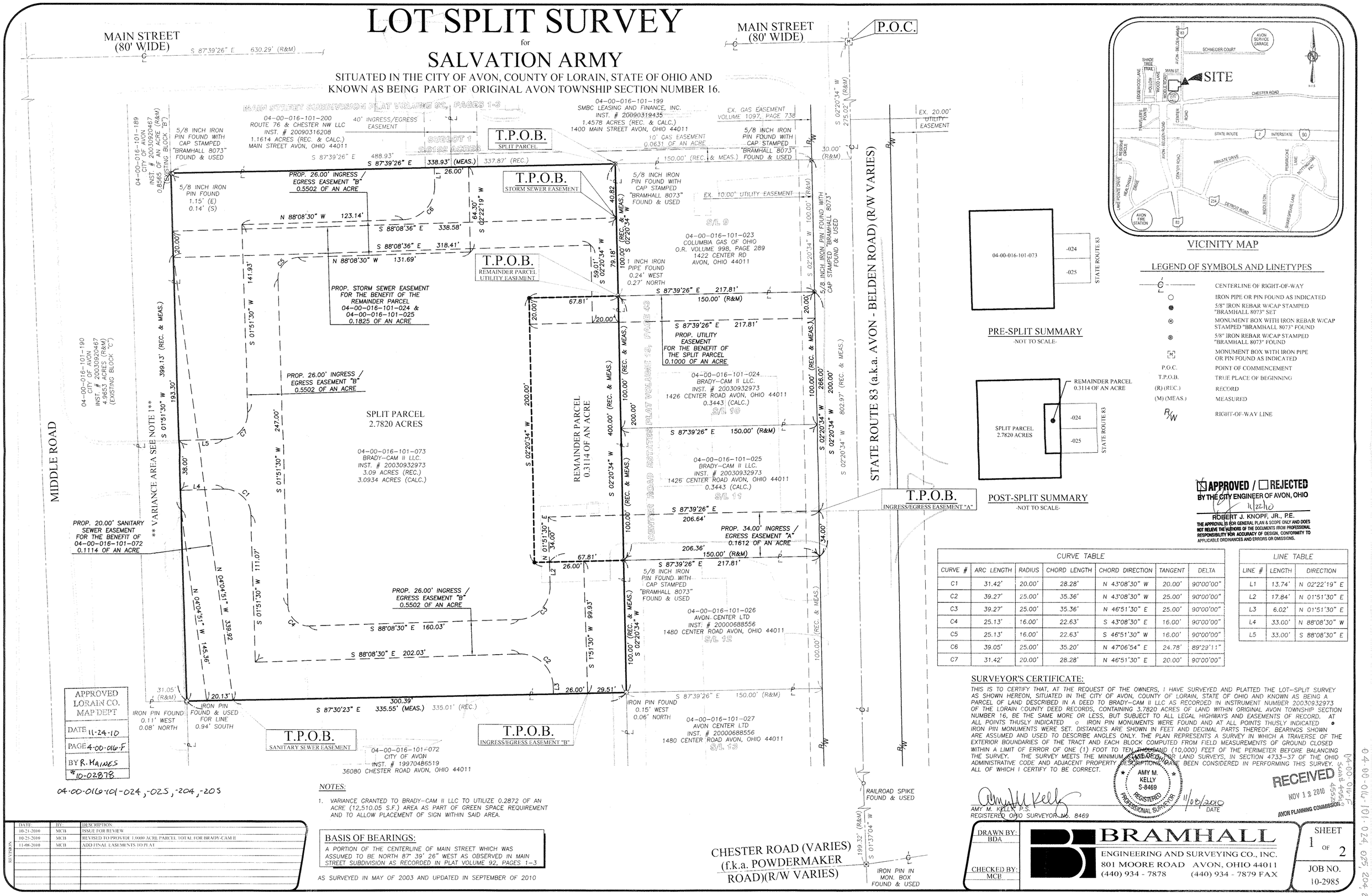
LOT SPLIT SURVEY

for

SALVATION ARMY

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 16.



PRE-SPLIT SUMMARY

-NOT TO SCALE-

POST-SPLIT SUMMARY

-NOT TO SCALE-

VICINITY MAP

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
Ⓜ	MONUMENT BOX WITH IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
Ⓑ	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
[M]	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
(R) (REC.)	RECORD
(M) (MEAS.)	MEASURED
R/W	RIGHT-OF-WAY LINE

☒ APPROVED / ☐ REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
11/22/10
ROBERT J. KNOPF, JR., P.E.
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.

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	31.42'	20.00'	28.28'	N 43°08'30" W	20.00'	90°00'00"
C2	39.27'	25.00'	35.36'	N 43°08'30" W	25.00'	90°00'00"
C3	39.27'	25.00'	35.36'	N 46°51'30" E	25.00'	90°00'00"
C4	25.13'	16.00'	22.63'	S 43°08'30" E	16.00'	90°00'00"
C5	25.13'	16.00'	22.63'	S 46°51'30" W	16.00'	90°00'00"
C6	39.05'	25.00'	35.20'	N 47°06'54" E	24.78'	89°29'11"
C7	31.42'	20.00'	28.28'	N 46°51'30" E	20.00'	90°00'00"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.74'	N 02°22'19" E
L2	17.84'	N 01°51'30" E
L3	6.02'	N 01°51'30" E
L4	33.00'	N 88°08'30" W
L5	33.00'	S 88°08'30" E

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT-SPLIT SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO BRADY-CAM II LLC AS RECORDED IN INSTRUMENT NUMBER 20030932973 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 3.7820 ACRES OF LAND WITHIN ORIGINAL AVON TOWNSHIP SECTION NUMBER 16, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469

AMY M. KELLY S-8469 REGISTERED PROFESSIONAL SURVEYOR

11/08/2010
DATE

RECEIVED
NOV 12 2010
AVON PLANNING COMMISSION

04-00-016-101-024, 025, 204, 205
Scan # 4552

NOTES:

1. VARIANCE GRANTED TO BRADY-CAM II LLC TO UTILIZE 0.2872 OF AN ACRE (12,510.05 S.F.) AREA AS PART OF GREEN SPACE REQUIREMENT AND TO ALLOW PLACEMENT OF SIGN WITHIN SAID AREA.

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF MAIN STREET WHICH WAS ASSUMED TO BE NORTH 87° 39' 26" WEST AS OBSERVED IN MAIN STREET SUBDIVISION AS RECORDED IN PLAT VOLUME 92, PAGES 1-3

AS SURVEYED IN MAY OF 2003 AND UPDATED IN SEPTEMBER OF 2010

REVISION	DATE:	BY:	DESCRIPTION:
	10-21-2010	MCB	ISSUE FOR REVIEW
	10-25-2010	MCB	REVISED TO PROVIDE 1.0000 ACRE PARCEL TOTAL FOR BRADY-CAM II
	11-08-2010	MCB	ADD FINAL EASEMENTS TO PLAT

DRAWN BY: BDA

CHECKED BY: MCB

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

SHEET 1 OF 2

JOB NO. 10-2985