

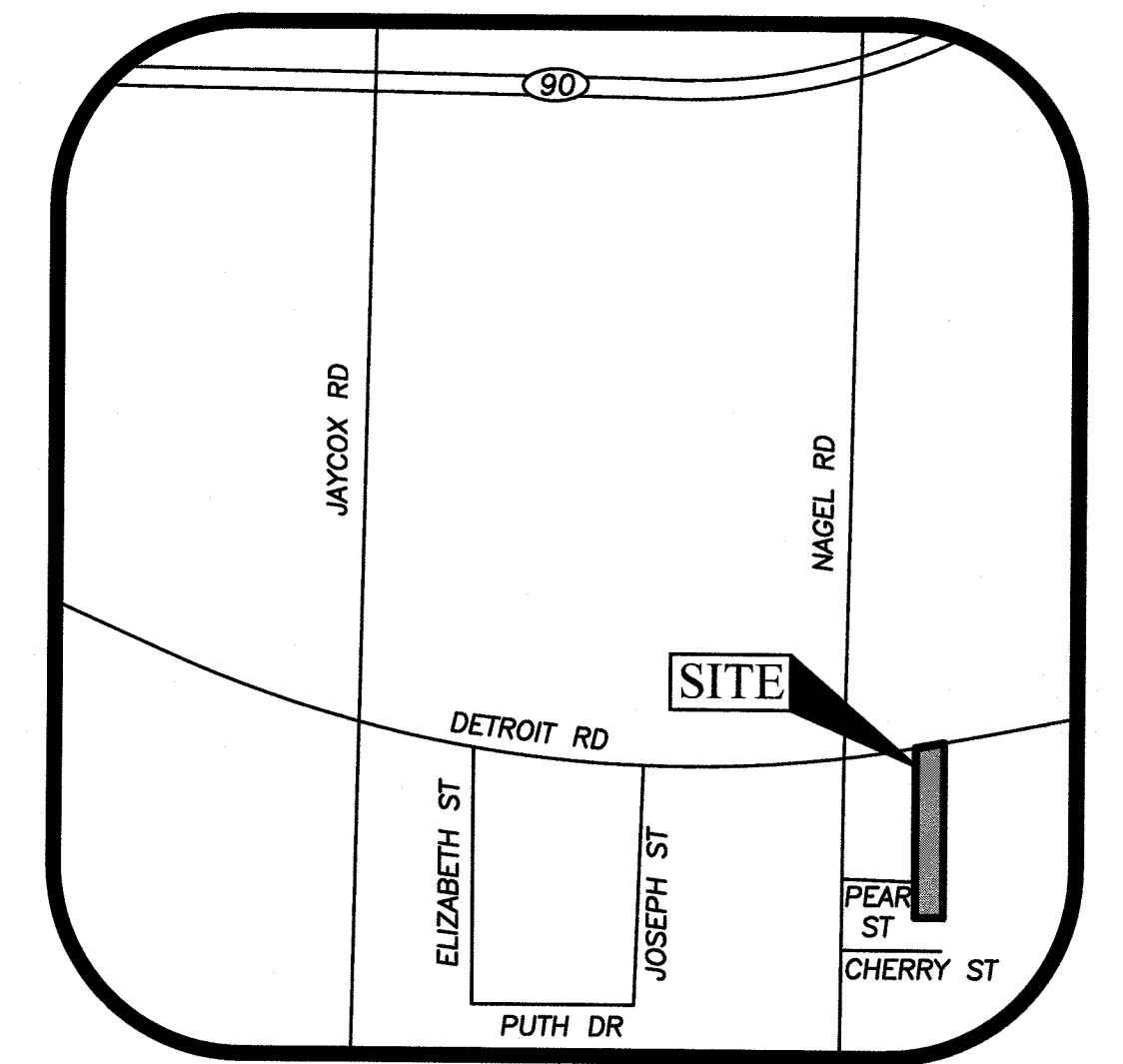
LOT SPLIT & CONSOLIDATION SURVEY

SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 27

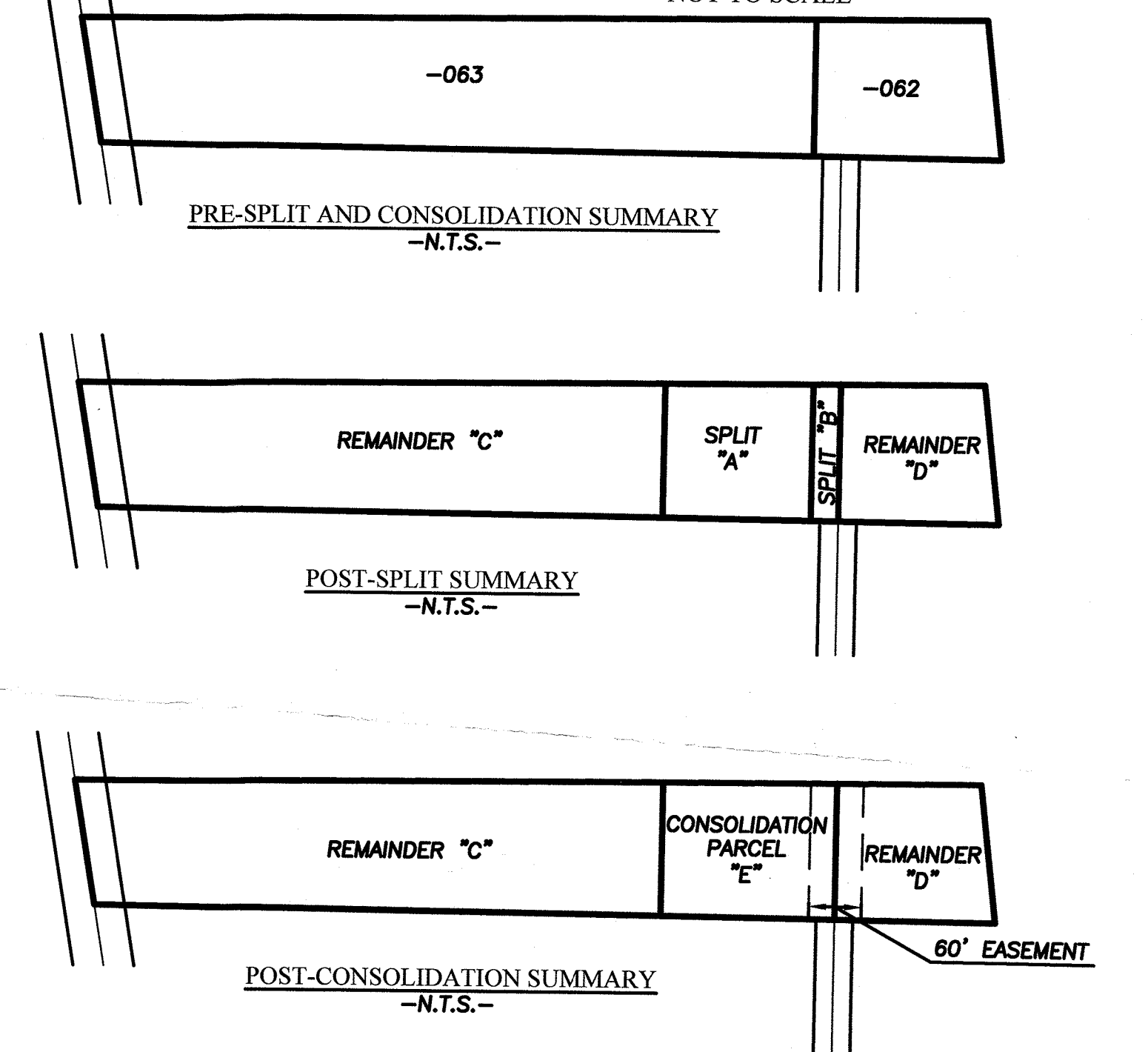
SPLITTING 0.5748 ACRES FROM PARCEL #04-00-027-102-063 (NAGEL) AND 0.1025 ACRES FROM PARCEL # 04-00-027-102-062 (POTASH) TO FORM A NEW PARCEL OF LAND BEING 0.6773 ACRES OF LAND TOGETHER WITH A ROADWAY EASEMENT BEING GRANTED TO THE CITY OF AVON BEING 60' WIDE AS SHOWN HEREON AND CONTAINING 0.2053 ACRES OF LAND.

L1	N 80°51'29" E	131.01'(R&U)
L2	N 79°31'30" E	173.29'(R&U)
L3	N 79°31'30" E	100.00'(R&U)

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



LOCATION MAP
-NOT TO SCALE-



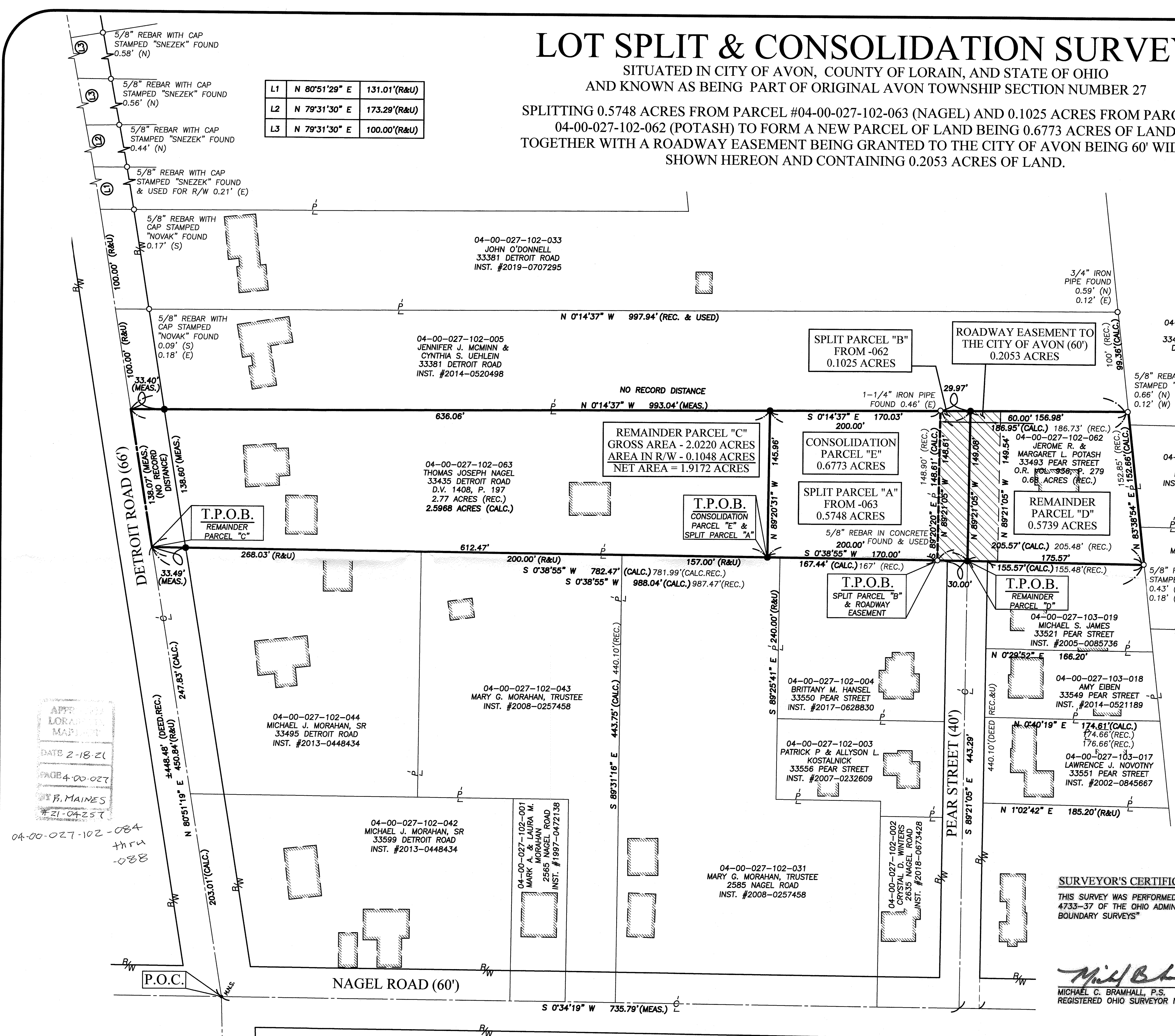
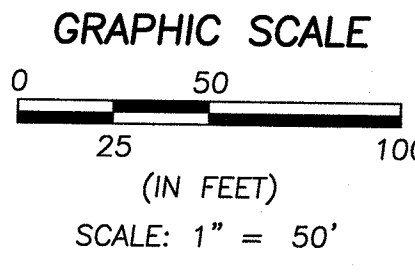
LEGEND
 • M.N.S. MAGNETIC NAIL SET
 ○ IRON PIN/PIPE FOUND AS INDICATED
 □ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
 (R) (REC.) RECORD INFORMATION
 (M) (MEAS.) MEASURED INFORMATION
 (C) (CALC.) CALCULATED INFORMATION
 (U) (USED) USED INFORMATION
 (CALC.REC.) CALCULATED FROM RECORD INFORMATION
 (N) NORTH
 (S) SOUTH
 (E) EAST
 (W) WEST
 C CENTERLINE
 B/W RIGHT-OF-WAY LINE
 P/L PROPERTY LINE
 [Hatched Box] PROPOSED CITY OF AVON ROADWAY EASEMENT

BASIS OF BEARINGS:
THE CENTERLINE OF DETROIT ROAD WHICH WAS ASSUMED TO BE NORTH 80°51'19" EAST
AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN JUNE 2020.

APPROVED
PLANNING COMMISSION
DATE 1.27.2021
AVON, OHIO
CHAIRPERSON
SECRETARY
PLANNING COORDINATOR

SURVEYOR'S CERTIFICATE:
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND STANDARDS FOR BOUNDARY SURVEYS

MICHAEL C. BRAMHALL, P.S.
REGISTERED OHIO SURVEYOR No. 8073
DATE 7/20/2021



APPROVED LORAIN MAP
DATE 2-18-21
PAGE 4-00-027
BY B. MAINES
#21-04-257
04-00-027-102-084 thru 088

DATE	BY	DESCRIPTION
06-15-2020	MCB	ISSUE TO CLIENT
07-15-2020	AMK	UPDATED PER CITY COMMENTS

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

DRAWN BY: JLT
CHECKED BY: AMK

- REFERENCES:**
- LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT & ADJOINING PARCELS.
 - BOUNDARY SURVEY PREPARED FOR BILTMORE CONSTRUCTION, LLC. BY BARINGTON CONSULTING GROUP, INC. DATED MARCH 7, 2019.
 - BOUNDARY & ASSEMBLY PLAT PREPARED BY SNEZEK & ASSOCIATES, L.L.C. DATED FEBRUARY 12, 2014.
 - PARCEL SPLIT PREPARED BY MCGILCHY & ASSOCIATES DATED MAY 14, 1976.
 - SURVEY FOR A.J. NAGEL PREPARED BY J.W. WARDEN & ASSOCIATES DATED OCTOBER 31, 1956.
 - SURVEY FOR ALOYS J. NAGLE PREPARED BY T.W. LAUNDON DATED JULY 20, 1934.

SHEET
1 OF 1
JOB NO.
20-5321

J:\2023\21 Nagel Lot Split\DRAWINGS\20-5321 MASTER.dwg, Plotted: Jul 17, 2020 - 10:23am