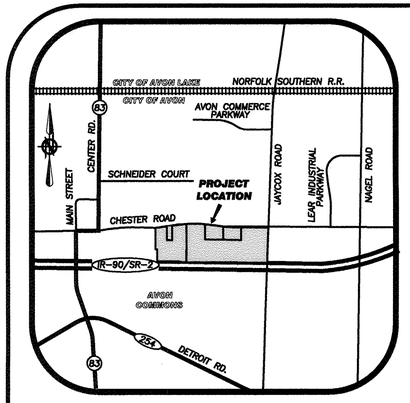
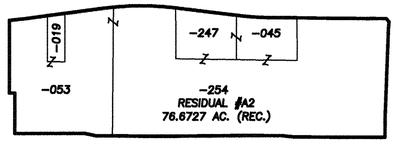
LOT SPLIT SURVEY

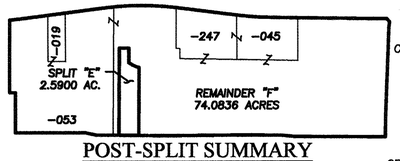
SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 21



LOCATION MAP
-NOT TO SCALE-



PRE-SPLIT SUMMARY



POST-SPLIT SUMMARY

C1	C2	C3	C4	C5
L=35.93'	L=191.33'	L=80.01'	L=211.39'	L=271.50'
R=2450.00'	R=2450.00'	R=2450.00'	R=2450.00'	R=2500.00'
TAN=17.96'	TAN=95.67'	TAN=40.01'	TAN=105.76'	TAN=135.88'
Δ=00°50'25"	Δ=04°28'20"	Δ=01°52'16"	Δ=04°56'37"	Δ=06°13'20"
CH=35.93'	CH=191.19'	CH=80.01'	CH=211.33'	CH=271.37'
CB=N 85°24'42" E	CB=N 88°04'16" E	CB=S 88°45'26" E	CB=S 85°21'00" E	CB=S 85°59'21" E

C6	C7	C8	C9	C10
L=623.43'	L=128.31'	L=117.44'	L=276.93'	L=411.65'
R=2500.00'	R=2450.00'	R=2550.00'	R=2550.00'	R=260.00'
TAN=313.34'	TAN=64.17'	TAN=58.73'	TAN=138.60'	TAN=263.27'
Δ=14°17'17"	Δ=03°00'02"	Δ=02°38'19"	Δ=06°13'20"	Δ=90°42'55"
CH=621.82'	CH=128.30'	CH=117.43'	CH=276.79'	CH=369.98'
CB=N 89°58'41" E	CB=N 84°20'05" E	CB=N 84°09'12" E	CB=S 85°59'21" E	CB=N 80°45'05" E

L1 S 89°23'44" E L=80.00'

L2 N 00°36'16" E L=18.35'

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

2/10/2017
DATE

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

LEGEND

●	5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
▣	MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
○	IRON PIN/PIPE FOUND AS INDICATED
⊕	5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
⁕ 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
(CVE)	CHAGRIN VALLEY ENGINEERING
(N.) NORTH	(E.) EAST
(S.) SOUTH	(W.) WEST
℄	CENTERLINE
R/W	RIGHT-OF-WAY LINE
P/L	PROPERTY LINE
L/A	LIMITED ACCESS

GRAPHIC SCALE
0 50 100 200
(IN FEET)
SCALE: 1" = 100'

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF CHESTER ROAD WHICH WAS ASSUMED TO BE NORTH 82° 50' 02" EAST

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

C11	C12	
L=610.96'	L=98.66'	
R=2450.00'	R=2500.00'	
TAN=307.07'	TAN=49.34'	
Δ=14°17'17"	Δ=02°15'40"	
CH=609.38'	CH=98.65'	
CB=N 89°58'41" E	CB=N 83°57'52" E	

MONUMENT BOX WITH 5/8" REBAR FOUND W/CAP STAMPED "BRAMHALL 8073" 0.07'(S)
P.O.C. ALL PARCELS
SECTION 16 / SECTION 21
MONUMENT BOX WITH 5/8" REBAR FOUND W/CAP STAMPED "BRAMHALL 8073" 0.18'(N)
MONUMENT BOX WITH 5/8" REBAR FOUND W/CAP STAMPED "BRAMHALL 8073" 0.28'(N)
MONUMENT BOX WITH 5/8" REBAR FOUND W/CAP STAMPED "BRAMHALL 8073" 0.29'(N)
MONUMENT BOX WITH 5/8" REBAR FOUND W/CAP STAMPED "BRAMHALL 8073" 0.25'(N) & USED FOR LINE
MONUMENT BOX WITH 5/8" REBAR FOUND W/CAP STAMPED "ZWICK" 0.31'(N) & USED FOR LINE

CHESTER ROAD (100')

N 82°52'02" E 710.83' (CVE)
S 00°00'38" E 50.19'
S 82°52'41" E 554.73' (CVE)
S 82°52'41" E 554.73' (CVE)
S 82°52'41" E 527.66' (C)
S 82°52'41" E 6.25' (C)
S 82°52'41" E 20.82' (C)
S 89°06'01" E 1062.72' (CVE)
S 89°06'01" E 996.63' (CVE)
S 89°06'01" E 769.49' (C)
N 89°06'01" W 65.98' (CVE)
S 00°53'59" W 44.00' (CVE)
N 41°47'35" W 35.25' (C)
N 05°35'48" E 59.21' (R&U)
N 82°50'02" E 710.83' (CVE)
N 82°50'02" E 343.76 (C)
N 82°50'02" E 215.84' (C)
S 00°09'47" W 393.62' (C)
N 00°09'47" E 414.13' (C)
S 89°22'13" E 150.00' (C)
N 00°09'36" E 619.94' (R&U)
N 00°09'38" E 344.42' (R&U)
N 89°50'22" W 48.00' (R&U)

PROP. STORM EASEMENT 'A-SE1' #5*
PROP. STORM EASEMENT 'A-SE2' #5*
PROP. STORM EASEMENT 'A-SE3' #5*
PROP. STORM EASEMENT 'A-SE4' #5*
PROP. STORM EASEMENT 'A-SE5' #5*
PROP. STORM EASEMENT 'A-SE6' #5*
PROP. STORM EASEMENT 'A-SE7' #5*
PROPOSED 20' GAS EASEMENT #5*
EX. 15' GAS LINE EASEMENT TO COLUMBIA GAS OF OHIO O.R. VOL. 964 PG. 333-334
EX. 20' SANITARY SEWER EASEMENT INST. #20070191282

PROPOSED ACCESS, UTILITY & PRIVATE UTILITY EASEMENT

N 00°36'16" E 356.88'
S 00°00'13" E 484.69' (R&U)
S 00°01'24" E 378.42' (C)
S 00°01'58" W 364.53' (C)
S 00°09'38" E 1102.45'
N 00°36'16" E 745.77'
S 00°09'38" E 1099.27'
348.13'
407.24'
80.00'
17.00'
S 89°23'44" E 191.00'
60.00'
N 89°23'44" W 271.00'
S 89°23'44" E 364.53'
N 00°36'16" E 124.66'
80.00'
81.65'
L1
L2
C10
PROPOSED SHARED STORMWATER MANAGEMENT BASIN EASEMENT
L=98.51'
R=260.00'
TAN=49.85'
Δ=21°42'32"
CH=97.92'
CB=N 64°44'43" W
S 00°36'16" W 560.27'
N 00°36'16" E
PROPOSED 26' ACCESS EASEMENT
13'
13'
23.98'

04-00-016-104-019
NWQ JAYCOX I-90 LLC
INST. #2008-0256715 (PARCEL #1)
1.5016 ACRES (REC.)

04-00-021-000-247
NWQ JAYCOX I-90 LLC
INST. # 2008-0256715 (PARCEL #2)
5.4966 ACRES (REC.)

04-00-021-000-045
NWQ JAYCOX I-90 LLC
INST. #2009-0308870
4.9564 ACRES (REC.)

N 88°50'48" W 523.82' (R&U)
N 88°50'17" W 523.63' (R&U)
1" PIPE FOUND 0.11'(N) & USED FOR LINE

SPLIT PARCEL "E"
2.5900 ACRES

T.P.O.B. SPLIT PARCEL "E"

REMAINDER PARCEL "F"
74.0836 ACRES TOTAL
21.1688 AC. IN SECTION 16
52.9148 AC. IN SECTION 21

APPROVED/REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
3/27/17
RYAN E. CUMMINS, P.E., CPESC
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

EX. 30' SANITARY SEWER EASEMENT INST. #20070191282

04-00-016-104-053
NWQ JAYCOX I-90 LLC
INST. #2008-0256715
20.26 ACRES (REC. PER AUDITOR)
20.2590 ACRES (REC.)
EX. RESIDUAL PARCEL #A2 76.6727 TOTAL (REC. CVE) #5*
76.6736 ACRES (CALC.)

04-00-016-104-050
CABELA'S WHOLESALE, INC.
INST. #2015-0555267

04-00-021-000-254
NWQ JAYCOX I-90 LLC
INST. #2008-0256715 (PART PARCEL #3)
46.56 ACRES (REC. PER AUDITOR)
47.2929 ACRES (REC. PER KS ALTA)
EX. RESIDUAL PARCEL #A2 76.6727 TOTAL (REC. CVE) #5*
76.6736 ACRES (CALC.)

№03656
APPROVED LORAIN CO. MAP DEPT.
DATE 4/11/17
MAP 4-00-021
BY T. SPILLMAN
NOTES 17-1 03656
SCAN #49063

APPROVED PLANNING COMMISSION
DATE 3-27-17
AVON, OHIO
CHAIRPERSON
SECRETARY

N 89°50'22" W 48.00' (R&U)
N 00°09'38" E 344.42' (R&U)
SEE DETAIL "A"
N 89°52'23" W 600.02' (REC.&USED)
N 78°06'28" W 102.18' (R&U)
5/8" REBAR FOUND & USED
N 89°23'44" W 190.55'
N 89°23'44" W 169.00'
N 89°23'44" W 240.45'
N 89°23'44" W 600.00' (R&M)
5/8" REBAR FOUND W/CAP STAMPED "KS" FOUND & USED
S 89°47'10" W 700.07' (R&M)
EX. ODOT RIGHT-OF-WAY FENCE
5/8" REBAR FOUND W/CAP STAMPED "KS" FOUND & USED
N 89°23'44" W 298.78' (R&U)
1" PIPE FOUND 0.71'(S)
N 83°39'29" W 100.03' (R&U)
1" PIPE FOUND 0.74'(S)
N 89°23'44" W 724.75' (R&U)
1" PIPE FOUND 0.08'(N) 0.08'(W)
MONUMENT BOX W/ 1" IRON PIN FOUND & USED FOR LINE (BENT)
S 05°14'45" W 178.82' (R&U)
S 05°34'26" W 751.58' (R&U)
S 01°45'12" E 800.30' (M)
JAYCOX ROAD (R/W VARIES)
N 01°45'12" E 179.05' (M)
6.00'

DETAIL "A" SCALE:1"=5'
N 85°06'23" W 2.32'
S 00°09'38" W 344.42'
N 89°52'23" W 600.02' (R&U)

INTERSTATE 90/ STATE ROUTE 2
(PER LOR-90-13.01 R/W PLANS)

REVISION	DATE:	BY:	DESCRIPTION:
	12-01-2016	AMK	PRELIMINARY ISSUE TO CLIENT FOR REVIEW
	12-13-2016	AMK	ISSUE TO CLIENT FOR REVIEW
	01-11-2017	AMK	ISSUE TO CLIENT FOR REVIEW
	02-10-2017	AMK	UPDATED PER CITY COMMENTS

REFERENCES

1. LORAIN COUNTY TAX MAP RECORDS.
2. LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
3. ALTA/ACSM LAND TITLE SURVEY FOR REO HOLDINGS, LLC. & FIDELITY NATIONAL TITLE INSURANCE COMPANY, KS ASSOCIATES, INC., MAY 14, 2008.
4. 13.3270 ACRE LOT SPLIT SURVEY, BRAMHALL ENGINEERING COMPANY, JULY 8, 2015.

*5. CHESTER ROAD DEDICATION PLAT WITH EASEMENTS FOR THE CITY OF AVON, CHAGRIN VALLEY ENGINEERING, AUGUST 9, 2016 (NOT YET RECORDED).

NOTES:
THE INTENT OF THIS LOT SPLIT SURVEY IS TO CREATE SPLIT PARCEL "E" AS SHOWN HEREON WITH TWO PROPOSED EASEMENTS.

THE INTENT OF THE ACCESS, UTILITY & PRIVATE UTILITY EASEMENT IS TO PROVIDE ACCESS & UTILITIES TO SPLIT PARCEL "E" FROM CHESTER ROAD.

THE INTENT OF THE SHARED STORMWATER MANAGEMENT BASIN EASEMENT IS FOR A SHARED STORMWATER MANAGEMENT BASIN FOR SPLIT PARCEL "E" AND REMAINDER PARCEL "F".

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. 16-4584

J:\16\4584 RE\G Lot Splits Chester Rd (3 Parcels)\DRAWINGS\16-4584 MASTER.dwg, Plotted: Feb 10, 2017 - 2:37pm