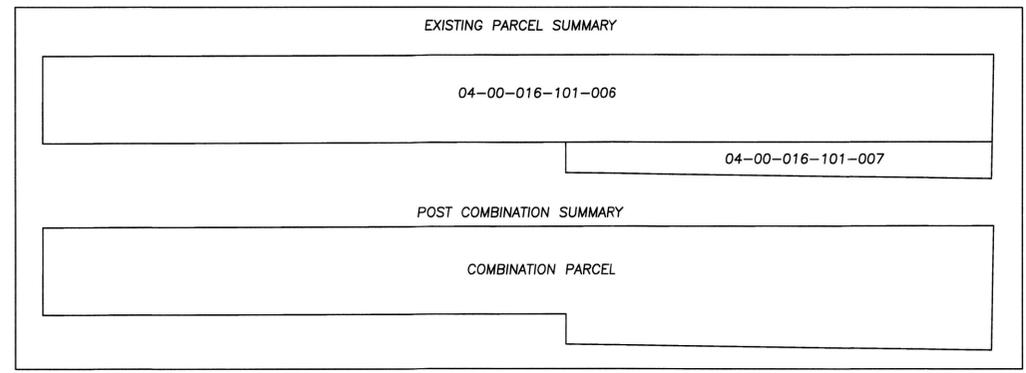
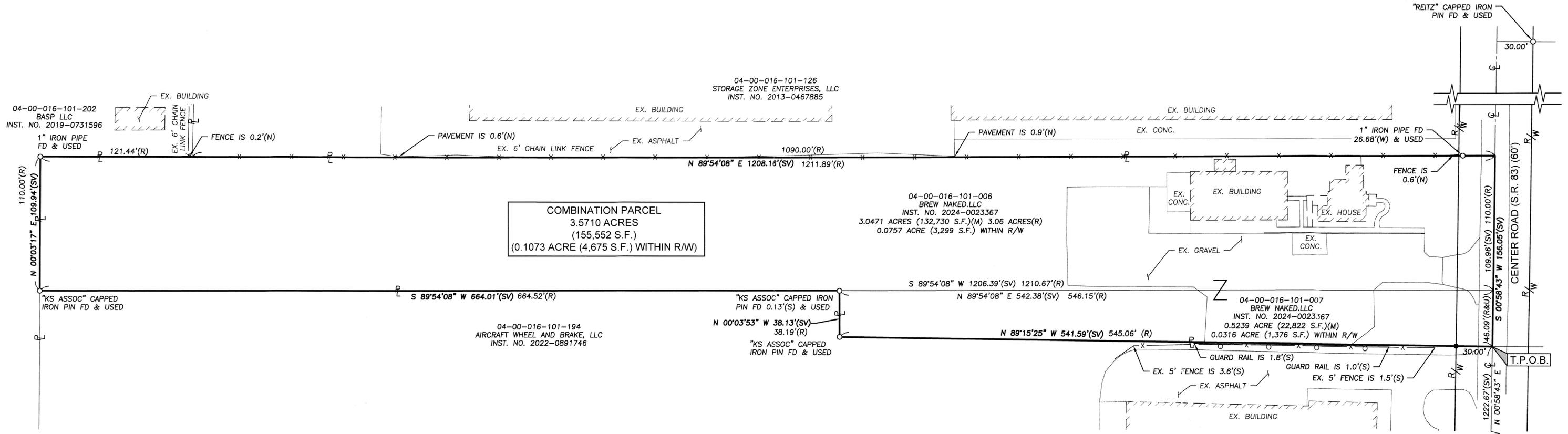


LOT COMBINATION PLAT

PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 16
CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO



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 12/22/2025
 AMY M. KELLY, P.S.
 REGISTERED OHIO SURVEYOR No. 8469
 DATE

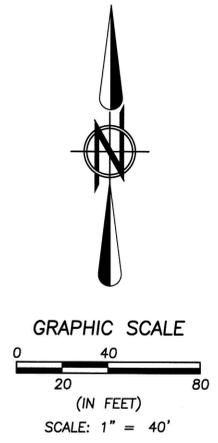


- NOTES:**
- BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH AS SURVEYED IN MARCH, 2025.
 - THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND ISSUED BY CLE TITLE AGENCY, LLC WITH A POLICY DATE OF AUGUST 19, 2024. A SEARCH OF EASEMENTS WAS NOT CONDUCTED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY.
 - PERTINENT RECORDS ARE AS SHOWN AND INCLUDE LORAIN COUNTY SURVEY RECORDS AND TAX MAPS.

LEGEND	
●	5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET
○	IRON PIN/PIPE FOUND AS INDICATED
R/W	RIGHT OF WAY
⊥	CENTERLINE
—P—	PROPERTY LINE
—x—	FENCE
—o—	GUARD RAIL
▨	EX. BUILDING
EX.	EXISTING
FD.	FOUND
INST.	INSTRUMENT
(M)	MEASURED INFORMATION
P.	PAGE
P.O.C.	POINT OF COMMENCEMENT
(R)	RECORD
(SV)	SURVEYED INFORMATION
T.P.O.B.	TRUE PLACE OF BEGINNING
(U)	USED INFORMATION
(N)	NORTH
(S)	SOUTH
(E)	EAST
(W)	WEST

51637
 APPROVED
 LORAIN CO
 MAP DEPT
 DATE 11/6/26
 PAGE 04-00-016
 BY Al Curden
 #26-05117

APPROVED
 BY THE CITY ENGINEER OF AVON, OHIO
 RYAN E. CUMMINS, P.E., CPES
 DATE 12-22-25
 AVON, OHIO
 Chairperson
 Secretary



J:\246155 Nelson 1010 Center Rd\DRAWINGS\246155 Lot Combination Plat.dwg, Plotted: Dec 19, 2025 - 8:38am

REVISION	DATE	BY	DESCRIPTION
	2025-12-09	MAM	ISSUE TO CLIENT
	2025-12-19	MAM	REVISED PER COMMENTS

DRAWN BY: MAM	<p>BRAMHALL ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX</p>	SHEET 1 OF 1 JOB NO. 24-6156
CHECKED BY: AMK		