LOT CONSOLIDATION SURVEY

for

JARONE COMPANY, LLC

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN AND STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 46

11-00-046-000-064
Scan # 498730

03456
APPROVED
LORAIN CO.
MAP DEPT
DATE 12-16-15
PAGE 11-00-046
BY [illegible]
105-03456

11-00-035-000-028
THOMAS P. & PATRICIA A. MCLEARY
33.82 ACRES (REC.)

11-00-035-000-025
DAVID P. DILLON
INST. No. 2010-0333979
1.05 ACRES (REC.)

1-1/4" IRON PIN FOUND & USED FOR O.L. LINE

51.31'

O.L. 34 / O.L. 47 — O.L. 35 / O.L. 46 — O.L. 35 / O.L. 46 — O.L. 36 / O.L. 45

1" IRON PIPE FOUND & USED

260.72' (MEAS.) (NO RECORD DIMENSION)

11-00-046-000-020
JARONE COMPANY, LLC
INST. # 2013-0459368
14.70 ACRES (REC.)

262.77' (C) ABOUT 262.3' (R)

1" IRON PIPE FOUND & USED FOR LINE 1.81' SOUTH OF O.L.

S 00°00'19" E 2,380.20' (REC. & MEAS.)
2,325.19' (C) (TO PIN AT RIGHT-OF-WAY)
1,940.20' (MEAS.)

5/8" IRON PIN W/ CAP STAMPED "BRAMHALL 8073" FOUND & USED

11-00-046-000-026
JARONE COMPANY, LLC
INST. # 2015-0560013
1.010 ACRES (REC.)
1.0099 ACRES (CALC.)

100.00' (R&U) — 440.00' (R&U) — 100.00' (R&U)

L1

5/8" IRON PIN W/ CAP STAMPED "BRAMHALL 8073" FOUND & USED

2,789.19' (REC.)

CONSOLIDATION PARCEL "A"
20.0135 AC.
(19.5503 AC. EXCLUSIVE OF R/W)

11-00-046-000-027
JARONE COMPANY, LLC
INST. # 2010-0333689
18.99 ACRES (REC.)
19.0036 ACRES (CALC.)

11-00-047-000-055
LEGACY PARK PROPERTIES, LLC
INST. # 2008-0276466
79.7 ACRES (REC.)

366.47' (REC.)

366.80' (MEAS.)

1-1/4" IRON PIPE FOUND & USED FOR LINE 0.84' SOUTH OF O.L.

0.4632 AC. IN R/W

366.54' (REC.) — 366.87' (MEAS.) — 266.54' (R) — 266.87' (C)

N 85°51'19" W

1" IRON PIPE FOUND & USED FOR LINE 0.58' SOUTH OF R/W

L2

2,372.50' (C) (TO PIN)
N 00°00'19" W 2,373.34' (MEAS.) 2,374.35' (REC.)

11-00-046-000-018
LEMONHOLDINGS, LLC
INST. # 2012-0423613
14.30 ACRES (REC.)

ELYRIA-TWINSBURG ROAD
(a.k.a. EAST ROYALTON ROAD)
(a.k.a. STATE ROUTE 82) (110' WIDE)

T.P.O.B.

S 89°55'35" E 2,759.02' (R&M)

248.58' (MEAS.) (NO RECORD DIMENSION)

233.53' (R) — 245.86' (C)

1" IRON PIPE FOUND & USED FOR LINE 0.10' NORTH OF O.L.

5/8" IRON REBAR W/ CAP STAMPED "VEVERKA" FOUND 0.17' (W)

5/8" IRON REBAR W/ CAP STAMPED "CAPILLEGIB" FOUND 0.16' (E)

1" IRON PIPE FOUND & USED FOR LINE 0.32' SOUTH OF R/W

1,914.64' (R) — 1,913.98' (C) — 2,159.84' (C)

1,883.63' (R) — 1,882.94' (C)

2-MONUMENTS FOUND IN THIS LOCATION
1" IRON PIPE FOUND & USED
IRON PIN FOUND 0.14' (S) 0.35' (W)

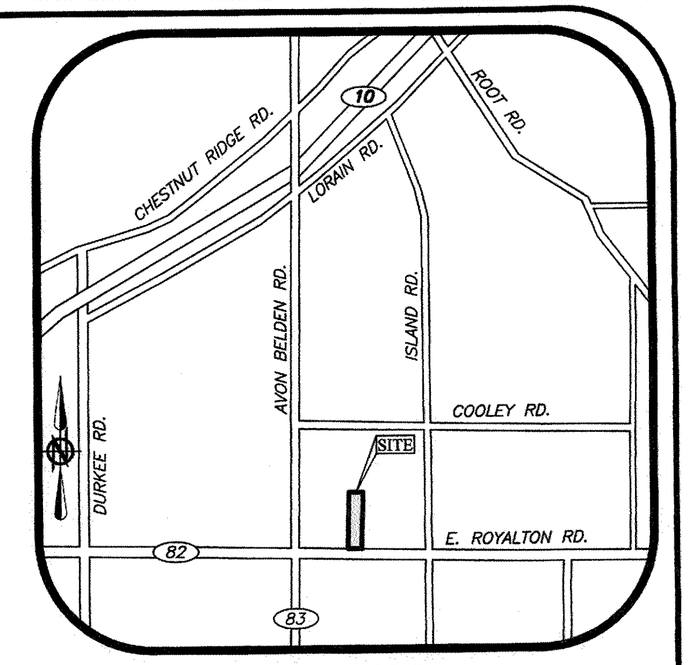
AVON BELDEN ROAD (a.k.a. STATE ROUTE 83)
(a.k.a. WOOSTER-AVON LAKE ROAD)
(f.k.a. STATE ROUTE 76) (90' WIDE)

O.L. 47 / O.L. 54 — O.L. 46 / O.L. 55 — O.L. 46 / O.L. 55 — O.L. 45 / O.L. 56

50.00'

1" IRON PIPE FOUND & USED

P.O.C.



VICINITY MAP
NOT TO SCALE

LEGEND OF SYMBOLS AND LINETYPES

●	5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
○	IRON PIN/PIPE FOUND (AS INDICATED)
℄	CENTERLINE (C/L)
P/L	PROPERTY LINE (P/L)
R/W	RIGHT-OF-WAY LINE
L/A	LIMITED ACCESS
(R) (REC.)	RECORD INFORMATION
(M) (MEAS.)	MEASURED INFORMATION
(C) (CALC.)	CALCULATED INFORMATION
(U)	USED INFORMATION
(P.O.C.)	POINT OF COMMENCEMENT
(T.P.O.B.)	TRUE PLACE OF BEGINNING
	POWER POLE
M.N.S.	MAGNETIC NAIL SET

SURVEYOR'S CERTIFICATE:

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

STATE OF OHIO
AMY M. KELLY
S-8469
REGISTERED
PROFESSIONAL SURVEYOR

Amy M. Kelly — 11/13/2015

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. — DATE

GRAPHIC SCALE
0 100
50 100
(IN FEET)
SCALE: 1" = 100'

REVISION	DATE:	BY:	DESCRIPTION:
	11-13-2015	AMK	ISSUE FOR REVIEW

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	55.01'	S 00°00'19" E
L2	54.43' (TO PIN)	N 00°00'19" W

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF ELYRIA-TWINSBURG ROAD (a.k.a. EAST ROYALTON ROAD)(a.k.a. STATE ROUTE 82)(110' WIDE) WHICH WAS ASSUMED TO BE NORTH 88° 51' 19" WEST.

AS ORIGINALLY SURVEYED IN FEBRUARY OF 2010. VERIFIED IN JANUARY 2014 AND ON NOVEMBER 02, 2015.

DRAWN BY: SJM
CHECKED BY: AMK

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

SHEET 1 OF 1
JOB NO. 15-4296

J:\15\4296 Stretch Office Expansion\DRAWINGS\Lot Consolidation15-4296 Lot Consolidation.dwg, Plotted: Nov 13, 2015 - 1:04pm