LOT SPLIT & CONSOLIDATION SURVEY

for

JARONE DEVELOPMENT LLC

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 22.

REFERENCES

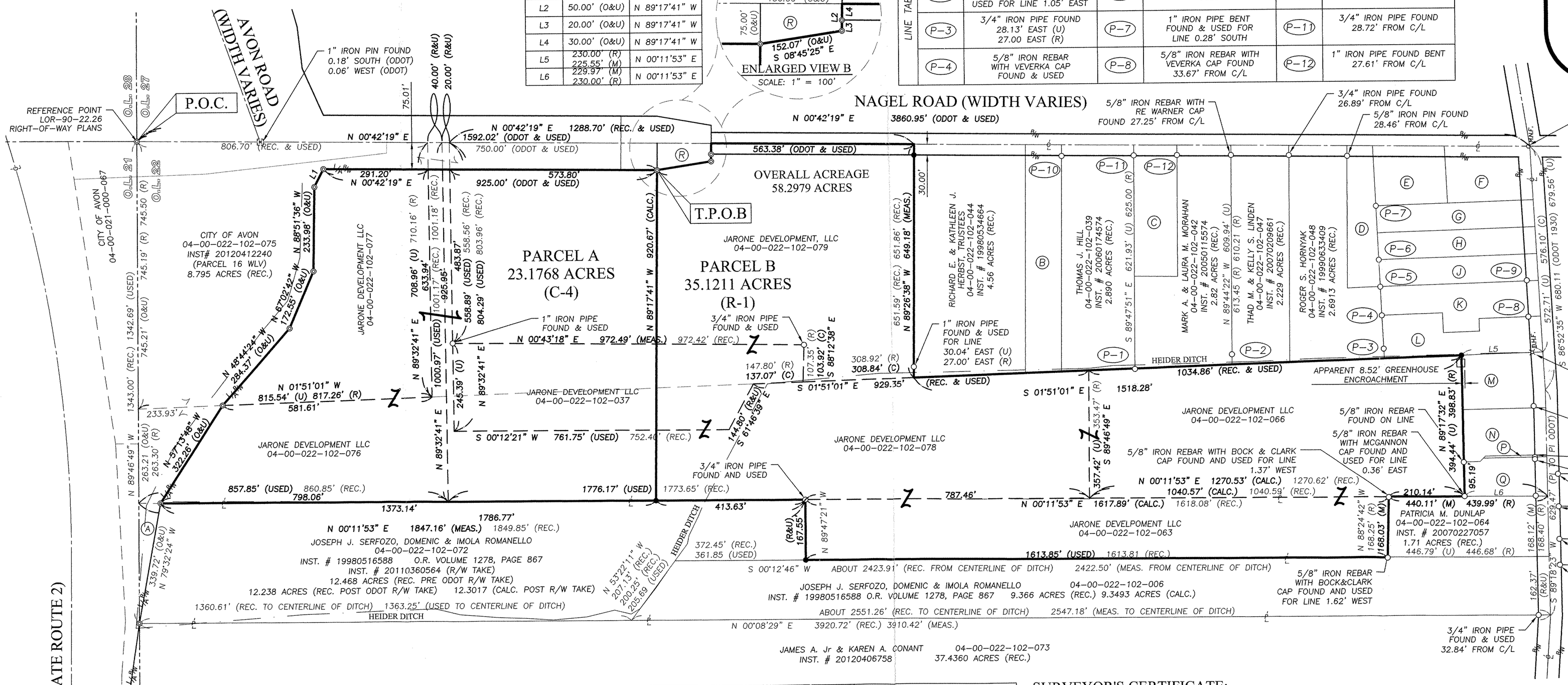
- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT & ADJOINING PARCELS.
- LOR–90–22.26 RIGHT OF WAY PLANS PREPARED BY WILLIAM J. SALA P.S. 6542 OF THOMAS FOK & ASSOCIATES, INC. DATED 04–22–2010
- CENTERLINE SURVEY PLAT LOR–90–19.95
- SURVEY PREPARED FOR HOLY TRINITY CEMETERY BY PAUL F. MACCALLUM P.S. 7561 OF WOOLPERT DATED 04–05–1992
- LOT SPLIT SURVEY PREPARED FOR THE HORWEDEL ESTATE BY VINCENT C. McGERVEY P.S. 4289 DATED JULY 1992
- ASSEMBLY PLAT SURVEY PREPARED FOR JAMES A. CONANT Jr. BY JAMES A. RESAR P.S. 6361 OF J.A.R. ENGINEERING & SURVEYING DATED 01–12–2012
- SURVEY FOR RIVERSIDE SAVINGS & LOAN CO. BY J.W. WARDEN DATED MAY 29, 1936
- SURVEY FOR ROGER S. HORNYAK BY JAMES R. BOCK P.S. DATED 10–06–1987
- LOT SPLIT SURVEY FOR KIM E. & LINDA L. YONKERS BY LOUISE A. VEVERKA FOR L.V. SURVEYING, INC. DATED 12–03–2003
- MAP OF SURVEY FOR CHRISTOPHER NAGEL BY McGLINCHY AND ASSOCIATES DATED OCTOBER 1978
- SURVEY SPLIT FOR DAVID A. & CAROL L. RINGLER BY TED R. CLARK P.S. 6809 OF BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED 07–21–1994
- LOT SPLIT FOR THE HORWEDEL ESTATES BY VINCENT C. McGERVEY P.S. 4289 DATED JULY 1992 REVISED
- SURVEY BY WILLIAM B. BARTON DATED 02–11–1967
- TITLE REPORT, AMERICAN TITLE & TRUST AGENCY, INC. ORDER NO. L.S.#2552 DATED JULY 14, 2011 @ 7:29 A.M.
- TITLE REPORT, REVERE TITLE AGENCY, INC. ORDER NO. 1390–COM DATED NOVEMBER 4, 2010

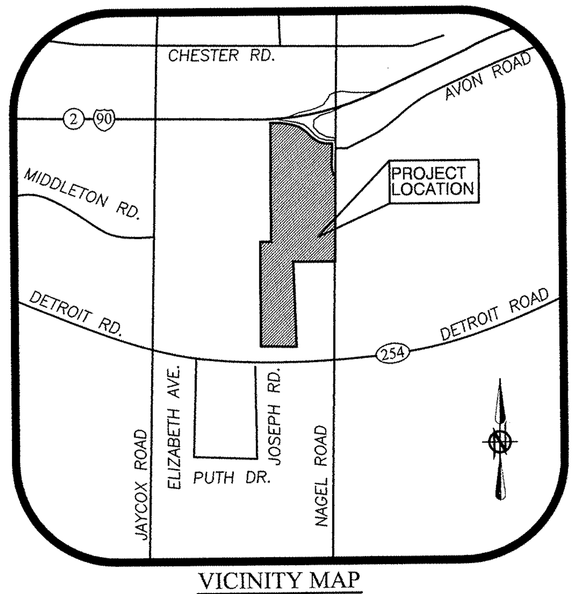
04-00-022-102-081
082
SCAN # 471834

03221
APPROVED
CO.
PT
DATE 1-24-14
PAC 4-00-022H
BY JHatfield
#14-0322

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	55.90' (O&U)	N 62°43'47" W
L2	50.00' (O&U)	N 89°17'41" W
L3	20.00' (O&U)	N 89°17'41" W
L4	30.00' (O&U)	N 89°17'41" W
L5	230.00' (R) 225.55' (M)	N 00°11'53" E
L6	229.97' (M) 230.00' (R)	N 00°11'53" E

LINE TABLE							
P–1	5/8" IRON REBAR WITH RE WARNER CAP FOUND & USED FOR LINE 1.05' EAST	P–5	5/8" IRON REBAR WITH BOCK & CLARK CAP FOUND AND USED	P–9	3/4" IRON PIPE FOUND 31.68 FROM C/L 1.74' EAST OF LINE
P–2	5/8" IRON REBAR WITH RE WARNER CAP FOUND & USED FOR LINE 1.05' EAST	P–6	3/4" IRON PIPE FOUND & USED	P–10	1–1/4" IRON PIPE FOUND 31.00' FROM C/L
P–3	3/4" IRON PIPE FOUND 28.13' EAST (U) 27.00 EAST (R)	P–7	1" IRON PIPE BENT FOUND & USED FOR LINE 0.28' SOUTH	P–11	3/4" IRON PIPE FOUND 28.72' FROM C/L
P–4	5/8" IRON REBAR WITH VEVERKA CAP FOUND & USED	P–8	5/8" IRON REBAR WITH VEVERKA CAP FOUND 33.67' FROM C/L	P–12	1" IRON PIPE FOUND BENT 27.61' FROM C/L





VICINITY MAP
NTS

BASIS OF BEARINGS:
A PORTION OF THE EASTERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 22 WAS ASSUMED TO BE NORTH 00°42'19" EAST AS OBSERVED IN LOR–90–22.26 PLANS DATED 4–22–10 AS SURVEYED IN MAY & JUNE OF 2012

RECEIVED
NOV 07 2013
AVON PLANNING COMMISSION
PL# 20130109

OWNERSHIP TABLE								
	(A)	CITY OF AVON 04–00–022–102–071 INST. # 20110360564 (PARCEL 15 WLV) 0.232 OF AN ACRE	(E)	BRADLEY INVESTMENT GROUP, LLC 04–00–022–102–020 INST. # 20040038738 0.772 OF AN ACRE (REC.)	(J)	NICHOLAS CARL NAGEL, ET AL 04–00–022–102–017 VOLUME 1413, PAGE 966 0.75 OF AN ACRE (REC.)	(N)	DAVID A. HORWEDEL & KIMBERLY A. STEWART 04–00–022–102–054 O.R. VOLUME 1039, PAGES 933–938 0.7072 OF AN ACRE (REC.)
	(B)	ROBERT J. & CARLITA R. HERBST 04–00–022–102–043 INST. # 20050080649 1.50 ACRE (REC.)	(F)	AUGUST PROPERTIES LLC 04–00–022–102–021 INST. # 20110380793 O.R. VOLUME 108, PAGE 668 0.840 OF AN ACRE (REC.)	(K)	KIM E. & LINDA L. YONKERS, TRUSTEES 04–00–022–102–069 INST. # 20040016583 1.0086 ACRES (REC.)	(P)	DAVID & KIMBERLY HORWEDEL 04–00–022–102–068 INST. # 19980535999 0.02 OF AN ACRE (REC.)
	(C)	HUGH DONALD NAGEL JR. & LYNN M. NAGEL 04–00–022–102–041 INST. # 20100330898 1.0054 ACRES (REC.)	(G)	AUGUST PROPERTIES LLC 04–00–022–102–019 O.R. VOLUME 108, PAGE 670 0.7498 OF AN ACRE (REC.)	(L)	RYAN J. & NICOLE YONKERS 04–00–022–102–070 INST. # 20040991969 1.0023 ACRES (REC.)	(Q)	DAVID A. & KIMBERLY A. HORWEDEL 04–00–022–102–067 INST. # 20070205388 0.5546 OF AN ACRE (REC.)
	(D)	NICHOLAS CARL NAGEL ET AL 04–00–022–102–016 VOLUME 1413, PAGE 966 0.74 OF AN ACRE (REC.)	(H)	NICHOLAS CARL NAGEL, ET AL 04–00–022–102–018 VOLUME 1413, PAGE 966 0.75 OF AN ACRE (REC.)	(M)	ROY A. & NORMA A. JAMES, TRUSTEES 04–00–022–102–062 INST. # 20120412240 (PARCEL 16 WLV) 0.829 OF AN ACRE (REC.)	(R)	CITY OF AVON 04–00–022–102–074 INST. # 20120412240 (PARCEL 16 WLV) 0.215 OF AN ACRE

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LOT SPLIT AND CONSOLIDATION 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 JARONE DEVELOPMENT, LLC, CONTAINING 58.2979 ACRES 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.

APPROVED
PLANNING COMMISSION
DATE 12/11/13
AVON, OHIO

Carolyn Hochsprung CHAIRPERSON
Jean Clements SECRETARY

☒APPROVED / ☐REJECTED BY THE CITY ENGINEER OF AVON, OHIO
12/18/13
ROBERT J. KNOPP, JR., P.E.
THE APPROVAL IS FOR GENERAL PLAN & SHOPS 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.

LEGEND OF SYMBOLS

●	5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET	℄	CENTERLINE
⊠	MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED	⅊	PROPERTY LINE
○	IRON PIN/PIPE FOUND AS INDICATED	R/W	RIGHT–OF–WAY LINE
◎	MONUMENT TO BE SET BY ODOT AS INDICATED LOR–90–22.26 RIGHT–OF–WAY PLANS (4–22–10)	(R) (REC.)	RECORD INFORMATION
⌘D.H.F.	DRILL HOLE FOUND AS INDICATED	(M) (MEAS.)	MEASURED INFORMATION
○M.N.F.	MAGNETIC NAIL FOUND	(C) (CALC.)	CALCULATED INFORMATION
T.P.O.B.	TRUE PLACE OF BEGINNING	(U) (USED)	USED INFORMATION
		(O) (ODOT)	LOR–90 ODOT INFORMATION
		P.O.C.	POINT OF COMMENCEMENT

REVISION		
DATE:	BY:	DESCRIPTION:
11-05-2013	MCB	ISSUE TO CLIENT

DRAWN BY: BDA
CHECKED BY: AMK/MCB

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. 11-3276-D