80 0 80 160

SCALE IN FEET
SCALE 1"=80'

NOTES:

1. BEARING SYSTEM IS ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY.

2. DATE OF SURVEY: FEBRUARY 2, 2010.

MOORE ROAD

WEBBER ROAD 60'

5/8" REBAR IN MONUMENT BOX FOUND & USED

2660.13'(R)
2661.93'(R&U)
N88°12'05"E

04-00-008-104-111
ALLBLEND LTD
33531 PIN OAK PARKWAY
AVON LAKE OHIO 44012
ZONE "I"

04-00-008-104-023
CITY OF AVON LAKE

04-00-008-104-056
HALL CONTRACTING SERVICES, LLC.
#20050118326
33530 PIN OAK PARKWAY
AVON LAKE OHIO 44012
ZONE "I"

1" IRON PIPE FOUND (BENT)
0.60 N
0.58 E
(USED PER DEED)

434.78'(R)
435.02'(R)

1" IRON PIPE FOUND (BENT)
0.08' N
0.25' W
USED PER DEED

04-00-008-104-086
U.S. LAKE EFFECT PROPERTIES, LLC.
#20050113561
33554 PIN OAK PARKWAY
AVON LAKE OHIO 44012
ZONE "I"

184.00'(R)

04-00-008-104-005
CITY OF AVON LAKE
D.V. 1226 P. 218
150 AVON BELDEN ROAD
AVON LAKE OHIO 44012
ZONE "I"

652.00'(R)

04-00-008-104-080
CITY OF AVON LAKE
D.V. 559 P. 184
150 AVON BELDEN RD.
AVON LAKE OHIO 44012

N01°42'46"W 434.93'(R&U)

N01°37'27"W 656.36'(R&U)

S01°37'27"E 971.64'(R&U)

30.00'(R&U)
S01°37'27"E

P.V. 38 P. 72-74

179°54'41" (R&U)

EXISTING DRIVE

EXISTING DRIVE

50' ACCESS EASEMENT TO
PIN OAKS HOLDING, LLC
INST. #20070207727

Ⓑ

REMAINDER PARCEL 15.3757 AC.

04-00-008-104-119
PIN OAK HOLDINGS, LLC.
#20070207726
33490 PIN OAK PARKWAY
AVON LAKE OHIO 44012

20.3786 TOTAL ACRES (R&S)

ZONE "I"

806.34'(R&U)

N87°43'39"E

ZONE "I"
04-00-008-104-091
SMITH LAND DEVELOPMENT, OHIO
LIMITED LIABILITY CO.
2403 GEORGIA DRIVE
WESTLAKE OHIO 44145
(LOCATION ADDRESS NOT ASSIGNED)

04-00-008-900-002
CITY OF AVON LAKE
O.R.V. 352 P. 624

BRASS DISK #2002-05

817.28'(R&U)

417.78'

EXISTING BUILDING

EXISTING DRIVE

S88°00'09"W

POWDERMAKER DITCH

TOP OF BANK
TOE OF SLOPE
℄ DITCH

S02°14'01"E 545.50'

10'x6' BOX CULVERT

DRILL HOLE SET 40.00' SLY.

GUARDRAIL

12' UTILITY EASEMENT TO
THE ILLUMINATING COMPANY,
CENTURYTEL COMPANY OF
OHIO, COLUMBIA GAS OF
OHIO & MEDIA ONE
INST. #2000673391

Ⓐ

SPLIT PARCEL 5.0029 AC.
ZONE "I"

PIN OAK PARKWAY 80'

N88°00'09"E 399.50'

S88°00'09"W 399.50'

WOOD BRIDGE

20' WATERLINE EASEMENT
TO THE CITY OF AVON LAKE
D.V. 1152 P. 740

24" WATER

545.50'

549.65'

S02°14'01"E

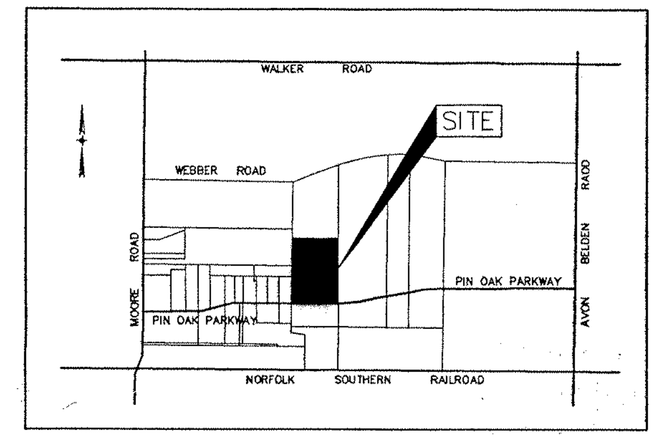
1095.15'(R&U)

ZONE "I"
04-00-008-104-097
ABK LIMITED
33050 WEBBER ROAD
AVON LAKE OHIO
44012

40.00' (R&U)

04-00-008-900-008
CITY OF AVON LAKE

04-00-008-104-116
ABK LTD.
#20060123028
33050 WEBBER ROAD
AVON LAKE OHIO 44012
ZONE "I"



VICINITY MAP

SCALE: NONE

02841
APPROVED
LORAIN CO.
MAP DEPT
DATE 7-8-10
PAGE 4-00-008-104-119
BY J Hatfield
10-02841

ABBREVIATIONS

E – EAST
N – NORTH
S – SOUTH
W – WEST
P. – PAGE
ORV. – OFFICIAL RECORD VOLUME
R – RECORD
U – USED
(S) – SURVEYED
VOL. – VOLUME

LEGEND

- BRASS DISK
- DRILL HOLE SET
- IRON PIN SET
- MONUMENT BOX
- IRON PIN FOUND
- MAGNETIC NAIL SET
- ℄ CENTER LINE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTIAL

EASEMENTS SHOWN ARE PER TITLE COMMITTMENT
No. 700100341 DATED MARCH 19, 2010.

STATE OF OHIO
DAVID L. ELWELL S-6333
REGISTERED PROFESSIONAL SURVEYOR

SURVEYOR'S CERTIFICATION

I hereby certify that the survey shown hereon is the result of an on-the-ground survey that has been performed by me or under my supervision on December 30, 2009; that the survey was prepared in accordance with Chapter 4733-37 (Minimum Standards for Boundary Surveys) of the Ohio Administrative Code; that it is a survey of the lands conveyed to Pin Oak Holdings, LLC as recorded in Instrument No. 20070207726.

David L. Elwell 04/12/10

DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333 DATE

KS ASSOCIATES
KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

SURVEY MAP

OF PART OF

AVON TOWNSHIP SECTION No.8
PARCEL No. 04-00-008-104-119
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO
DATE OF SURVEY: FEBRUARY 2, 2010, REV.: APRIL 12, 2010

JOB NO. 09272

DWG. NAME 0-SPLITMAP-01

R:\09000\09272\Ldt\Avon Lake Bus Garage Bldg\dwg\0-SPLITMAP-01.dwg 4/12/2010 1:04:34 PM EDT