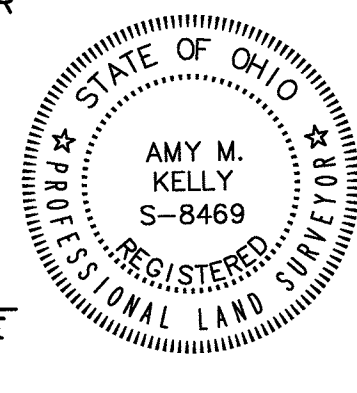


CHAIRPERSON  
SECRETARY

**SURVEYOR'S CERTIFICATE:**

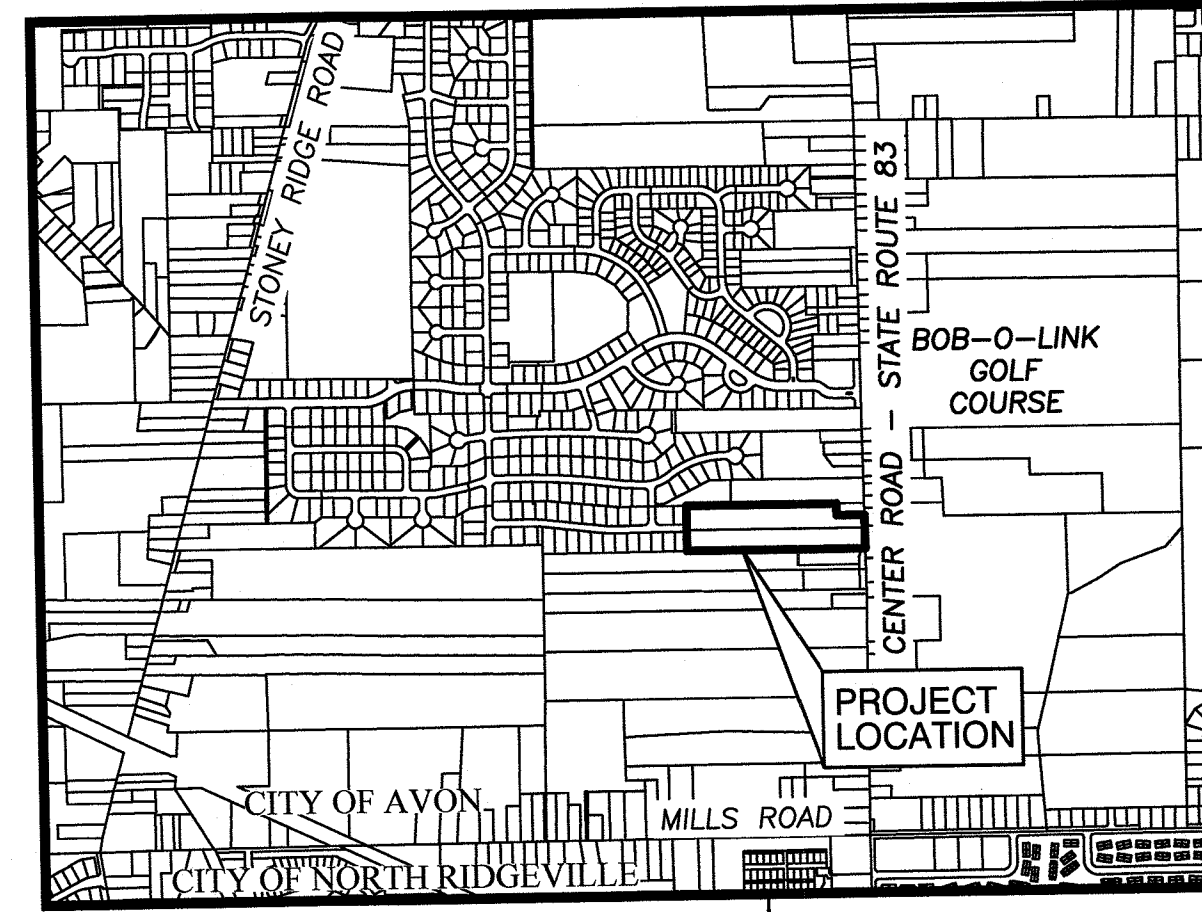
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

*Amy M. Kelly* 5/2/2023  
AMY M. KELLY, R.S.  
REGISTERED OHIO SURVEYOR No. 8469



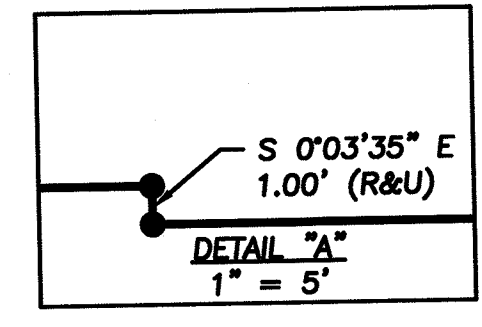
# LOT SPLIT & CONSOLIDATION SURVEY

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 13

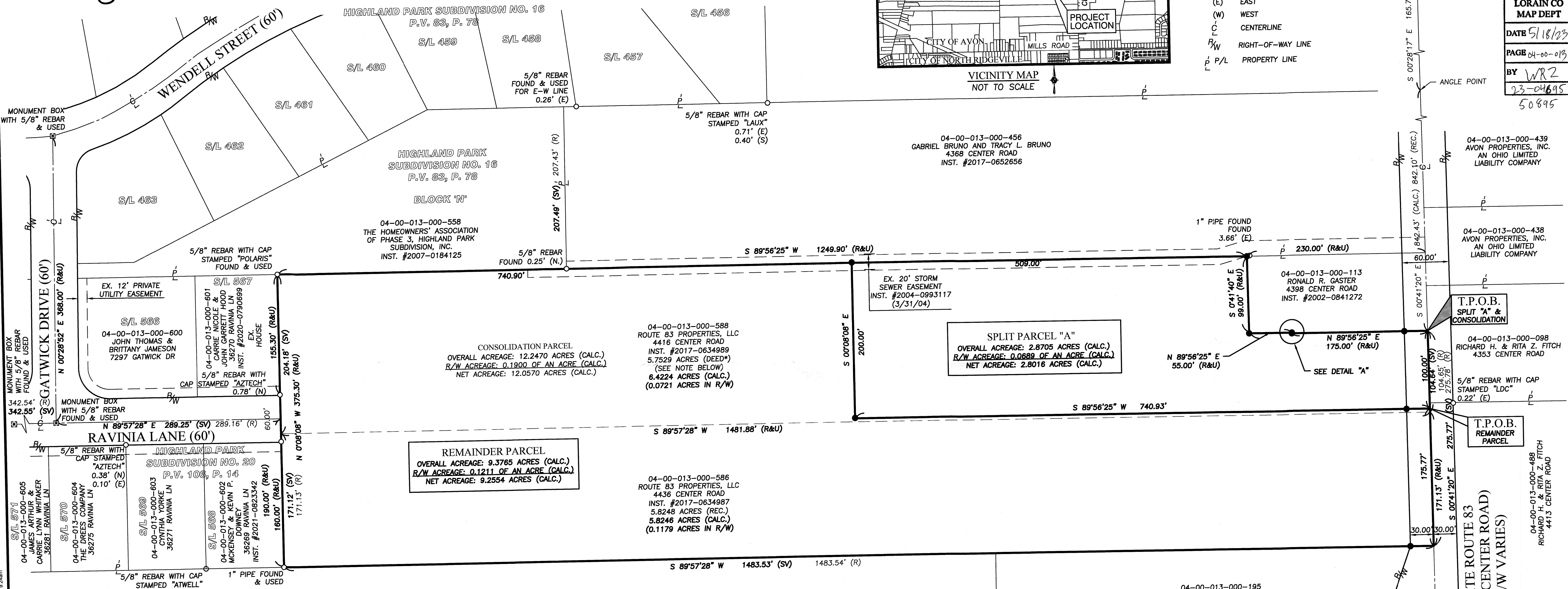


**LEGEND**

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- IRON PIN/PIPE FOUND (AS INDICATED)
- ▣ MONUMENT BOX FOUND
- (R) (REC.) RECORD INFORMATION
- (SV) SURVEYED INFORMATION
- (U) (USED) USED INFORMATION
- P.K.S. P.K. NAIL SET
- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST
- C CENTERLINE
- B/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE



APPROVED  
LORAIN CO  
MAP DEPT  
DATE 5/18/23  
PAGE 04-00-019  
BY WRZ  
23-04695  
50895



**REMAINDER PARCEL**  
OVERALL ACREAGE: 9.3765 ACRES (CALC.)  
R/W ACREAGE: 0.1211 OF AN ACRE (CALC.)  
NET ACREAGE: 9.2554 ACRES (CALC.)

**SPLIT PARCEL "A"**  
OVERALL ACREAGE: 2.8705 ACRES (CALC.)  
R/W ACREAGE: 0.0689 OF AN ACRE (CALC.)  
NET ACREAGE: 2.8016 ACRES (CALC.)

**CONSOLIDATION PARCEL**  
OVERALL ACREAGE: 12.2470 ACRES (CALC.)  
R/W ACREAGE: 0.1900 OF AN ACRE (CALC.)  
NET ACREAGE: 12.0570 ACRES (CALC.)

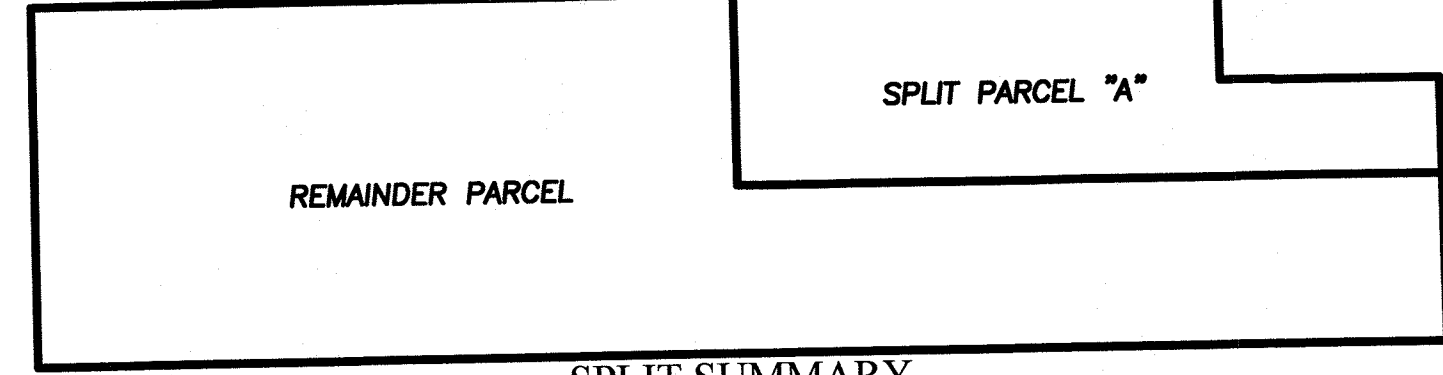
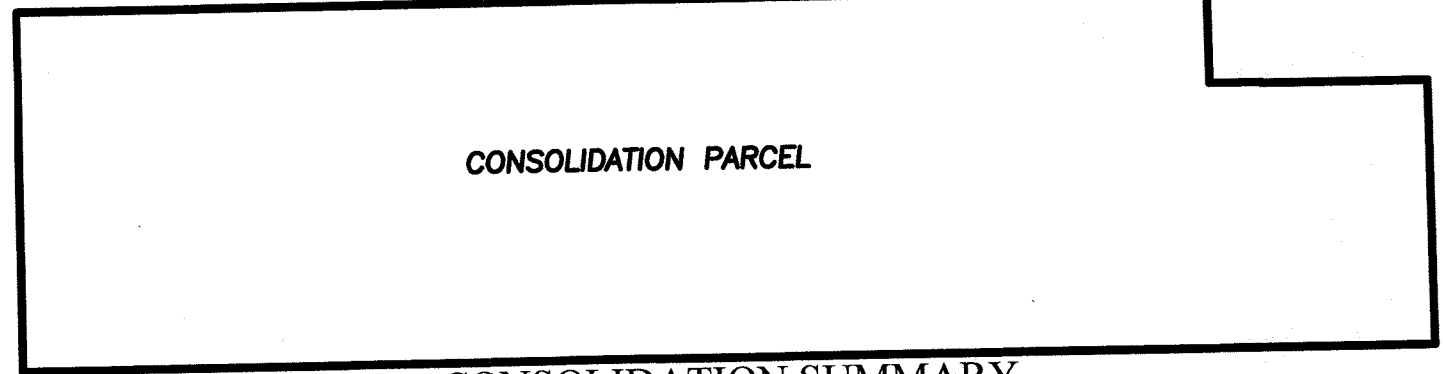
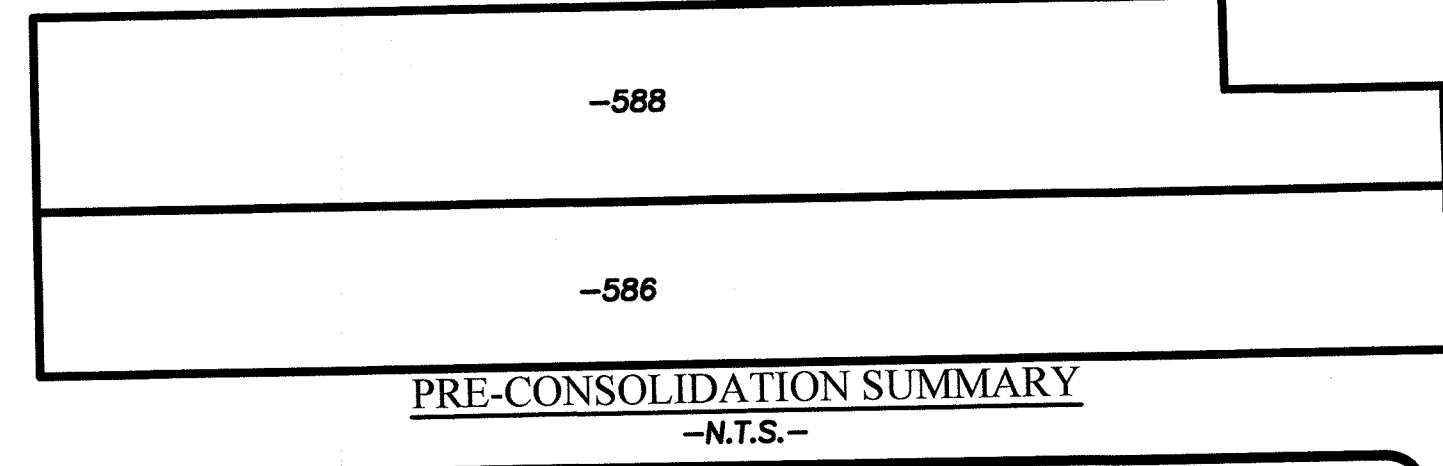
04-00-013-000-588  
ROUTE 83 PROPERTIES, LLC  
4418 CENTER ROAD  
INST. #2017-0634989  
5.7529 ACRES (DEED\*)  
(SEE NOTE BELOW)  
6.4224 ACRES (CALC.)  
(0.0721 ACRES IN R/W)

04-00-013-000-586  
ROUTE 83 PROPERTIES, LLC  
4436 CENTER ROAD  
INST. #2017-0634987  
5.8248 ACRES (REC.)  
5.8246 ACRES (CALC.)  
(0.1179 ACRES IN R/W)

04-00-013-000-194  
BARBARA J. DEMALINE, TRUSTEE  
INST. #2005-0108296

04-00-013-000-195  
BARBARA J. DEMALINE, TRUSTEE  
4466 CENTER ROAD  
INST. #2005-0108296

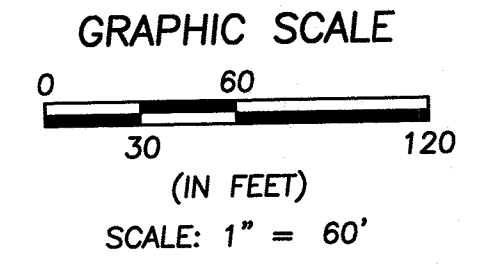
APPROVED  REJECTED  
BY THE CITY ENGINEER OF AVON, OHIO  
RYAN E. CUMMINS, P.E., CPESC  
THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS



CONSOLIDATION SUMMARY  
-N.T.S.-

SPLIT SUMMARY  
-N.T.S.-

**BASIS OF BEARINGS:**  
THE CENTERLINE OF GATWICK DRIVE WHICH WAS ASSUMED TO BE N 00°28'52" E PER HIGHLAND PARK SUBDIVISION NO. 20, P.V. 106, P. 14-17



\* RECORD AREA IN DEED APPEARS TO BE INCORRECT. CALCULATED 6.4224 ACRES FROM DEED.

| REVISION | DATE       | BY  | DESCRIPTION               |
|----------|------------|-----|---------------------------|
|          | 03-21-2023 | APA | ISSUE FOR REVIEW          |
|          | 04-28-2023 | APA | UPDATED PER CITY COMMENTS |

DRAWN BY: JLT  
CHECKED BY: AMK

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

J:\050587A\Stoney Acres Subdivision - Kevin Uhl\DRAWINGS\Lot Split Survey.dwg, Printed: May 02, 2023, 9:24am