LOT-SPLIT SURVEY

FOR

CITY OF AVON

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBERS 3 & 4.

GRAPHIC SCALE

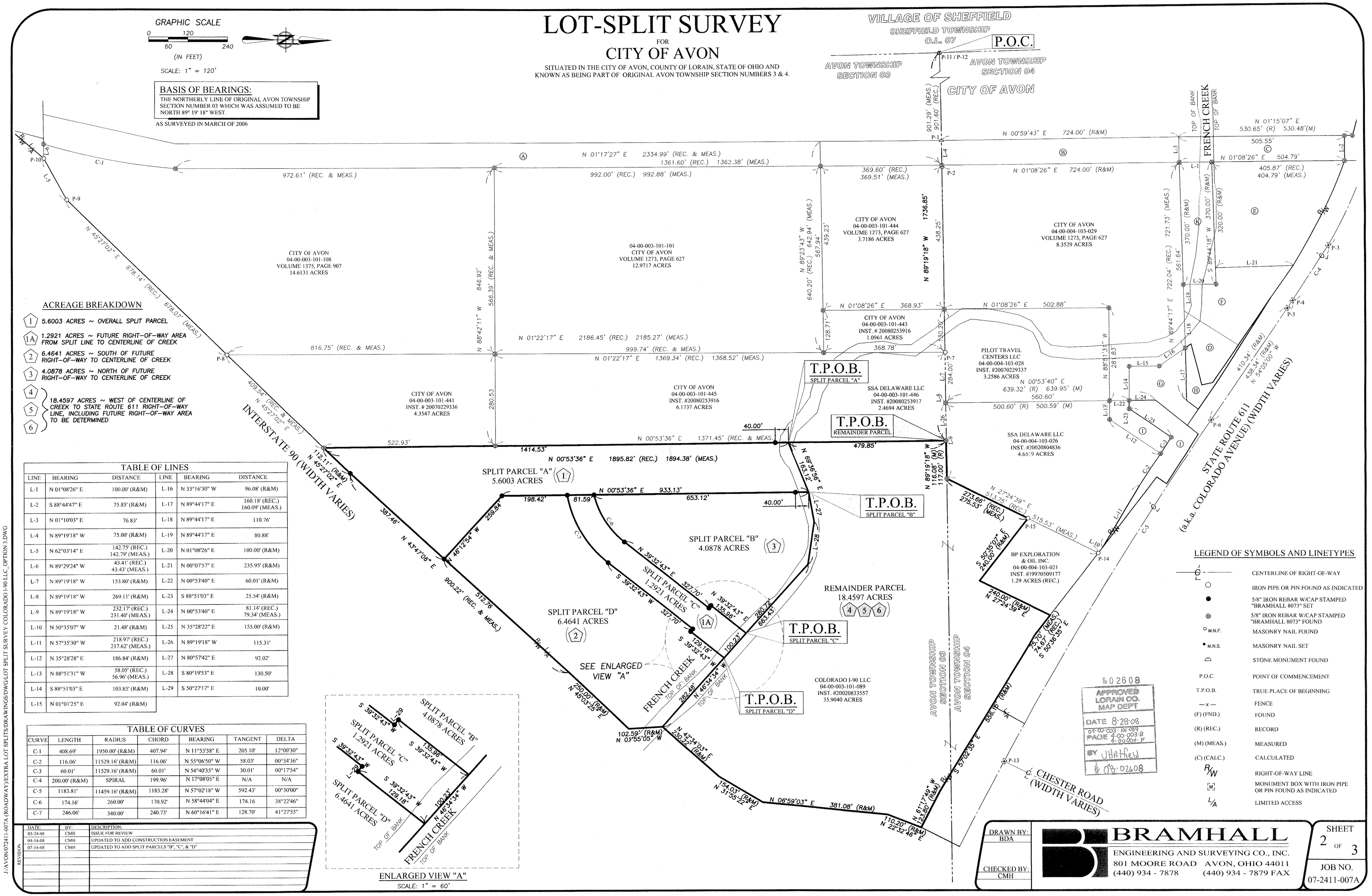
0 60 120 240

(IN FEET)

SCALE: 1" = 120'

BASIS OF BEARINGS:
THE NORTHERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 03 WHICH WAS ASSUMED TO BE NORTH 89° 19' 18" WEST.

AS SURVEYED IN MARCH OF 2006



ACREAGE BREAKDOWN

1. 5.6003 ACRES ~ OVERALL SPLIT PARCEL
1A. 1.2921 ACRES ~ FUTURE RIGHT-OF-WAY AREA FROM SPLIT LINE TO CENTERLINE OF CREEK
2. 6.4641 ACRES ~ SOUTH OF FUTURE RIGHT-OF-WAY TO CENTERLINE OF CREEK
3. 4.0878 ACRES ~ NORTH OF FUTURE RIGHT-OF-WAY TO CENTERLINE OF CREEK
4, 5, 6. 18.4597 ACRES ~ WEST OF CENTERLINE OF CREEK TO STATE ROUTE 611 RIGHT-OF-WAY LINE, INCLUDING FUTURE RIGHT-OF-WAY AREA TO BE DETERMINED

TABLE OF LINES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N 01°08'26" E	100.00' (R&M)	L-16	N 33°16'30" W	96.08' (R&M)
L-2	S 88°44'47" E	75.85' (R&M)	L-17	N 89°44'17" E	160.18' (REC.) 160.09' (MEAS.)
L-3	N 01°10'03" E	76.83'	L-18	N 89°44'17" E	110.76'
L-4	N 89°19'18" W	75.00' (R&M)	L-19	N 89°44'17" E	80.88'
L-5	N 62°03'14" E	142.75' (REC.) 142.79' (MEAS.)	L-20	N 01°08'26" E	100.00' (R&M)
L-6	N 89°29'24" W	43.41' (REC.) 43.43' (MEAS.)	L-21	N 00°07'57" E	235.95' (R&M)
L-7	N 89°19'18" W	153.80' (R&M)	L-22	N 00°53'40" E	60.01' (R&M)
L-8	N 89°19'18" W	269.11' (R&M)	L-23	S 88°51'03" E	25.54' (R&M)
L-9	N 89°19'18" W	232.17' (REC.) 231.40' (MEAS.)	L-24	N 00°53'40" E	81.14' (REC.) 79.34' (MEAS.)
L-10	N 50°35'07" W	21.48' (R&M)	L-25	N 35°28'22" E	155.00' (R&M)
L-11	N 57°35'30" W	218.97' (REC.) 217.62' (MEAS.)	L-26	N 89°19'18" W	115.31'
L-12	N 35°28'28" E	186.84' (R&M)	L-27	N 80°57'42" E	92.02'
L-13	N 88°51'31" W	58.05' (REC.) 56.96' (MEAS.)	L-28	S 80°19'53" E	130.50'
L-14	S 88°51'03" E	103.85' (R&M)	L-29	S 50°27'17" E	10.00'
L-15	N 01°01'25" E	92.04' (R&M)			

TABLE OF CURVES

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	408.69'	1950.00' (R&M)	407.94'	N 11°53'38" E	205.10'	12°00'30"
C-2	116.06'	11529.16' (R&M)	116.06'	N 55°06'50" W	58.03'	00°34'36"
C-3	60.01'	11529.16' (R&M)	60.01'	N 54°40'35" W	30.01'	00°17'54"
C-4	200.00' (R&M)	SPIRAL	199.96'	N 17°08'05" E	N/A	N/A
C-5	1183.81'	11459.16' (R&M)	1183.28'	N 57°02'18" W	592.43'	00°30'00"
C-6	174.16'	260.00'	170.92'	N 58°44'04" E	174.16	38°22'46"
C-7	246.06'	340.00'	240.73'	N 60°16'41" E	128.70'	41°27'55"

REVISION

DATE:	BY:	DESCRIPTION:
03-24-08	CMH	ISSUE FOR REVIEW
04-14-08	CMH	UPDATED TO ADD CONSTRUCTION EASEMENT
07-14-08	CMH	UPDATED TO ADD SPLIT PARCELS "B", "C", & "D"

LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
- M.N.F. MASONRY NAIL FOUND
- M.N.S. MASONRY NAIL SET
- STONE MONUMENT FOUND
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE PLACE OF BEGINNING
- — x — FENCE
- (F) (FND.) FOUND
- (R) (REC.) RECORD
- (M) (MEAS.) MEASURED
- (C) (CALC.) CALCULATED
- R/W RIGHT-OF-WAY LINE
- M MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED
- L/A LIMITED ACCESS

DRAWN BY: BDA

CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 2 OF 3

JOB NO. 07-2411-007A

J:\AVON\072411-007A (ROADWAY)\EXTRA LOT SPLITS\DRAWINGS\DWG\LOT SPLIT SURVEY COLORADO I-90 LLC_OPTION 3.DWG