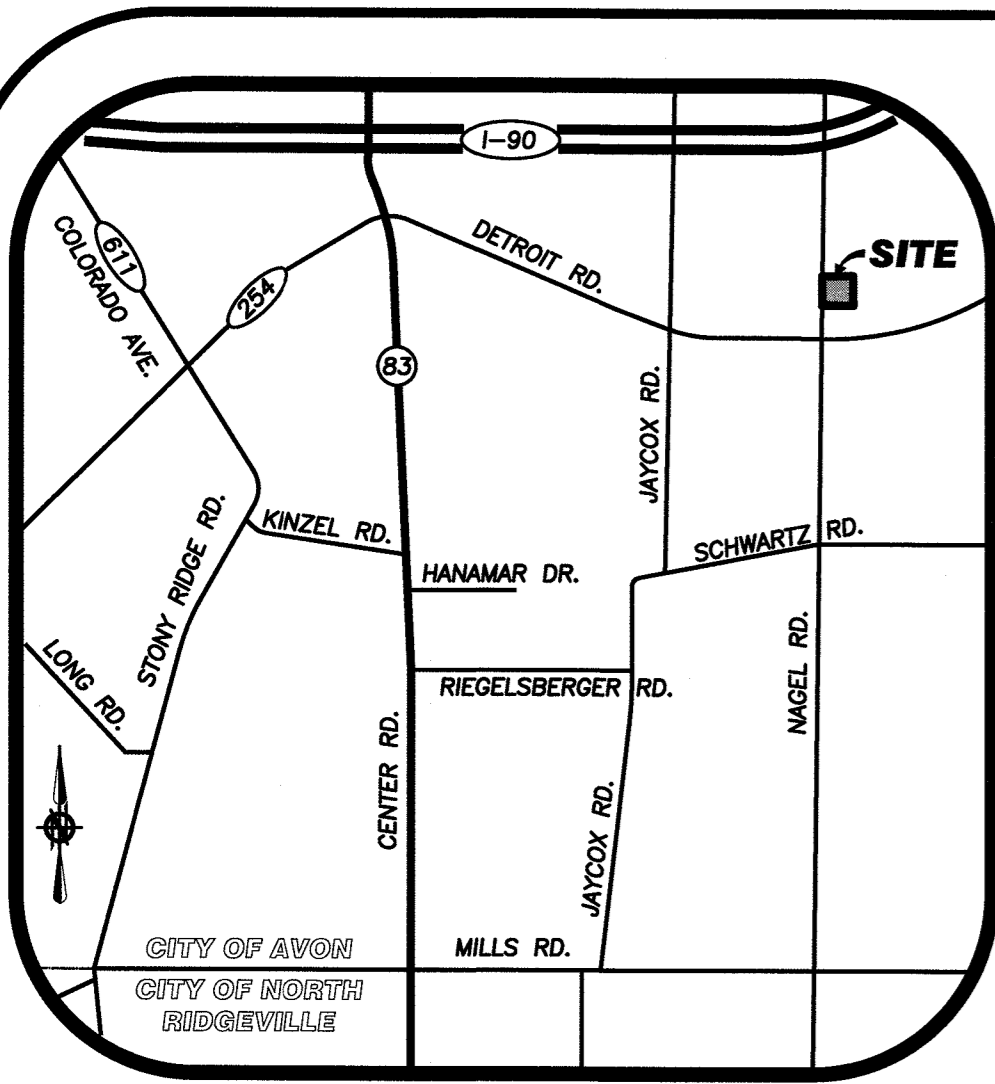


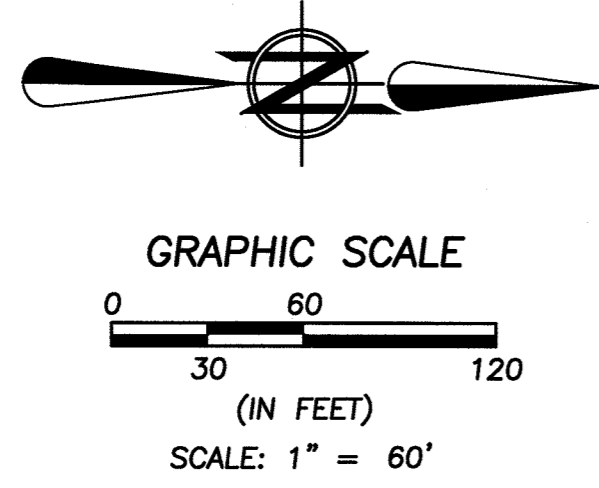
LOT SPLIT SURVEY

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

SCALE 1"=30'



VICINITY MAP
NOT TO SCALE

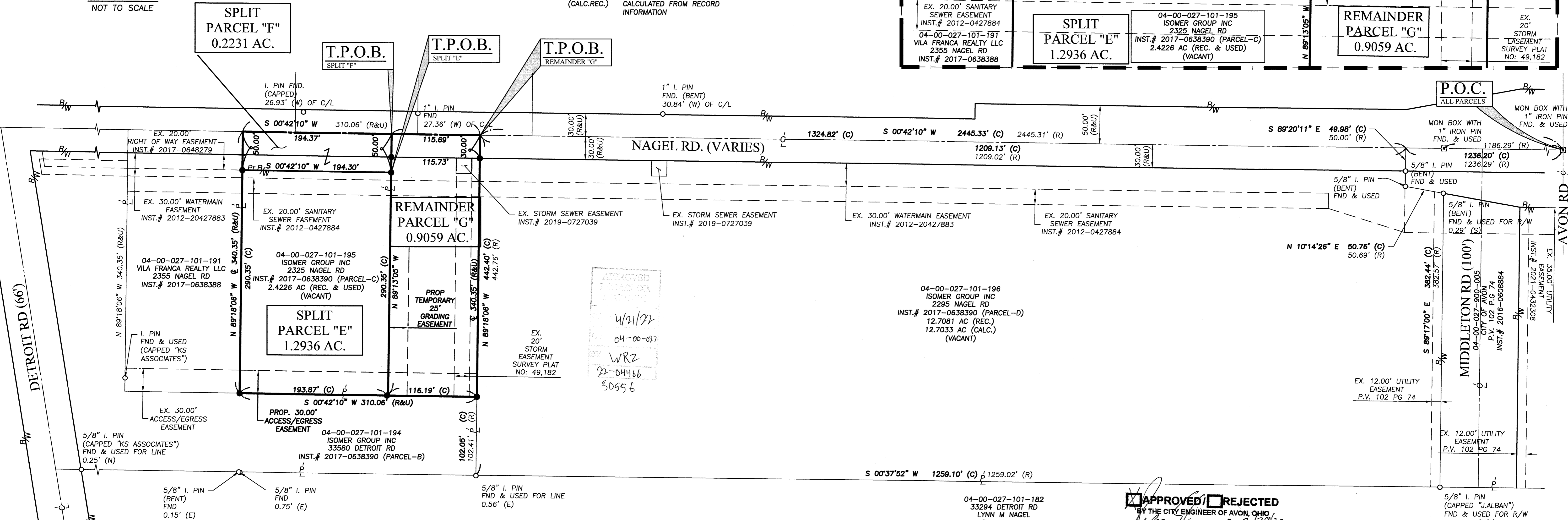
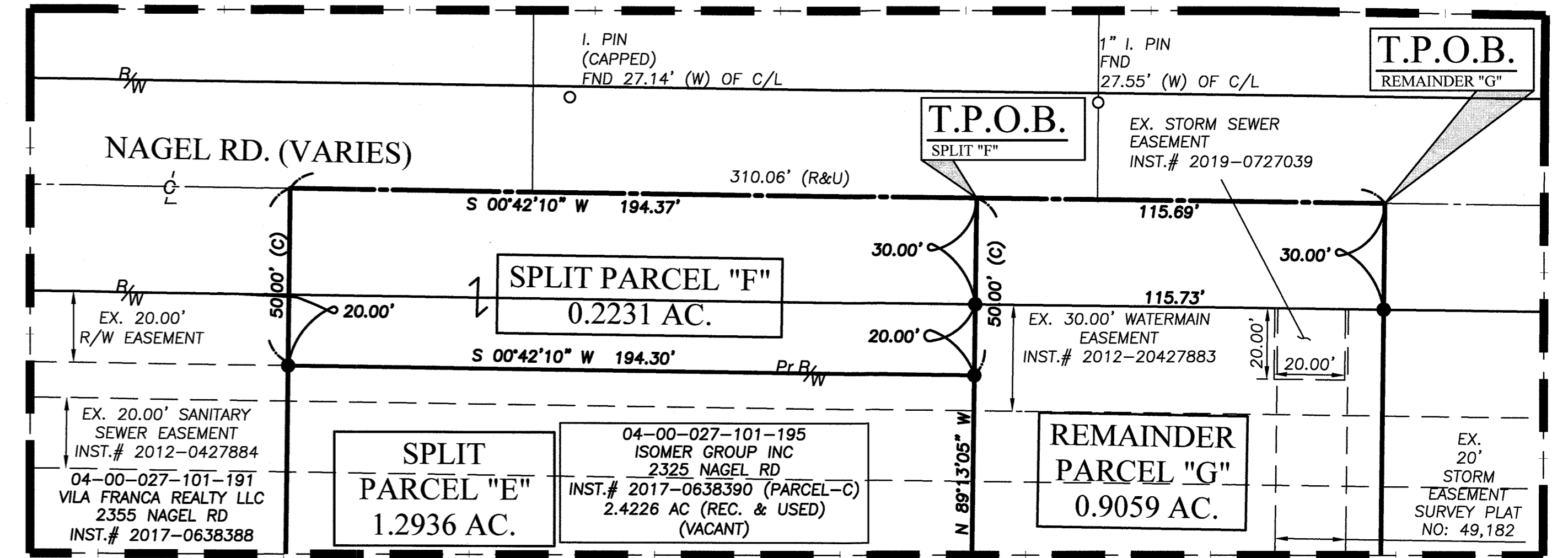


BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF NAGEL ROAD WHICH WAS ASSUMED TO BE SOUTH 00°42'10" WEST.

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN MARCH 2016 & OCTOBER 2021.

LEGEND

●	5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET	(N.)	NORTH
○	IRON PIN/PIPE FOUND AS INDICATED	(S.)	SOUTH
⊕	MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED	(E.)	EAST
⊖	MASONRY NAIL FOUND AS INDICATED	(W.)	WEST
(R) (REC.)	RECORD INFORMATION	C/L	CENTERLINE
(M) (MEAS.)	MEASURED INFORMATION	R/W	RIGHT-OF-WAY LINE
(C) (CALC.)	CALCULATED INFORMATION	P/L	PROPERTY LINE
(U) (USED)	USED INFORMATION	T.P.O.B.	TRUE PLACE OF BEGINNING
(CALC.REC.)	CALCULATED FROM RECORD INFORMATION	P.O.C.	POINT OF COMMENCEMENT



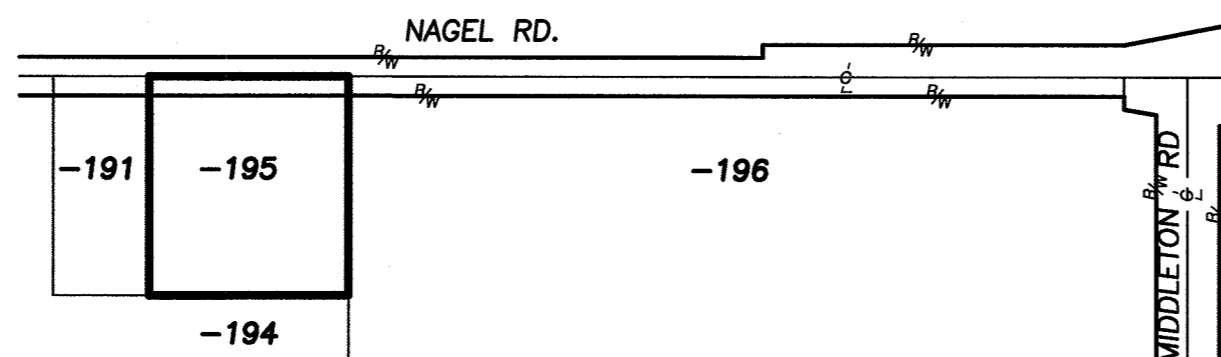
NOTES

- A RECIPROCAL EASEMENT AGREEMENT IS IN PLACE BY AND BETWEEN VILA FRANCA REALTY, LLC, AN OHIO LIMITED LIABILITY COMPANY AND DISCOUNT DRUG MART, INC., AN OHIO CORPORATION, FILED FOR RECORD JULY 27, 2017 IN INSTRUMENT NO. 2017-0638389, OF THE LORAIN COUNTY, OHIO RECORDS. (GRANT OF ACCESS FROM PROPERTY TO THE SOUTH (BENEFITS SUBJECT PARCEL); GRANT OF DRAINAGE EASEMENT ON PROPERTY TO THE EAST (BENEFITS SUBJECT PARCEL); GRANT OF PIPELINE EASEMENT (BENEFITS SUBJECT PARCEL). INSTRUMENT NO. 2017-0638389 GRANTS ACCESS EASEMENTS, HOWEVER DOES NOT DEFINE WIDTH OF SAID EASEMENTS.
- 30.00' ACCESS EASEMENT PER PLAN BY KS ASSOCIATES DATED 06/15/2015.

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- ALTA/NSPS SURVEY FOR GARY E. NAGEL PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN APRIL 2016.
- PARCEL SPLIT AND CONSOLIDATION PREPARED BY KS ASSOCIATES MAY 2017.
- DEDICATION PLAT FOR MIDDLETON ROAD P.V. 102 PG: 74

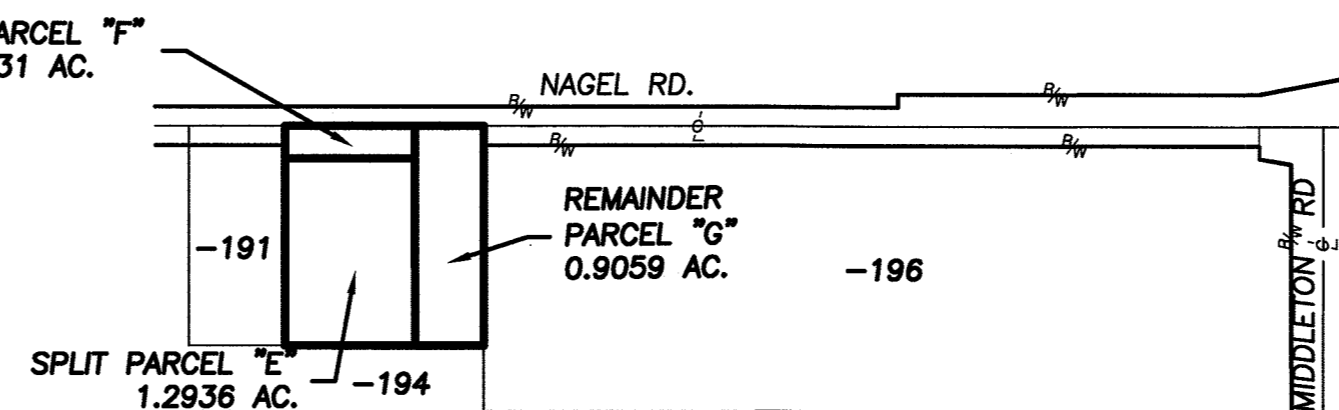
PRE-SPLIT SUMMARY



INTENT OF LOT SPLIT

1.2936 AC. SPLIT "E" (FROM -195)
0.2231 AC. SPLIT "F" (FROM -195 FOR R/W)
0.9059 AC. REMAINDER "G" (FROM -195)

SPLIT PARCEL "F"
0.2231 AC.



POST-SPLIT SUMMARY

APPROVED **REJECTED**

BY THE CITY ENGINEER OF AVON, OHIO

RYAN E. CUMMINS, P.E., CPESC

CHAIRPERSON

SECRETARY

APPROVED PLANNING COMMISSION

DATE 3.28.22

AVON, OHIO

AMY M. KELLY, P.S.

REGISTERED OHIO SURVEYOR No. 1469

DATE 3/24/2022

SURVEYOR'S CERTIFICATE:

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

AMY M. KELLY, P.S.

REGISTERED OHIO SURVEYOR No. 1469

DATE 3/24/2022

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

SHEET
1 OF 1
JOB NO.
21-5606

J:\215606\Setback-City-Map\DRAWINGS\21-5606 Lot Split.dwg, Plotted: Mar 11, 2022 - 8:21am