

**MONUMENT LEGEND**

- IPF FOUND 5/8" IRON PIN
- IPS SET 5/8" 30" IRON PIN W/ CAP STAMPED "BRYAN D. ELLIS 8292"
- (M) MEASURED
- (R) RECORD
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SUBJECT SPLIT PARCEL #1B AREA
- INGRESS/EGRESS ACCESS DRIVE PER 2015-0568558 PER EXHIBIT D UTILITY LIMITS (SEE NOTES)
- PROPOSED ACCESS EASEMENT

**SURVEYORS REPORT**

USED MONUMENTS "T", "U", "V", AND "W" TO ESTABLISH THE EAST LINE OF SECTION 22, ALSO BEING THE CENTER LINE OF NAGEL RD. (R/W VARIES), AND THE CENTER LINE OF MIDDLETON RD. (100' R/W), BASIS OF BEARINGS AND PLAT.

**MONUMENT LEGEND**

MONUMENT	DESCRIPTION
A,B,C,D,K	FOUND IRON PIN WITH STAMPED CAP "BRAMHALL 8073"
E,F,G,H,I,J	FOUND IRON PIN SET BY ODOT PER LOR-90-22.26 RIGHT-OF-WAY PLANS
L,M,N,O,P,Q,R	SET 5/8" IRON PIN W/ CAP STAMPED "BRYAN D. ELLIS 8292"
S,T,U,V,W,X	FOUND ROADWAY MONUMENT (5/8" IRON PIN IN MONUMENT BOX)

**ZONING TABLE**

PER CITY OF AVON ZONING RESOLUTION 1970.05, LORAIN COUNTY, OHIO

"C-4" GENERAL BUSINESS  
 MAX. HEIGHT: 45' (FEET)  
 MIN. LOT WIDTH: 150' (FEET)  
 MIN. AREA: 1 ACRE  
 FRONT YARD SETBACK: 60' (FEET) FROM R/W  
 SIDE YARD SETBACK: 15' (FEET)  
 REAR YARD SETBACK: 15' (FEET)

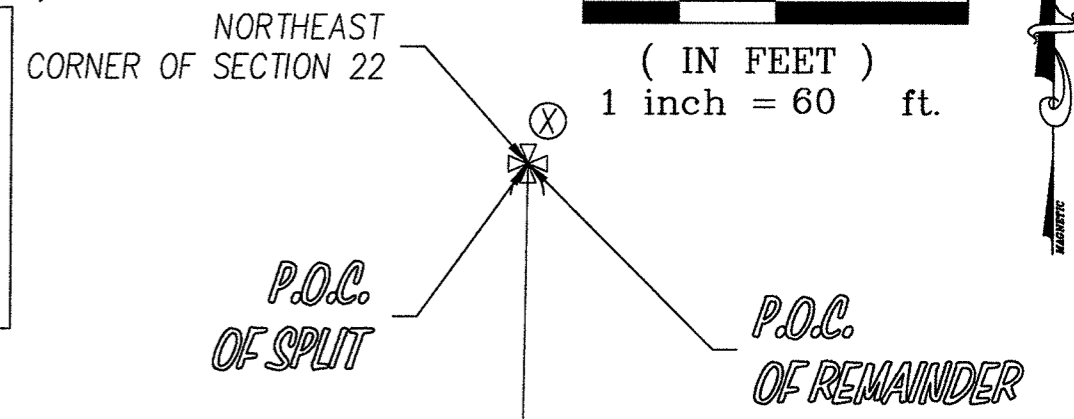
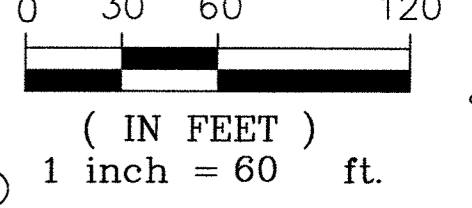
**REFERENCE:**

- 1.) SURVEY OF MIDDLETON ROAD SUBDIVISION BY BRAMHALL ENGINEERING AND SURVEYING CO., INC DATED 1-28-19 FILE 2019-0703648 (PLAT 106/26)
- 2.) ODOT RIGHT-OF-WAY DRAWING LOR-90-22.26 DATED 4-22-10 FILE 2011-0370181 (PLAT 96/67)

**NOTES:**

- 1.) INGRESS/EGRESS ACCESS DRIVE NOW MIDDLETON ROAD (100' R/W) DEDICATED TO THE CITY OF AVON PER PLAT VOLUME 106, PAGE 26 LCRR. NO RECORD OF TERMINATION OF OPERATING AND RECIPROCAL EASEMENT AGREEMENT FILE 2015-0568558 DATED 12-8-2015. UTILITY LIMITS SHOWN ON DRAWING (PER 2015-0568558 EXHIBIT D)

**GRAPHIC SCALE**



**EXISTING MEIJER PARCEL**

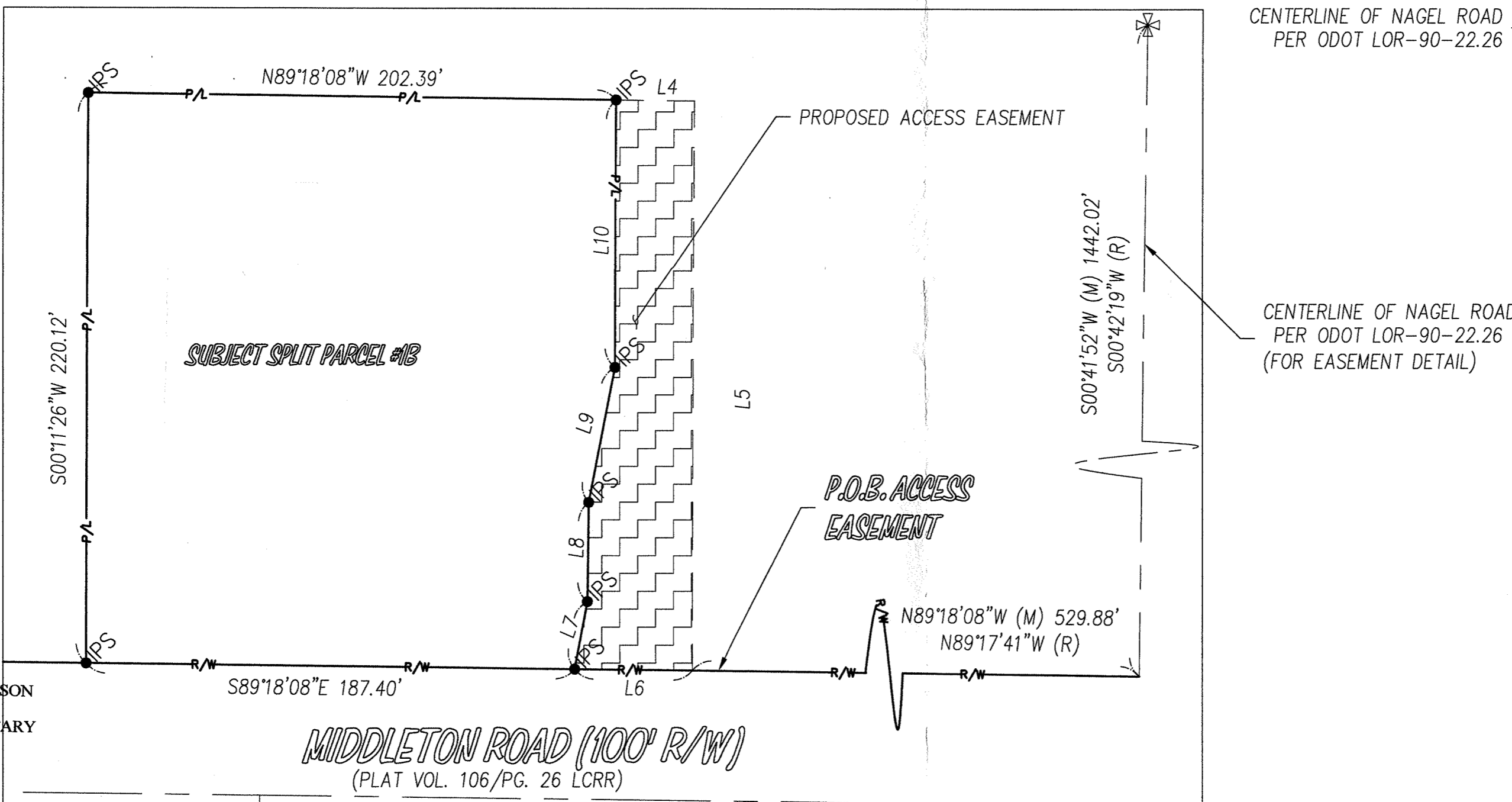
**LINE TABLE FOR PROPOSED EASEMENT**

LINE	LENGTH	BEARING
L4	30.08'	S89°18'08"E
L5	220.12'	S00°11'26"W
L6	45.07'	N89°18'08"W
L7	26.26'	N10°39'06"E
L8	38.22'	N00°45'10"E
L9	53.12'	N10°58'12"E
L10	103.77'	N00°08'31"E

**REMAINDER PARCEL #1A**  
 REMAINDER AREA = 22.176 Ac, 966,001 SF  
 R/W AREA = N/A  
 TOTAL AREA = 22.176 Ac, 966,001 SF

PARCEL ID# 04-00-022-102-081  
 ADDRESS: 1820 NAGEL ROAD AVON, OHIO 44011  
 OWNER: MEIJER STORES LIMITED PARTNERSHIP  
 DEED (INSTRUMENT NUMBER): 2015-0568557 12/08/2015

**EASEMENT DETAIL: N.T.S**



**APPROVED PLANNING COMMISSION**  
 DATE 10.21.22  
 AVON, OHIO  
 CHAIRPERSON: [Signature]  
 SECRETARY: [Signature]

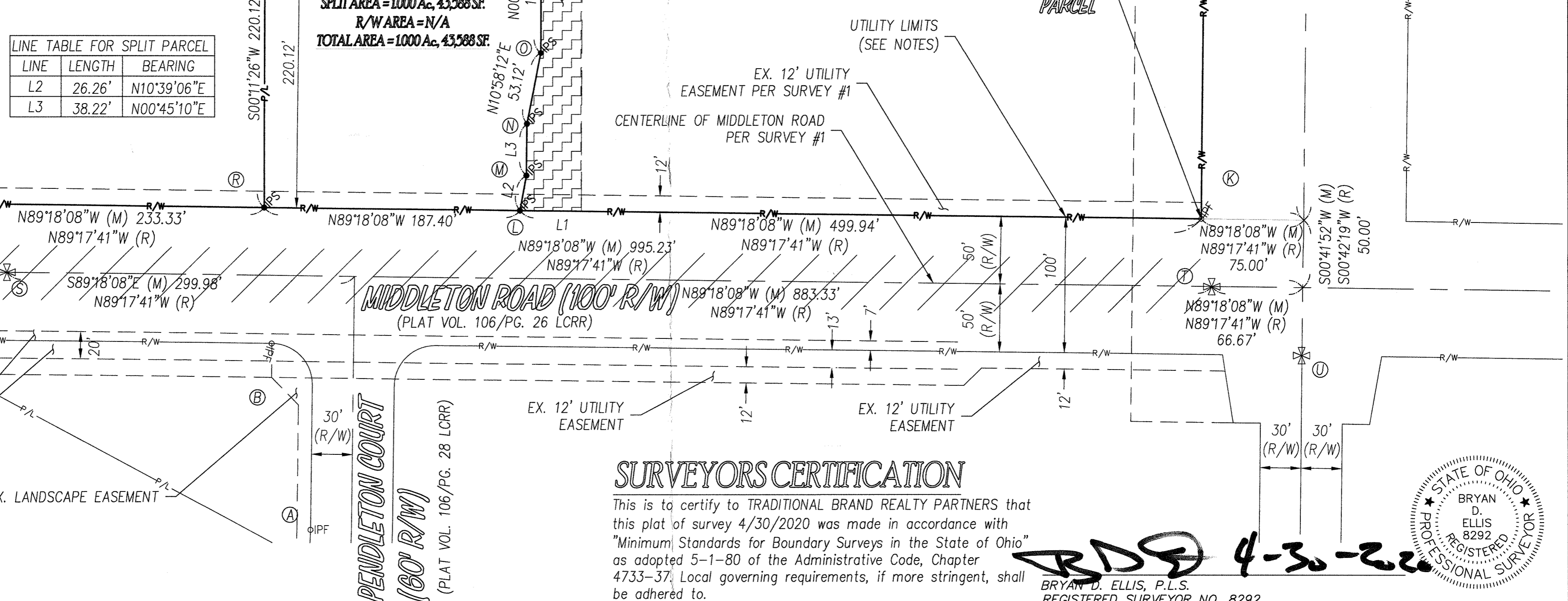
**APPROVED / REJECTED**  
 BY THE CITY ENGINEER OF AVON, OHIO  
 RYAN E. CUMMINS, P.E., CPESC  
 THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

**LINE TABLE FOR SPLIT PARCEL**

LINE	LENGTH	BEARING
L2	26.26'	N10°39'06"E
L3	38.22'	N00°45'10"E

**LINE TABLE FOR R/W OF MIDDLETON RD.**

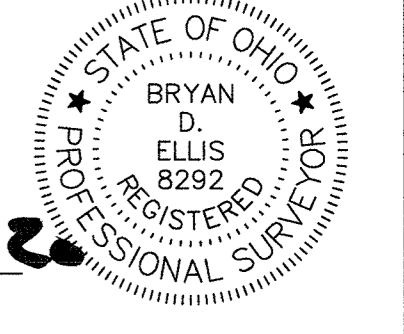
LINE	LENGTH	BEARING
L1	920.67'	S89°18'08"E



**SURVEYORS CERTIFICATION**

This is to certify to TRADITIONAL BRAND REALTY PARTNERS that this plat of survey 4/30/2020 was made in accordance with "Minimum Standards for Boundary Surveys in the State of Ohio" as adopted 5-1-80 of the Administrative Code, Chapter 4733-37. Local governing requirements, if more stringent, shall be adhered to.

BRYAN D. ELLIS, P.L.S.  
 REGISTERED SURVEYOR NO. 8292



**TRADITIONAL BRAND REALTY PARTNERS**  
 PARCEL SPLIT SURVEY  
 PARCEL ID# 04-00-022-102-081  
 BEING PART OF THE NORTHEAST 1/4 OF SECTION 22,  
 TOWN-7-NORTH, RANGE-6-WEST, AVON TOWNSHIP, CITY OF AVON,  
 LORAIN COUNTY, OHIO

**GLASS CITY ENGINEERING & SURVEYING, LLC**  
 2001 RIVER ROAD, MAUMEE, OHIO 43537  
 (419) 893-3327, Fax (419) 794-9391  
 BRYAN.ELLIS@GCENGINEERINGANDSURVEYING.COM

NO.	ISSUED FOR:	DATE
1	CLIENT REVIEW	12-12-19
2	1ST SUBMISSION	1-14-2020
3	2ND SUBMISSION	1-22-2020
4	3RD SUBMISSION	1-31-2020
5	4TH SUBMISSION	2-6-2020
6&7	5TH & 6th SUBMISSION	4-6-2020
8	FINAL SUBMISSION	4-30-2020

SPLIT-1/1  
 DRAWN BY: CMK  
 JOB NUMBER: 19-5587  
 REVISION BY: BDE