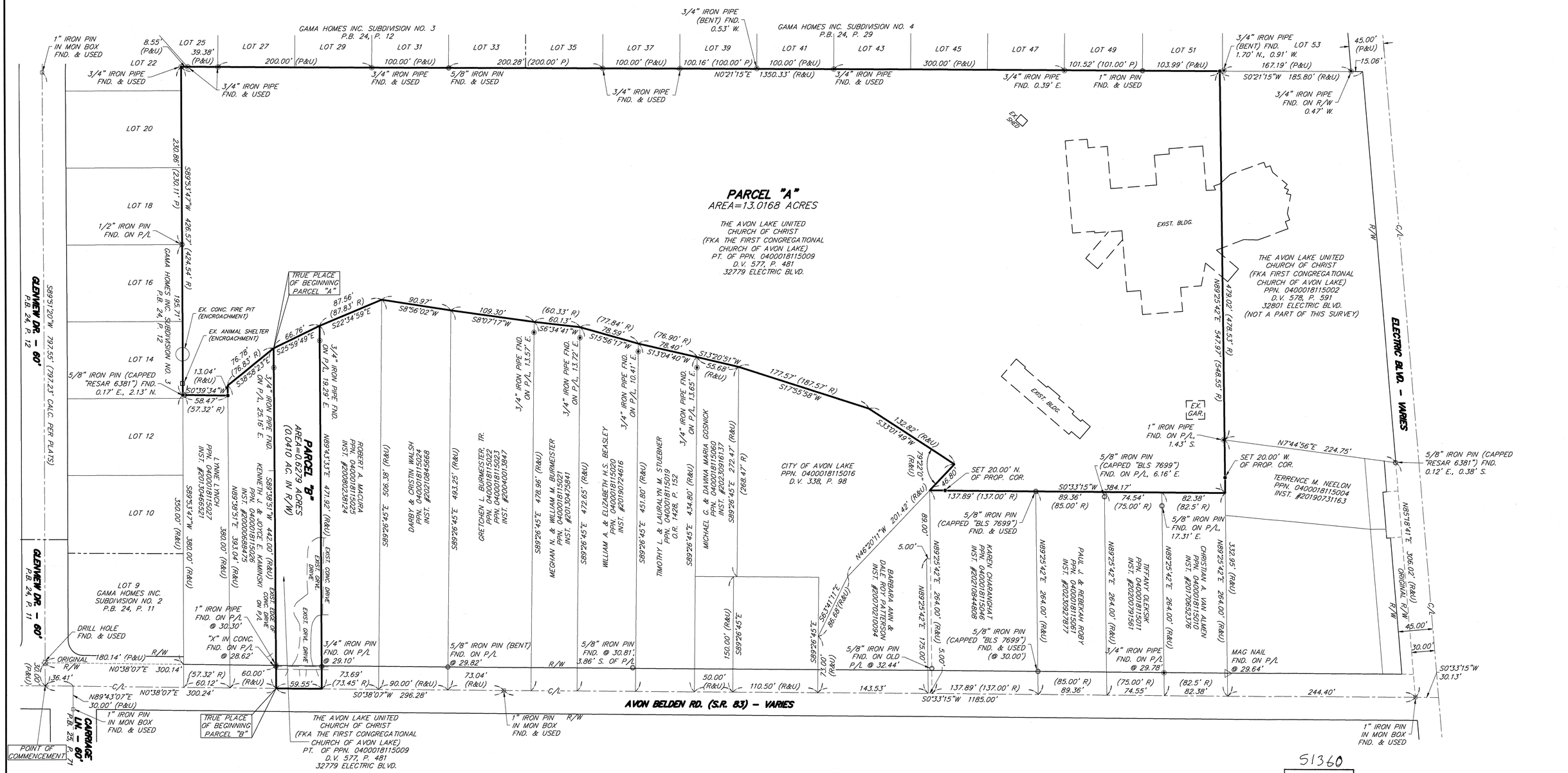
LOT SPLIT SURVEY

Situated in the City of Avon Lake,
County of Lorain, State of Ohio,
and known as being part of
Original Avon Section 18

Edward Eaborn
Code Administrator
Date 11/4/24

APPROVED
BY THE CITY ENGINEER, CITY OF AVON LAKE, OHIO
11/5/2024
BRAMHALL ENGRG. & SURV. CO.
THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE AUTHOR OF THESE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS.



SURVEY LEGEND

- ● – 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ⊡ – Monument Box Found & Described
- ○ – Iron Pin Found & Described
- ◉ – Iron Pipe Found & Described
- ☼ – Drill Hole Found & Described
- △ – Mag Nail Found & Described

Fnd. (F) – Found
Usd. (U) – Used
(P) – Plat
Rec. (R) – Record Deed
R/W – Right of Way
C/L – Centerline
P/L – Property Line

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

The "Basis of Bearings" for this survey is Grid North of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

51360
APPROVED
LORAIN CO
MAP DEPT
DATE 11/6/2025
PAGE 04-00-018
BY B.Beauchamp
24-0495

REFERENCES

LORAIN COUNTY RECORDER'S RECORDS

DEEDS & PLATS AS SHOWN & LISTED.

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

Louis J. Giffels — Date: 10/21/2024
Reg. Ohio Surveyor No. PS-#7790

STATE OF OHIO
LOUIS J. GIFFELS
S-7790
REGISTERED
PROFESSIONAL SURVEYOR

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com

SURVEY DATE: OCTOBER 2024
SHEET 1 OF 1
PROJ. No. 24-270 DRAWING NAME 24-270.dwg