

# LOT SPLIT & CONSOLIDATION SURVEY

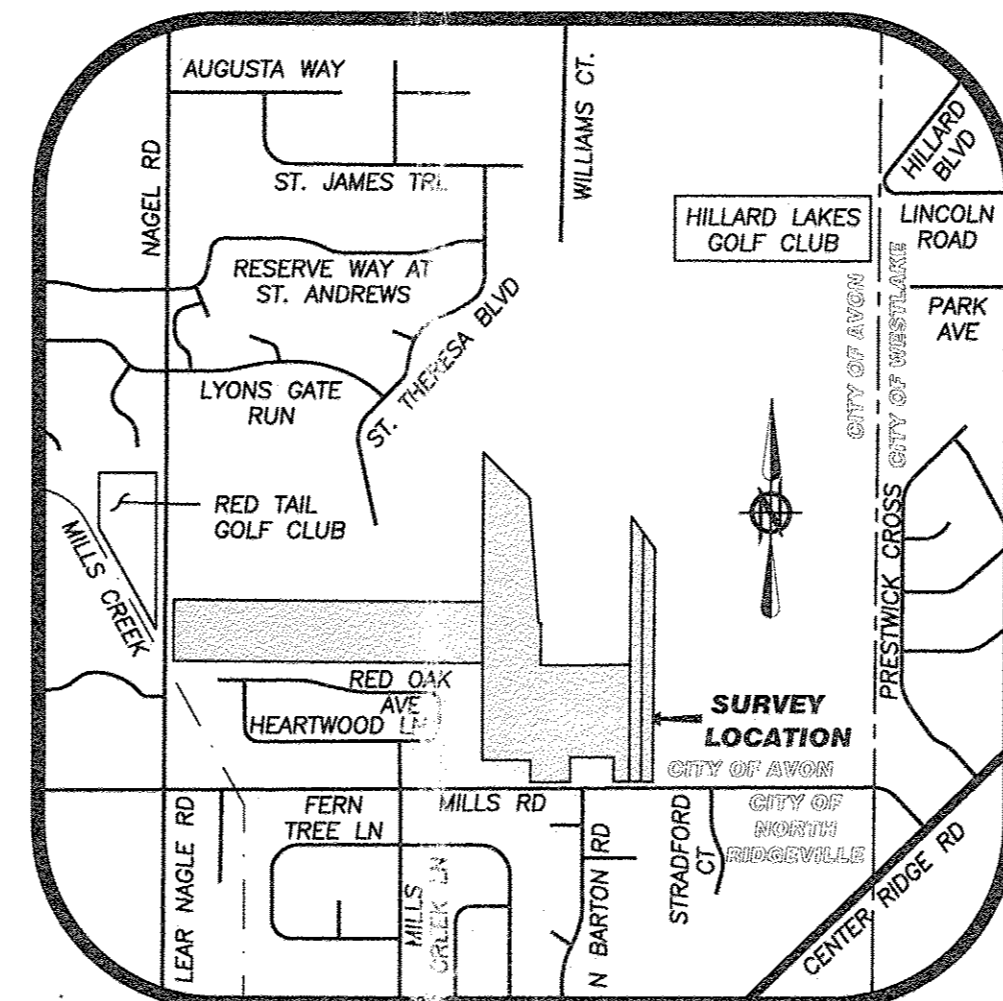
SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 25

## LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ✕ D.H.S. DRILL HOLE SET
- P.K.S. PK NAIL SET
- IRON PIN/PIPE FOUND AS INDICATED
- ⊞ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- △ STONE 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
- C — CENTERLINE
- R/W — RIGHT-OF-WAY LINE
- P/L — PROPERTY LINE

APPROVED  
DATE 9-19-18  
BY R. MAINES  
#18-03871

SHEET 01: TITLE PAGE AND DEED REFERENCES  
SHEET 02: SUMMARY EXHIBIT REPRESENTING PROPOSED LOT SPLITS AND PROPOSED CONSOLIDATIONS  
SHEET 03: PLAT OF SURVEY



LOCATION MAP  
-NOT TO SCALE-

APPROVED PLANNING COMMISSION  
DATE 8-30-18  
AVON, OHIO  
Cynthia M. Thompson CHAIRPERSON  
Jeff Clements SECRETARY

APPROVED REJECTED  
BY THE CITY ENGINEER OF AVON, OHIO  
8/30/18  
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

04-00-025-000-Sub 9 thru 577

DEED RESEARCH: CHAIN OF TITLE REFERENCES P.P.N. 04-00-025-000-040:  
FOR PARCEL OF LAND DESCRIBED IN INSTRUMENT #2004-0033536 TO  
HILLIARD HOLDING CO., LLC

1. DEED TO THOMAS C. TERRETT, FILED MARCH 2, 1937 AND RECORDED IN DEED VOLUME 285, PAGE 331 OF LORAIN COUNTY RECORDS.
2. DEED TO MABEL SCHULTZ, FILED SEPTEMBER 27, 1937 AND RECORDED IN DEED VOLUME 288, PAGE 110 OF LORAIN COUNTY RECORDS.
3. DEED TO WILLIAM M. SMITH AND MILDRED M. SMITH, FILED JUNE 8, 1946 AND RECORDED IN DEED VOLUME 388, PAGE 14 OF LORAIN COUNTY RECORDS.
4. DEED TO JOHN F. WEDELL AND MILDRED A. WEDELL, FILED APRIL 6, 1954 AND RECORDED IN DEED VOLUME 595, PAGE 608 OF LORAIN COUNTY RECORDS.
5. DEED TO MARIAN M. RINI AKA MARIANA RINI AKA MARIANNA M. RINI AKA MARIANNA M. RINI, FILED AUGUST 24, 1954 AND RECORDED IN DEED VOLUME 606, PAGE 428 OF LORAIN COUNTY RECORDS.
6. DEED TO MARTIN V. RINI, GRACE RINI MADIGAN, SALVATORE J. RINI, PAULINE RINI CURRO, NICHOLAS J. RINI, CONSTANCE LUCILLE RINI, ROSE RINI CALHOON, ROSE RINI WEISENBARGER, MAE RINI MORAN, AND ANN MARIE RINI, FILED APRIL 20, 1959 AND RECORDED IN DEED VOLUME 744, PAGE 375 OF LORAIN COUNTY RECORDS.
7. DEED TO ANN MARIE RINI, FILED DECEMBER 23, 1975 AND RECORDED IN DEED VOLUME 1139, PAGE 58 OF LORAIN COUNTY RECORDS.
8. DEED TO ANN MARIE RINI, FILED DECEMBER 23, 1975 AND RECORDED IN DEED VOLUME 1139, PAGE 62 OF LORAIN COUNTY RECORDS.
9. DEED TO ANN MARIE RINI, FILED DECEMBER 23, 1975 AND RECORDED IN DEED VOLUME 1139, PAGE 64 OF LORAIN COUNTY RECORDS.
10. DEED TO ANN MARIE RINI, FILED DECEMBER 23, 1975 AND RECORDED IN DEED VOLUME 1139, PAGE 66 OF LORAIN COUNTY RECORDS.
11. DEED TO ANN MARIE RINI, FILED DECEMBER 23, 1975 AND RECORDED IN DEED VOLUME 1139, PAGE 68 OF LORAIN COUNTY RECORDS. SEE COPY ATTACHED. DEED TO ANN MARIE RINI, FILED DECEMBER 23, 1975 AND RECORDED IN DEED VOLUME 1139, PAGE 70 OF LORAIN COUNTY RECORDS. SEE COPY ATTACHED. DEED TO MAE H. MORAN, FILED MARCH 20, 1989 AND RECORDED IN OFFICIAL RECORD VOLUME 160, PAGE 309 OF LORAIN COUNTY RECORDS.
12. DEED TO MATTHEW ZALESKI AND VIRGINIA ZALESKI, FILED APRIL 27, 1989, AND RECORDED IN OFFICIAL RECORD VOLUME 172, PAGE 187 OF LORAIN COUNTY RECORDS.
13. DEED TO MATTHEW J. ZALESKI, FILED OCTOBER 4, 1990, AND RECORDED IN OFFICIAL RECORD VOLUME 333, PAGE 538 OF LORAIN COUNTY RECORDS.
14. DEED TO RONALD T. ZALESKI, TRUSTEE OF THE MATTHEW J. ZALESKI TRUST, FILED OCTOBER 4, 1990, AND RECORDED IN OFFICIAL RECORD VOLUME 333, PAGE 541 OF LORAIN COUNTY RECORDS.
15. DEED TO RONALD T. ZALESKI, TRUSTEE OF THE MATTHEW J. ZALESKI TRUST B DATED 8-30-90, FILED DECEMBER 2, 1999 AND RECORDED IN INSTRUMENT NO. 19990656880 OF LORAIN COUNTY RECORDS.
16. HILLIARD HOLDING CO., LLC, FILED OCTOBER 14, 2004 AND RECORDED IN INSTRUMENT NO. 20040033536 OF LORAIN COUNTY RECORDS. SEE COPY ATTACHED.

## REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- WOODS OF STRADFORD SUBDIVISION PLAT, P.V. 86 PG. 70.
- PLAT OF SURVEY FOR MATTHEW J. & VIRGINIA S. ZALESKI, GARY E. PENFOLD P.S. 4457, DATED 09/30/1974.
- RED TAIL DEVELOPMENT NO. 13 SUBDIVISION PLAT, P.V. 100 PG. 52.
- WYANDOT VILLAGE SUBDIVISION PLAT, P.V. 31 PG. 60.
- SURVEY FOR MATTHEW J. & VIRGINIA S. ZALESKI, LAUNDON-SIMON-CAHL & ASSOC., INC., DATED 03/1988.
- COUNTRYSIDE ESTATES 1 SUBDIVISION PLAT, P.V. 46 PG. 46.
- SURVEY FOR RONALD T. ZALESKI, LAUNDON-SIMON-CAHL & ASSOC., INC., DATED 03/1995.
- PLAT OF SURVEY FOR RAYMOND & MARGARET PRICE, MCCLINCHY & ASSOCIATES, DATED 7/03/1991.
- MAP OF SURVEY MADE FOR ROBERT A. KOMPAN & ROBERT R. AND DIANE KOMPAN, FAIRVIEW LAND SURVEYING, DATED 09/2002.
- BOUNDARY SURVEY & EXHIBIT FOR GEORGE PIZZILLO ET. AL., J.A.R. ENGINEERING & SURVEYING, INC., DATED 02/2007.
- SPLIT AND ASSEMBLY SURVEY CHARLES C. CAVANO, J.A.R. ENGINEERING & SURVEYING, INC., DATED 07/20/2004.
- BOUNDARY SURVEY FOR: CHARLES CAVANO, KAREN KNABLE, BENJAMIN & KIMBERLY REED, GEORGE PIZZILLO, J.A.R. ENGINEERING & SURVEYING, INC., DATED 04/08/2005.
- SURVEY FOR GERALD STEPNIKA, DANE HAPONEK MARCH, 1991.
- CHAIN OF TITLE DOCUMENTS FOR PARCELS 04-00-025-000-040 & 04-00-025-000-026 AS LISTED HEREON.
- BOUNDARY LINE POINTS USED IN THE DETERMINATION OF THE AREA OF CUYAHOGA COUNTY PUBLISHED NOV. 14, 1962 BY THE CLEVELAND REGIONAL GEODETIC SURVEY CLEVELAND, OHIO FEB. 8, 1963.

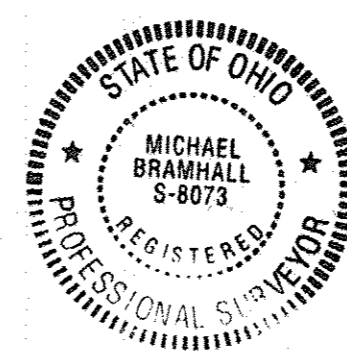
DEED RESEARCH: CHAIN OF TITLE REFERENCES P.P.N. 04-00-025-000-026:  
FOR PARCEL OF LAND DESCRIBED IN INSTRUMENT #2014-05090243 TO  
KRISTIN M. WHITEMAN

1. DEED TO THOMAS C. TERRETT, FILED MARCH 2, 1937 AND RECORDED IN DEED VOLUME 285, PAGE 331 OF LORAIN COUNTY RECORDS.
2. DEED TO WILLIAM H. FULKERSON AND LENA A. FULKERSON, FILED JUNE 4, 1940 AND RECORDED IN DEED VOLUME 306, PAGE 77 OF LORAIN COUNTY RECORDS.
3. DEED TO PHILOMENA MINTIE AKA PHILLOMENA MINTIE, FILED JUNE 3, 1952 AND RECORDED IN DEED VOLUME 544, PAGE 210 OF LORAIN COUNTY RECORDS.
4. DEED TO DIANE WHITEMAN, FILED JUNE 2, 2014 AND RECORDED IN INSTRUMENT NO. 20140506789 OF LORAIN COUNTY RECORDS.
5. DEED TO KRISTIN M. WHITEMAN, FILED JUNE 24, 2014 AND RECORDED IN INSTRUMENT NO. 20140509243 OF LORAIN COUNTY RECORDS.

## SURVEYOR'S CERTIFICATE:

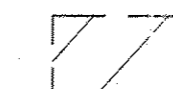
THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED THE SUBJECT PARCELS SHOWN HEREON AND CONTAINING THE AREAS OF LAND AS SHOWN IN TABLE "A" BELOW. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS", BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND, AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET AND AT ALL POINTS THUSLY INDICATED △ STONE MONUMENTS WERE FOUND. 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. ALL OF WHICH I CERTIFY TO BE CORRECT. 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.

M. C. Bramhall  
MICHAEL C. BRAMHALL, P.S., P.E.  
REGISTERED OHIO SURVEYOR No. 8073  
8/21/18 DATE



## FLOOD ZONE DATA

THE SUBJECT PARCEL LIES WITHIN THE FOLLOWING FLOOD HAZARD AREAS ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP PANEL No. 39093C0161D ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAVING AN EFFECTIVE DATE OF AUGUST 19, 2008 AS DETERMINED BY GRAPHICAL SCALING.



FLOODWAY AREA IN ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED; THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.



ZONE "AE" - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED. (AKA "100 YEAR")



ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; (AKA "500" YEAR)

PROPERTY THAT IS NOT SHOWN IN ONE OF THE ABOVE DESIGNATED FLOOD AREAS ARE DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

P1	1" PIPE FOUND 0.14'(W)	P20	5/8" REBAR W/ CAP FOUND 28.15' OFF C/L
P2	1" PIPE FOUND & USED FOR LINE 0.64'(N)	P21	1/2" PIN FOUND (BENT) 27.48' OFF C/L
P3	RAILROAD SPIKE FOUND 3.03'(N) 1.53'(E)	P22	MONUMENT BOX WITH 5/8" REBAR FOUND & USED
P4	1/2" PIN FOUND & USED	P23	MONUMENT BOX C/L OF LID FOUND & USED
P5	1" PIPE FOUND & USED (BENT)	P24	5/8" REBAR W/ CAP STAMPED "AZTEC 8249" FOUND 28.66 OFF C/L
P6	1" PIPE FOUND & USED	P25	1/2" PIN FOUND 2.13'(N)
P7	1" PIPE FOUND & USED	P26	1/2" PIN FOUND 0.82'(N)
P8	1" PIPE FOUND 0.46'(N) 0.20'(E)	P27	3/4" PIPE FOUND & USED
P9	1" PIPE FOUND & USED FOR LINE 0.70'(N)	P28	5/8" REBAR W/ CAP STAMPED "KINSY 7491" FOUND 0.40'(N)
P10	5/8" REBAR W/ CAP FOUND & USED FOR LINE 0.60'(N)	P29	5/8" REBAR W/ CAP FOUND & USED
P11	5/8" REBAR FOUND 0.34'(N) 0.09'(E)	P30	MONUMENT BOX W/ 1" PIN FOUND & USED FOR COUNTY LINE 23.63' OFF C/L
P12	1" PIPE FOUND & USED FOR LINE 0.80'(N)	P31	5/8" REBAR FOUND 22.33' OFF C/L
P13	5/8" REBAR W/ CAP 49.02' OFF C/L	P32	1" SQUARE PIN FOUND 22.88' OFF C/L
P14	1" PIPE FOUND & USED FOR LINE 0.23'(S)	P33	1" PIPE FOUND 19.74' OFF C/L
P15	1" PIPE FOUND 0.31'(N) 1.13'(W)	P34	1" PIPE FOUND 18.90' OFF C/L
P16	1" PIPE FOUND & USED FOR LINE 13.04'(S)	P35	3/4" PIPE FOUND 19.47' OFF C/L
P17	1" PIPE FOUND & USED FOR LINE 1.39'(N)	P36	1" PIPE FOUND 29.67' OFF C/L
P18	1" PIPE FOUND & USED FOR LINE 0.09'(E)	P37	1" PIPE FOUND IN WALK 29.82' OFF C/L
P19	1" PIPE FOUND 28.85' OFF C/L	P38	PINCH PIPE FOUND 43.26' OFF C/L

TABLE OF OWNERSHIPS			
(A)	04-00-025-000-233 EDWARD J. STEPNIKA INST. #2002-0803013	(H)	04-00-025-000-105 DOUGLAS A. & BETH A. HAUCK O.R. VOL. 397 PG. 507
(B)	04-00-025-000-202 EDWARD J. STEPNIKA O.R. VOL. 505 PG. 150	(J)	04-00-025-000-205 MATTHEW C. BALDI & ALLISON L. BALDI INST. #2012-0420445
(C)	04-00-025-000-119 EDWARD J. STEPNIKA O.R. VOL. 398 PG. 890	(K)	04-00-025-000-204 VICTOR V. BELTZ JR. & EILEEN T. BELTZ INST. #2008-0270536
(D)	04-00-025-000-232 GERALD R. STEPNIKA, TRUSTEE INST. #2011-0380807	(L)	04-00-025-000-039 DAVID SABOL, TRUSTEE INST. #2017-0629741
(E)	04-00-025-000-078 THE WAYSIDE HOUSING CORPORATION INST. #2002-0806584	(M)	04-00-025-000-040 HILLIARD HOLDING CO., LLC INST. #2004-0033536 EXHIBIT "A" 4.91 ACRES (REC.) 4.9096 AC. (CALC.)
(F)	04-00-025-000-103 LYNDEN ODY & ERICA G. EISEMAN INST. #2016-0606826	(N)	04-00-025-000-026 KRISTIN M. WHITEMAN INST. #2014-05090243 4.59 ACRES (REC.) 4.5991 (CALC.)
(G)	04-00-025-000-104 DOUGLAS A. & BETH A. HAUCK O.R. VOL. 806 PG. 471	(O)	04-00-025-000-072 HILLIARD HOLDING CO., LLC INST. #2004-0033536 EXHIBIT "B"

DATE	BY	DESCRIPTION
05-08-2018	AMK	ISSUE TO CLIENT
08-15-2018	AMK	UPDATED ISSUE TO CLIENT
08-21-2018	MCB	UPDATED ISSUE TO CLIENT

DRAWN BY: JAD	<p><b>BRAMHALL</b> ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX</p>	SHEET 1 OF 3 JOB NO. 15-4219
CHECKED BY: MCB		