

# LOT SPLIT & CONSOLIDATION SURVEY

SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 16

04-00-021-000-232  
S 89°55'00" E 1,049.76' (REC. & USED)

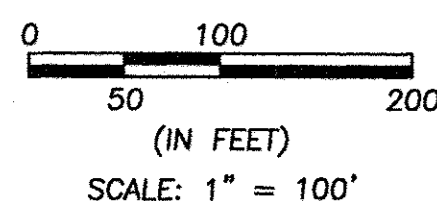
04-00-021-000-228

## LEGEND

- 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- ⊞ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- \* M.N.S. MASONRY NAIL SET
- (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
- CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE



## GRAPHIC SCALE



## BASIS OF BEARINGS:

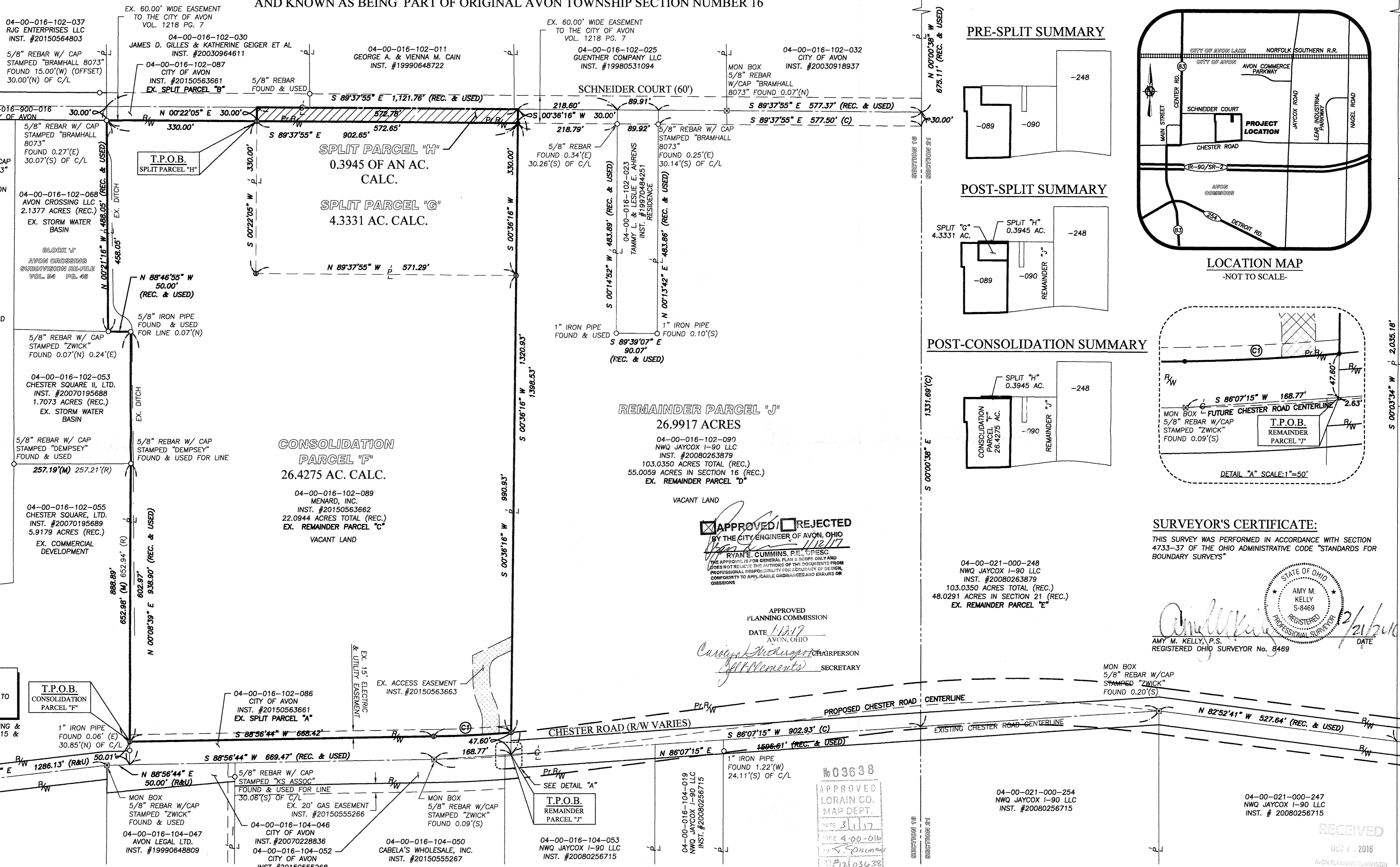
A PORTION OF THE CENTERLINE OF CHESTER ROAD WHICH WAS ASSUMED TO BE NORTH 86° 07' 15" EAST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN FEBRUARY 2015 & NOVEMBER 2016.

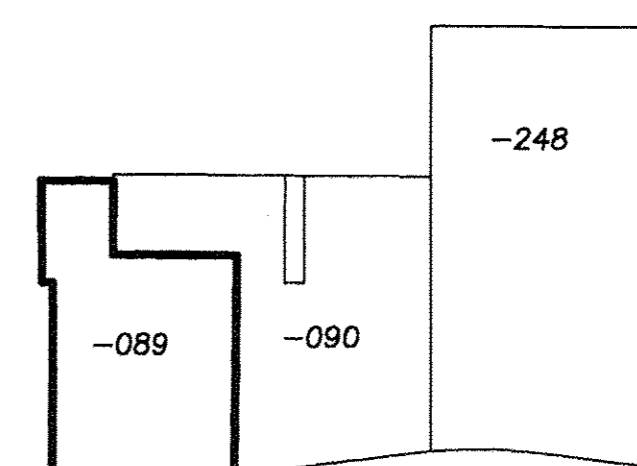
MON BOX  
1" IRON PIN  
FOUND & USED

P.O.C.  
ALL PARCELS

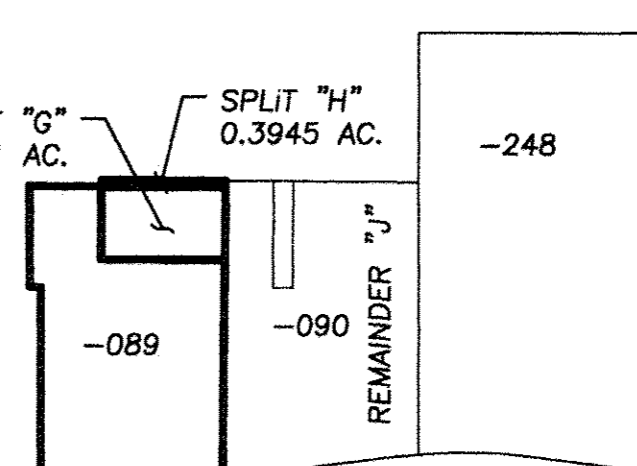
CENTER ROAD  
S.R. 83



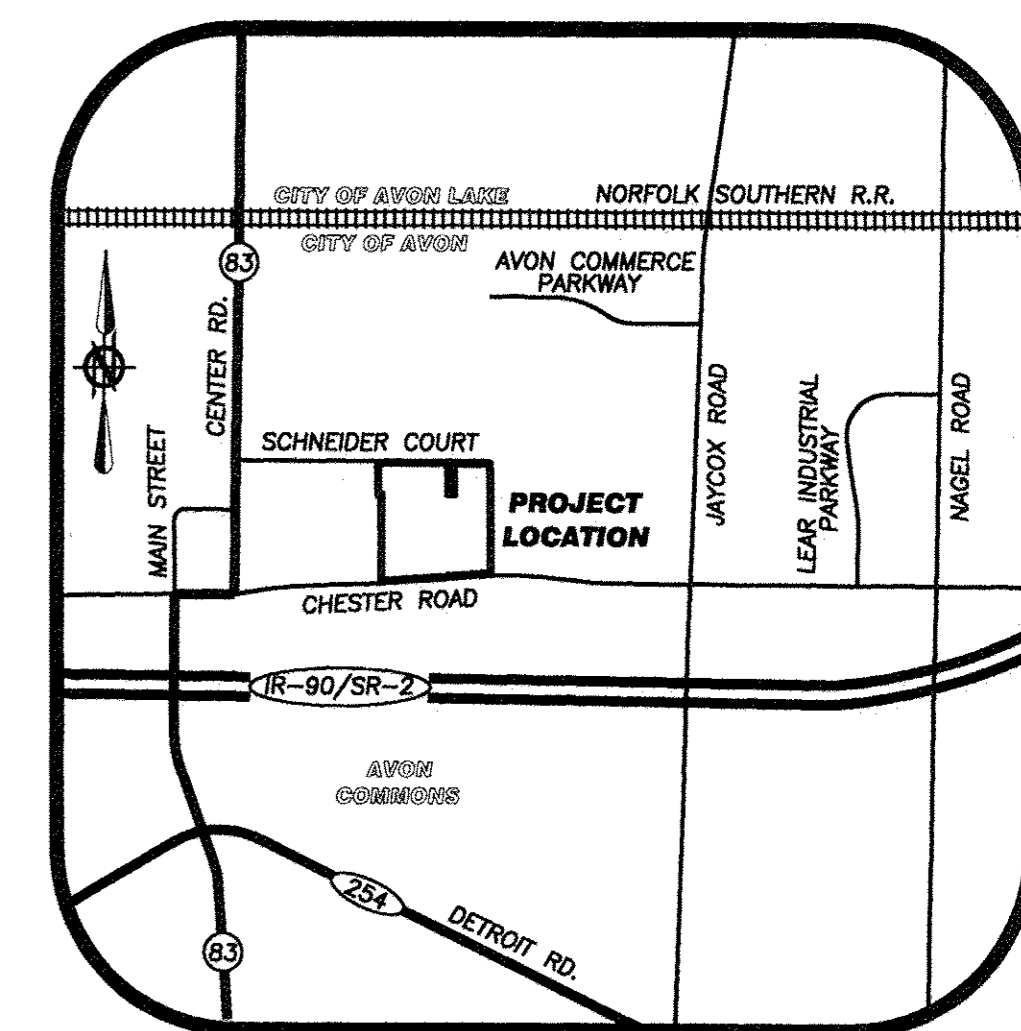
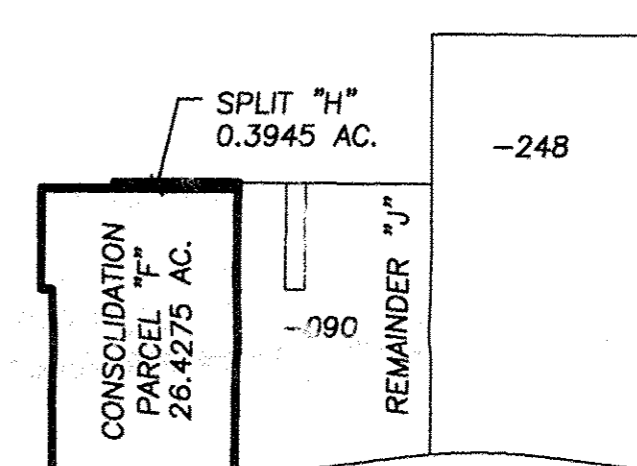
## PRE-SPLIT SUMMARY



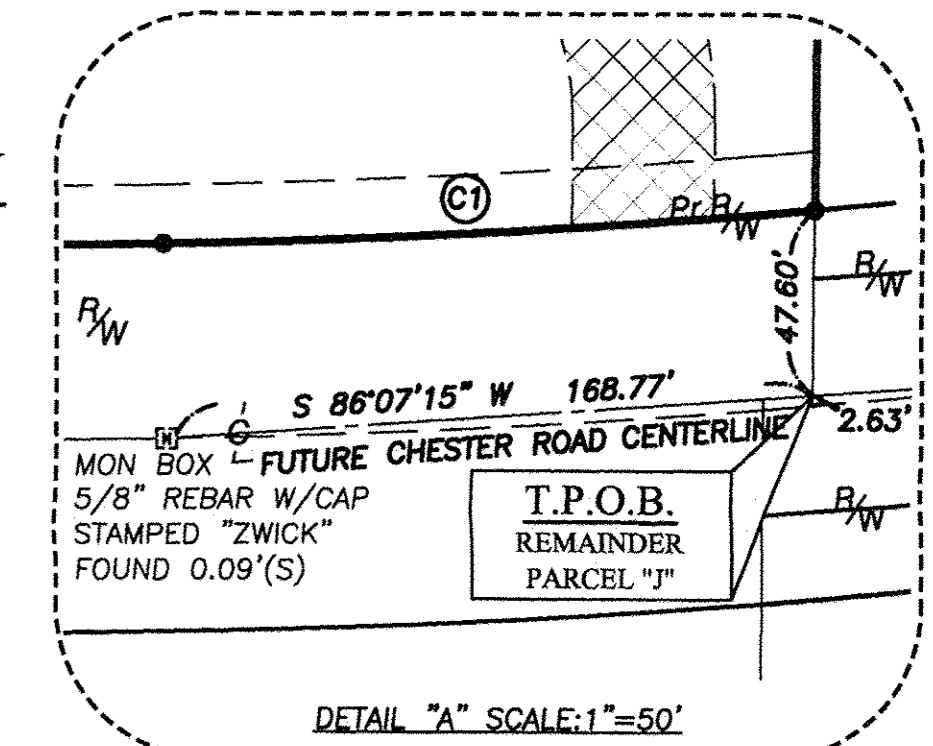
## POST-SPLIT SUMMARY



## POST-CONSOLIDATION SUMMARY



LOCATION MAP  
-NOT TO SCALE-



DETAIL "A" SCALE: 1"=50'

## REMAINDER PARCEL "J"

26.9917 ACRES  
04-00-016-102-097  
NWQ JAYCOX I-90 LLC  
INST. #20080263879  
103.0350 ACRES TOTAL (REC.)  
55.0059 ACRES IN SECTION 16 (REC.)  
EX. REMAINDER PARCEL "D"

VACANT LAND

APPROVED  REJECTED  
BY THE CITY ENGINEER OF AVON, OHIO  
DATE 11/21/17  
RYAN E. CUMMINS, P.E., C.P.E.S.C.  
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHOR OF THE DODGERS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

APPROVED  
PLANNING COMMISSION

DATE 11/21/17  
AVON, OHIO

CHAIRPERSON  
SECRETARY

## SURVEYOR'S CERTIFICATE:

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

04-00-021-000-248  
NWQ JAYCOX I-90 LLC  
INST. #20080263879  
103.0350 ACRES TOTAL (REC.)  
48.0291 ACRES IN SECTION 21 (REC.)  
EX. REMAINDER PARCEL "E"

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

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

## REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- AVON CROSSING SUBDIVISION RE-FILE, T-K ENGINEERING & DESIGN GROUP INC., APRIL 9, 2008
- EASEMENT MAP FOR THE CITY OF AVON, BRAMHALL ENGINEERING & SURVEYING, INC., REVISED MARCH 13, 2006
- BOUNDARY SURVEY FOR CHEMTRON CORPORATION, BRAMHALL ENGINEERING & SURVEYING, INC., NOVEMBER 25, 2014
- ALTA/ACSM LAND TITLE SURVEY FOR REO HOLDINGS, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY, KS ASSOCIATES, INC., MAY 14, 2008
- 22.0944 ACRE LOT SPLIT SURVEY, BRAMHALL ENGINEERING & SURVEYING COMPANY, JULY 8, 2015
- PROPOSED DEDICATION PLAT WITH EASEMENTS FOR CHESTER ROAD RECONSTRUCTION, CHAGRIN VALLEY ENGINEERING, LTD., AUGUST 9, 2016

NOTE:  
THE INTENT OF SPLIT PARCEL "H" IS TO CONVEY THE PORTION OF P.P.N. 04-00-016-102-090 WITHIN THE EXISTING ROADWAY EASEMENT TO THE CITY OF AVON FOR RIGHT-OF-WAY PURPOSES, AS SHOWN HEREON.

THE INTENT OF SPLIT PARCEL "G" IS TO CONVEY A PORTION OF P.P.N. 04-00-016-102-090 TO MENARD, INC. AND CONSOLIDATE IT WITH P.P.N. 04-00-016-102-089, AS SHOWN HEREON.

DRAWN BY:  
JAD

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

SHEET  
1 of 1

JOB NO.  
14-4083A

J1144083A Menard Split & Consolidation Drawings 14-4083A MASTER.dwg, Plotted: Dec 21, 2016 - 2:42pm