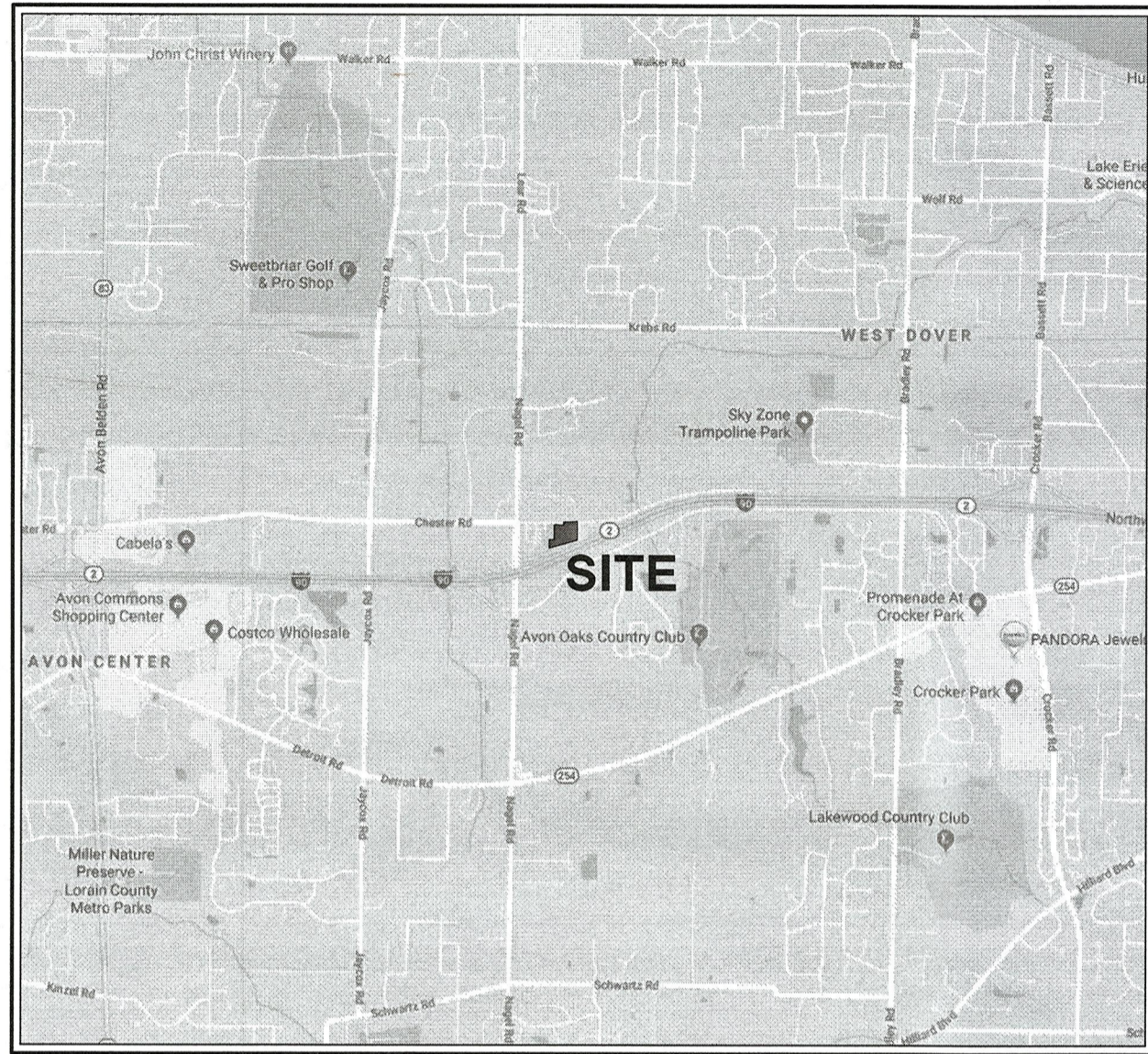


Lot Split Survey

of land owned by
TBK Property Company LLC
City of Avon, Ohio

Situated in the City of Avon, County of Lorain and State of Ohio
and known as being part of Original Avon Township Section 28



LOCATION MAP

LATITUDE: 41°28'01.1"
LONGITUDE: 81°59'06.0"

LEGEND

DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	✕
MONUMENT BOX	□ M.B.	✕
IRON PIN	○ I.P.F.	●
IRON PIPE	⊙ I.P.F.	●
LIMITED ACCESS R/W	--- Ex LA --- Ex LA ---	
CENTERLINE	---	
PROPERTY LINE	---	
RIGHT-OF-WAY LINE	--- Ex R/W ---	
EASEMENT LINE	---	
ORIGINAL PROP. LINE	---	
ORIGINAL LOT LINE	---	

BASIS OF BEARINGS:

Based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Calculated at Ground. The centerline bearing of Just Imagine Drive was calculated to be North 84°46'15" East between monuments found

REFERENCES:

Deed & Plat documents as referenced by survey.

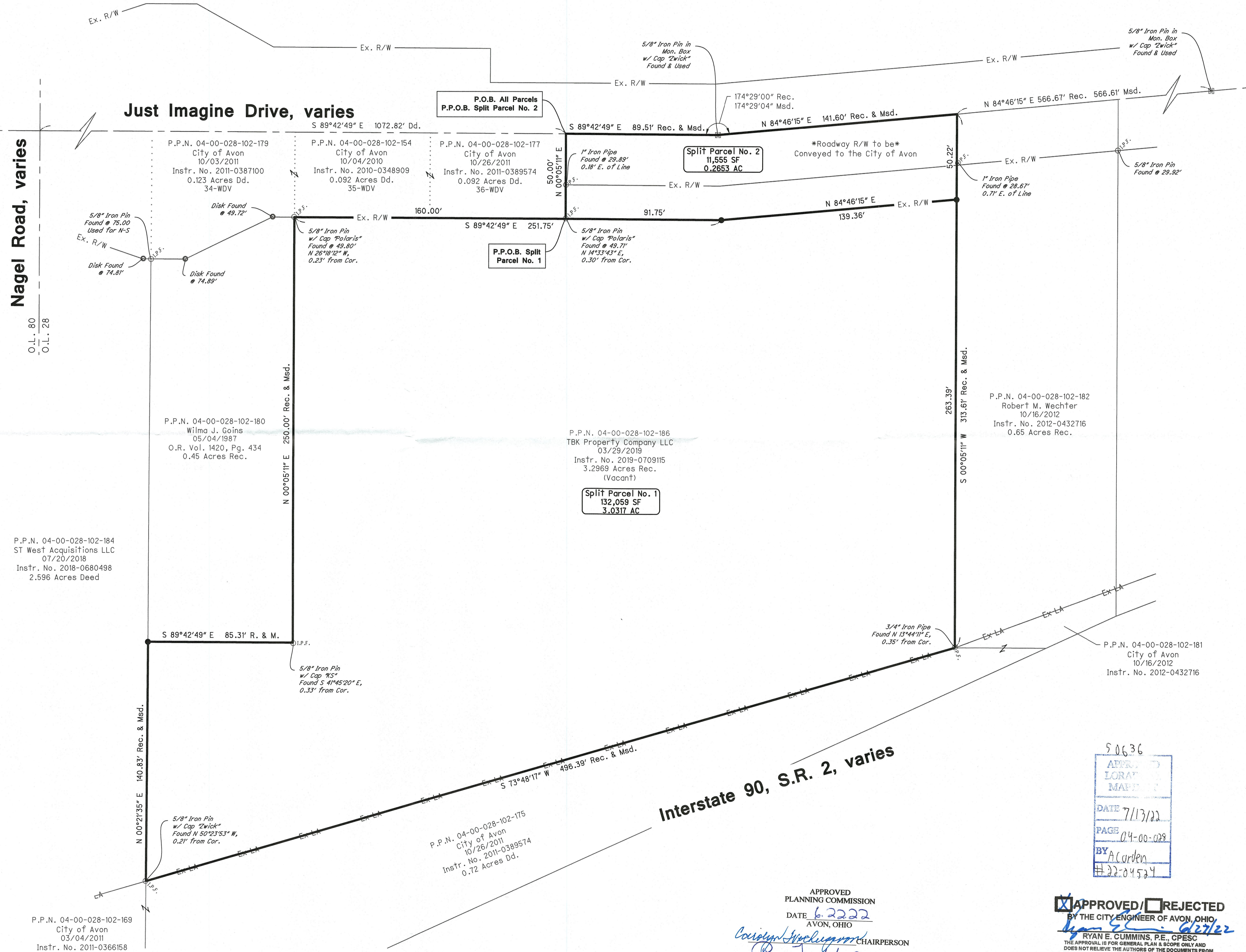
"Boundary Survey and Consolidation Plat" by Michael P. Spelling, P.S. 8169, on file in the Lorain County Engineer's Records.

"LOR-90-22.26" by Wesley Reed Weir, P.E. 69991, on file in ODOT District 3 Records.

SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set as shown.

Guy P. Haney P.S. No. S-7631 Date 4/21/22



50636
APPROVED
LORAIN COUNTY
MAPS
DATE 7/17/22
PAGE 04-00-028
BY A. Carden
#22-04524

APPROVED
PLANNING COMMISSION
DATE 6-22-22
AVON, OHIO
CHAIRPERSON
SECRETARY

APPROVED / REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
RYAN E. CUMMINS, P.E., CPESC
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS