04-00-026-103-065 thru -068
SCAN # 47587

LOT SPLIT & CONSOLIDATION SURVEY

for

ANETTE OSTER

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON SECTION NUMBER 26.

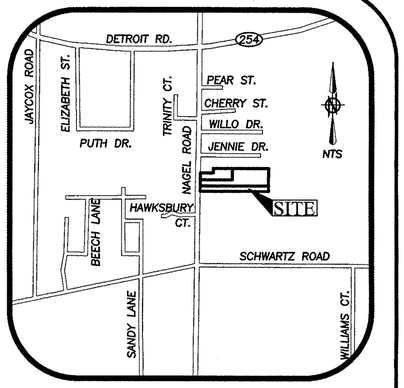
GRAPHIC SCALE
0 20 40 80
(IN FEET)
SCALE: 1" = 40'

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF NAGEL ROAD WHICH WAS ASSUMED TO BE NORTH 00° 51' 43" EAST

AS ORIGINALLY SURVEYED IN APRIL OF 2006
LOT SPLIT UPDATED IN SEPTEMBER 2013

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
- M.N.F. — MASONRY NAIL FOUND
- M.N.S. — MASONRY NAIL SET
- 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
- MONUMENT BOX WITH 1/2" IRON PIN FOUND
- 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND



JENNIE DRIVE (60')
S 89°43'17" E

1" IRON PIPE FOUND 0.08' (E) 0.10' (S) — 1" IRON PIPE FOUND 0.09' (E) 0.21' (S) — 1" IRON PIPE FOUND 0.20' (E) 0.43' (S) — 1" IRON PIPE FOUND 0.10' (E) 0.80' (S) — 5/8" IRON PIN FOUND 0.26' (E) 0.22' (S) — 1" IRON PIPE FOUND 0.12' (E) 0.41' (S) — 1" IRON PIPE FOUND 0.07' (E) 0.13' (S)

5/8" IRON PIN FOUND (BENT) — 1-1/2" IRON PIN FOUND 0.07' (S) — 1-1/2" IRON PIN FOUND 0.12' (W) — 1" IRON PIPE FOUND 0.10' (E) 0.14' (S) — 1" IRON PIPE FOUND 0.09' (E) 0.17' (S) — 1" IRON PIPE FOUND 0.39' (W) — 1" IRON PIPE FOUND 0.11' (E) — 1" IRON PIPE FOUND

M.N.F.

30.00' — 1-1/2" IRON PIN FOUND 0.09' (E) — 200.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.)

WILLO SUBDIVISION NO. 2
(NOT RECORDED)

NAGEL ROAD (60')
N 00°51'43" E

100.00' (REC.) — RUTH M. SCHMITZ, 04-00-026-103-001, INST. #2008-0265616 — 100.00' (REC.)

1" IRON PIPE FOUND 0.17' (S) — 200.00' (REC.)

ANNA R. RAK, 04-00-026-103-003, INST. #2012-0437205, 0.327 ACRES (REC.) — 190.22' (REC.)
KEVIN F. & HEIDI M. ZEMAN, 04-00-026-103-044, INST. #1999-0608304, 0.327 ACRES (REC.) — 190.46' (REC.)
KEVIN F. & HEIDI M. ZEMAN, 04-00-026-103-045, INST. #1999-0608304, 0.327 ACRES (REC.) — 190.70' (REC.)
KEVIN F. & HEIDI M. ZEMAN, 04-00-026-103-005, INST. #1998-0565934, 0.328 ACRES (REC.) — 190.94' (REC.)
CHARISSA S. SCHALK, 04-00-026-103-006, INST. #2007-0199850, 0.329 ACRES (REC.) — 191.18' (REC.)
KENNETH R. WEAVER & MATHIAS L. HAUCK, 04-00-026-103-007, INST. #2012-0428579, 0.329 ACRES (REC.) — 191.42' (REC.)
MICHAEL & MARY BIEREK, 04-00-026-103-008, VOL. 1199, PAGE 203, 0.330 ACRES (REC.) — 191.66' (REC.)
WILLIAM C. & DONNA M. SAVAGE, 04-00-026-103-009, INST. #2003-0951762, 0.33 ACRES (REC.) — 191.90' (REC.)
RICHARD J. WEBER, 04-00-026-103-046, O.R. VOL. 177, PAGE 228, 0.331 ACRES (REC.) — 192.14' (REC.)
JAMES M. & EVA S. SNYDER, 04-00-026-103-010, VOL.1129, PAGE 104, 0.66 ACRES (REC.) — 192.38' (REC.)

89.45' (REC.) 89.58' (MEAS.) — PATRICIA A. PICIONE, 04-00-026-103-002, VOLUME 1053, PAGE 828, 0.41 ACRES (REC.) — 90.22' (REC.)

3/4" IRON PIPE FOUND 3.83' (E) 0.49' (N) — 200.00' (REC.) — 1" IRON PIPE FOUND 2.12' (E) 0.56' (N) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 75.00' (REC.) — 150.00' (REC.)

119.25' (REC.) — MARIA H. RIZK, 04-00-026-103-012, INST. #2013-0472837, 0.266 ACRES (REC.) — 119.25' (REC.) — 96.43' (REC.) — 96.81' (MEAS.) — 96.62' (REC.)

CATHOLIC CEMETERIES ASSOCIATION, 04-00-026-102-031, INST. #1999-0620817, 1.64 ACRES (REC.) — 60.00' (REC.) — 23.28' (REC.)

1" IRON PIPE FOUND 0.12' (S) — 5/8" IRON PIN FOUND 0.92' (E) 0.05' (S) — 1" IRON PIPE FOUND 0.70' (N) — 5/8" IRON PIN FOUND & USED

03201
APPROVED
OF PLANNING CO.
MAY SEPT
DATE 11-5-13
PAGE 400-026
BY J Hatfield
#12-03201

230.00' (REC.) — 1" IRON PIPE FOUND 0.58' (E) 0.15' (N) — 344.98' — IRON PIN FOUND 0.32' (E) — S 89°32'17" E 998.36' (REC. & MEAS.) — 653.38'

80.00' (REC.) — WILLIAM O. MILLER & ROSEMARIE R. MILLER, 04-00-026-103-047, INST. #2013-0469056, 0.4224 ACRES (REC.) — N 00°51'43" E 80.00' (R&M)

1" IRON PIPE FOUND 5.26' (E) 8.43' (N)

30.00' — S 89°32'17" E 230.00' (REC. & MEAS.)

SECTION 23 — SECTION 26

HOUSE #3045

MITCHELL M. OSTER, 04-00-026-103-063, 3045 NAGEL ROAD, INST. #2013-0455406, 2.2818 ACRES (REC. & CALC.)

CONSOLIDATION PARCEL "B" 6.2851 ACRES

N 00°51'43" E 204.87' (R&U)

REMAINDER PARCEL 4.0033 ACRES

S 00°53'44" W 204.87' (MEAS.) — 205' (REC.)

CATHOLIC CEMETERIES ASSOCIATION, 04-00-026-108-040, INST. #1999-0620817, 61.68 ACRES (REC.)

MICHAEL A. LEHNOWSKY & DAWN M. LEHNOWSKY, 04-00-026-103-064, INST. #2012-0425949, 6.0331 ACRES (REC. & CALC.)

R/W — 124.87' (M) — 125.00' (R) — 157.88' (C)

S 89°32'17" E 224.83'
INGRESS/EGRESS EASEMENT (FROM 2006 SURVEY)
N 89°32'17" W 225.00'
S 00°27'43" W 25.00'
S 89°32'17" E 574.98' (R&U)

1" IRON PIPE FOUND 0.60' (N)

30.00' — 33.01' (R&M) — N 89°32'17" W 1228.24'

T.P.O.B.
SPLIT PARCEL, REMAINDER PCL. & CONSOLIDATION PARCEL "B"

APPROVED / REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
10/16/13
ROBERT J. KNOPF, JR.
NOT FOR GENERAL PLAN & ZONING
AUTHORS OF THE DOCUMENT
NOT FOR ACCURACY OF DESCRIPTIONS
ORDINANCES AND EASEMENTS

SPLIT PARCEL 2.0298 ACRES

807.47' (M) — 71.99' — 105.00' — EX. DITCH — EX. RIPARIAN SETBACK

1" IRON PIPE FOUND (BENT)

CONSOLIDATION PARCEL "A" 4.8494 ACRES

N 89°32'17" W 1228.24' (REC. & MEAS.) — 653.25'

S 00°51'43" W 171.99'

JOHANNA BROSTEK, 04-00-026-103-040, INST. #2012-0412239, 2.82 ACRES (REC.), 2.8196 ACRES (CALC.)

APPROVED PLANNING COMMISSION
DATE 10-16-13
AVON, OHIO
CHAIRPERSON
SECRETARY

649.59' (C) — N 00°51'43" E — 171.99' — 100.00' (R&U)

T.P.O.B.
CONSOLIDATION PARCEL "A"

1" IRON PIPE FOUND — 30.00' — N 89°32'17" W 1228.24' (REC. & USED)

5/8" IRON PIN FOUND (BENT) — MICHAEL C. BRAMHALL & LISA M. BRAMHALL, 04-00-026-103-050, INST. #2005-0087905

477.60' (C)
HAWKSBURY CT.(60')
N 89°30'07" W
M.N.F.
P.O.C.

1/2" IRON PIPE FOUND 0.07' (E) 0.66' (N)

RECEIVED
SEP 10 2013
AVON PLANNING COMMISSION
PL# 201301014

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE BOUNDARY SURVEY AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PARCELS OF LAND DESCRIBED IN DEEDS TO MITCHELL M. OSTER AS RECORDED IN INSTRUMENT NUMBER 2013-0455406, MICHAEL A. LEHNOWSKY & DAWN M. LEHNOWSKY AS RECORDED IN INSTRUMENT NUMBER 2012-0425949, AND JOHANNA BROSTEK AS RECORDED IN INSTRUMENT NUMBER 2012-0412239, ALL OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 11.1345 ACRES OF LAND IN ORIGINAL AVON SECTION NUMBER 26, 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 ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. 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.

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

KELLY S-8469 REGISTERED PROFESSIONAL SURVEYOR

9/5/2013
DATE

04-00-026-103-063 2.2818 AC. | 04-00-026-103-064 6.0331 AC. | 04-00-026-103-040 2.8196 AC.
PRE-SPLIT PARCEL SUMMARY ~ NOT TO SCALE

04-00-026-103-063 2.2818 AC. | REMAINDER 4.0033 AC. | SPLIT 2.0298 AC. | 04-00-026-103-040 2.8196 AC.
POST-SPLIT PARCEL SUMMARY ~ NOT TO SCALE

CONSOLIDATION "B" 6.2851 AC. | CONSOLIDATION "A" 4.8494 AC.
POST-CONSOLIDATION PARCEL SUMMARY ~ NOT TO SCALE

REVISION	DATE:	BY:	DESCRIPTION:
	9/5/13	BDA	ISSUE TO CLIENT

DRAWN BY: AMK
CHECKED BY: BDA

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

SHEET 1 OF 1
JOB NO. 13-3703

J:/13-3703/DRAWINGS/13-3703 MASTER.dwg