BRAMHALL
 ENGINEERING AND SURVEYING COMPANY
 801 MOORE ROAD AVON, OHIO 44011
 (440) 934 - 7878 (440) 934 - 7879 FAX
 DATE PREPARED: 03/06/2020 JOB NO. 17-4662
 DATE REVISED: 03/13/2020 SHEET: 1 OF 1

APPROXIMATE EXISTING DRIVE EASEMENT AND DRAINAGE LINE EASEMENT AGREEMENT AS RECORDED ON NOVEMBER 22, 1993 IN O.R.V. 811 P. 512 OF THE LORAIN COUNTY RECORDS. SAID EASEMENT IS FOR USE BY EXISTING SUBLT 2 (A-1).

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

P.O.C.
ALL PARCELS

SCHWARTZ ROAD (VARIES) (EAST)

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