LOT SPLIT SURVEY

PREPARED FOR

KOPF BUILDERS

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 18
PARCEL NUMBERS 04-00-018-128-230 & 04-00-018-128-231
NOVEMBER 2010

GRAPHIC SCALE
0 30 60 120
(IN FEET)
SCALE: 1" = 60'

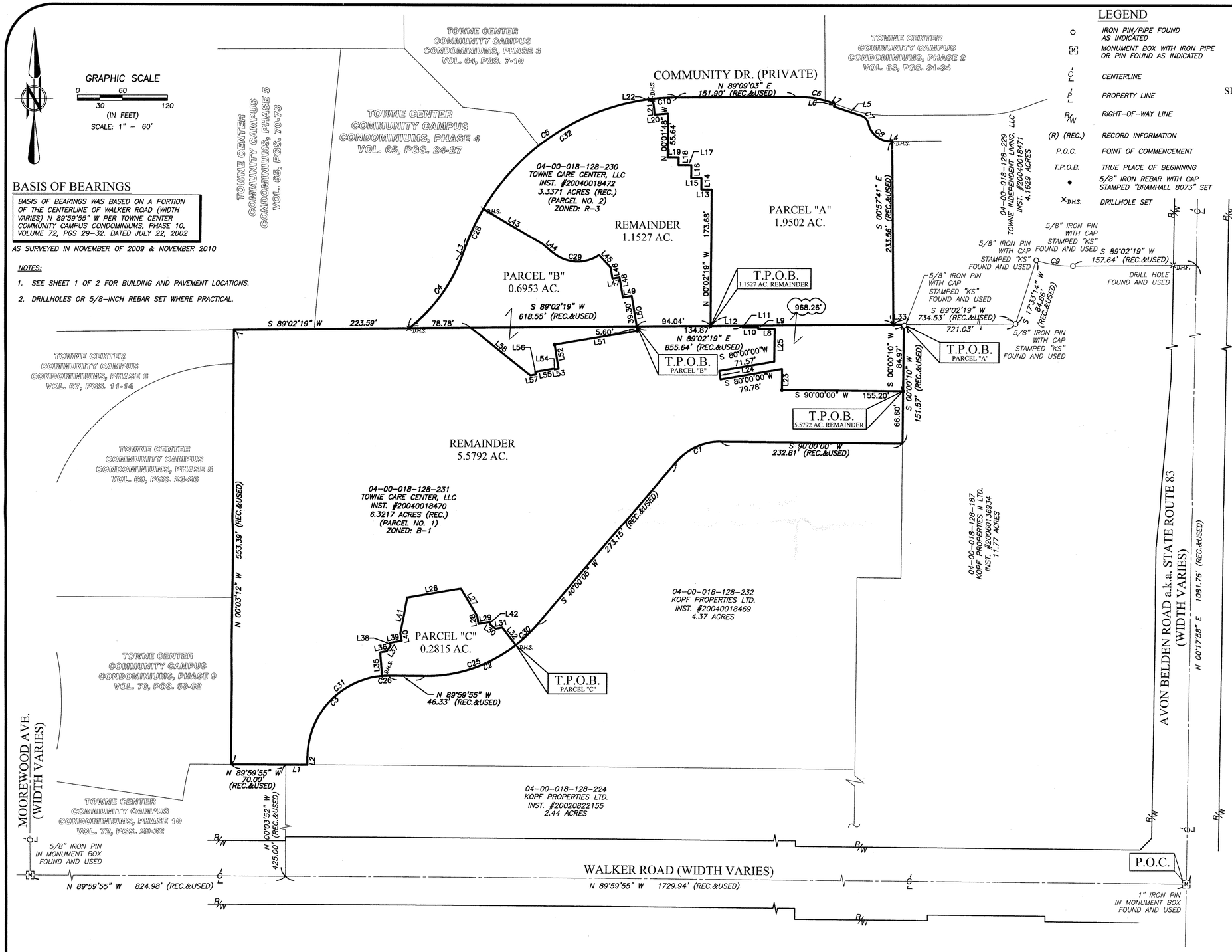
BASIS OF BEARINGS

BASIS OF BEARINGS WAS BASED ON A PORTION OF THE CENTERLINE OF WALKER ROAD (WIDTH VARIES) N 89°59'55" W PER TOWNE CENTER COMMUNITY CAMPUS CONDOMINIUMS, PHASE 10, VOLUME 72, PGS 29-32. DATED JULY 22, 2002

AS SURVEYED IN NOVEMBER OF 2009 & NOVEMBER 2010

NOTES:

1. SEE SHEET 1 OF 2 FOR BUILDING AND PAVEMENT LOCATIONS.
2. DRILLHOLES OR 5/8-INCH REBAR SET WHERE PRACTICAL.



LEGEND

○	IRON PIN/PIPE FOUND AS INDICATED
[M]	MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED
℄	CENTERLINE
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY LINE
(R) (REC.)	RECORD INFORMATION
P.O.C.	POINT OF COMMENCEMENT
T.P.O.B.	TRUE PLACE OF BEGINNING
•	5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
×D.H.S.	DRILLHOLE SET

LINE TABLE		
Line #	Length	Direction
L1	27.11'	N 89°59'55" W
L2	10.08'	S 00°00'00" E
L3	6.25'	N 19°02'19" E
L4	2.48'	N 89°12'20" E
L5	36.45'	S 72°25'21" E
L6	4.00'	S 20°16'34" W
L7	2.36'	S 70°46'23" E
L8	21.00'	S 89°58'01" W
L9	1.50'	N 00°01'12" W
L10	20.17'	N 89°58'48" E
L11	2.39'	S 00°01'12" E
L12	40.83'	S 89°02'19" W
L13	13.22'	S 89°59'49" W
L14	14.57'	N 00°00'38" W
L15	12.94'	N 89°59'23" E
L16	16.26'	N 00°00'00" E
L17	16.36'	S 90°00'00" W
L18	9.80'	N 00°00'00" E
L19	14.00'	S 90°00'00" W
L20	17.29'	S 84°52'36" W
L21	14.39'	N 06°50'01" W
L22	6.65'	N 35°23'38" W
L23	26.63'	N 00°00'00" E
L24	11.00'	N 10°00'00" W
L25	41.60'	N 00°00'00" E
L26	69.23'	S 80°00'00" W
L27	40.46'	N 31°14'31" W
L28	10.00'	N 10°00'00" W
L29	15.17'	S 80°00'00" W

LINE TABLE		
Line #	Length	Direction
L30	8.41'	N 55°00'00" W
L31	8.40'	S 80°00'00" W
L32	28.03'	N 38°25'27" W
L33	13.50'	N 89°04'27" E
L35	29.97'	S 04°53'00" E
L36	8.40'	S 80°00'00" W
L37	8.41'	S 35°00'00" W
L38	3.87'	S 10°00'00" E
L39	15.17'	S 79°59'52" W
L40	10.00'	S 10°00'00" E
L41	45.89'	S 10°49'34" W
L42	3.87'	N 10°00'00" W
L43	88.51'	S 59°59'45" E
L44	16.06'	S 50°07'49" E
L45	21.55'	S 43°36'36" E
L46	14.33'	S 10°00'00" E
L47	9.03'	N 80°00'00" E
L48	25.77'	S 10°00'00" E
L49	11.60'	N 80°00'00" E
L50	44.90'	S 10°00'00" E
L51	107.44'	S 80°00'00" W
L52	31.10'	S 10°00'00" E
L53	5.00'	S 80°00'00" W
L54	1.10'	N 10°00'00" W
L55	24.80'	S 80°00'00" W
L56	3.45'	S 10°00'00" E
L57	7.00'	S 80°00'00" W
L58	97.35'	N 51°59'34" W

NOTE: DESIGNATIONS L34, C11-C24 & C27 ARE NOT USED

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	64.58'	74.00'	50°00'08"	34.51'	62.55'	S 65°00'03" W
C2	162.31'	186.00'	49°59'55"	86.73'	157.21'	S 65°00'05" W
C3	163.37'	104.00'	90°00'05"	104.00'	147.08'	S 45°00'03" W
C4	119.85'	211.00'	32°32'45"	61.59'	118.25'	N 35°18'42" E
C5	353.65'	289.00'	70°06'43"	202.78'	331.99'	N 54°05'41" E
C6	48.71'	139.00'	20°04'40"	24.61'	48.46'	S 80°48'40" E
C7	14.52'	14.00'	59°26'01"	7.99'	13.88'	S 42°41'45" E
C8	38.53'	28.37'	77°49'28"	22.90'	35.64'	S 51°52'54" E
C9	47.60'	150.00'	18°10'54"	24.00'	47.40'	S 81°52'17" E
C10	34.11'	284.79'	06°51'44"	17.07'	34.09'	S 85°46'02" W
C25	124.74'	186.00'	38°25'29"	64.82'	122.41'	N 70°47'18" E
C26	8.87'	104.00'	4°53'06"	4.44'	8.86'	N 87°33'33" E
C28	55.31'	289.00'	10°57'56"	27.74'	55.23'	S 24°31'17" W
C29	63.90'	49.50'	73°57'40"	37.27'	59.55'	S 87°06'39" E
C30	37.57'	186.00'	11°34'26"	18.85'	37.51'	S 45°47'20" W
C31	154.50'	104.00'	85°06'59"	95.49'	140.68'	S 42°33'30" W
C32	264.23'	289.00'	52°23'04"	142.16'	255.12'	N 56°11'47" E

REVISION

DATE:	BY:	DESCRIPTION:
11/12/10	AMK	ISSUE PRELIMINARY TO CLIENT
11/22/10	MCB	ISSUE TO CLIENT
12/7/10	MCB	REVISED DIMENSION

DRAWN BY: AMK, BMM

CHECKED BY: MCB

BRAMHALL
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SHEET 2 OF 2

JOB NO. 10-2961