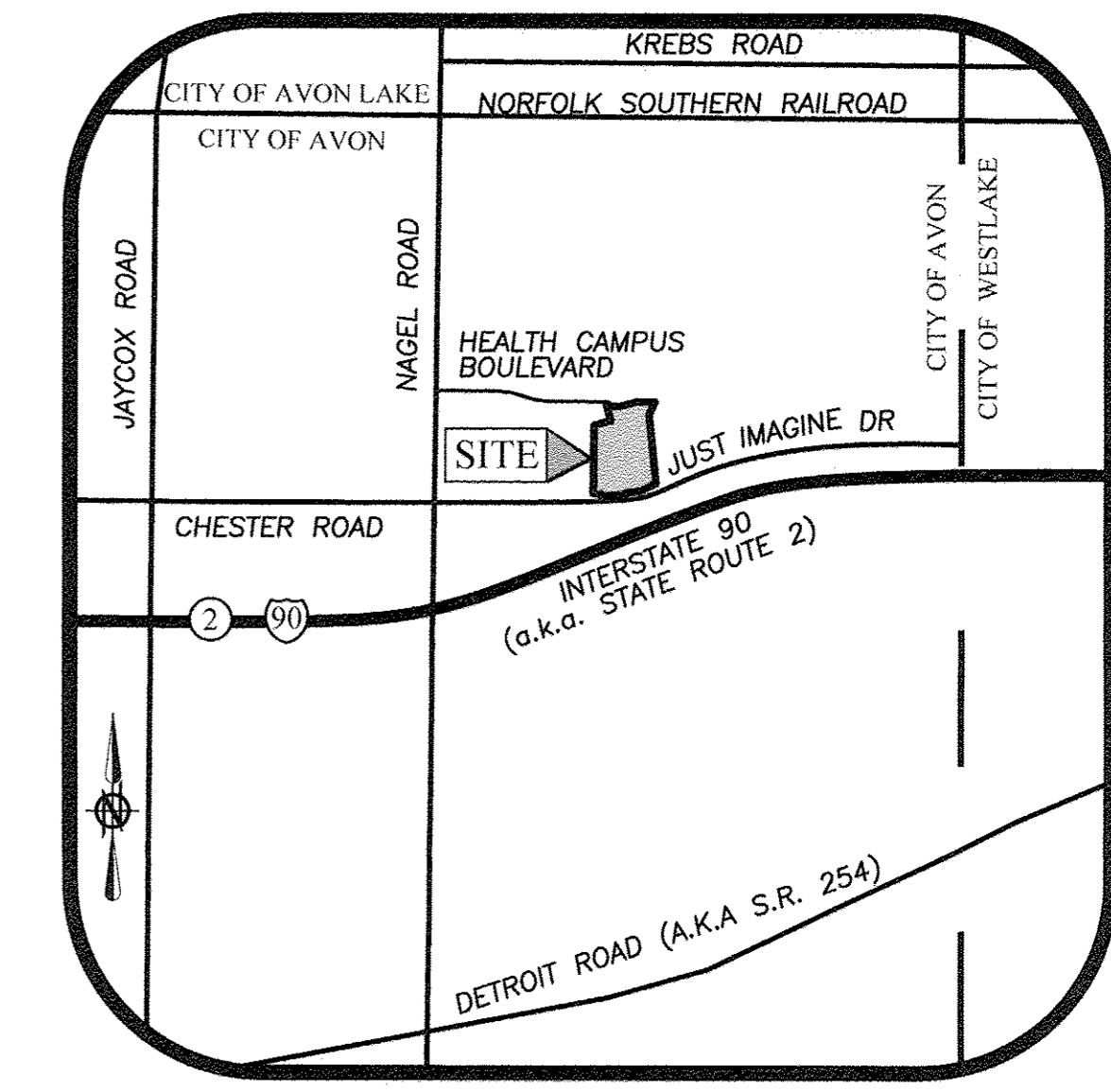


# LOT SPLIT SURVEY

FOR JG AVON LLC  
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND  
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 28.



APPROVED  
LORAIN CO.  
MAY DEPT  
DATE: 5-3-18  
PAGE: 4-00-028  
BY: R. MAINES  
#18-03809

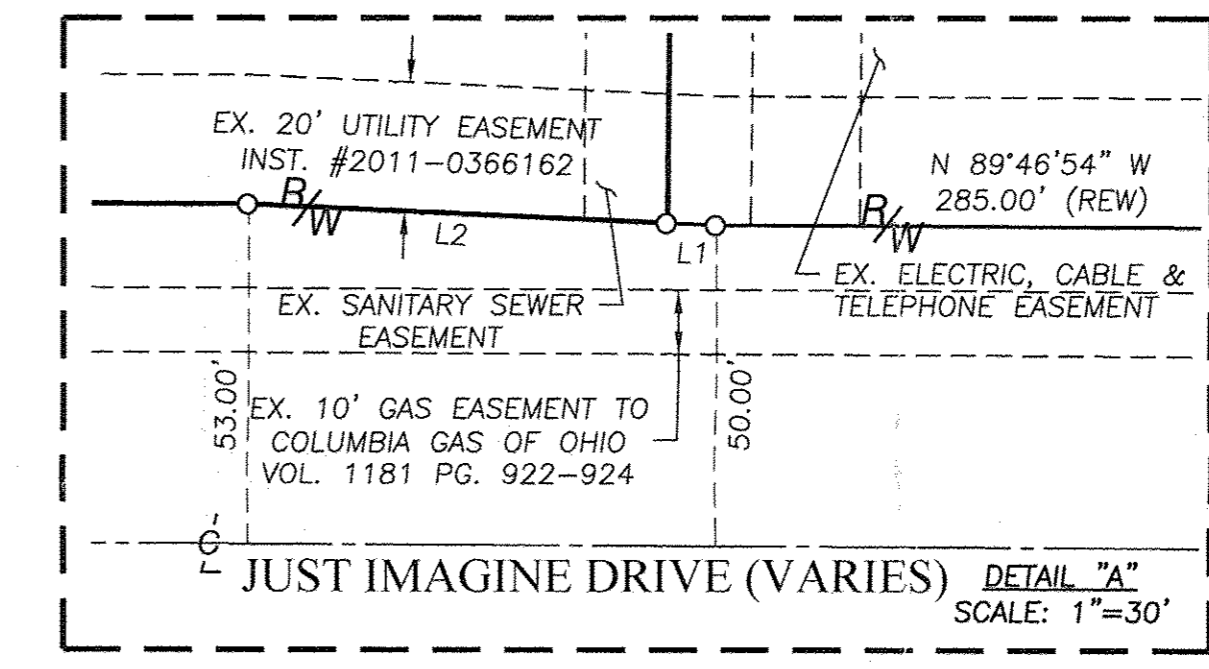
### LEGEND

- 5/8" IRON REBAR 30" IN LENGTH WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ 5/8" IRON REBAR 30" IN LENGTH WITH CAP STAMPED "BRAMHALL 8073" FOUND
- ⊞ MONUMENT BOX WITH 5/8" IRON REBAR 30" IN LENGTH WITH CAP STAMPED "BRAMHALL 8073" FOUND (UNLESS OTHERWISE NOTED)
- 5/8" IRON REBAR WITH CAP STAMPED "R.E. WARNER" (UNLESS OTHERWISE NOTED)
- M.N.F. MASONRY NAIL FOUND
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (CALC.REC.) CALCULATED FROM RECORD INFORMATION
- CL CENTERLINE
- B/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE

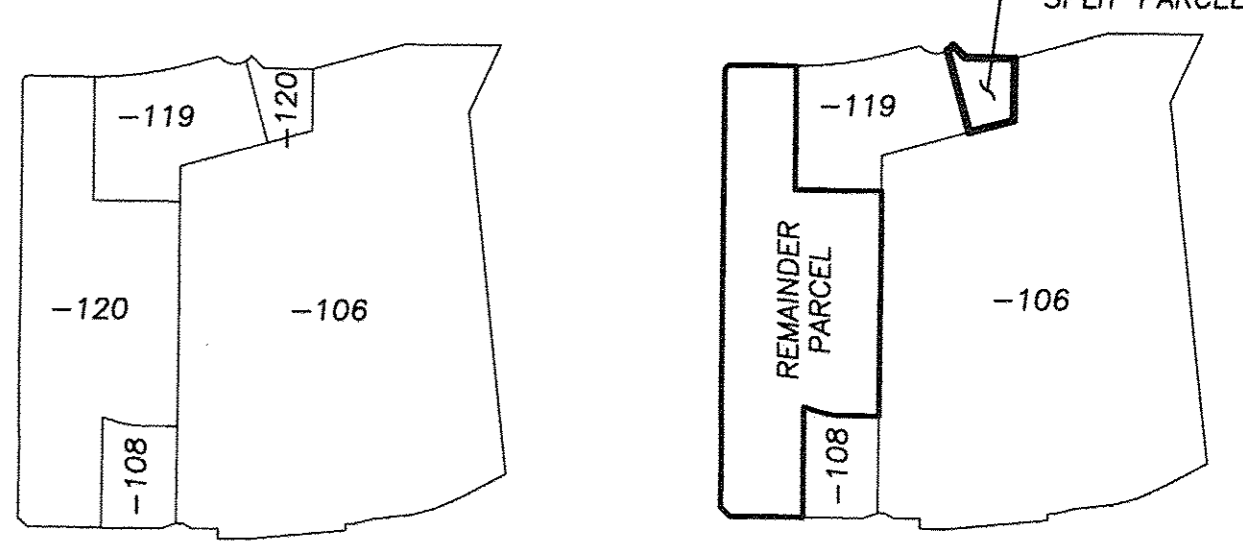
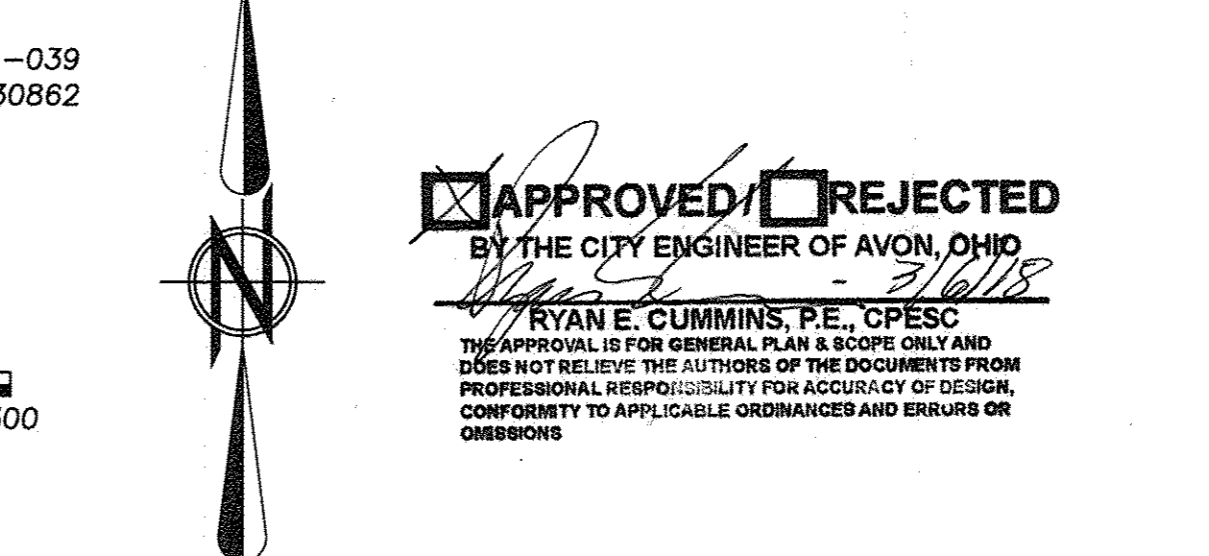
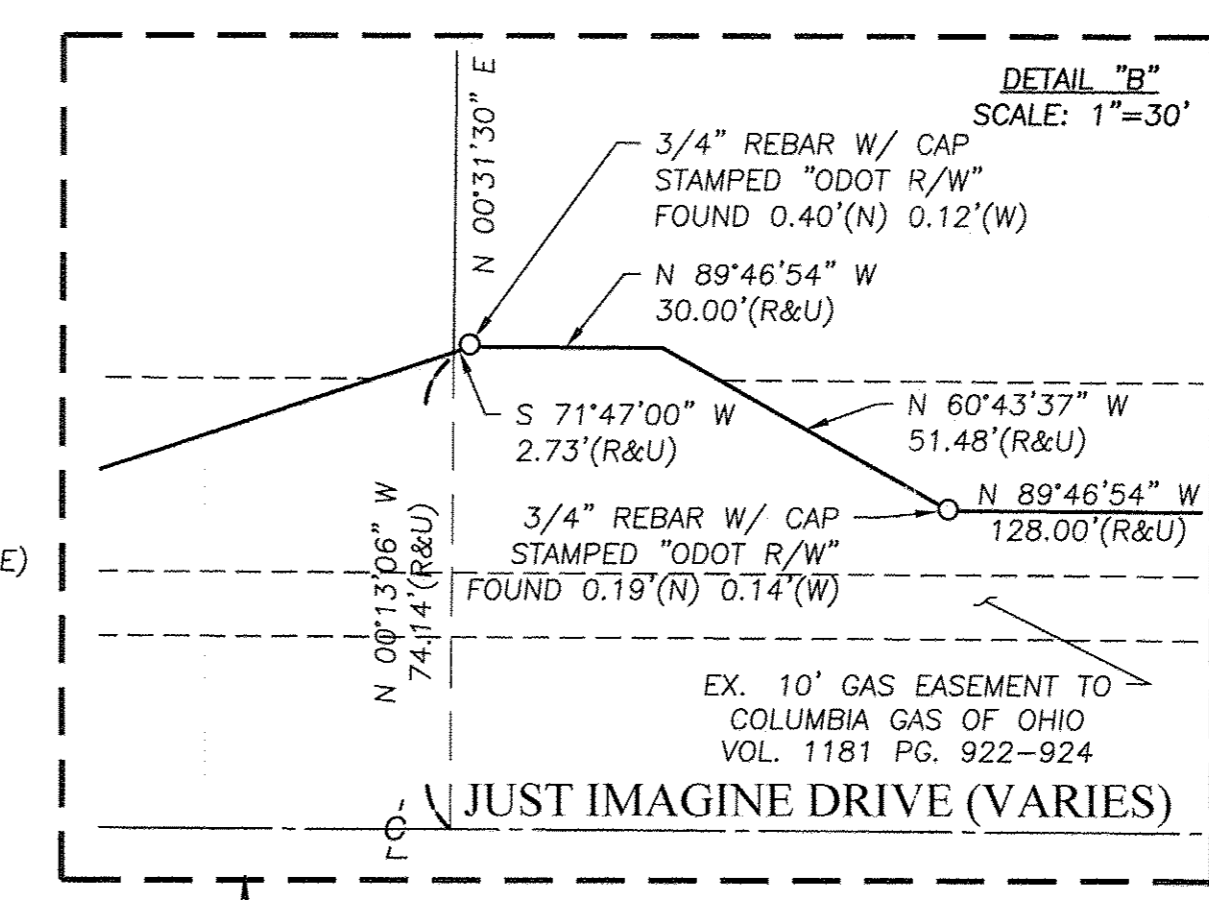
### NOTES:

- THE FOLLOWING PROPOSED EASEMENTS HAVE NOT YET BEEN RECORDED:
  - 15' WATER SERVICE EASEMENT 0.120 AC.
  - 60' STORM WATER MANAGEMENT EASEMENT 2.000 AC.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	7.72'	N 87°25'42" W
L2	65.34'	N 87°25'42" W
L3	64.64'	N 47°17'04" W
L4	80.06'	N 01°37'21" W



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	47.12'	30.00'	42.43'	S 44°28'30" E	30.00'	90°00'00"
C2	422.66'	1560.00'	421.36'	N 82°45'48" E	212.63'	15°31'24"
C3	30.07'	30.00'	28.82'	N 46°17'28" E	16.43'	57°25'16"
C4	69.75'	100.00'	68.34'	S 37°33'44" W	36.36'	39°57'48"
C5	264.74'	1640.00'	264.45'	N 79°37'34" E	132.66'	9°14'56"
C6	78.44'	100.00'	76.45'	S 80°00'58" W	41.36'	44°56'39"
C7	32.73'	30.00'	31.13'	N 46°15'19" W	18.21'	62°30'50"
C8	109.11'	100.00'	103.77'	N 46°15'18" W	60.70'	62°30'49"
C9	89.66'	100.00'	86.69'	N 10°41'18" E	48.10'	51°22'23"
C10	36.95'	100.00'	36.74'	N 46°57'34" E	18.69'	21°10'10"
C11	130.69'	100.00'	121.58'	S 85°01'00" E	76.56'	74°52'43"
C12	30.07'	30.00'	28.82'	S 76°17'16" E	16.43'	57°25'16"
C13	444.33'	1640.00'	442.97'	N 82°45'48" E	223.54'	15°31'24"
C14	433.49'	1600.00'	432.17'	N 82°45'48" E	218.08'	15°31'24"
C15	47.12'	30.00'	42.43'	N 45°31'30" E	30.00'	90°00'00"
C16	514.61'	100.00'	107.69'	N 14°59'54" W	63.89'	294°50'31"
C17	142.17'	400.00'	141.42'	S 79°17'34" E	71.84'	20°21'51"
C18	45.02'	400.00'	45.00'	S 72°20'07" E	22.53'	06°26'56"
C19	386.68'	1145.92'	384.85'	N 75°05'11" E	195.20'	19°20'02"



**SURVEYOR'S CERTIFICATE:**  
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE, "STANDARDS FOR BOUNDARY SURVEYS"

AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR No. 8469  
DATE: 5/2/2018

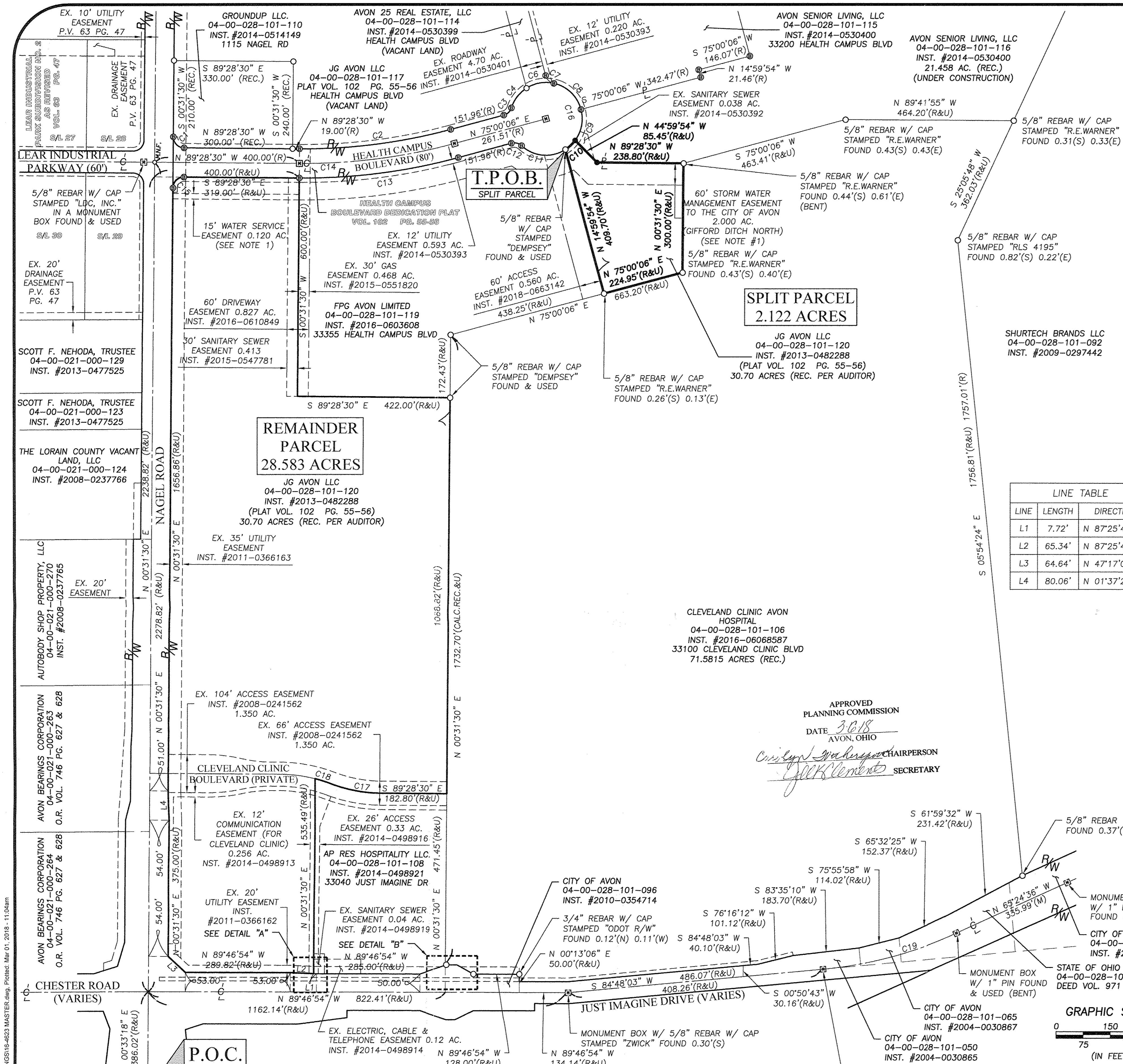
- REFERENCES**
- LORAIN COUNTY TAX MAP RECORDS.
  - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
  - CENTER LINE SURVEY PLAT LOR-90-19.85 PLAT VOL. 45 PG. 49.
  - BOUNDARY SURVEY P.P.N. 04-00-028-102-161 PREPARED BY POLARIS ENGINEERING & SURVEYING, DATED 01-18-2013.
  - PARCEL A, B & C LOT SPLIT, PREPARED BY BRAMHALL ENGINEERING & SURVEYING, DATED 11-24-2014.
  - HEALTH CAMPUS BOULEVARD DEDICATION PLAT PREPARED BY BRAMHALL ENGINEERING & SURVEYING, DATED 10-19-2015, VOLUME 102 PAGE 55-56.
  - LOT SPLIT PLAT 4.1987 ACRES PREPARED BY R.W. WARNER, DATED 01-20-2014.
  - LOT SPLIT PLAT 51.826 ACRES PREPARED BY R.E. WARNER, DATED 10-07-2014.

**BASIS OF BEARINGS:**  
A PORTION OF THE CENTERLINE OF NAGEL ROAD AS SHOWN ON ODOT R/W PLANS LOR-90-22.26 NORTH 00° 31' 30" EAST  
AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN FEBRUARY 2015, SEPTEMBER 2016, & DECEMBER 2016

**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. 16-4623



DATE	BY	DESCRIPTION
01-06-2017	AMK	ISSUE TO CLIENT FOR REVIEW
03-02-2018	AMK	ADD ACCESS EASEMENT RECORDING INFORMATION

J184823 CCF Lot Split & Consideration/DRMWS16-4623 MASTER.dwg, Plotted: Mon 01-11-2018 - 11:04am