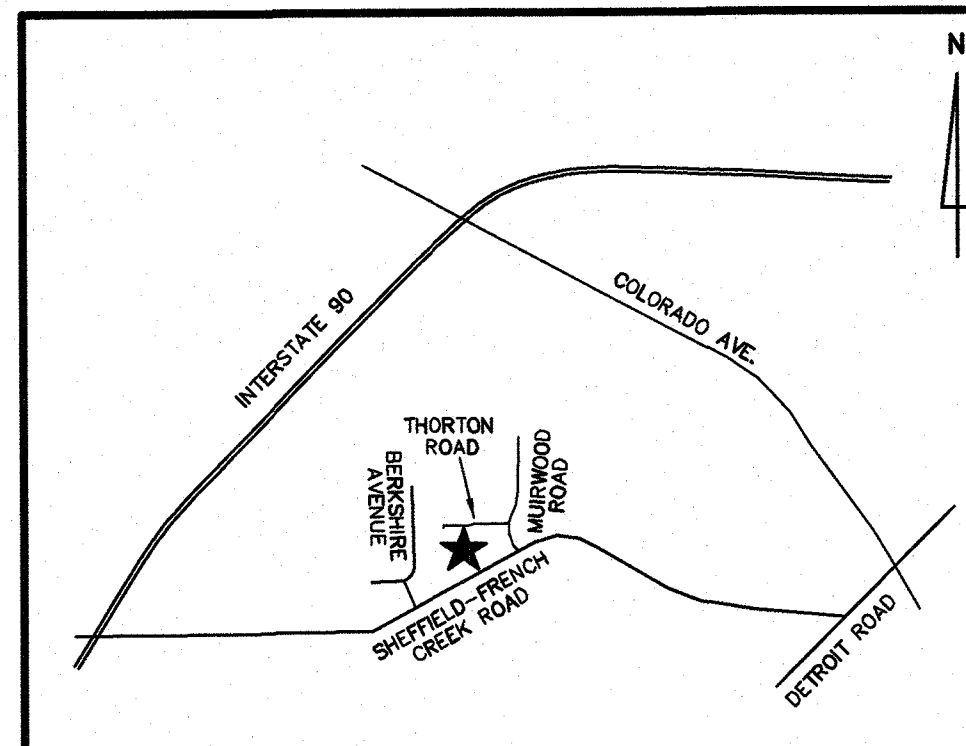
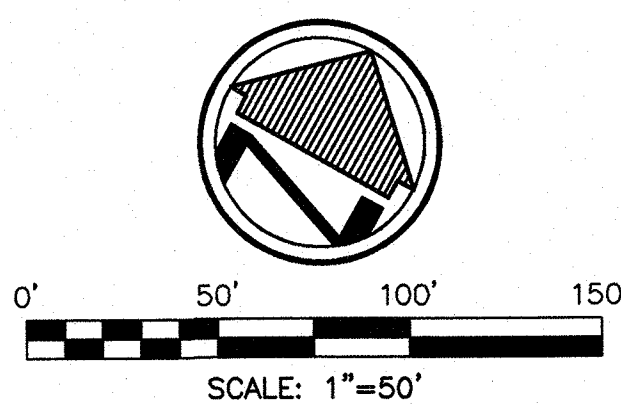


STATE OF OHIO, COUNTY OF LORAIN, CITY OF AVON,
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 3.



VICINITY MAP N.T.S.



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS S 60°59'49" W AS THE CENTERLINE OF SHEFFIELD-FRENCH CREEK ROAD AND IS THE SAME BEARING FOUND IN INSTRUMENT #2016-0598589 OF LORAIN COUNTY RECORDER'S RECORDS.

SPLIT PARCELS AREAS

PARCEL 1A	PARCEL 1B	PARCEL 1C
4,033 SQ. FT. 0.093 ACRES	4,000 SQ. FT. 0.092 ACRES	4,000 SQ. FT. 0.092 ACRES

COMBINED PARCELS AREAS

PARCEL A	PARCEL B	PARCEL C
8,100 SQ. FT. 0.186 ACRES	8,001 SQ. FT. 0.184 ACRES	8,001 SQ. FT. 0.184 ACRES

OWNERS

(A)	(B)	(C)
BRIAN M. SALEM & JACLYN F. SALEM INSTR. #2016-0598587 08/26/2016 PN: 04-00-003-101-579	KATYA MELOTT & ANDREW MELOTT INSTR. #2016-0598588 08/26/2016 PN: 04-00-003-101-581	BRIAN J. SAMMON & ANDREA SAMMON INSTR. #2016-0598586 08/26/2016 PN: 04-00-003-101-577

REFERENCES

LORAIN COUNTY AUDITOR/GIS
LORAIN COUNTY DEEDS REFERENCED HEREON.
PLATS: STONEBRIDGE CREEK SUBDIVISION
PLAT VOL. 80, PAGE 2
STONEBRIDGE ESTATES SUBDIVISION
PLAT VOL. 99, PAGE 76

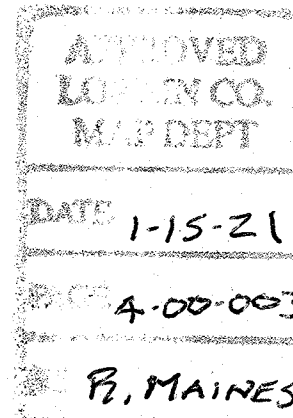
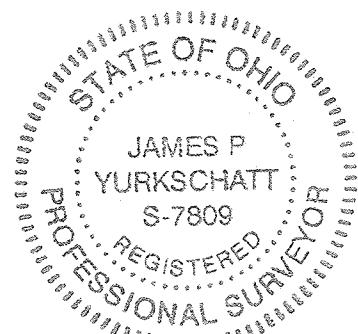
SURVEYS: KLEINOEDER-SCHMIDT - MAY, 1976
HAPONEK - JANUARY, 2005
HAYWOOD - NOVEMBER, 2004
ROOT - JUNE, 2005
HAPONEK - JULY, 2007
REITZ ENGINEERING - SEPTEMBER, 2009
REITZ ENGINEERING - JULY, 2012
CAMPBELL & ASSOCIATES - JULY, 2016

LEGEND

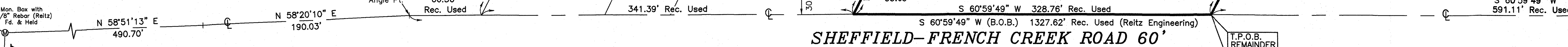
- P.O.B. - PLACE OF BEGINNING
- T.P.O.B. - TRUE PLACE OF BEGINNING
- B.O.B. - BASIS OF BEARINGS
- REC. - RECORD
- CALC. - CALCULATED
- ⊙ - MONUMENT BOX
- - 5/8" REBAR (CAP ID. "C&A") FOUND AND HELD UNLESS OTHERWISE INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET
- ▲ - MAG NAIL FOUND AND HELD
- △ - MAG NAIL SET
- R/W - RIGHT-OF-WAY
- ⊔ - CENTERLINE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

James P. Yurkschatt
JAMES P. YURKSCHATT
REG. NO. 7809
CAMPBELL & ASSOCIATES, INC.
DATE 11/18/2020



04-00-003-101-588 thru -596



REMAINDER PARCEL
119,609 SQ. FT.
2.746 ACRES
(0.227 AC. IN R/W)

NOTE: PARCELS A, B & C ARE NOT TO BE USED AS SEPARATE BUILDING SITES OR TRANSFERRED AS INDEPENDENT PARCELS IN THE FUTURE WITHOUT CITY OF AVON PLANNING COMMISSION APPROVAL.

NOTE: PARCELS A, B & C SHALL REMAIN WITH ADJACENT PARCELS/SUBLOTS ON ALL FUTURE TRANSFERS.

NOTE: THE SPLIT AND CONSOLIDATION PARCELS SHOWN HEREON HAVE NO IMPACT ON THE DRIVEWAY OR SEPTIC SYSTEM LOCATED ON THE REMAINDER PARCEL.

CURVE DATA (PLAT RECORD OBS. & USED)

(A)	(B)	(C)	(D)	(E)	(F)
L=104.66' R=530.00' Δ=11°18'50" Ch=104.49' CB=N 86°59'25" W T=52.50'	L=100.95' R=530.00' Δ=10°54'48" Ch=100.80' CB=S 81°53'46" W T=50.63'	L=49.24' R=530.00' Δ=05°19'24" Ch=49.22' CB=S 73°46'41" W T=24.64'	L=53.41' R=170.00' Δ=18°00'00" Ch=53.19' CB=S 80°07'00" W T=26.93'	L=262.24' R=500.00' Δ=30°03'00" Ch=259.24' CB=S 86°08'30" W T=134.21'	L=62.83' R=200.00' Δ=18°00'00" Ch=62.57' CB=S 80°07'00" W T=31.68'

LOT SPLIT & CONSOLIDATION PLAT

CACHAT PROPERTY
38700 SHEFFIELD-FRENCH CREEK RD.
AVON, OHIO

	CAMPBELL & ASSOCIATES, INC. Surveying (330) 945-4117 www.campbellsurvey.com	Date: NOV. 18, 2020
	CHAIRPERSON	By: JPY
	SECRETARY	Scale: 1"=50'
		Job: 20200210
3485 Fortuna Drive, Suite 100 Akron, Ohio 44312		Sheet 1 of 1