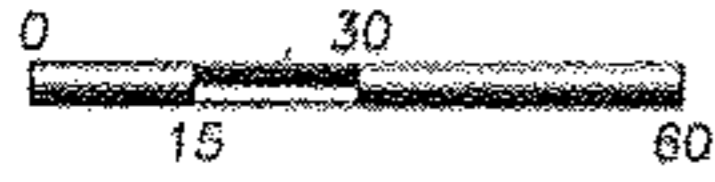


# PROPOSED RIGHT OF WAY, AND TEMPORARY WORK EASEMENT SPLIT PARCEL "B" EXHIBIT CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

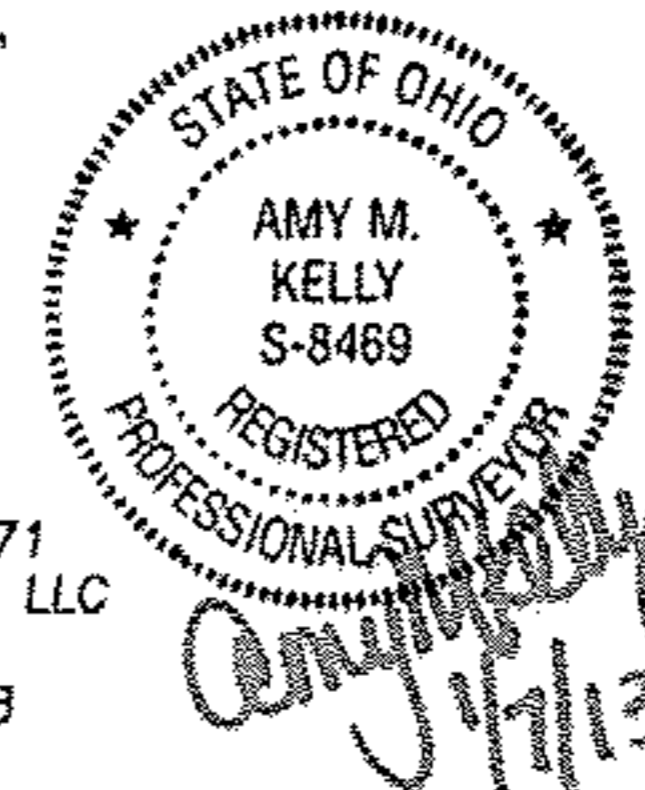
GRAPHIC SCALE



(IN FEET)

SCALE: 1" = 30'

LINE	BEARING	DISTANCE
L-1	N 00°24'43" E	53.05'
L-2	S 89°35'17" E	40.00'
L-3	N 00°24'43" E	32.00'
L-4	S 44°37'21" E	45.23'
L-5	N 89°39'25" W	32.00'
L-6	N 89°39'25" W	330.00'



04-00-030-141-171  
LEARWOOD SQUARE CO LLC  
LEAR ROAD  
O.R.V. 1420 P. 448

PARCEL "B"  
0.0118 OF AN ACRE  
(CALC.)

PROP. 10.00' TEMPORARY  
EASEMENT (TYP.)

T.P.O.B.  
SPLIT PARCEL "B"

N 89°39'25" W

WALKER ROAD (VARIES)

PROP. PAVEMENT EDGE (TYP.)

EX. MON. BOX  
W/ 5/8" IRON PIN  
FOUND

PROP. 10.00' TEMPORARY  
EASEMENT (TYP.)

EX. EASEMENT TO  
H.O.A. FOR PRIVATE STREET,  
PRIVATE STORM &  
SANITARY SEWERS,  
& PRIVATE WATER MAINS

EX. 12' UTILITY  
EASEMENT

PREPARED: 12-6-2012

04-00-029-000-888  
AVON 83 II LLC  
514 LEAR ROAD

PROP. 10.00' TEMPORARY  
EASEMENT (TYP.)

EX. 12' UTILITY  
EASEMENT

EX. 10' STORM  
SEWER EASEMENT

**BRAMHALL**

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

JOB NO. 06-2246-039

03112  
APPROVED  
LORAIN CO.  
REC'D  
DATE 1-7-13  
TAX MAP 04-00-030-141-267  
BY Matthew  
#13-03112

4/082246 AVON LAKE/062246-39 WALKER-ANSEL INT/DRAWINGS/EXHIBIT FOR SIDEWALK TAKES 12-6-12 - (SPLIT PARCEL B).dwg

04-00-020-104-410  
GRACE M. GAMBELLA  
REVOCABLE TRUST,  
GRACE GAMBELLA, TRUSTEE  
510 LEAR ROAD  
O.R.V. 937 P. 707

LEAR ROAD (80')

152+00

N 00°03'22" W

153+00

N 00°24'43" E

80.00'

215+00

216+00

217+00

218+00

214+00

N 89°36'16" W

100.00'

103.00'

93.00'

R/W

R/W

R/W

R/W

R/W

R/W

R/W