

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 16

SURVEYOR'S CERTIFICATE:

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

11-25-19
4-00-016
B. NAINES
#19-104-034
04-00-016-102-102
thru
-106

AMY M. KELLY
REGISTERED SURVEYOR No. 8489



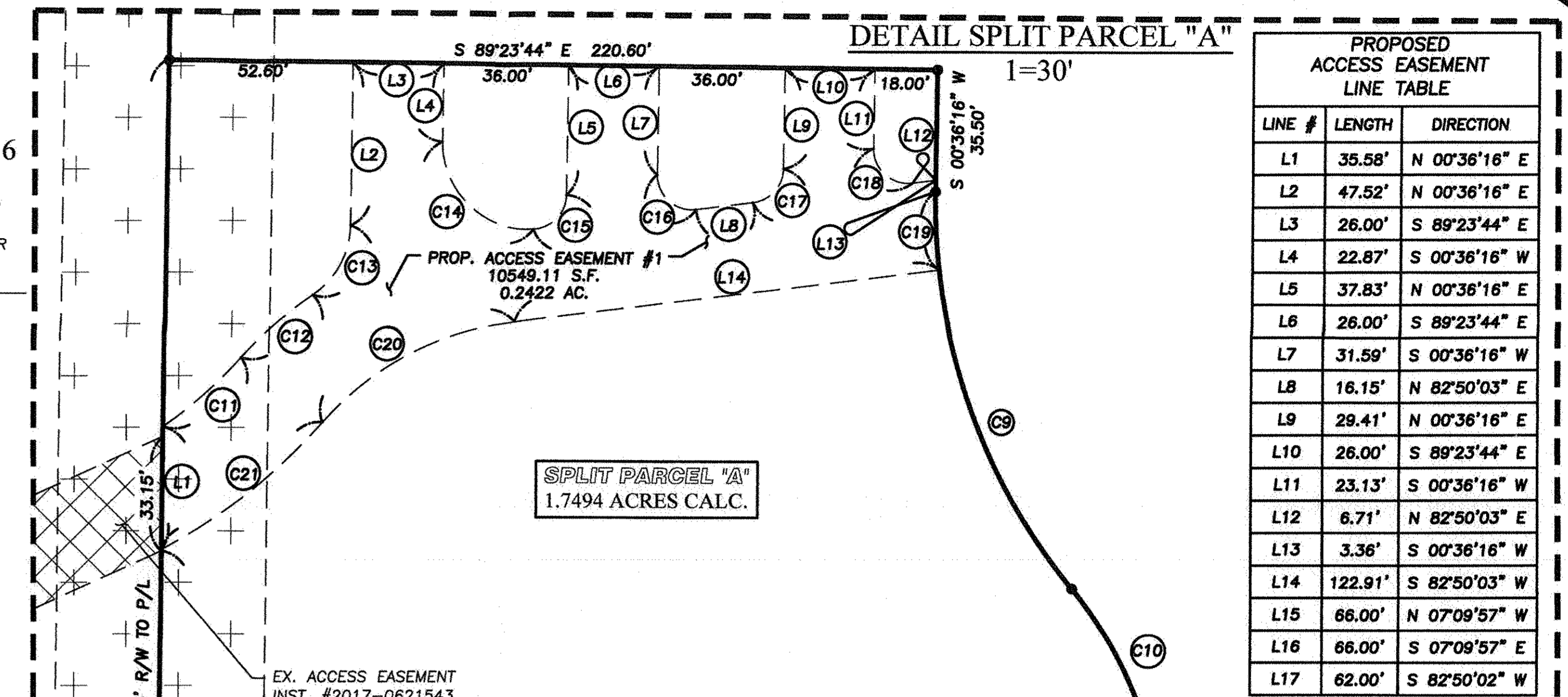
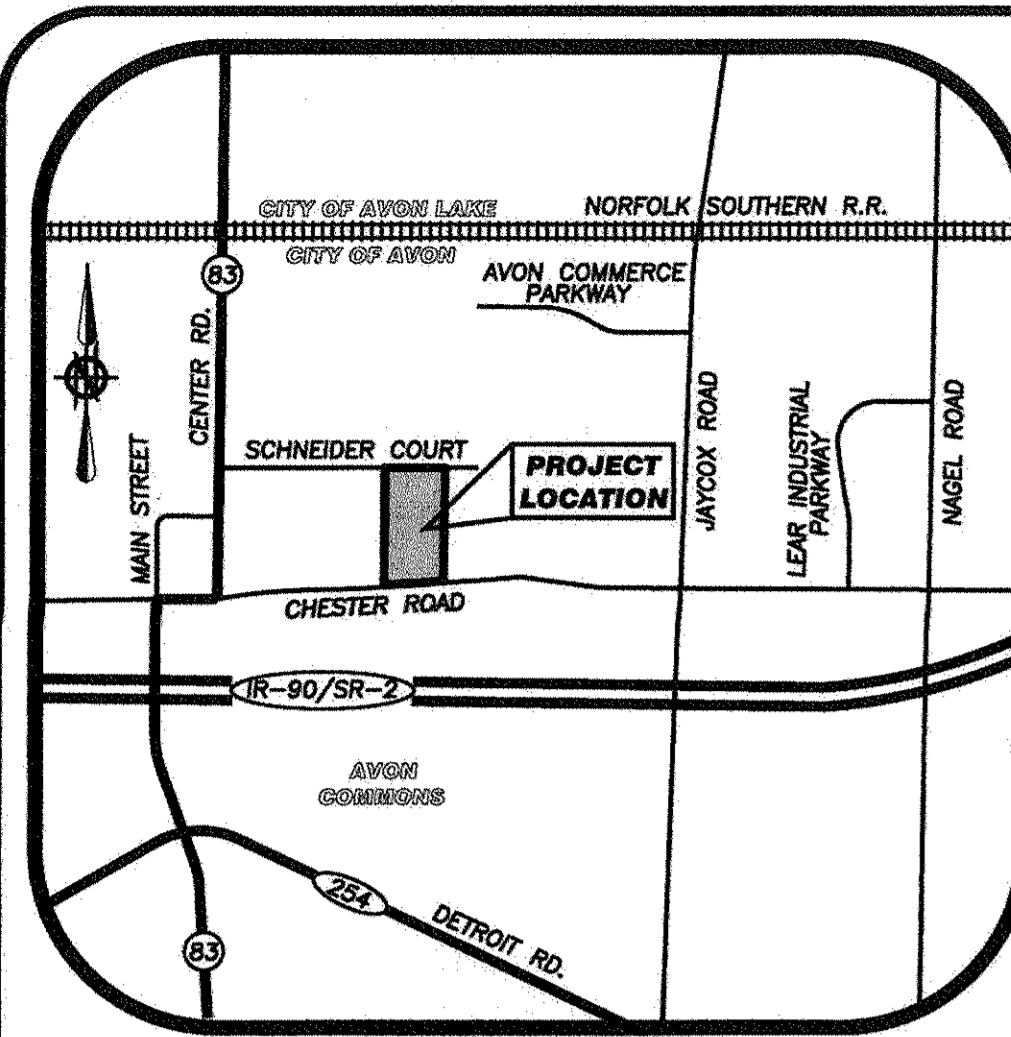
REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- AVON CROSSING SUBDIVISION RE-FILE, T-K ENGINEERING & DESIGN GROUP INC., APRIL 9, 2008.
- EASEMENT MAP FOR THE CITY OF AVON, BRAMHALL ENGINEERING & SURVEYING COMPANY, REVISED MARCH 13, 2006.
- BOUNDARY SURVEY FOR CHEMTRON CORPORATION, BRAMHALL ENGINEERING & SURVEYING, INC., NOVEMBER 25, 2014.
- ALTA/ACSM LAND TITLE SURVEY FOR REO HOLDINGS, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY, KS ASSOCIATES, INC., MAY 14, 2008.
- 22.0944 ACRE LOT SPLIT SURVEY, BRAMHALL ENGINEERING & SURVEYING COMPANY, JULY 8, 2015.
- 26.4275 ACRE LOT SPLIT & CONSOLIDATION SURVEY, BRAMHALL ENGINEERING & SURVEYING COMPANY, DECEMBER 21, 2016.
- DEDICATION PLAT WITH EASEMENTS FOR CHESTER ROAD RECONSTRUCTION, CHAGRIN VALLEY ENGINEERING, LTD., FEBRUARY 28, 2017. PLAT VOLUME 103, P. 15-19.

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C11	30.07'	135.00'	30.01'	N 47°50'03" E	15.10'	12°45'45"
C12	27.28'	115.00'	27.21'	N 48°14'51" E	13.70'	13°35'21"
C13	23.75'	25.00'	22.87'	N 27°49'24" E	12.86'	54°26'15"
C14	40.94'	25.00'	36.51'	S 48°18'25" E	26.73'	83°49'21"
C15	15.04'	10.00'	13.86'	N 43°41'35" E	9.35'	86°10'39"
C16	17.06'	10.00'	15.07'	S 48°16'50" E	11.46'	97°46'13"
C17	14.35'	10.00'	13.15'	N 41°43'10" E	8.73'	82°13'47"
C18	17.06'	10.00'	15.07'	S 48°16'50" E	11.46'	97°46'13"
C19	22.74'	181.00'	22.73'	S 02°59'44" E	11.39'	07°11'59"
C20	83.61'	87.00'	62.21'	S 61°53'12" W	33.30'	41°53'41"
C21	59.40'	165.00'	59.08'	S 51°15'09" W	30.02'	20°37'35"
C22	13.03'	118.00'	13.03'	N 10°18'11" W	6.52'	06°16'30"
C23	62.28'	568.84'	62.25'	N 82°50'20" E	31.17'	06°16'30"
C24	13.01'	181.00'	13.01'	S 09°13'31" E	6.51'	04°07'09"

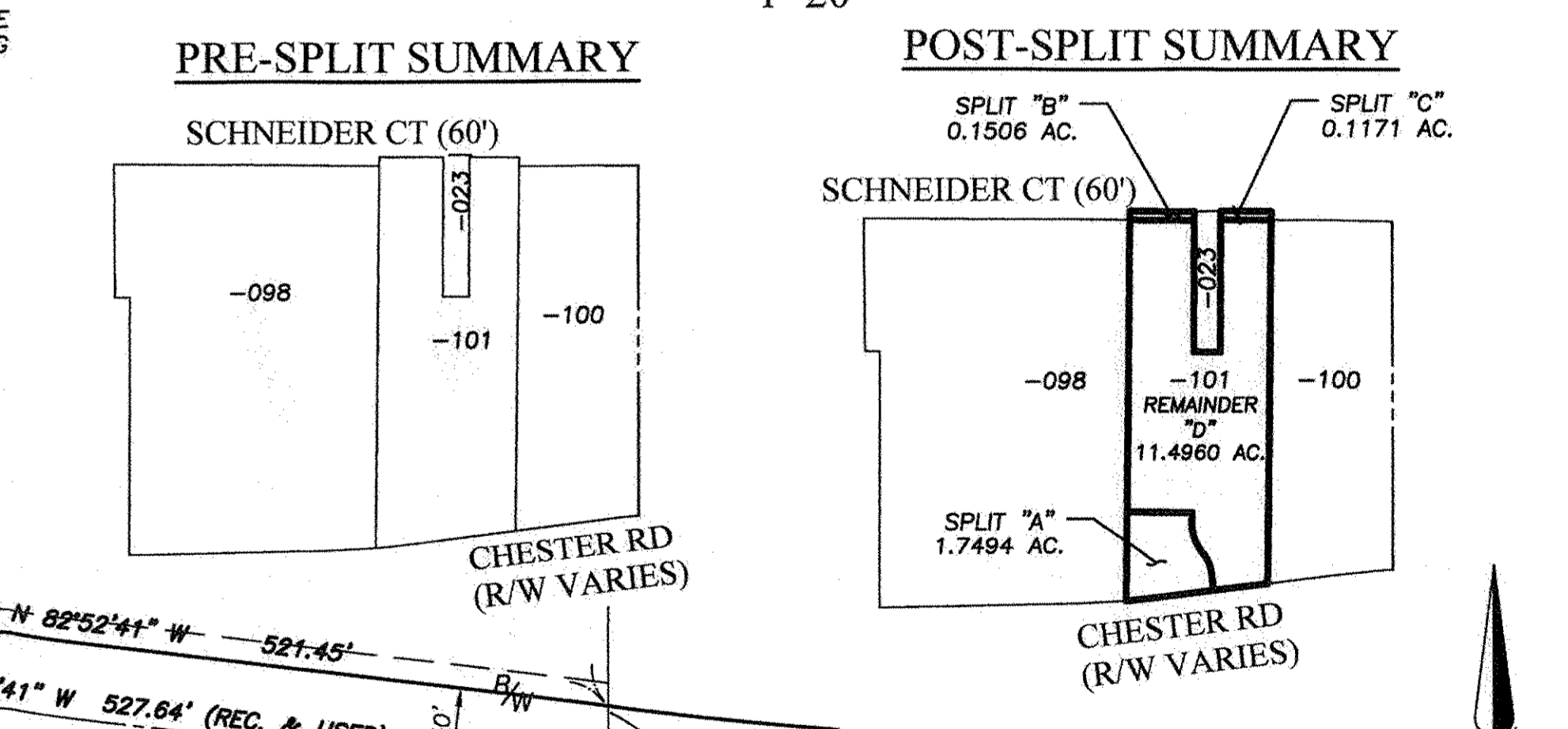
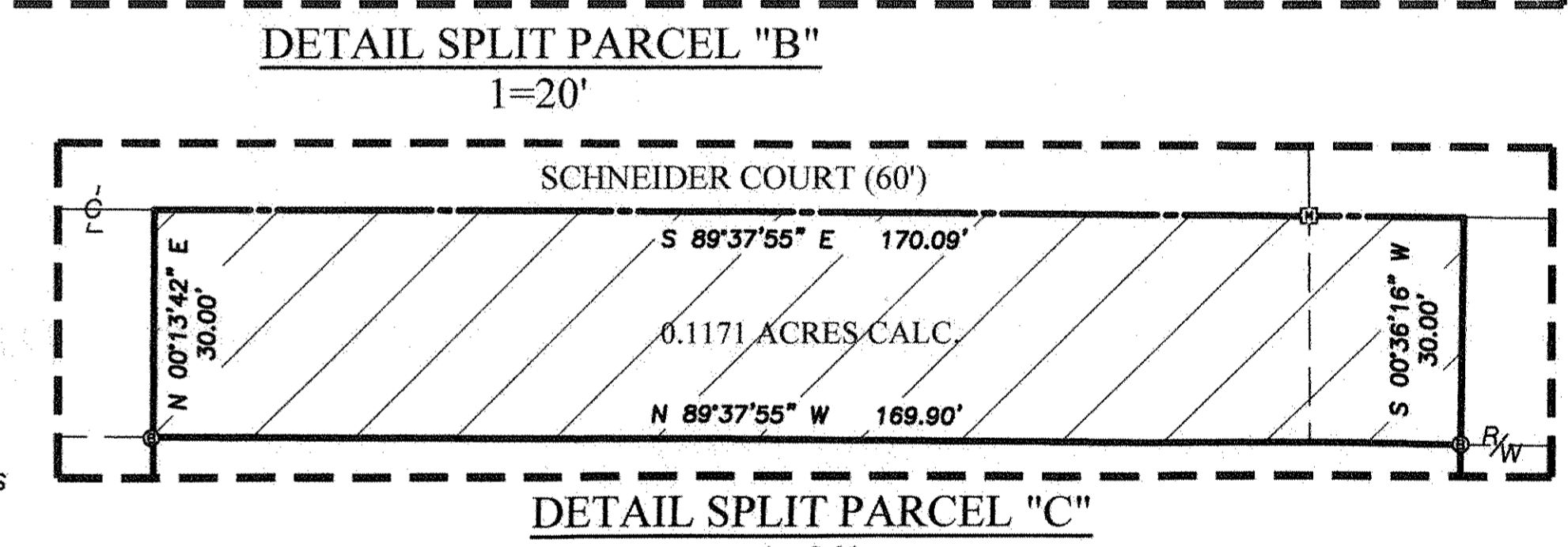
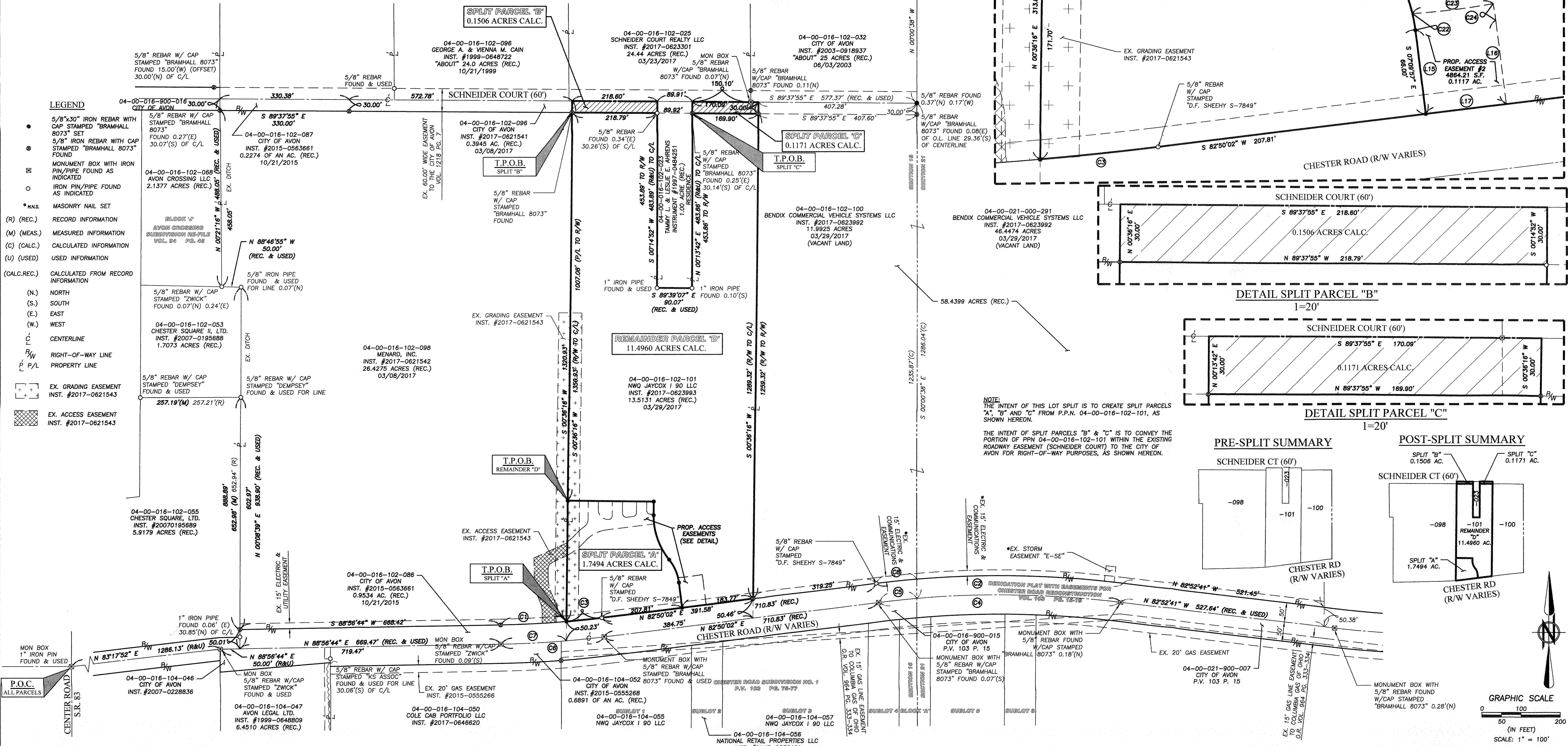
LOCATION MAP

-NOT TO SCALE-



LINE #	LENGTH	DIRECTION
L1	35.58'	N 00°36'16" E
L2	47.52'	N 00°36'16" E
L3	26.00'	S 89°23'44" E
L4	22.87'	S 00°36'16" W
L5	37.83'	N 00°36'16" E
L6	26.00'	S 89°23'44" E
L7	31.59'	S 00°36'16" W
L8	16.15'	N 82°50'03" E
L9	29.41'	N 00°36'16" E
L10	26.00'	S 89°23'44" E
L11	23.13'	S 00°36'16" W
L12	6.71'	N 82°50'03" E
L13	3.36'	S 00°36'16" W
L14	122.91'	S 82°50'03" W
L15	66.00'	N 07°09'57" W
L16	66.00'	S 07°09'57" E
L17	62.00'	S 82°50'02" W

- ### LEGEND
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
 - 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
 - MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
 - IRON PIN/PIPE FOUND AS INDICATED
 - M.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
 - (N) NORTH
 - (S) SOUTH
 - (E) EAST
 - (W) WEST
 - C CENTERLINE
 - R/W RIGHT-OF-WAY LINE
 - P/L PROPERTY LINE
 - EX. GRADING EASEMENT INST. #2017-0621543
 - EX. ACCESS EASEMENT INST. #2017-0621543



NOTE: THE INTENT OF THIS LOT SPLIT IS TO CREATE SPLIT PARCELS "A", "B" AND "C" FROM P.P.N. 04-00-016-102-101, AS SHOWN HEREON.

THE INTENT OF SPLIT PARCELS "B" & "C" IS TO CONVEY THE PORTION OF P.P.N. 04-00-016-102-101 WITHIN THE EXISTING ROADWAY EASEMENT (SCHNEIDER COURT) TO THE CITY OF AVON FOR RIGHT-OF-WAY PURPOSES, AS SHOWN HEREON.

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF CHESTER ROAD WHICH WAS ASSUMED TO BE NORTH 83° 17' 52" EAST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN NOVEMBER 2016 AND UPDATED IN SEPTEMBER 2019.

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

DRAWN BY: CAT
CHECKED BY: AMK

SHEET 1 OF 1
JOB NO. 17-4656-014

DATE	BY	DESCRIPTION
09-17-2019	AMK	ISSUE TO CLIENT FOR REVIEW

Curve	Length	Radius	Chord	Direction	Tangent	Delta
C1	170.08'	R=2450.00'	TAN=85.07'	Δ=03°58'39"	CH=170.04'	CB=N 86°57'25" E
C2	L=623.43'	R=2500.00'	TAN=313.34'	Δ=02°15'40"	CH=623.25'	CB=N 89°58'41" E
C3	L=91.24'	R=2450.00'	TAN=45.83'	Δ=02°08'02"	CH=91.24'	CB=S 83°54'03" W
C4	L=623.43'	R=2500.00'	TAN=313.34'	Δ=02°15'40"	CH=623.25'	CB=N 89°58'41" E
C5	L=98.66'	R=2500.00'	TAN=49.34'	Δ=06°08'42"	CH=98.65'	CB=N 83°57'52" E
C6	L=266.67'	R=2500.00'	TAN=133.46'	Δ=02°15'40"	CH=266.54'	CB=N 85°53'23" E
C7	L=188.62'	R=2500.00'	TAN=94.34'	Δ=03°51'52"	CH=188.59'	CB=N 87°00'48" E
C8	L=104.92'	R=2500.00'	TAN=52.47'	Δ=02°12'27"	CH=104.91'	CB=N 84°00'46" E
C9	L=124.37'	R=181.00'	TAN=64.76'	Δ=31°36'02"	CH=124.94'	CB=S 19°04'51" E
C10	L=65.63'	R=119.00'	TAN=33.67'	Δ=31°36'02"	CH=64.80'	CB=S 22°57'58" E