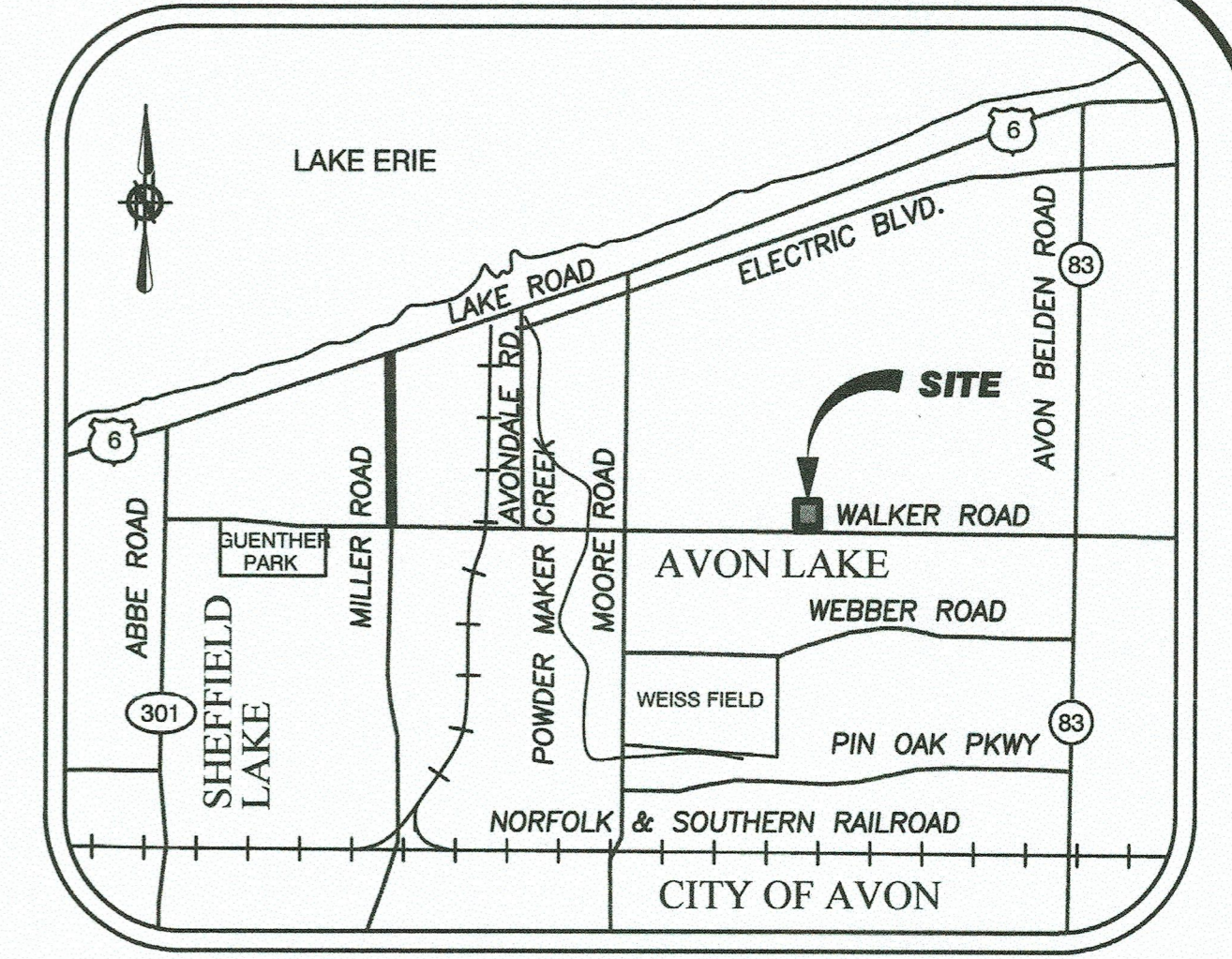
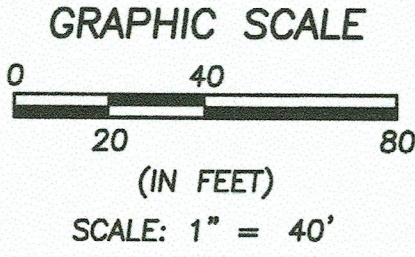
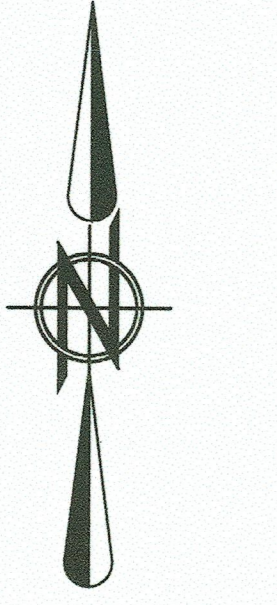


LOT CONSOLIDATION AND SPLIT SURVEY

SITUATED IN CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 7



VICINITY MAP
NOT TO SCALE



BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF WALKER ROAD WHICH WAS ASSUMED TO BE SOUTH 89°50'12" EAST.

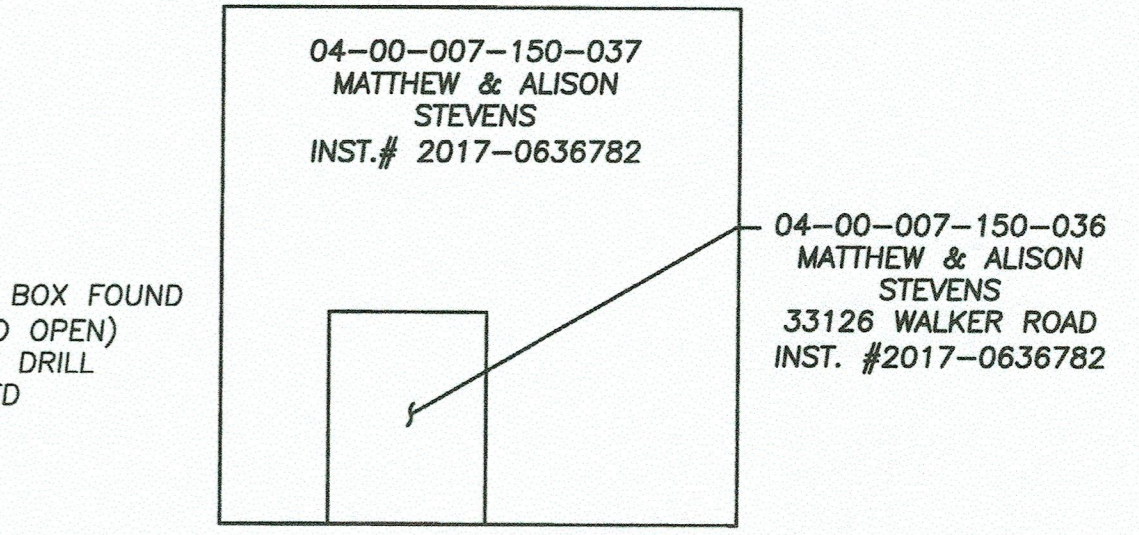
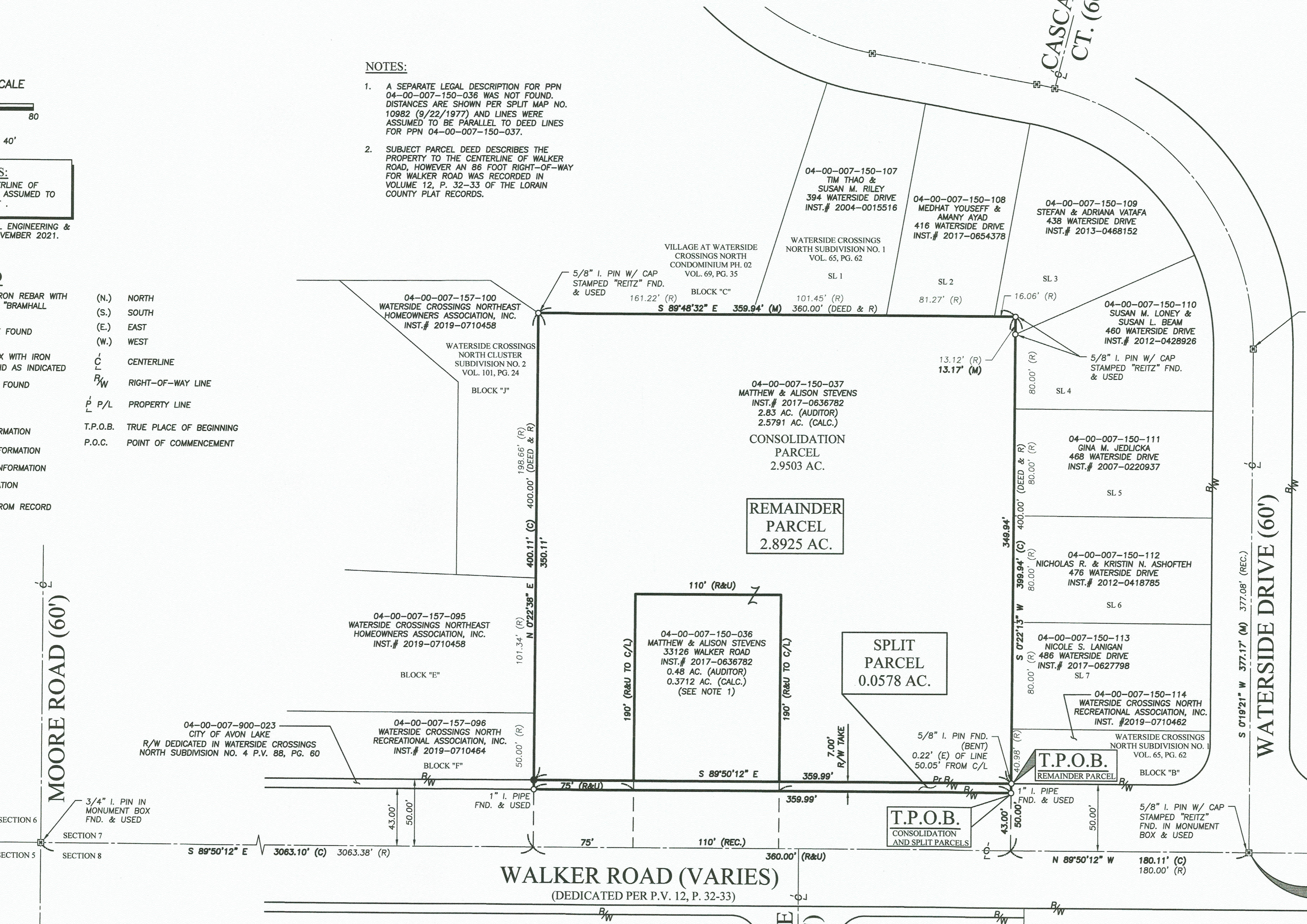
AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN NOVEMBER 2021.

LEGEND

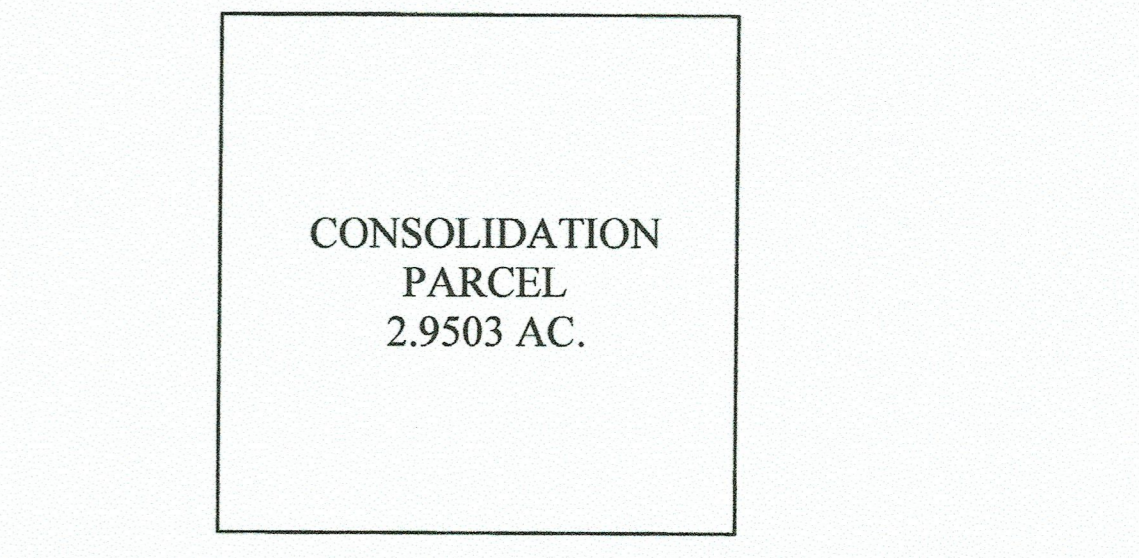
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- IRON PIN/PIPE FOUND AS INDICATED
- ⊕ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- M.F. MASONRY NAIL FOUND AS INDICATED
- STONE FOUND AS INDICATED
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (CALC.REC.) CALCULATED FROM RECORD INFORMATION
- (N.) NORTH
- (S.) SOUTH
- (E.) EAST
- (W.) WEST
- C CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE
- T.P.O.B. TRUE PLACE OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

NOTES:

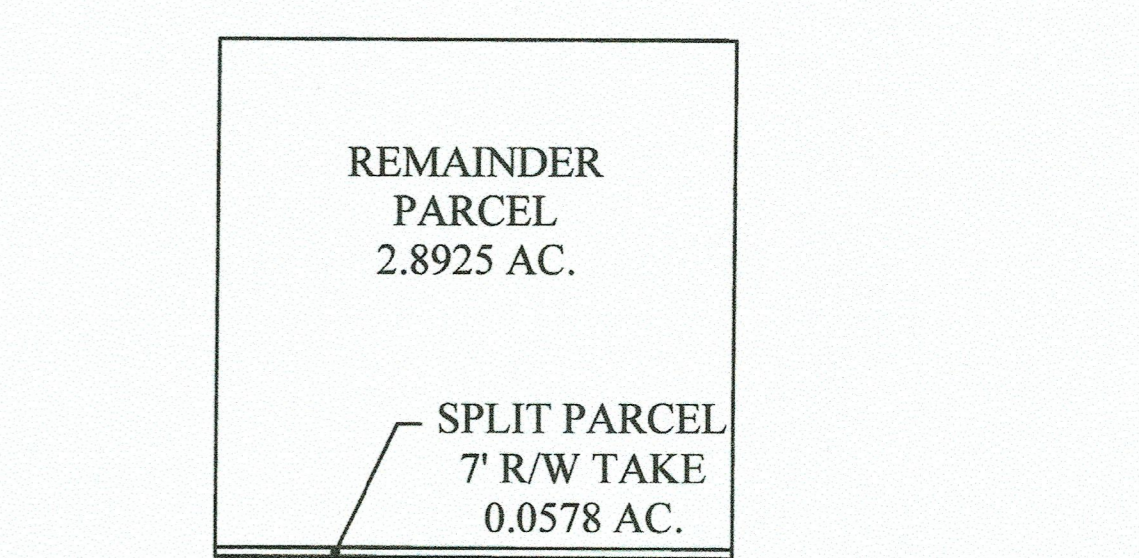
- A SEPARATE LEGAL DESCRIPTION FOR PPN 04-00-007-150-036 WAS NOT FOUND. DISTANCES ARE SHOWN PER SPLIT MAP NO. 10982 (9/22/1977) AND LINES WERE ASSUMED TO BE PARALLEL TO DEED LINES FOR PPN 04-00-007-150-037.
- SUBJECT PARCEL DEED DESCRIBES THE PROPERTY TO THE CENTERLINE OF WALKER ROAD, HOWEVER AN 86 FOOT RIGHT-OF-WAY FOR WALKER ROAD WAS RECORDED IN VOLUME 12, P. 32-33 OF THE LORAIN COUNTY PLAT RECORDS.



PRE CONSOLIDATION AND SPLIT SUMMARY
NOT TO SCALE



CONSOLIDATION PARCEL
2.9503 AC.



POST CONSOLIDATION SUMMARY
NOT TO SCALE

SURVEYOR'S CERTIFICATE:
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

STATE OF OHIO
AMY M. KELLY
S-8469
REGISTERED PROFESSIONAL SURVEYOR
12/2022
DATE

- REFERENCES**
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - WATERSIDE CROSSINGS NORTH SUBDIVISION NO. 4 P.V. 88, PG. 60
 - BOUNDARY SURVEY FOR 33382 WALKER ROAD PREPARED BY MCSTEEN & ASSOCIATES, INC., ROBERT A. DORNER P.S. NO. 6943 WITH DRAWING ISSUE DATE NOVEMBER 29, 2005.
 - WATERSIDE CROSSINGS NORTH CLUSTER SUBDIVISION NO. 2 P.V. 101, PG. 24
 - VILLAGE AT WATERSIDE CROSSINGS NORTH CONDOMINIUM PH. 2 P.V. 89, PG. 35
 - WATERSIDE CROSSINGS NORTH SUBDIVISION NO. 1 P.V. 65, PG. 62
 - DEDICATION PLAT OF WALKER ROAD DATED AUG. 23, 1926, P.V. 12, PGS. 32-33 (ESTABLISHED 86' R/W)
 - SPLIT MAP (SPLIT NO. 10982) APPROVED BY LORAIN COUNTY MAP DEPT. 9-22-1977

INTENT OF LOT SPLIT
0.0578 AC. SPLIT (FROM CONSOLIDATION PARCEL TO BE DEEDED TO CITY OF AVON LAKE FOR R/W)
2.8925 AC. REMAINDER (FROM CONSOLIDATION PARCEL)

50.777
APPROVED
LORAIN CO.
MAP DEPT
DATE: 5/19/22
PAGE: 04-00-007-6
BY: J. Carden
28-04091

DRAWN BY:
JRN
CHECKED BY:
AMK

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

SHEET
1 of 1
JOB NO.
06-2246-136

J:\062246 AVON LAKE\06-2246-136 Walker Road\Drawings\06-2246-136 33 28 WALKER MASTER.dwg, Plotted: Jan 12, 2022 - 10:35am