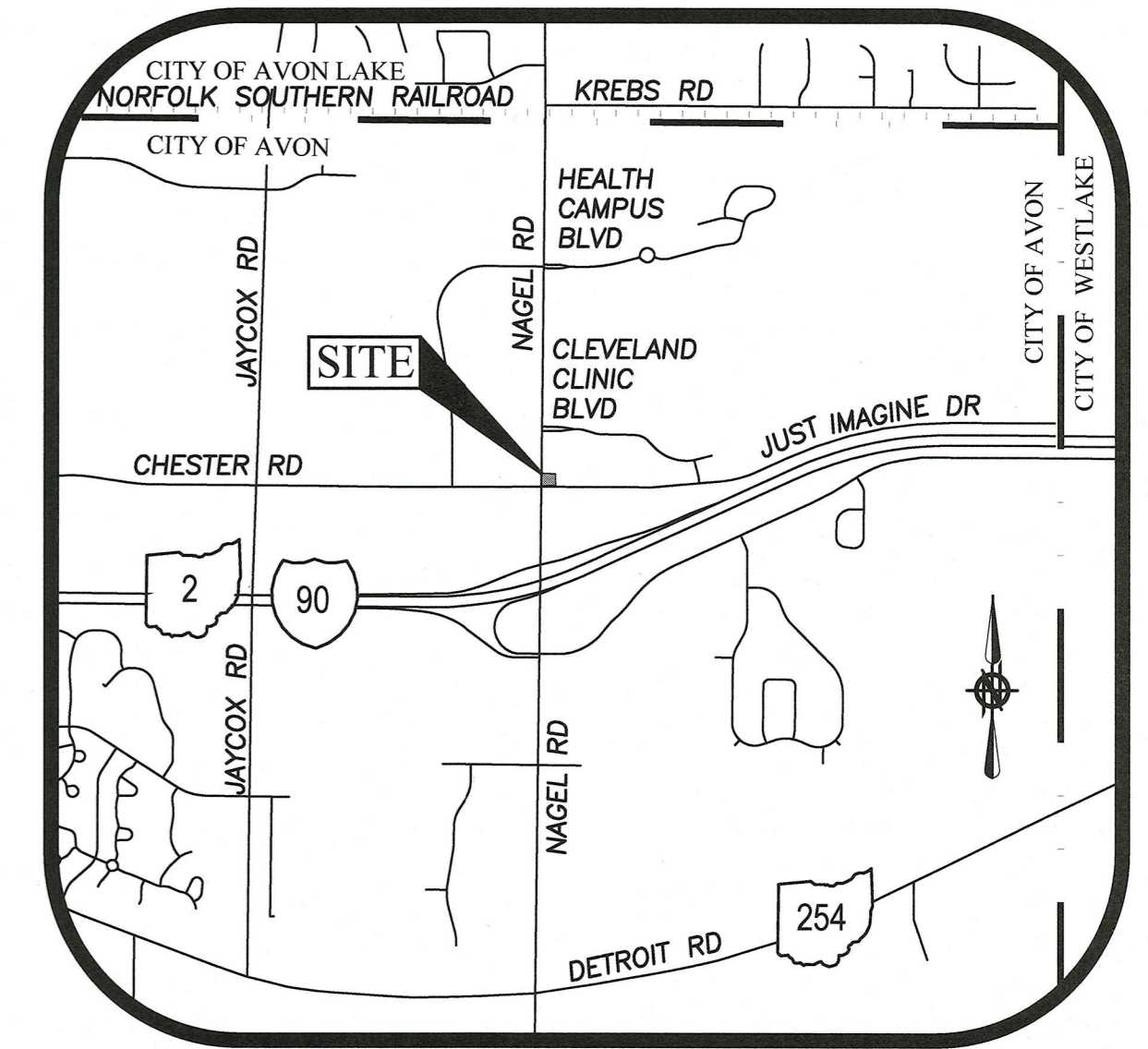


LOT SPLIT SURVEY FOR THE RICHARD E. JACOBS GROUP, LLC

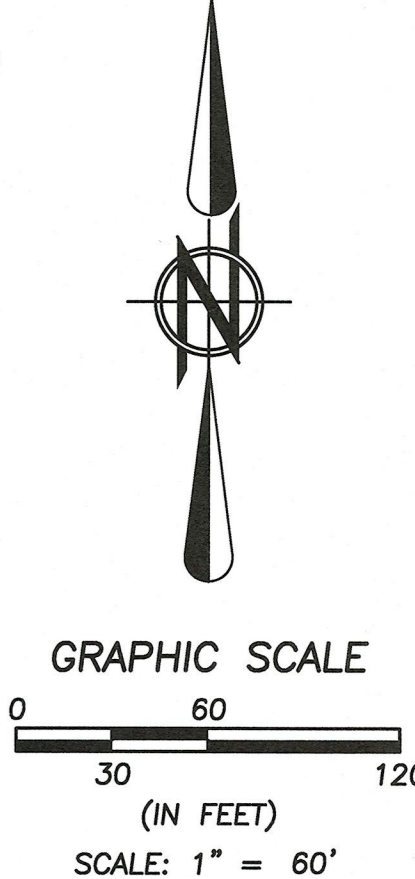
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 28.



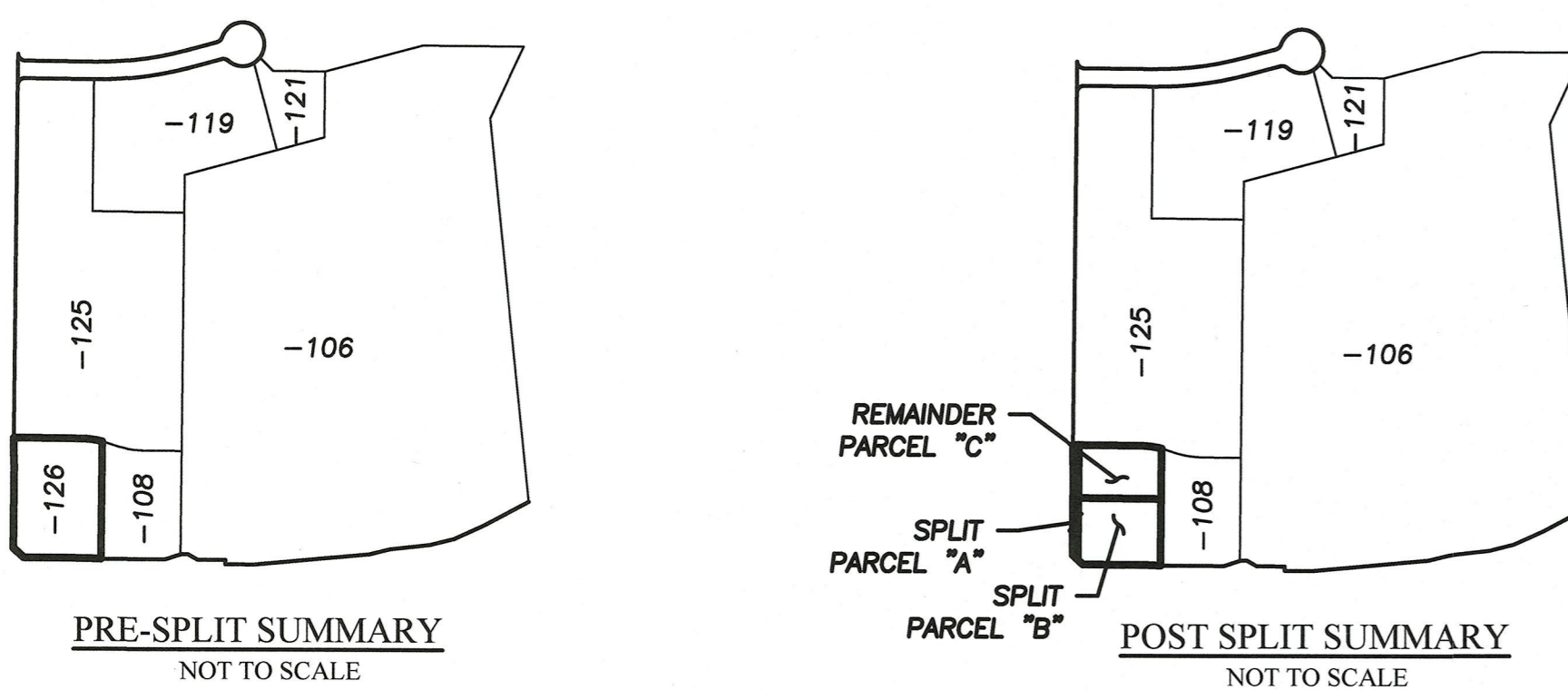
LOCATION MAP
-NOT TO SCALE-

LEGEND

- 5/8" IRON REBAR 30" IN LENGTH WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ 5/8" IRON REBAR 30" IN LENGTH WITH CAP STAMPED "BRAMHALL 8073" FOUND & USED
- ⊞ MONUMENT BOX WITH 5/8" IRON REBAR 30" IN LENGTH WITH CAP STAMPED "BRAMHALL 8073" FOUND & USED (UNLESS OTHERWISE NOTED)
- 5/8" IRON REBAR WITH CAP STAMPED "R.E. WARNER" (UNLESS OTHERWISE NOTED)
- M.N.S. MASONRY NAIL SET
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (CALC.REC.) CALCULATED FROM RECORD INFORMATION
- CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE

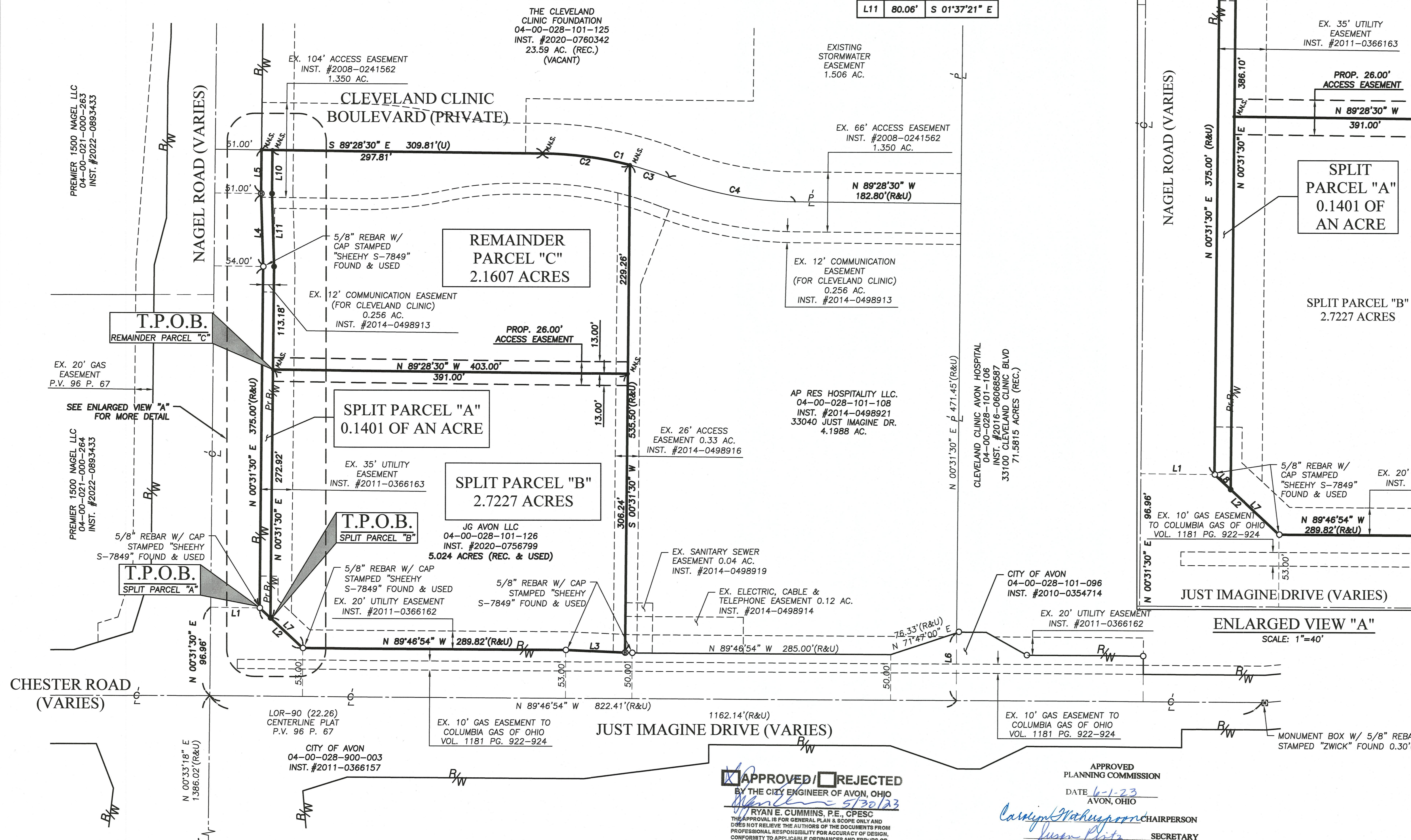


LINE	LENGTH	DIRECTION
L1	54.00'	S 89°28'30" E
L2	64.64'	N 47°17'04" W
L3	65.33'	N 87°25'42" W
L4	80.06'	N 01°37'21" W
L5	48.04'	N 00°31'30" E
L6	74.14'	N 00°13'06" E
L7	48.45'	N 47°17'04" W
L8	16.19'	N 47°17'04" W
L9	12.00'	S 89°28'30" E
L10	47.82'	S 00°31'30" W
L11	80.06'	S 01°37'21" E



PRE-SPLIT SUMMARY
NOT TO SCALE

POST SPLIT SUMMARY
NOT TO SCALE



CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	142.17'	400.00'	141.42'	N 79°17'33" W	71.84'	20°21'50"
C2	97.15'	400.00'	96.91'	S 82°31'03" E	48.81'	13°54'55"
C3	45.02'	400.00'	45.00'	N 72°20'07" W	22.54'	06°26'57"
C4	142.17'	400.00'	141.42'	N 79°17'34" W	71.84'	20°21'51"

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF NAGEL ROAD AS SHOWN ON ODOT R/W PLANS LOR-90-22.26 NORTH 00° 31' 30" EAST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN DECEMBER 2016 & SEPTEMBER 2019 & NOVEMBER 2022.

APPROVED / REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
DATE 6-1-23
AVON, OHIO
CHAIRPERSON
SECRETARY

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. 8469
DATE 5/25/2023

APPROVED
LORAIN CO
MAP DEPT
DATE 6/2/2023
PAGE 04-00-028-E
BY B. Carden
23-04704

- REFERENCES**
- LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - CENTER LINE SURVEY PLAT LOR-90-19.95 PLAT VOL. 45 PG. 49.
 - BOUNDARY SURVEY P.P.N. 04-00-028-102-161 PREPARED BY POLARIS ENGINEERING & SURVEYING, DATED 01-18-2013.
 - PARCEL A, B & C LOT SPLIT, PREPARED BY BRAMHALL ENGINEERING & SURVEYING, DATED 11-24-2014.
 - HEALTH CAMPUS BOULEVARD DEDICATION PLAT PREPARED BY BRAMHALL ENGINEERING & SURVEYING, DATED 10-19-2015, VOLUME 102 PAGE 55-56.
 - LOT SPLIT PLAT 4.1987 ACRES PREPARED BY R.E. WARNER, DATED 01-20-2014.
 - LOT SPLIT PLAT 51.826 ACRES PREPARED BY R.E. WARNER, DATED 10-07-2014.
 - LOT SPLIT PLAT 28.583 ACRES PREPARED BY BRAMHALL ENGINEERING & SURVEYING, DATED 03-02-2018.
 - LOT SPLIT PLAT PREPARED BY BRAMHALL ENGINEERING & SURVEYING DATED 11-13-2019.

DRAWN BY: JLT
CHECKED BY: AMK

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

SHEET 1 OF 1
JOB NO. 17-4656-026

J:\174656-026 Lot Split Nagel & Just Imagine\DRAWINGS\17-4656-026 MASTER.dwg, Plotted: May 25, 2023 - 7:58am

REVISION	DATE	BY	DESCRIPTION
	11/18/2022	AMK	ISSUE TO CLIENT
	04/12/2023	AMK	ISSUE TO CLIENT
	04/19/2023	AMK	ISSUE TO CLIENT
	04/28/2023	AMK	ISSUE TO CLIENT