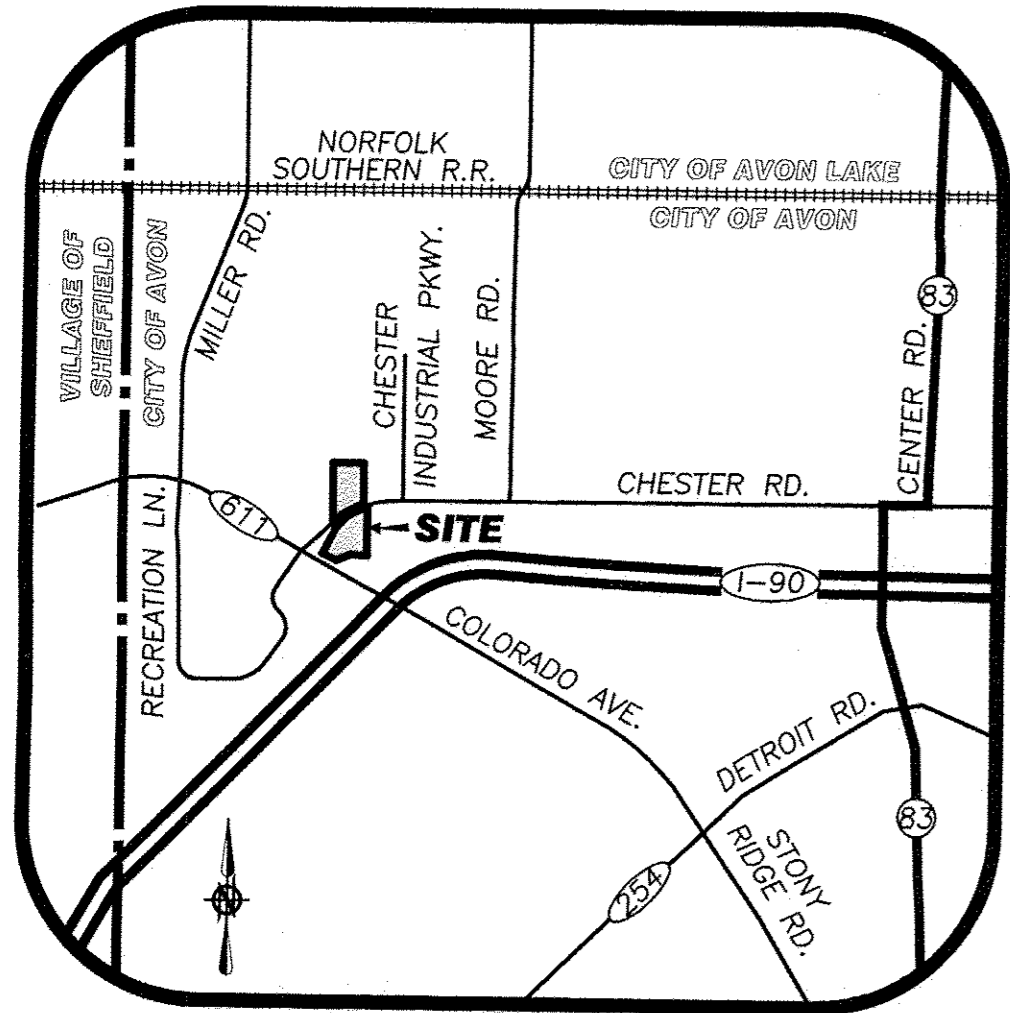


# LOT SPLIT SURVEY

FOR

## RUSTY PARK LLC

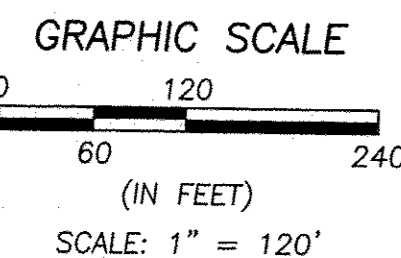
SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 4



### LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" TO BE SET PER LOR-CHESTER ROAD P.I.D. NO. 94622
- MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (CALC.REC.) CALCULATED FROM RECORD INFORMATION
- (N.) NORTH
- (S.) SOUTH
- (E.) EAST
- (W.) WEST
- C CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE
- L/A LIMITED ACCESS
- T.P.O.B. TRUE PLACE OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

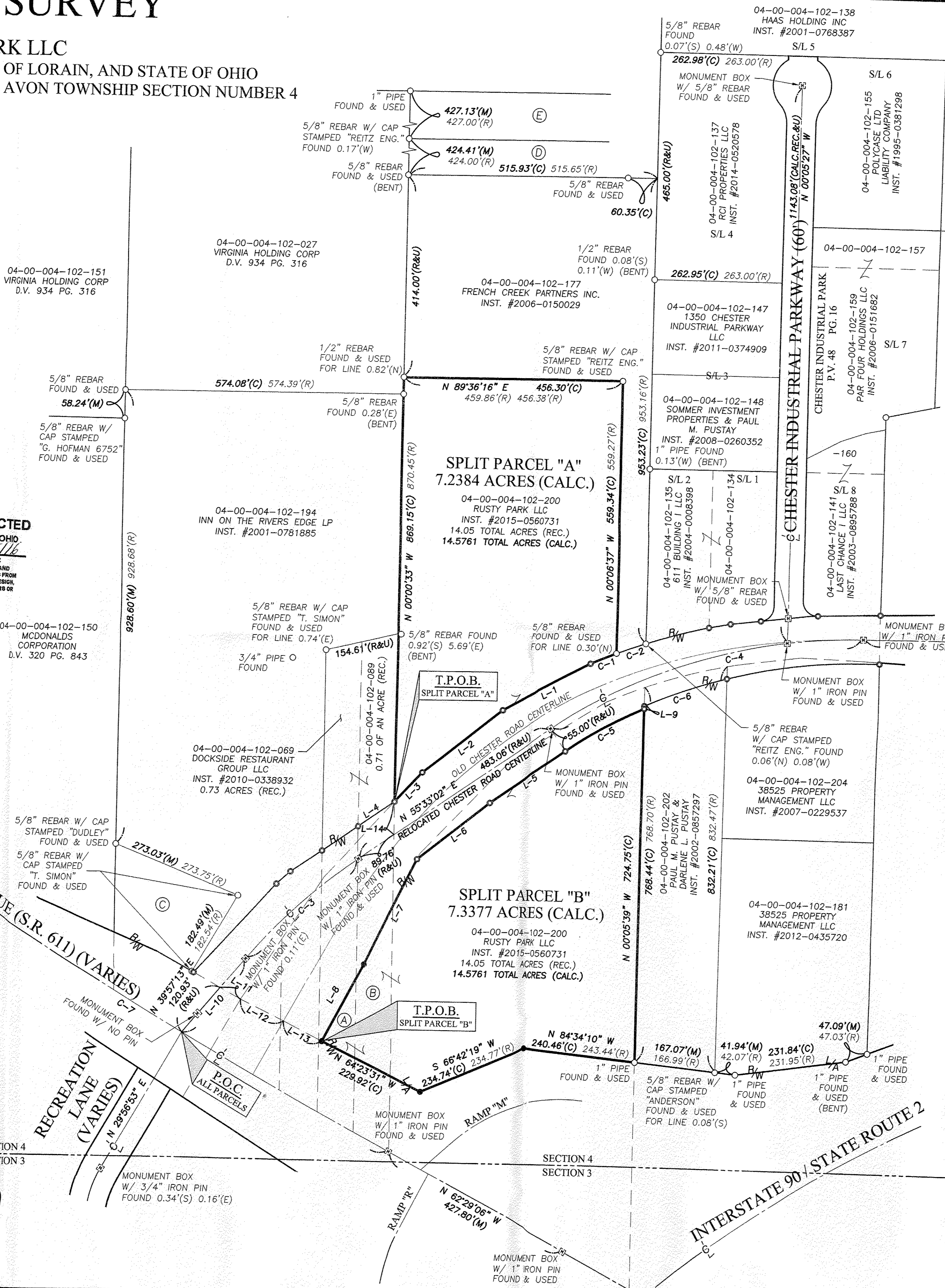
**APPROVED**  **REJECTED**   
BY THE CITY ENGINEER OF AVON, OHIO  
*Ryan E. Cummins, P.E.*  
3/16/16  
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMANCE TO APPLICABLE ORDINANCES AND REGULATORY ORDINANCES.



**BASIS OF BEARINGS:**  
A PORTION OF THE CENTERLINE OF COLORADO AVE. (S.R. 611) WHICH WAS ASSUMED TO BE NORTH 62° 29' 06" WEST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN FEBRUARY 2016.

DATE	BY	DESCRIPTION
02-17-2016	MCB	ISSUE TO CLIENT
03-08-2016	MCB	UPDATED PER CITY COMMENTS



### OWNERSHIP TABLE

Parcel	Owner	Instrument
(A)	04-00-004-102-068 RUSTY PARK LLC	INST. #20150560731
(B)	04-00-004-102-088 RUSTY PARK LLC	INST. #20150560731
(C)	04-00-004-102-105 ARMBRUSTER ENERGY STORES INC	INST. #20050094237
(D)	04-00-004-102-178 FRENCH CREEK PARTNERS INC	INST. #2006-0150029
(E)	04-00-004-102-179 FRENCH CREEK PARTNERS INC	INST. #2006-0150029

### LINE TABLE

LINE #	LENGTH	DIRECTION
L-1	208.96' (R&U)	S 61°38'40" W
L-2	209.83' (R&U)	S 51°38'20" W
L-3	82.57' (R&U)	S 42°41'04" W
L-4	91.29' (R&U)	N 55°33'33" E
L-5	193.01' (R&U)	N 55°33'02" E
L-6	188.92' (R&U)	N 51°36'18" E
L-7	243.40' (C)	N 26°19'11" E
L-8	179.68' (C)	N 27°50'48" E
L-9	5.49' (R&U)	N 00°05'39" W
L-10	200.00' (R&U)	N 39°57'13" E
L-11	48.27' (R&U)	S 61°18'49" E
L-12	99.14' (R&U)	S 64°25'03" E
L-13	89.06' (C)	S 63°20'09" E
L-14	67.56' (R&U)	N 00°00'33" W

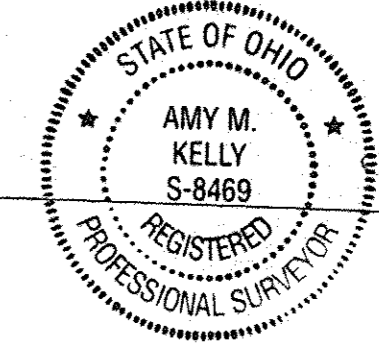
### TABLE OF CURVES

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	57.55' (R&U)	1195.92' (R&U)	57.55' (R&U)	S 66°39'26" W	28.78' (R&U)	02°45'26" (R&U)
C-2	64.07' (R&U)	1195.92' (R&U)	64.06' (R&U)	N 69°34'14" W	32.04' (R&U)	03°04'11" (R&U)
C-3	311.98' (R&U)	1145.92' (R&U)	311.01' (R&U)	N 47°45'04" E	156.96' (R&U)	15°35'55" (R&U)
C-4	683.83' (R&U)	1145.92' (R&U)	673.73' (R&U)	N 72°38'42" E	352.44' (R&U)	34°11'30" (R&U)
C-5	186.52' (R&U)	1090.92' (R&U)	186.29' (R&U)	S 60°26'50" W	93.49' (R&U)	09°47'46" (R&U)
C-6	180.12' (R&U)	1095.92' (R&U)	179.92' (R&U)	S 70°10'23" W	90.26' (R&U)	09°25'01" (R&U)
C-7	1506.67' (R&U)	11459.16' (R&U)	1505.58' (R&U)	S 58°43'06" E	754.42' (R&U)	07°32'00" (R&U)

### 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, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO RUSTY PARK LLC AS RECORDED IN INSTRUMENT NUMBER 2015-0560731 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 14.5761 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.

*Amy M. Kelly*  
AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR No. 8469



3/16/2016  
DATE

### REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- LOR-CHESTER ROAD PID NO. 94622 RIGHT-OF-WAY PLAT, DATED 4/10/2014, PREPARED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY. RECORDED IN P.V. 100 PG. 67 OF LORAIN COUNTY PLAT RECORDS.
- BOUNDARY SURVEY OF JUNE M. WARNER'S PROPERTY, DATED 6/8/2000, PREPARED BY THE NORTH COAST ENGINEERING & SURVEYING CO., INC.
- BOUNDARY SURVEY OF 15.7284 ACRES FOR FRENCH CREEK PARTNERS, INC., DATED 6/22/2006, PREPARED BY THE HENRY G. REITZ ENGINEERING COMPANY.
- BOUNDARY SURVEY FAIRWEATHER ROOFING, INC. & ABC RENTAL SITE, DATED 11/9/2006, PREPARED BY HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, INC.
- BOUNDARY SURVEY P.P.N. 04-00-004-102-114 LOT SPLIT, DATED 9/18/2002, PREPARED BY HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, INC.
- CHESTER INDUSTRIAL PARK SUBDIVISION PLAT, DATED 5/6/1991, PREPARED BY RESAR & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS.
- SITE PLAN & LOT SPLIT PAT SUBLOT 3-CHESTER INDUSTRIAL PARK, DATED 4/13/1992, PREPARED BY KS ASSOCIATES, INC.

DRAWN BY: JAD  
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. 16-4385

SECTION 4 (VARIES) SECTION 9