

LEGEND

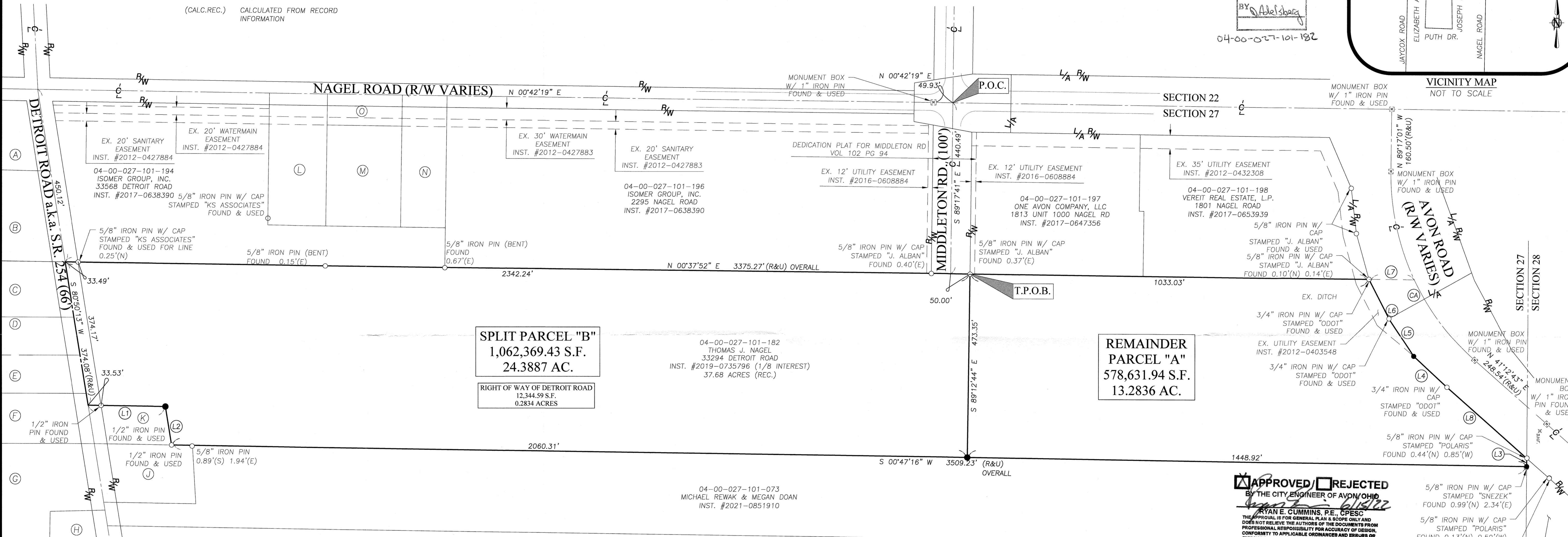
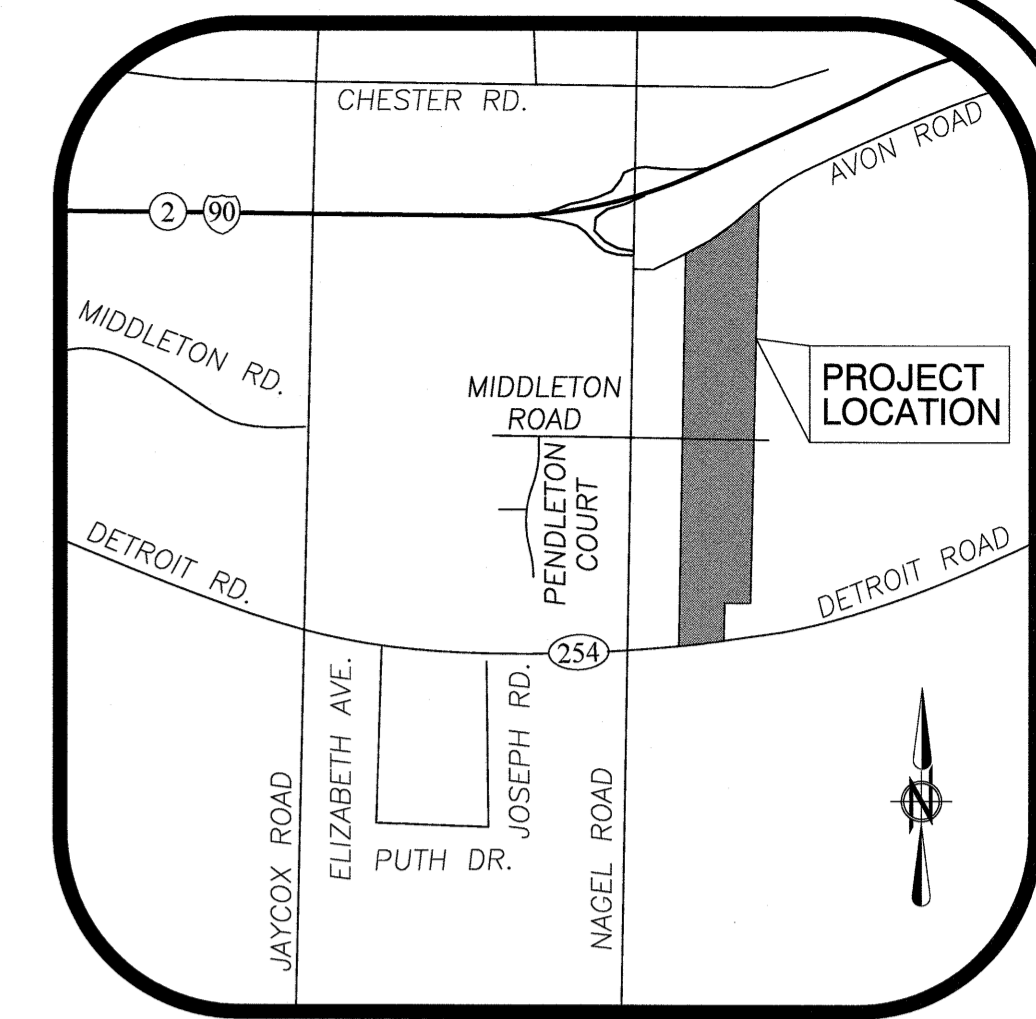
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- IRON PIN/PIPE FOUND AS INDICATED
- ⊠ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (CALC.REC.) CALCULATED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

LOT SPLIT SURVEY

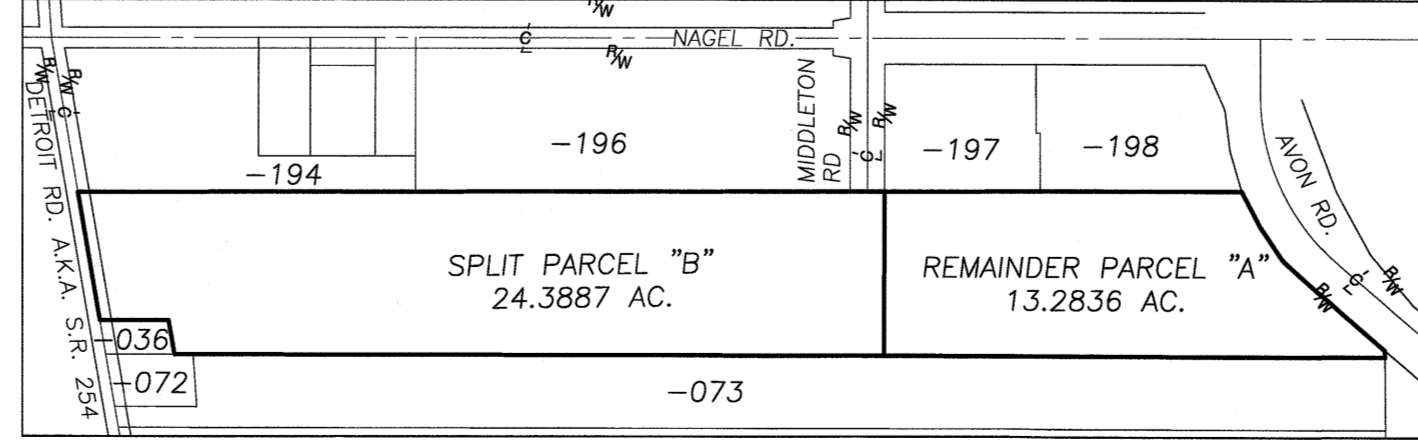
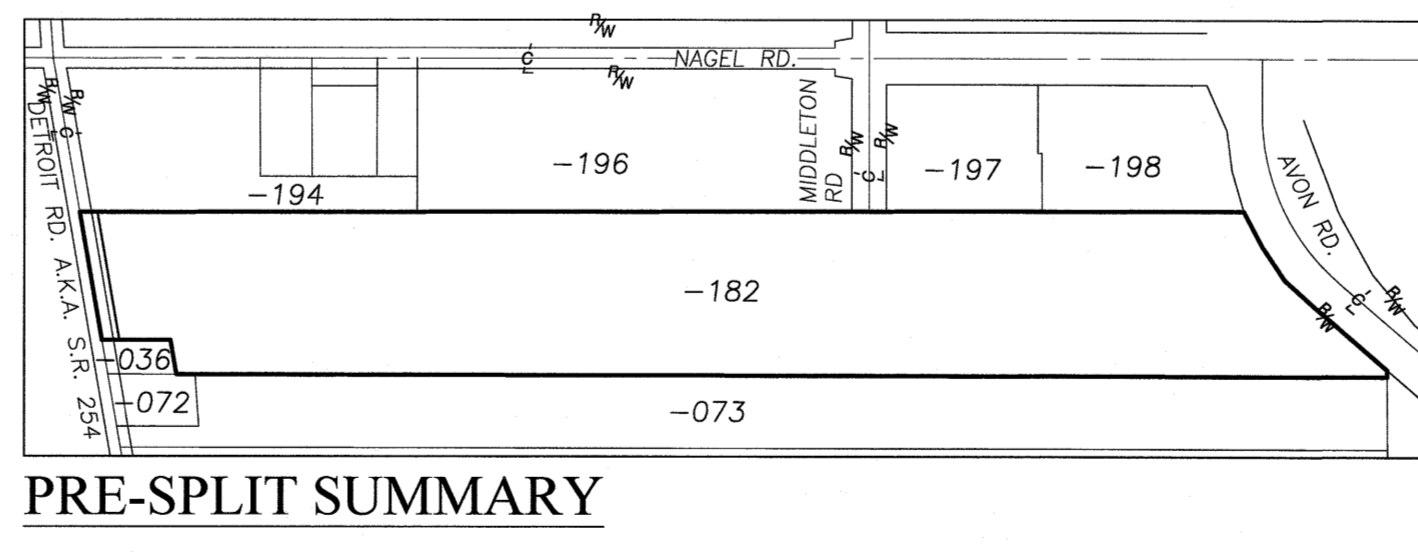
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 27

APPROVAL BY THE CITY OF AVON, LORAIN COUNTY OHIO NO PLAT REQUIRED
Carolyn M. Kelly
 SECRETARY
 DATE 6/15/22

APPROVED
 LORAIN CO. MAP DEPT
 DATE 6-16-22
 PAGE 04-00-027
 BY *A. Adelsberg*
 04-00-027-101-182



OWNER	PARCEL	ACRES	RECORD
MICHAEL J. MORAHAN SR. & BRIAN E. NAGEL	04-00-027-102-042	1.41	(REC.)
MICHAEL J. MORAHAN SR. & BRIAN E. NAGEL	04-00-027-102-044	1.38	(REC.)
THOMAS JOSEPH & JEANNETTE M. NAGEL	04-00-027-102-085	2.02	(REC.)
JENNIFER J. MCMINN & CYNTHIA S. UELHLEIN	04-00-027-102-005	2.32	(REC.)
SHAMIL ASKAROV	04-00-027-102-033	3.51	(REC.)
RANDAL L. & KATHERINE Z. MILLER	04-00-027-102-007	1.75	(REC.)
MARY A. BLISS	04-00-027-102-081	8.89	(REC.)
MARY A. BLISS	04-00-027-102-080	0.34	(REC.)
STEPHEN A. & KAREN MCCALL	04-00-027-101-072	0.84	(REC.)
LYNN M. NAGEL & THOMAS J. NAGEL	04-00-027-101-036	0.45	(REC.)
VILA FRANCA REALTY, LLC	04-00-027-101-191	1.17	(REC.)
SAFOS MANAGEMENT II LLC	04-00-027-101-202	1.29	(REC.)
ISOMER GROUP INC	04-00-027-101-200	0.90	(REC.)
CITY OF AVON	04-00-027-101-201	0.22	(REC.)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°47'16" W	200.00' (R&U)
L2	S 80°50'13" W	100.00' (R&U)
L3	S 89°38'27" E	20.74' (R&U)
L4	N 42°38'05" E	116.83' (R&U)
L5	N 56°37'39" E	117.16' (R&U)
L6	N 62°59'06" E	114.05' (R&U)
L7	N 00°37'52" E	117.50' (R&U)
L8	N 41°22'43" E	276.15' (R&U)

BASIS OF BEARINGS:
 THE CENTERLINE OF NAGEL ROAD WHICH WAS ASSUMED TO BE NORTH 00° 42' 19" EAST.

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN NOVEMBER 2021, JANUARY AND FEBRUARY 2022.

APPROVED/REJECTED
 BY THE CITY ENGINEER OF AVON, OHIO
Carolyn M. Kelly
 DATE 6/15/22

AVON E. CUMMINS, P.E., CPESC
 THE APPROVAL IS FOR GENERAL PLAN & ROADS 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

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
 AMY M. KELLY, P.S.
 REGISTERED OHIO SURVEYOR NO. 8969
 DATE 6/15/22

REVISION	DATE	BY	DESCRIPTION
	05-19-2022	AMK	ISSUE TO CLIENT
	06-09-2022	AMK	UPDATED PER CITY COMMENTS

- REFERENCES**
- LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - MIDDLETON ROAD SUBDIVISION PREPARED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY IN JANUARY 2019.
 - MIDDLETON ROAD SUBDIVISION PREPARED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY IN OCTOBER 2016. INST. # 2016-0608884
 - ALTA PREPARED FOR GARY E. NAGEL BY BRAMHALL ENGINEERING AND SURVEYING COMPANY IN APRIL 2016.
 - LOR-90-22.26 CENTERLINE PLAT INSTRUMENT NUMBER 2011-0370181.

INTENT OF LOT SPLIT
 24.3887 AC. SPLIT "B" (FROM -182)
 13.2836 AC. REMAINDER "A" (FROM -182)

DRAWN BY: CAT
 CHECKED BY: AMK

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

SHEET 1 OF 1
 JOB NO. 21-5612