

LOT SPLIT SURVEY

FOR
ANDREA H. GIBBONS

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

NOTES:

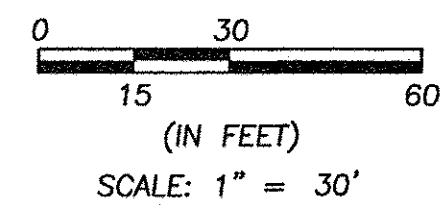
- THE INTENT OF THIS SURVEY IS TO SPLIT 110.00' FROM THE SOUTHERLY PORTION OF LORAIN COUNTY P.P.N. 04-00-026-109-097.
- EXISTING UTILITIES ON REMAINDER PARCEL "A" SHALL NOT BE AFFECTED BY THE LOT SPLIT.

LEGEND

- ☒ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- 5/8"X30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- CENTERLINE
- PROPERTY LINE
- (D) (DEED) DEED INFORMATION
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- R/W RIGHT-OF-WAY LINE



GRAPHIC SCALE



APPROVED REJECTED

BY THE CITY ENGINEER OF AVON, OHIO
[Signature]
RYAN E. CUMMINS, P.E., C.E.S.
THIS SURVEY IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS DESIGNED AND THE SURVEYOR ASSUMES NO LIABILITY FOR ANY OTHER USES OR OMISSIONS.

APPROVED
PLANNING COMMISSION

DATE: 8/17/16
AVON, OHIO

[Signature] CHAIRPERSON
[Signature] SECRETARY

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF NAPA BOULEVARD WHICH WAS ASSUMED TO BE N 00°10'00" E PER VINEYARD ESTATES SUBDIVISION NO. 3 P.V. 75 PG. 66-68

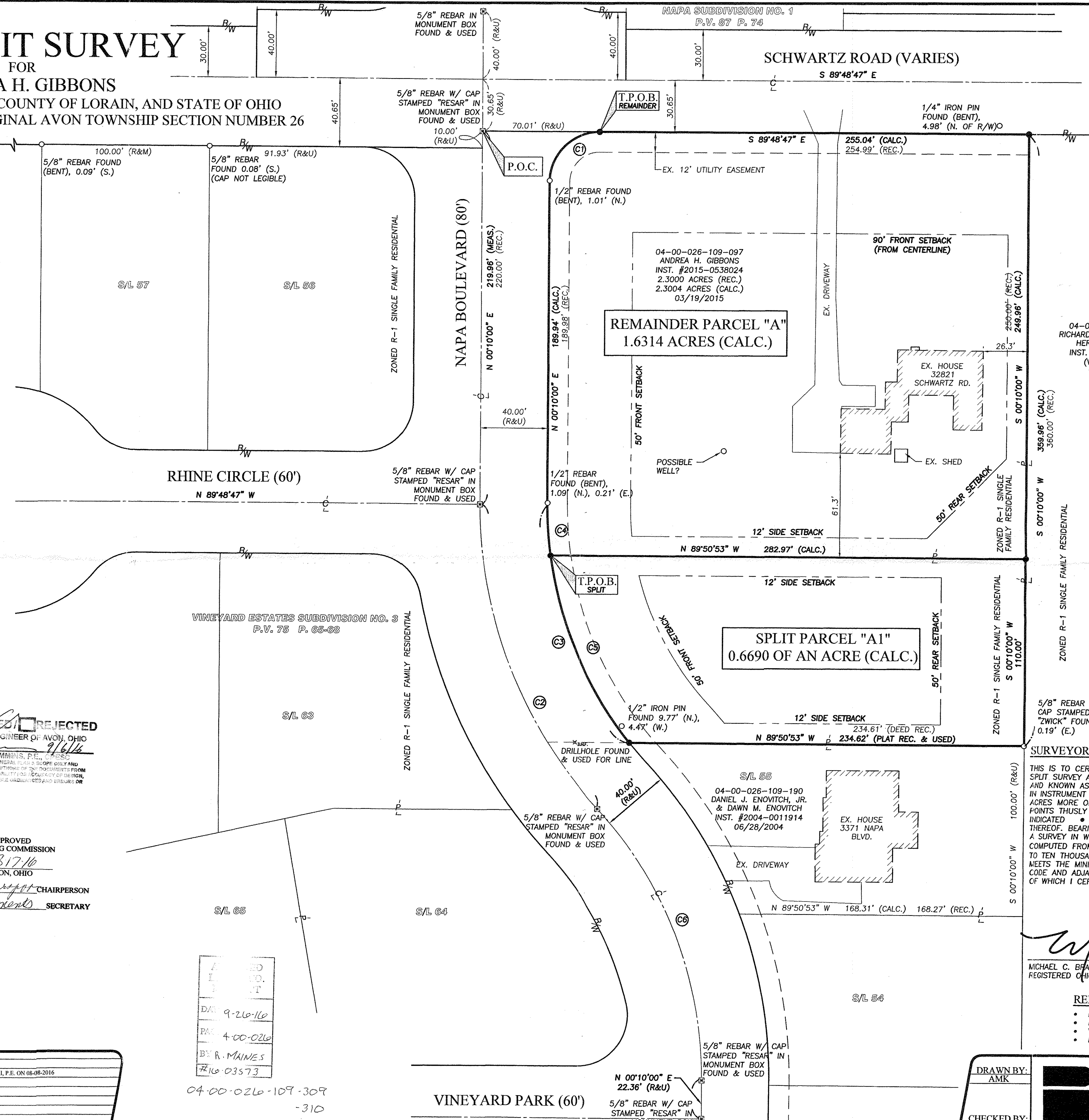
AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN JULY 2016.

J164477 Gibbons-DRAWINGS-16-4471 MASTER.dwg, Plotted: Aug 09, 2016 - 11:49am

| REVISION | DATE | BY | DESCRIPTION |
|----------|------------|-----|--|
| | 08-02-2016 | MCB | ISSUE TO CITY FOR REVIEW |
| | 08-09-2016 | MCB | REVISED PER EMAIL RECEIVED FROM MELISSA BUKOWSKI, P.E. ON 08-08-2016 |

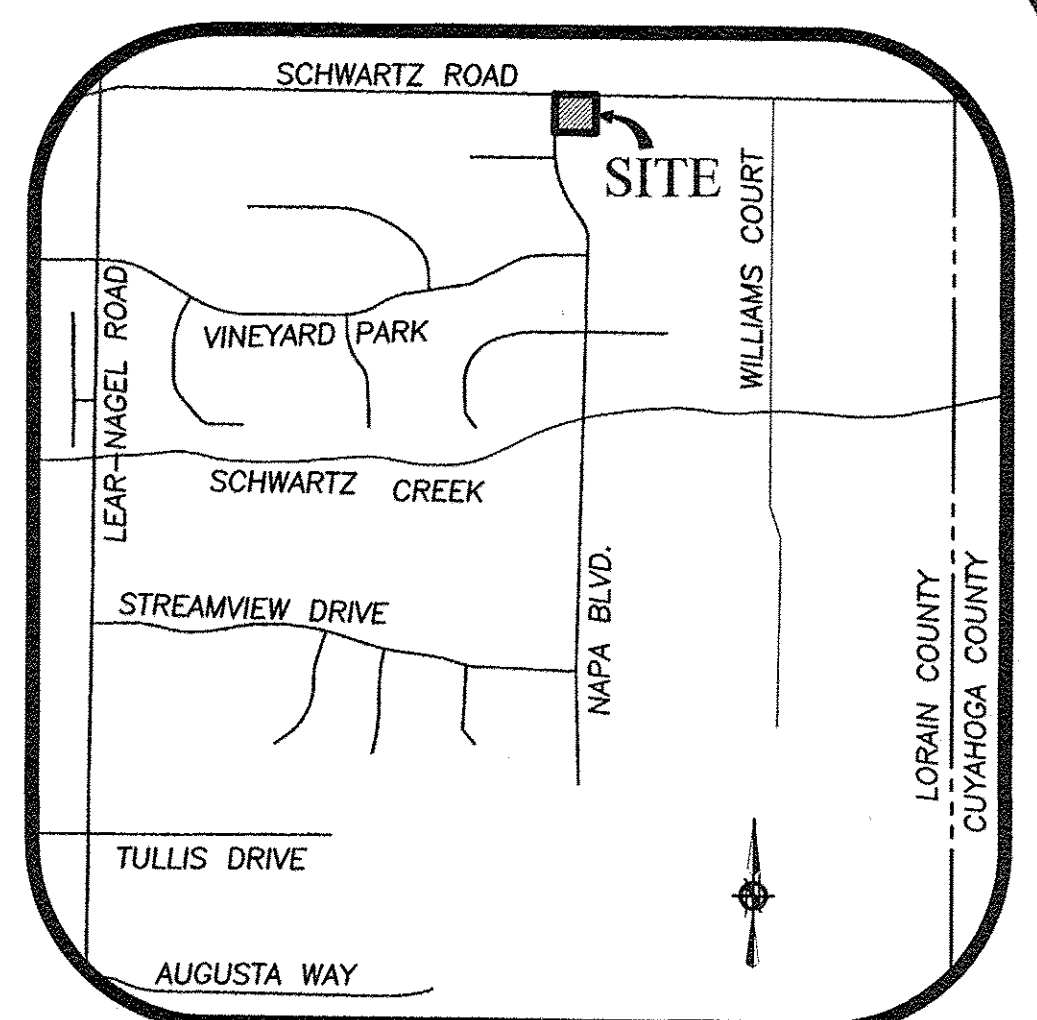
| NO. | DATE | BY |
|-----|----------|-----------|
| 1 | 9-26-16 | R. MAINES |
| 2 | 4-00-026 | R. MAINES |
| 3 | 16-03573 | R. MAINES |

04-00-026-109-309
-310



REMAINDER PARCEL "A"
1.6314 ACRES (CALC.)

SPLIT PARCEL "A1"
0.6690 OF AN ACRE (CALC.)



VICINITY MAP
NOT TO SCALE

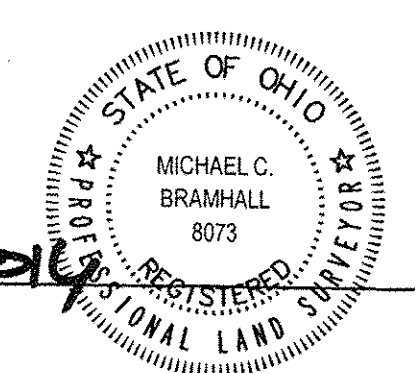
CURVE DATA

| Curve | Length (L) | Radius (R) | Tangent (TAN) | Chord (CH) | Centerline (CL) | Curve Backsight (CB) |
|-------|---------------|---------------|---------------|------------|-----------------|----------------------|
| C1 | 47.13' (R&U) | 30.00' (R&U) | 30.01' | 90°01'13" | 42.43' (R&U) | 45°10'36" E |
| C2 | 197.73' (R&U) | 260.00' (R&U) | 103.92' | 43°34'24" | 193.00' (R&U) | 21°37'12" E |
| C3 | 151.97' (C.) | 151.90' (R.) | 79.16' | 39°34'42" | 148.97' | 19°37'21" E |
| C4 | 30.28' (C.) | 30.21' (R.) | 30.21' | 90°01'13" | 42.43' (R&U) | 45°10'36" E |
| C5 | 121.69' (R&U) | 220.00' (R&U) | 62.45' | 31°41'35" | 120.15' | 23°33'54" E |
| C6 | 174.91' (R&U) | 230.00' (R&U) | 91.93' | 43°34'20" | 170.73' | 21°37'14" E |

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 ANDREA H. GIBBONS AS RECORDED IN INSTRUMENT NUMBER 2015-0538024 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 2.3004 ACRES MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUS INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUS 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.

[Signature]
MICHAEL C. BRAMHALL, P.S.
REGISTERED OHIO SURVEYOR No. 8073



REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- VINEYARD ESTATES SUBDIVISION NO. 3 P.V. 75, P. 65-68.
- NAPA SUBDIVISION NO. 1 P.V. 87, P. 74.

DRAWN BY:
AMK

CHECKED BY:
MCB

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

SHEET
1 OF 1
JOB NO.
16-4471