

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 3

APPROVED REJECTED
BY THE CITY ENGINEER OF AVON, OHIO

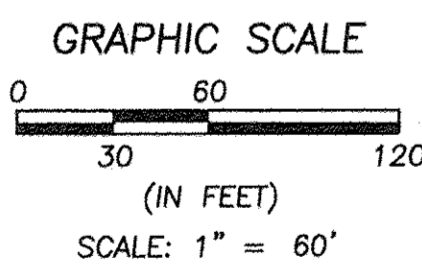
RYAN E. CUMMINS, P.E., CPESC
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHOR OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

APPROVED PLANNING COMMISSION
DATE: 1/16/19
AVON, OHIO

CHAIRPERSON
SECRETARY

LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- IRON PIN/PIPE FOUND AS INDICATED
- ⊠ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- ⊙ 5/8" x 30" IRON REBAR WITH CAP STAMPED "HAYWOOD 8284" FOUND & USED (UNLESS NOTED OTHERWISE)
- (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



BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF NORTH LONG ROAD WHICH WAS ASSUMED TO BE NORTH 03° 47' 24" EAST.

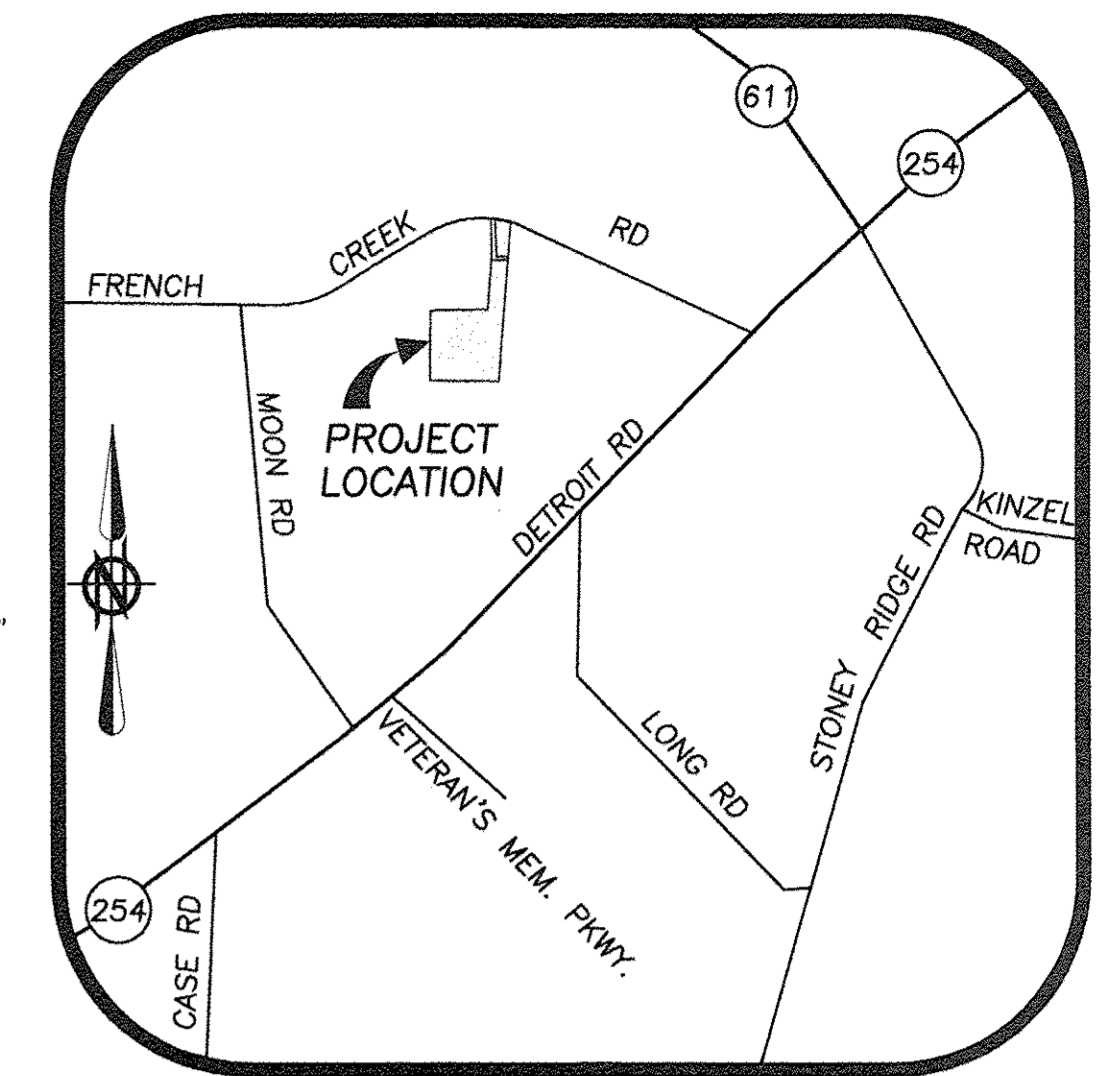
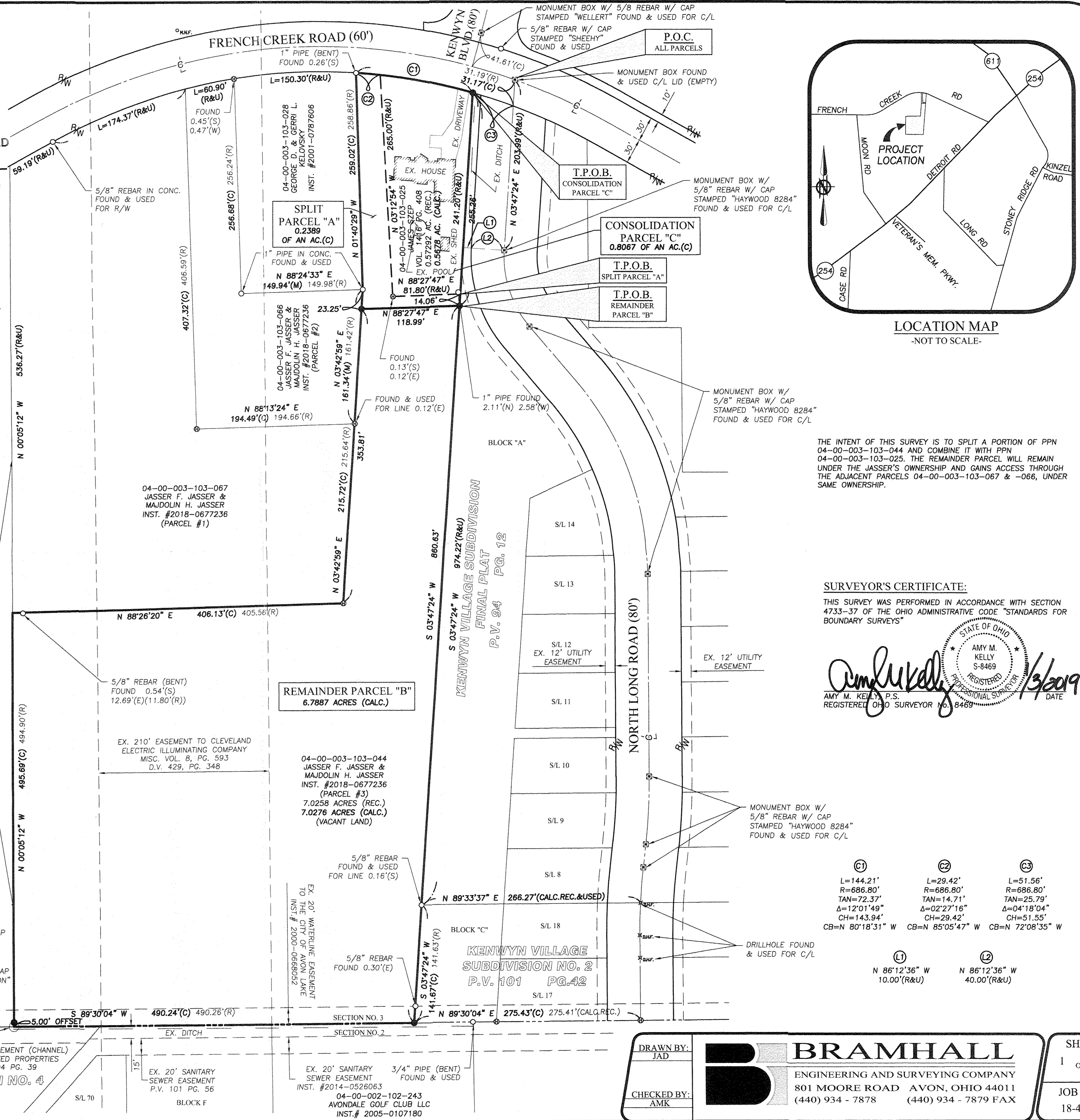
AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN OCTOBER 2018.

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- AVONDALE SUBDIVISION NO. 4, P.V. 104, PG. 39.
- KENWYN VILLAGE SUBDIVISION FINAL PLAT, P.V. 94, PG. 12.
- KENWYN VILLAGE SUBDIVISION, NO. 2, P.V. 101, PG. 42.
- STONEBRIDGE CREEK SUBDIVISION NO. 3, P.V. 75, PG. 5.
- MARY LAND SUBDIVISION, P.V. 22, PG. 10.
- BOUNDARY SURVEY P.P.N. 04-00-003-103-043, HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, INC., DATED MAY 6, 2014.

DATE	BY	DESCRIPTION
10-23-2018	AMK	ISSUE TO CLIENT
11-13-2018	AMK	UPDATED PER CITY COMMENTS ISSUE TO CLIENT
12-31-2018	AMK	UPDATED PER CLIENT ISSUE TO CLIENT

11/18/2017, Lot Split, French Creek Subdivision, 18-4871, MASTER.dwg, Plotted: Dec 31, 2018 - 4:38am



LOCATION MAP
-NOT TO SCALE-

THE INTENT OF THIS SURVEY IS TO SPLIT A PORTION OF PPN 04-00-003-103-044 AND COMBINE IT WITH PPN 04-00-003-103-025. THE REMAINDER PARCEL WILL REMAIN UNDER THE JASSER'S OWNERSHIP AND GAINS ACCESS THROUGH THE ADJACENT PARCELS 04-00-003-103-067 & -066, UNDER SAME OWNERSHIP.

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
1/13/2019
DATE

(C1) L=144.21' R=686.80' TAN=72.37' Δ=12°01'49" CH=143.94' CB=N 80°18'31" W
 (C2) L=29.42' R=686.80' TAN=14.71' Δ=02°27'16" CH=29.42' CB=N 85°05'47" W
 (C3) L=51.56' R=686.80' TAN=25.79' Δ=04°18'04" CH=51.55' CB=N 72°08'35" W

(J1) N 86°12'36" W 10.00'(R&U)
 (J2) N 86°12'36" W 40.00'(R&U)

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. 18-4971