

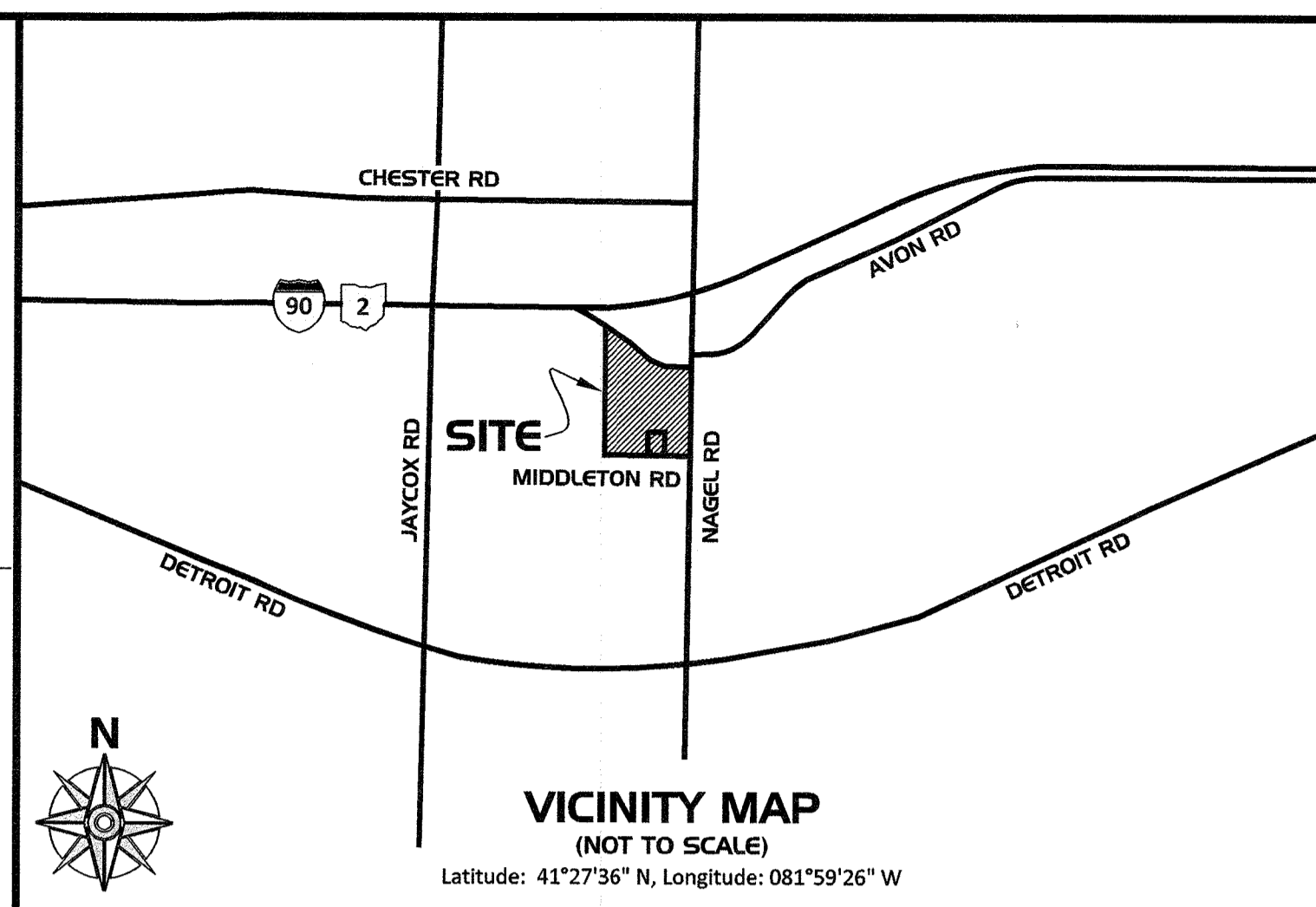
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APPROVED
L. MAINES
DATE 12-11-20
PAGE 4-00-022
R. MAINES
#20-04223

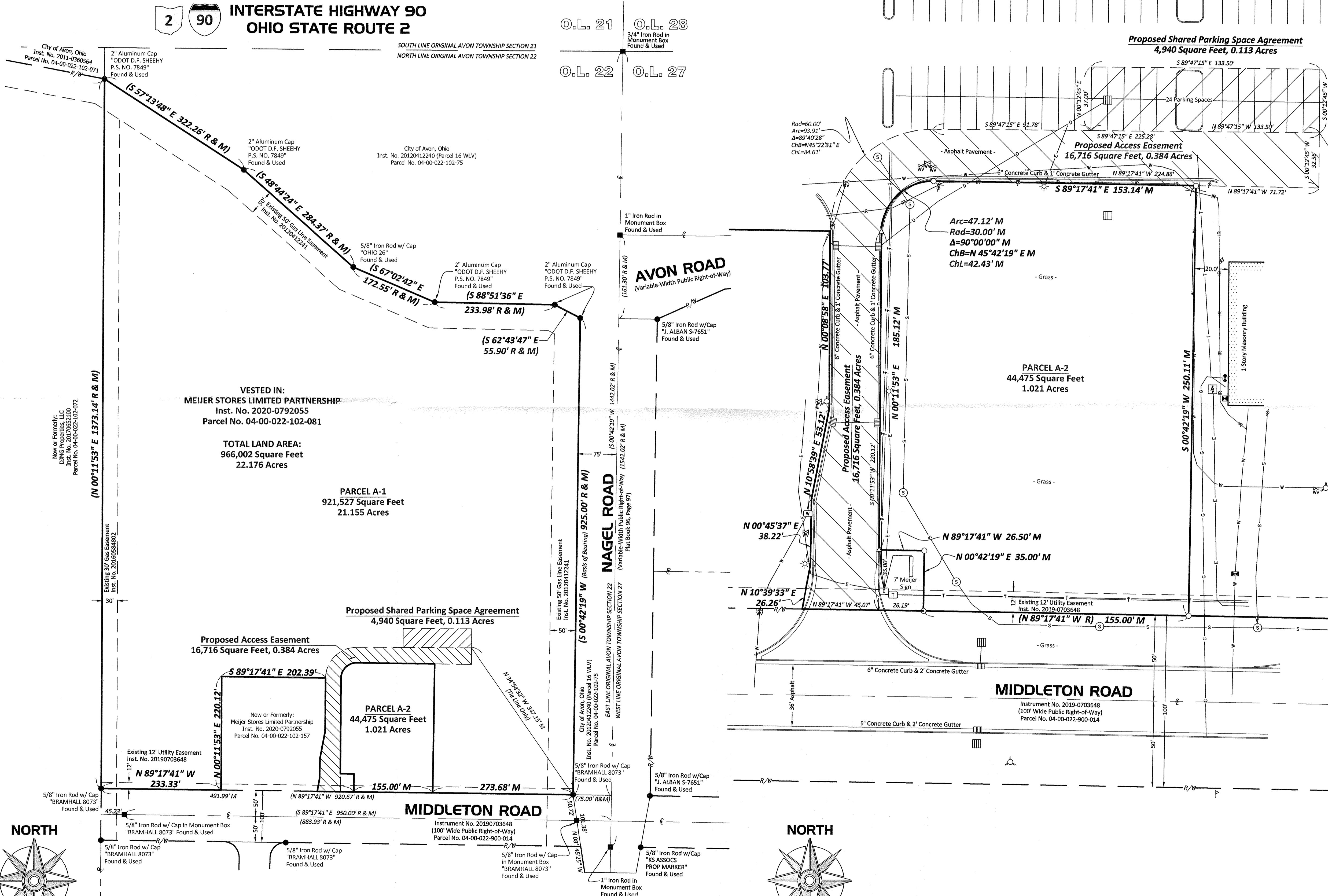
SLIM CHICKENS LOT SPLIT SURVEY

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO
AND BEING KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 22

2 90 INTERSTATE HIGHWAY 90
OHIO STATE ROUTE 2



N
VICINITY MAP
(NOT TO SCALE)
Latitude: 41°27'36" N, Longitude: 081°59'26" W



BASIS OF BEARING
The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (FIPS Zone 3401), on the North American Datum of 1983 (2011) (Epoch 2010.000) using geoid model GEOID18, with a combined scale factor of 1.00006177407812. A GNSS Real Time Kinematic Network survey was used to establish a bearing of South 00°42'19" West for the westerly line of Nagel Road, and a Northing of 653,614.93 and Easting of 2,108,496.19 (U.S. Survey Feet) for the 5/8-inch iron rod with cap labeled "BRAMHALL 8073" found in a monument box at the intersection of the westerly right-of-way line of Nagel Road with the centerline of Middleton Road.

REFERENCE DOCUMENTS

- Lorain County Auditor's Office Geographic Information System and Tax Maps
- Middleton Road Subdivision, dated 1/28/2019, Instrument No. 2019-0703648
- Lot Split & Consolidation Survey for Jarone Development LLC, Survey File No. 47634
- Consolidation Survey for Jarone Development LLC, Survey File No. 47163
- LOR-90-22.26 Right of Way Plans, Instrument No. 20110370181
- Fidelity National Title Insurance Company Commitment No. GLW2000474, dated March 30, 2020 at 6:59 AM.
- Operating and Reciprocal Easement Agreement by and among Jarone Development, LLC and Meijer Stores Limited Partnership, filed for record December 8, 2015 and recorded in Instrument No. 2015-0568558 of the Lorain County Records.
- Deeds as shown

SYMBOL LEGEND

R/W	- Right-of-Way
E	- Adjoiner Property Line
C	- Centerline
Rad	- Radius
Arc	- Arc Length
Δ	- Delta Angle
ChB	- Chord Bearing
ChL	- Chord Length
M	- Measured
(R)	- Record
●	- Monument Box Found
○	- Monument Found
○	- 5/8" Iron Rod w/Cap
○	- "NCG PS 8460 8668" Set
○	- MAG Nail Set
○	- Electric Manhole
○	- Electric Meter
○	- Electric Transformer
○	- Electric Vault
○	- Gas Meter
○	- Sanitary Manhole
○	- Gas Manhole
○	- Cleanout
○	- Catch Basin (Square)
○	- Curb Inlet
○	- Telephone Vault
○	- Light Pole
○	- Fire Hydrant
○	- Water Manhole
○	- Water Meter
○	- Water Valve
○	- Water Vault
○	- Underground Gas Marker
○	- Underground Electric
○	- Underground Gas
○	- Underground Sanitary
○	- Underground Storm
○	- Underground Telephone
○	- Underground Water
○	- Underground Irrigation
○	- Building Area

CERTIFICATION

I hereby certify that this map or plat and the field survey on which it is based were made in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code.

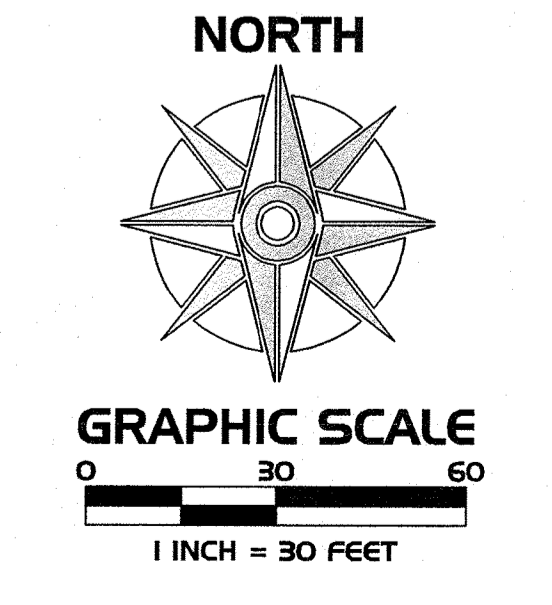
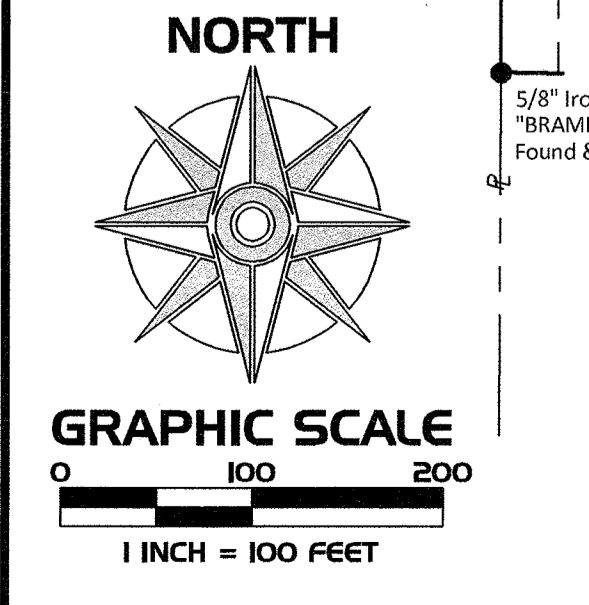
The field work was completed on May 29, 2020.

Date of Plat or Map: June 3, 2020

Eric S. Jackson
Eric S. Jackson, Surveyor
Ohio Professional Surveyor No. 8668
ejackson@northcoastgeo.com

Signature Date: October 12, 2020

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR



REVISION HISTORY

BY:	DATE:	COMMENT:
ESJ	2020-07-21	ADD SHARED PARKING SPACE AGREEMENT
DWG	2020-09-09	CITY COMMENTS
DWG	2020-09-09	BASES OF BEARING
DWG	2020-09-10	ACCESS EASEMENT
DWG	2020-10-12	P.O.C. TIES

LOT SPLIT SURVEY PREPARED FOR:
BUREAU VERITAS
510 E. Memorial Road, Suite A-1
Oklahoma City, OK 73104

SLIM CHICKENS
Middleton Road
City of Avon
County of Lorain
State of Ohio

NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com

173 Owosso Ave
Fairlawn, OH 44333
(614) 519-3611

Project No. NCG 2091
Drafted by: LKA

SHEET
OF