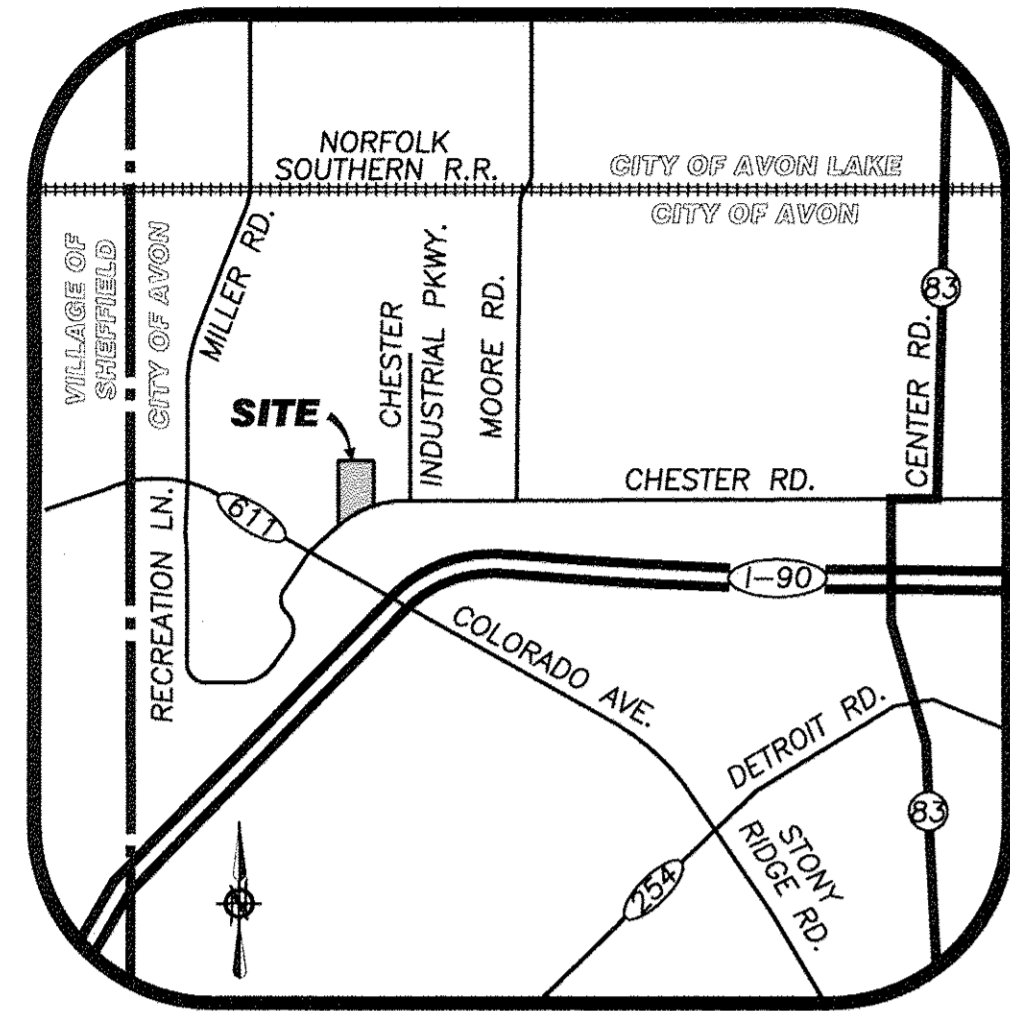


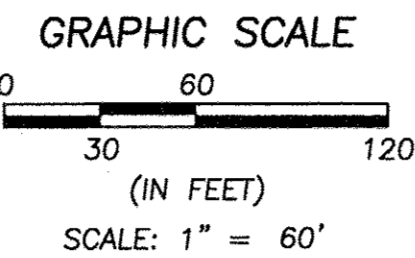
LOT SPLIT SURVEY

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



VICINITY MAP
NOT TO SCALE



BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF CHESTER ROAD WHICH WAS ASSUMED TO BE NORTH 55° 33' 02" EAST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN FEBRUARY 2016 & MARCH 2017.

LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- 3/4" x 30" IRON REBAR WITH CAP STAMPED "ODOT R/W BRAMHALL PS 8073" FOUND
- ☒ 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
- CL 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

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	5.49' (R&U)	N 00°05'39" W
L-8	200.00' (R&U)	N 39°57'13" E
L-9	67.56' (R&U)	N 00°00'33" W

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)

SURVEYOR'S CERTIFICATE:

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



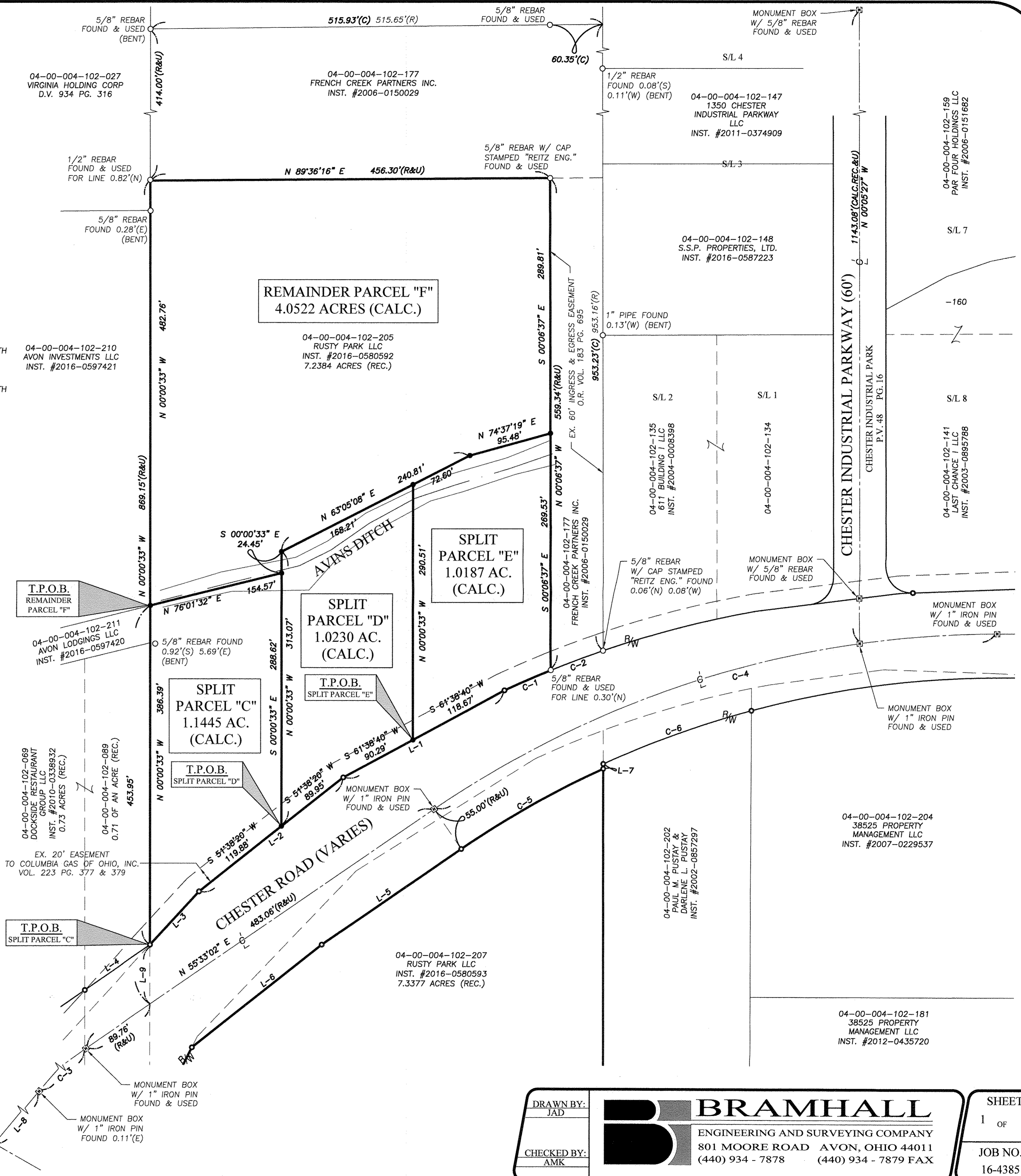
DATE: 4/17/2017
BY: AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469

APPROVED PLANNING COMMISSION
DATE: 5/17/17
AVON, OHIO
CHAIRPERSON: [Signature]
SECRETARY: [Signature]

APPROVED / REJECTED
THE CITY ENGINEER OF AVON, OHIO
DATE: 5/17/17
RYAN E. CUMMINS, P.E., CPESC

- 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.
 - LOT SPLIT FOR RUSTY PARK LLC, DATED 03/16/2016, PREPARED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY.

DATE	BY	DESCRIPTION
03-21-2017	AMK	ISSUE TO CLIENT
04-05-2017	AMK	UPDATED PER CITY COMMENTS



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

DRAWN BY: JAD
CHECKED BY: AMK

SHEET 1 OF 1
JOB NO. 16-4385

J:\164385 Syster Chester Rd Boundary\DRAWINGS\16-4385 NORTH LOT SPLIT.dwg, Plotted: Apr 17, 2017, 9:24am