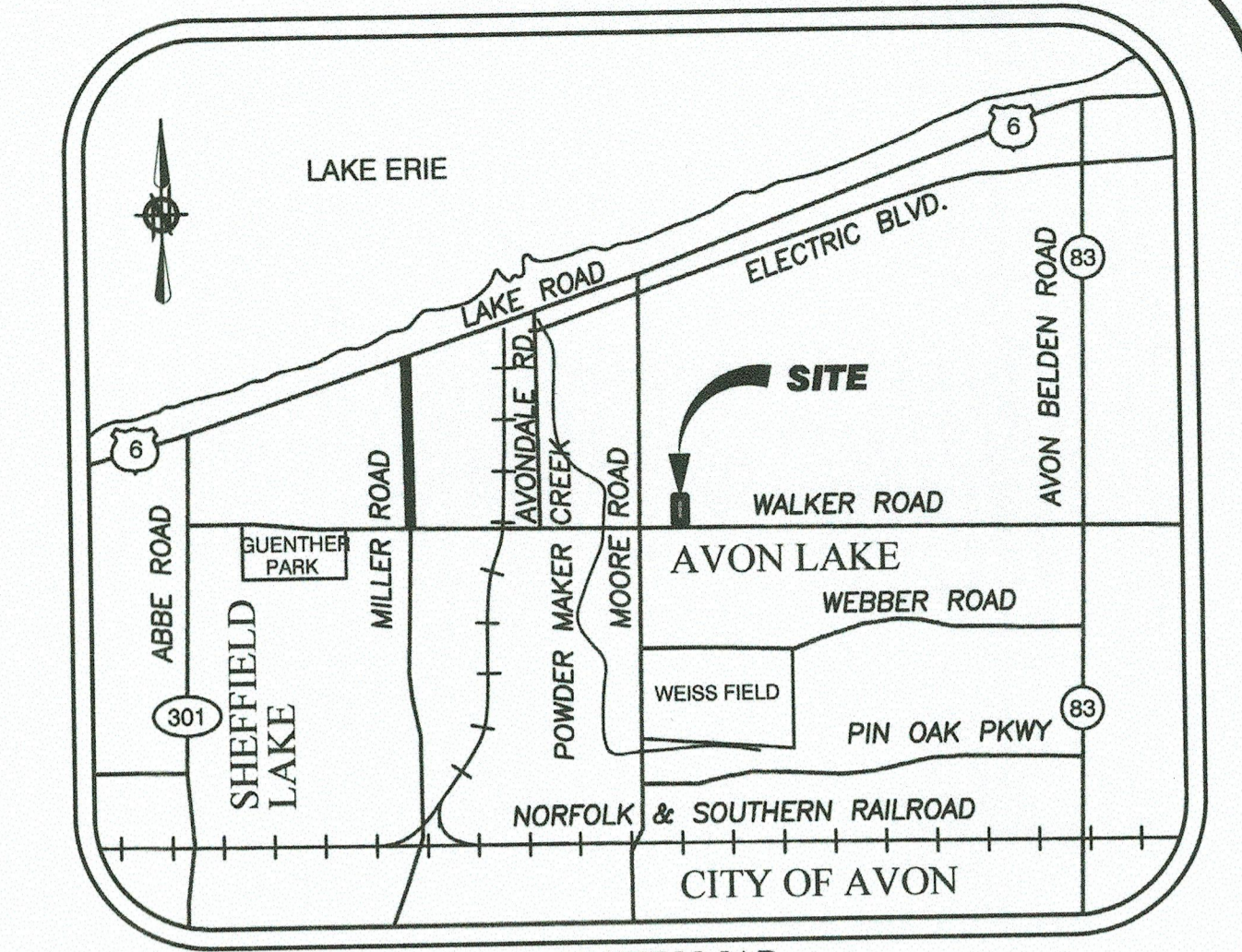


LOT SPLIT SURVEY

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

INTENT OF LOT SPLIT
0.0193 AC. SPLIT (FROM -006 TO BE DEEDED TO CITY OF AVON LAKE FOR R/W)
0.9831 AC. REMAINDER (FROM -006)

- 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 PS NO. 6943 WITH DRAWING ISSUE DATE NOVEMBER 29, 2005.
 - WATERSIDE CROSSINGS NORTH CLUSTER SUBDIVISION NO. 1, P.V. 92, PG. 40
 - DEDICATION PLAT OF WALKER ROAD DATED AUG. 23, 1926, P.V. 12, PGS. 32-33 (ESTABLISHED 86' R/W)

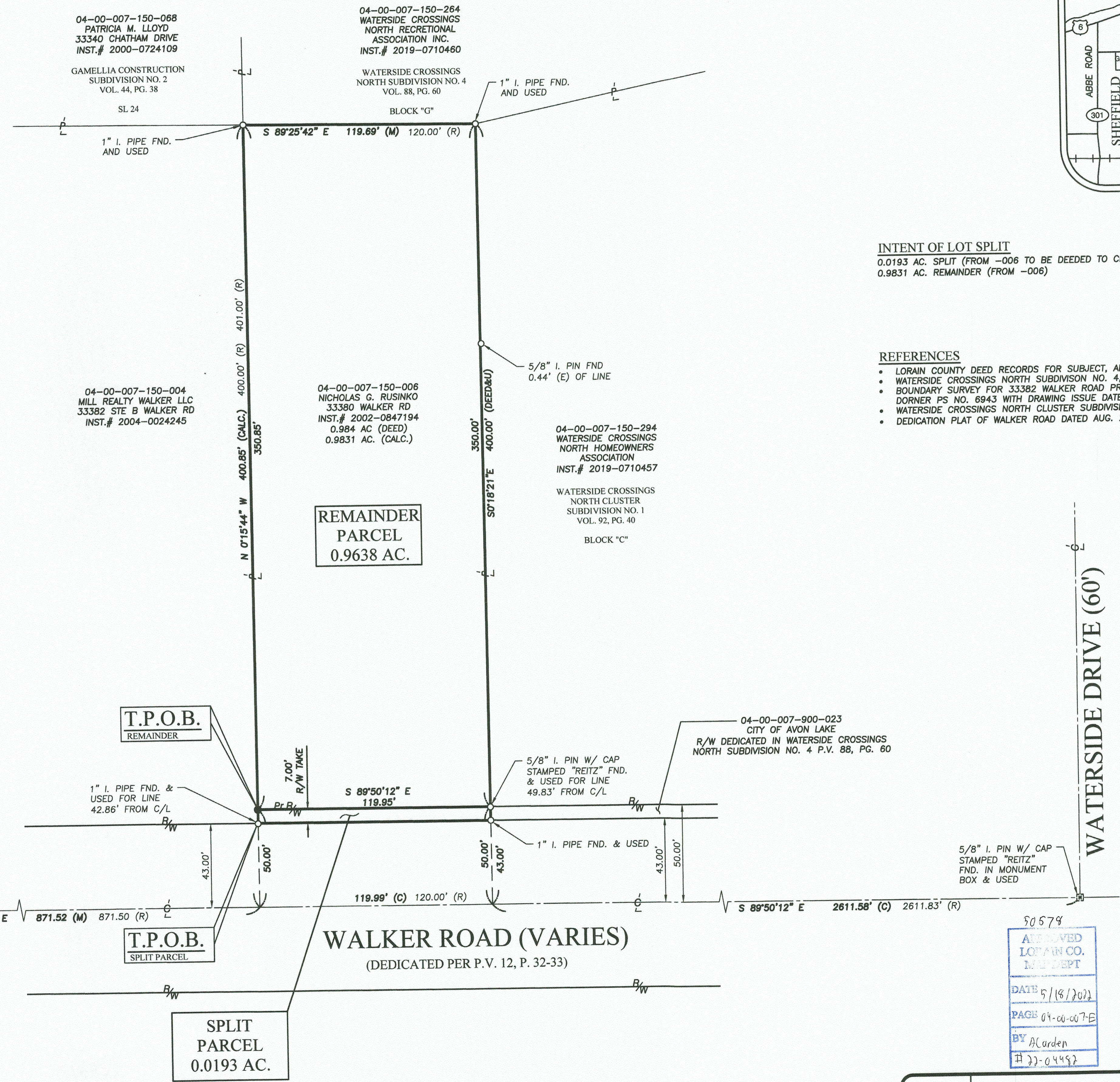
NOTE:
1. SUBJECT PARCEL DEED DESCRIBES THE PROPERTY TO THE CENTERLINE OF WALKER ROAD, HOWEVER AN 86 FOOT RIGHT-OF-WAY FOR WALKER ROAD WAS RECORDED IN VOLUME 12, P. 32-33 OF THE LORAIN COUNTY PLAT RECORDS.



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 (N.) NORTH
 - IRON PIN/PIPE FOUND AS INDICATED (S.) SOUTH
 - MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED (E.) EAST
 - MASONRY NAIL FOUND AS INDICATED (W.) WEST
 - (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/L 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



P.O.C. ALL PARCELS

T.P.O.B. REMAINDER

T.P.O.B. SPLIT PARCEL

SPLIT PARCEL 0.0193 AC.

REMAINDER PARCEL 0.9638 AC.

50679
APPROVED
LORAIN CO. RECD
DATE 5/16/2022
PAGE 01-00-07-E
BY B. GARDEN
H 22-04492

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
DATE 5/12/2022

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:\002246 AVON LAKE\06-2246-136 Walker Road Split\DRAWINGS\06-2246-136 33380 WALKER MASTER.dwg, Plotted: Jan 12, 2022 - 10:40am