

LOT SPLIT SURVEY

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 28.

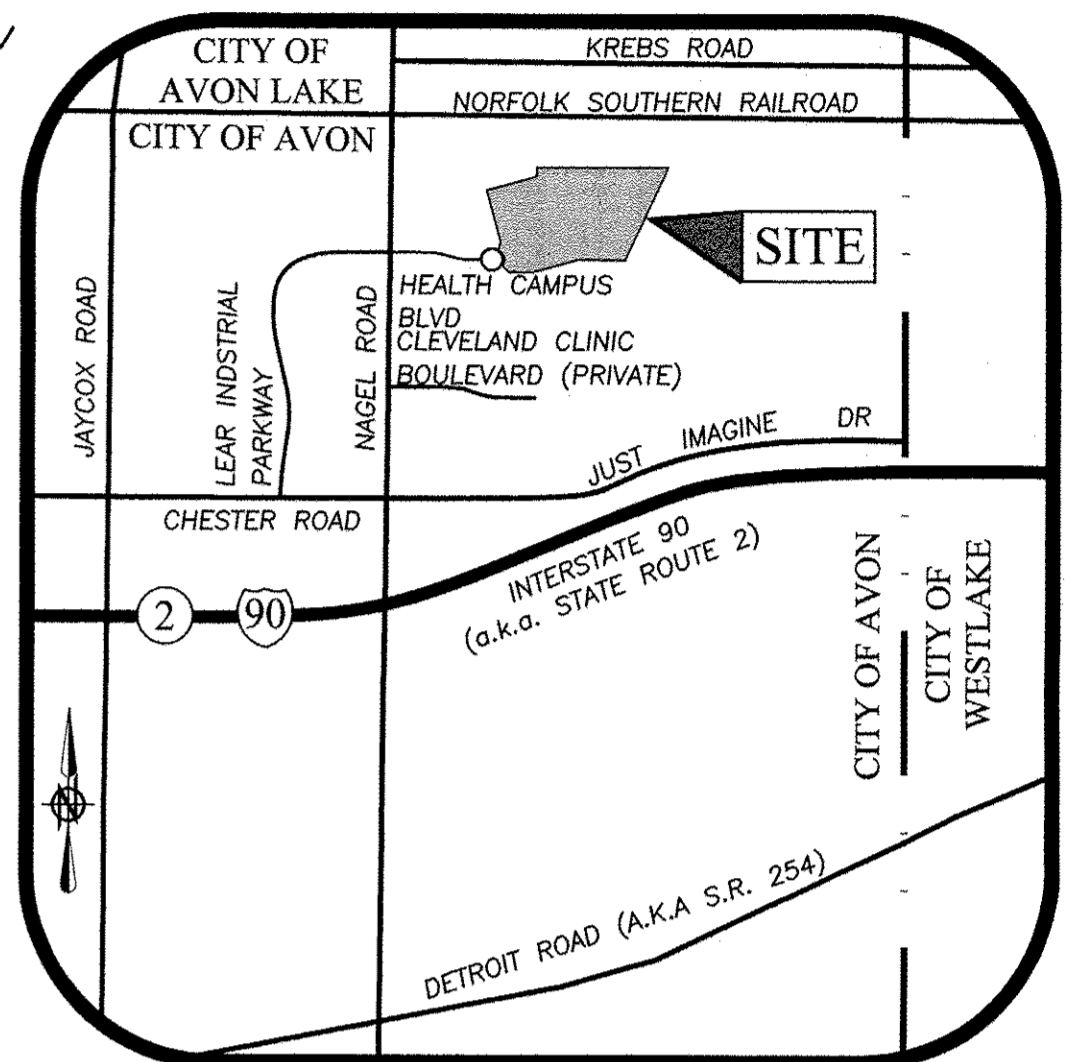
| TABLE OF OWNERSHIP | |
|--------------------|--|
| ① | CITY OF AVON 04-00-028-101-099 INST. # 20110372491 |

NORFOLK SOUTHERN COMBINED RAILROAD SUBSIDIARIES
04-00-029-500-001

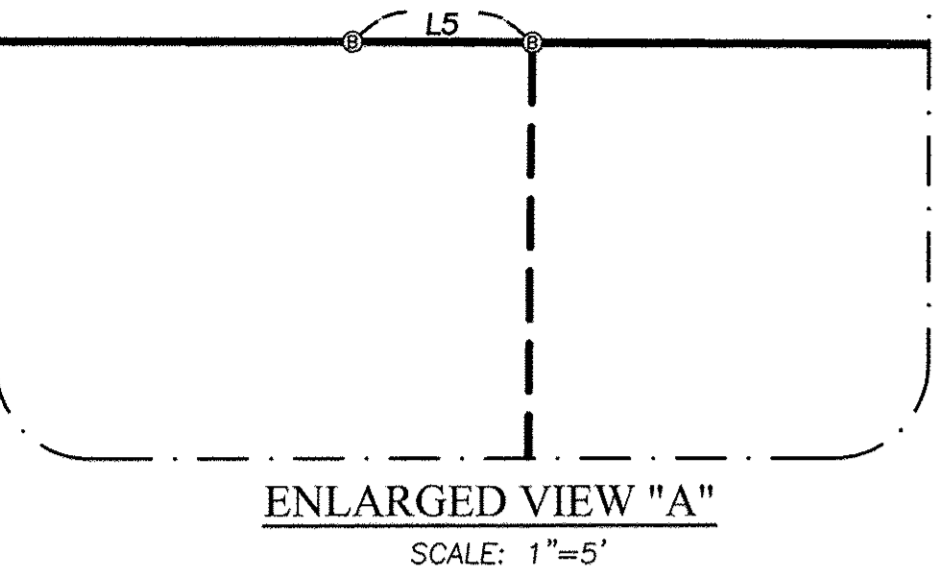
CITY OF AVON LAKE
CITY OF AVON

APPROVED / REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
11/25/14

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.



LOCATION MAP
-NOT TO SCALE-

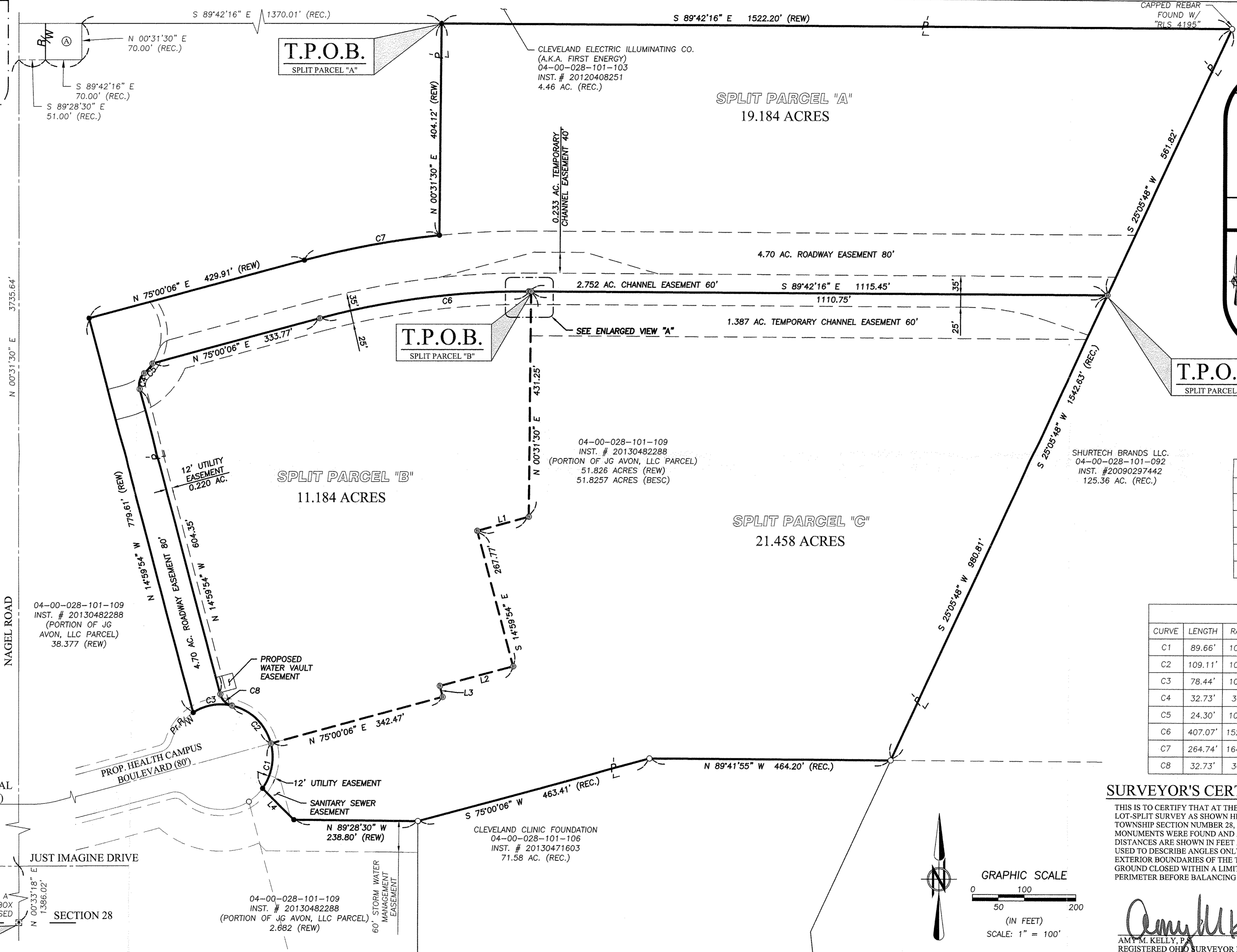


ENLARGED VIEW "A"
SCALE: 1"=5'

- NOTES:**
- ALL PARCELS SUBJECT TO FINAL LOT SPLIT PLAT, CREATING THE 51.826 ACRE PARCEL, BY R.E. WARNER, NOT YET RECORDED.
 - THE BASIS OF BEARINGS USED IS THE CENTERLINE OF NAGEL ROAD AS SHOWN ON ODOT R/W PLANS LOR-90-22.26 AND LOT SPLIT CREATING THE 51.826 ACRE PARCEL PREPARED BY R.E. WARNER (NOT YET RECORDED).

- LEGEND**
- CENTERLINE OF RIGHT-OF-WAY
 - 5/8" REBAR TO BE SET W/ CAP STAMPED "R.E. WARNER 8616"
 - 5/8" REBAR FOUND W/ CAP STAMPED "R.E. WARNER 8616" (UNLESS OTHERWISE NOTED)
 - ⊗ 5/8" REBAR SET W/ CAP STAMPED "BRAMHALL 8073"
 - ⊠ MONUMENT BOX FOUND (AS INDICATED)
 - R/W RIGHT-OF-WAY
 - (REW) INFORMATION PROVIDED PER LEGAL DESCRIPTION PREPARED BY R.E. WARNER AND INCLUDED IN TITLE COMMITMENT FILE NO. FC14-1276 BY FIDELTY NATIONAL INSURANCE COMPANY.
 - (REC.) RECORD INFORMATION PER LORAIN COUNTY TAX MAP AND DEED RECORDS.

SUMMARY:
SPLIT PARCEL "A" = 19.184 ACRES
SPLIT PARCEL "B" = 11.184 ACRES
SPLIT PARCEL "C" = 21.458 ACRES
TOTAL = 51.826 ACRES



LINE TABLE

| LINE | LENGTH | DIRECTION |
|------|---------|---------------|
| L1 | 102.74' | N 75°00'06" E |
| L2 | 146.07' | S 75°00'06" W |
| L3 | 21.46' | S 14°59'54" E |
| L4 | 85.45' | N 44°59'54" W |
| L5 | 4.70' | S 89°42'16" E |

CURVE TABLE

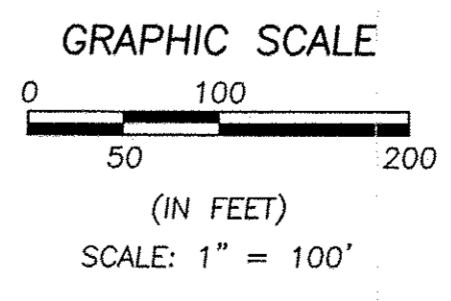
| CURVE | LENGTH | RADIUS | CHORD | BEARING | TANGENT | DELTA |
|-------|---------|----------|---------|---------------|---------|-----------|
| C1 | 89.66' | 100.00' | 86.69' | N 10°41'18" E | 48.10' | 51°22'23" |
| C2 | 109.11' | 100.00' | 103.77' | N 46°15'18" W | 60.70' | 62°30'49" |
| C3 | 78.44' | 100.00' | 76.45' | S 80°00'58" W | 41.36' | 44°56'39" |
| C4 | 32.73' | 30.00' | 31.13' | S 16°15'31" W | 18.21' | 62°30'29" |
| C5 | 24.30' | 100.00' | 24.24' | S 40°33'45" W | 12.21' | 13°55'26" |
| C6 | 407.07' | 1525.00' | 405.86' | S 82°38'55" W | 204.75' | 15°17'38" |
| C7 | 264.74' | 1640.00' | 264.45' | N 79°37'34" E | 132.66' | 9°14'56" |
| C8 | 32.73' | 30.00' | 31.13' | N 46°15'19" W | 18.21' | 62°30'50" |

03318
APPROVED
LORAIN CO.
MAP DEPT
DATE 12-11-14
PAGE 4-00-028
BY JHATfeld
W14-03318

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 AND CONTAINING 51.826 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 28, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY 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 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 THE PERIMETER AND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH WILL BE CORRECT.

AMY M. KELLY
S-8469
REGISTERED PROFESSIONAL SURVEYOR
11/24/2014
AMY M. KELLY, P.E.
REGISTERED OHIO SURVEYOR NO. 8469



J:\48971 Edwartz Base and Small\DWG\MSD\Avon Plats Lot Split.dwg Printed: Nov 24, 2014 - 10:17am

| DATE | BY | DESCRIPTION |
|------------|-----|---|
| 09-15-2014 | APA | ISSUED TO CLIENT |
| 10-22-2014 | DDW | ISSUED FOR REVIEW OF EASEMENTS |
| 11-11-2014 | DDW | REVISED PER CLIENT COMMENTS |
| 11-18-2014 | DDW | REVISED PER CLIENT AND CITY OF AVON COMMENTS - FOR REVIEW |

DRAWN BY: AMK
CHECKED BY: APA

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

PREPARED FOR:
THE RICHARD E. JACOBS GROUP LLC
25425 CENTER RIDGE ROAD
CLEVELAND, OHIO 44145-4122

LOT SPLIT SURVEY
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
1 OF 1
JOB NO.
14-3871