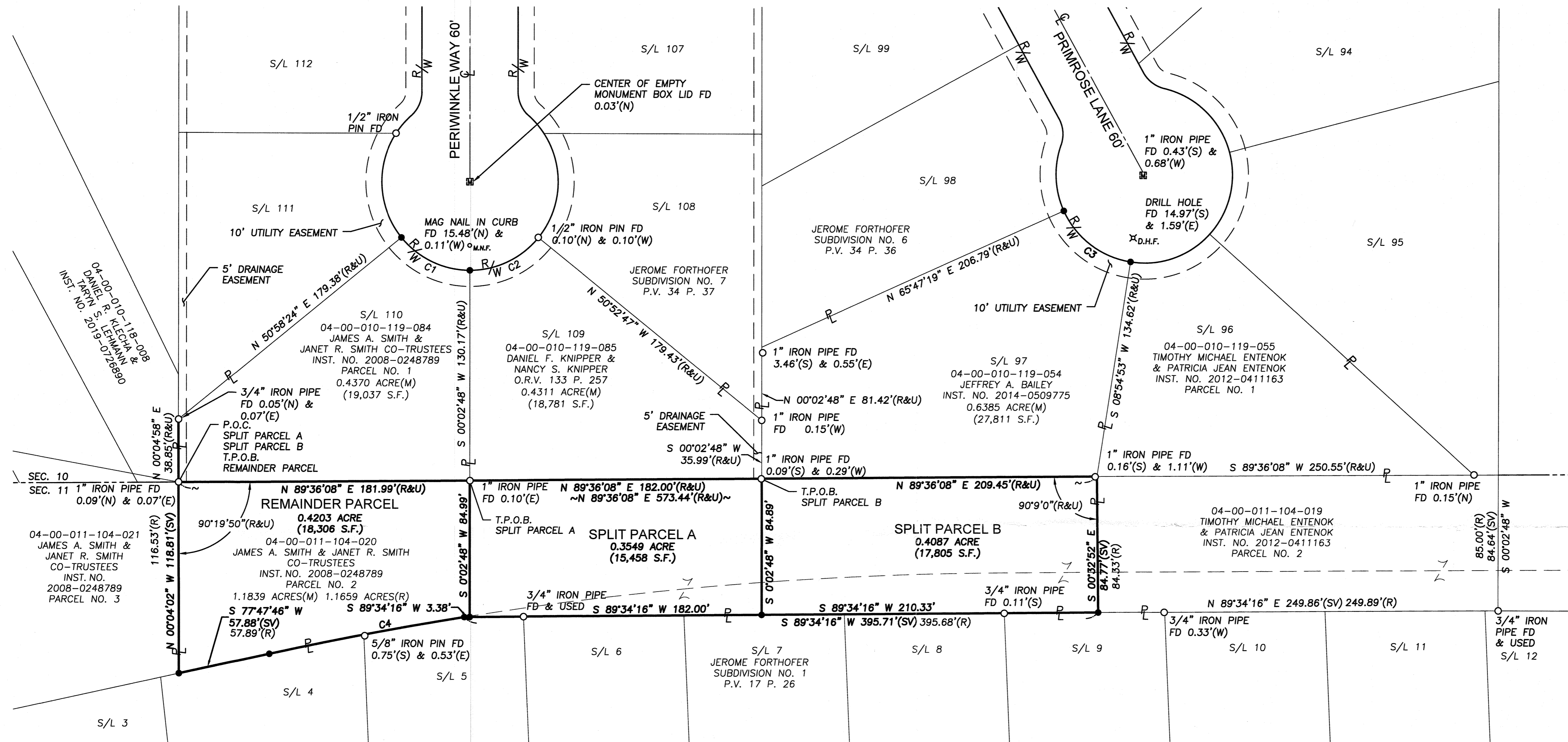


# LOT SPLIT PLAT

OF PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 11  
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO



- ### LEGEND
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET
  - IRON PIN/PIPE FOUND AS INDICATED
  - MONUMENT BOX FOUND AS INDICATED
  - ORIGINAL SECTION LINE
  - - - EASEMENT LINE
  - CENTERLINE
  - P PROPERTY LINE
  - R/W RIGHT OF WAY
  - C CENTERLINE
  - FD FOUND
  - INST. INSTRUMENT
  - (M) MEASURED INFORMATION
  - NO. NUMBER
  - POC POINT OF COMMENCEMENT
  - P.V. PLAT VOLUME
  - (R) RECORD
  - SEC. SECTION
  - (SV) SURVEYED INFORMATION
  - TPOB TRUE PLACE OF BEGINNING
  - (U) USED INFORMATION
  - (N) NORTH
  - (S) SOUTH
  - (E) EAST
  - (W) WEST

APPROVED  
LORAIN CO  
MAP DEPT

DATE 1/17/25

PAGE 04-00-011

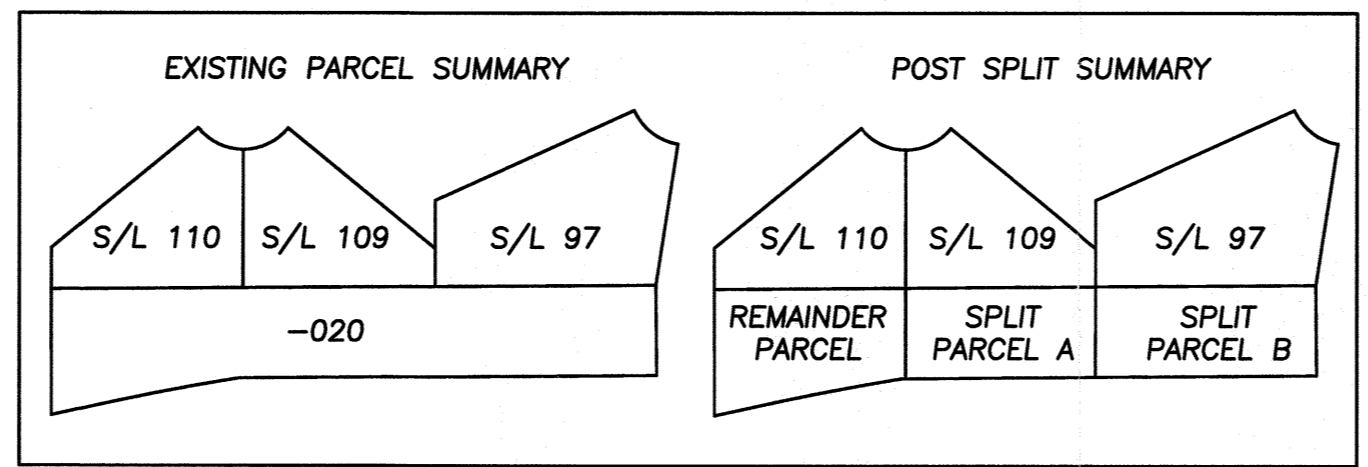
BY WRZ

25-04961

51372

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE.

*Amy M. Kelly* 1/14/2025  
AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR No. 8469

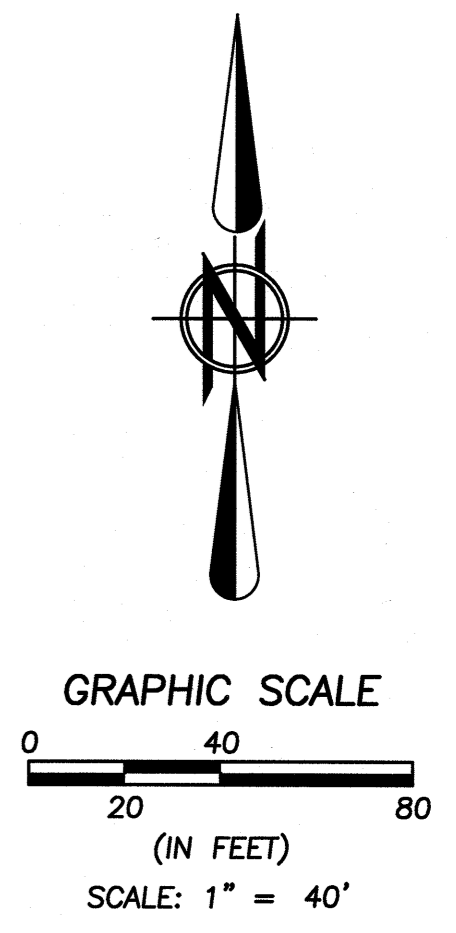


CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	55.00'	48.89'(R&U)	50°55'36"	26.19'	47.29'	S64°29'24"E
C2	55.00'	48.89'(R&U)	50°55'34"	26.19'	47.29'	N64°35'01"E
C3	55.00'	54.60'(SV) 54.59'(R)	56°52'26"	29.78'	52.38'	S52°38'54"E
C4	2228.95'	123.96'(SV) 123.95'(R)	3°11'11"	62.00'	123.94'	S79°23'21"W

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

APPROVED  
PLANNING COMMISSION  
DATE 1-15-25  
AVON, OHIO  
*Candy McHugh* CHAIRPERSON  
*[Signature]* SECRETARY

- NOTES:**
- BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH AS SURVEYED IN OCTOBER OF 2024.
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS ON SUBJECT PARCELS. A SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRAMHALL ENGINEERING & SURVEYING COMPANY.
  - PERTINENT RECORDS ARE AS SHOWN HEREON AND INCLUDE LORAIN COUNTY TAX MAPS AND SURVEY RECORDS.



REVISION	DATE	BY	DESCRIPTION
	2025-01-08	MAM	ISSUE TO CLIENT
	2025-01-14	MAM	ISSUE TO CLIENT

DRAWN BY:  
MAM

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.  
24-6233