

LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊗ D.H.S. DRILLHOLE SET
- M.N.S. MAG NAIL SET
- ⊠ MONUMENT BOX SET
- IRON PIN/PIPE FOUND AS INDICATED
- ⊠ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- M.N.F. MAGNETIC NAIL FOUND AS INDICATED
- RAILROAD SPIKE FOUND
- (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
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE
- T.P.O.B. TRUE PLACE OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	S 14°24'58" E	60.00' (C)

- REFERENCES**
- LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - AVON LAKE REGIONAL WATER ADMINISTRATION SUBDIVISION VOLUME 108 PAGE 5; ORDINANCE NO. 2020-0760251 AND PLAT VOL 12 P 24
 - PAWS BY THE LAKE SUBDIVISION PLAT VOLUME 102 PAGE 50
 - PAWS BY THE LAKE SUBDIVISION NO. 2 PLAT VOLUME 104 PAGE 12

APPROVALS:
 THIS IS TO CERTIFY THAT THIS LOT SPLIT SURVEY HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THIS 10 DAY OF NOVEMBER 2023.

Edward T. Elm 11/28/2023
 CODE ADMINISTRATOR DATE

THIS IS TO CERTIFY THAT THIS LOT SPLIT SURVEY HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THIS 10 DAY OF NOVEMBER 2023.

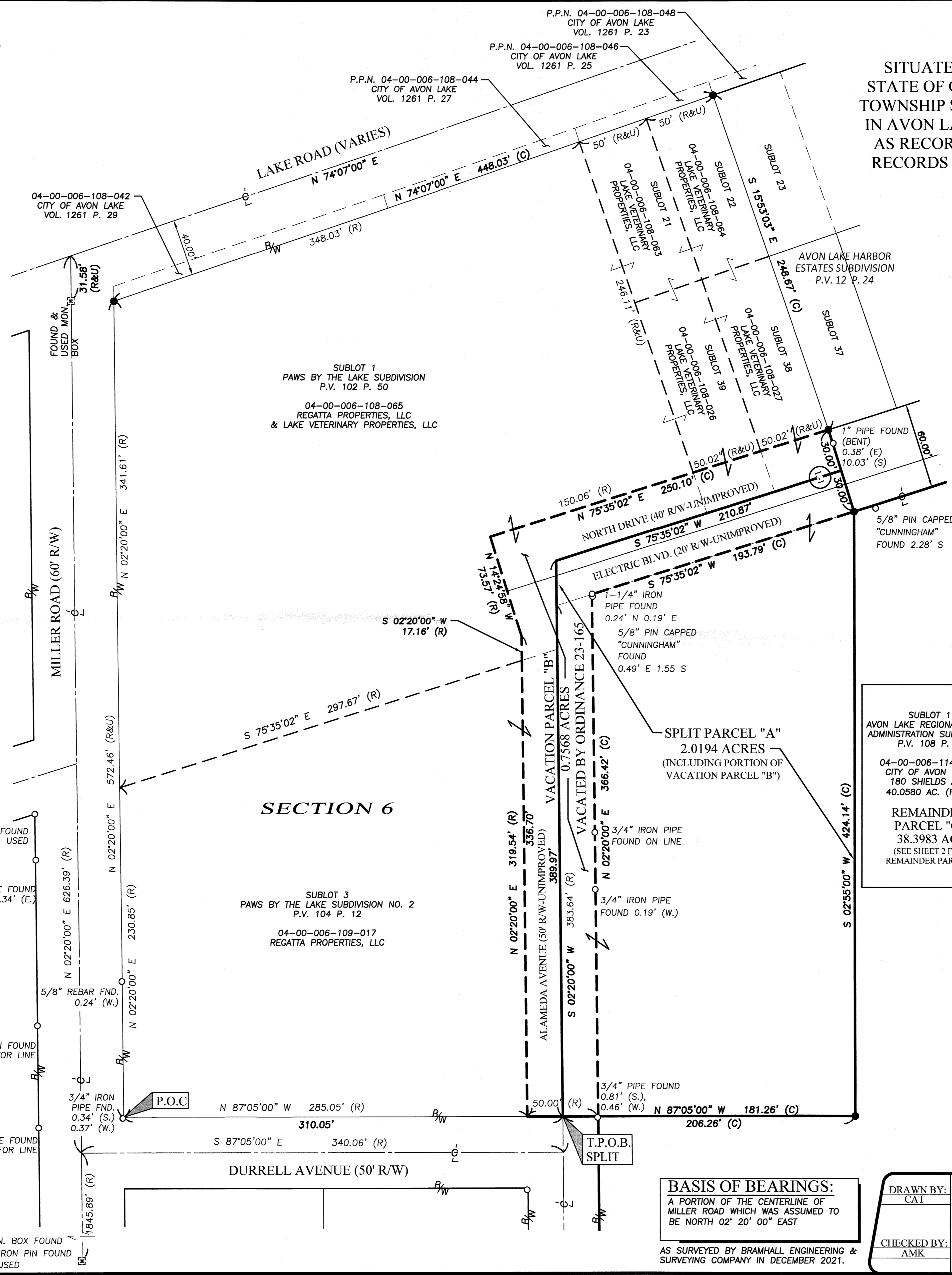
[Signature] 11/28/2023
 CITY OF AVON LAKE CITY ENGINEER DATE

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 11/28/2023
 AMY M. KELLY, P.S. REGISTERED OHIO SURVEYOR No. 8469 DATE

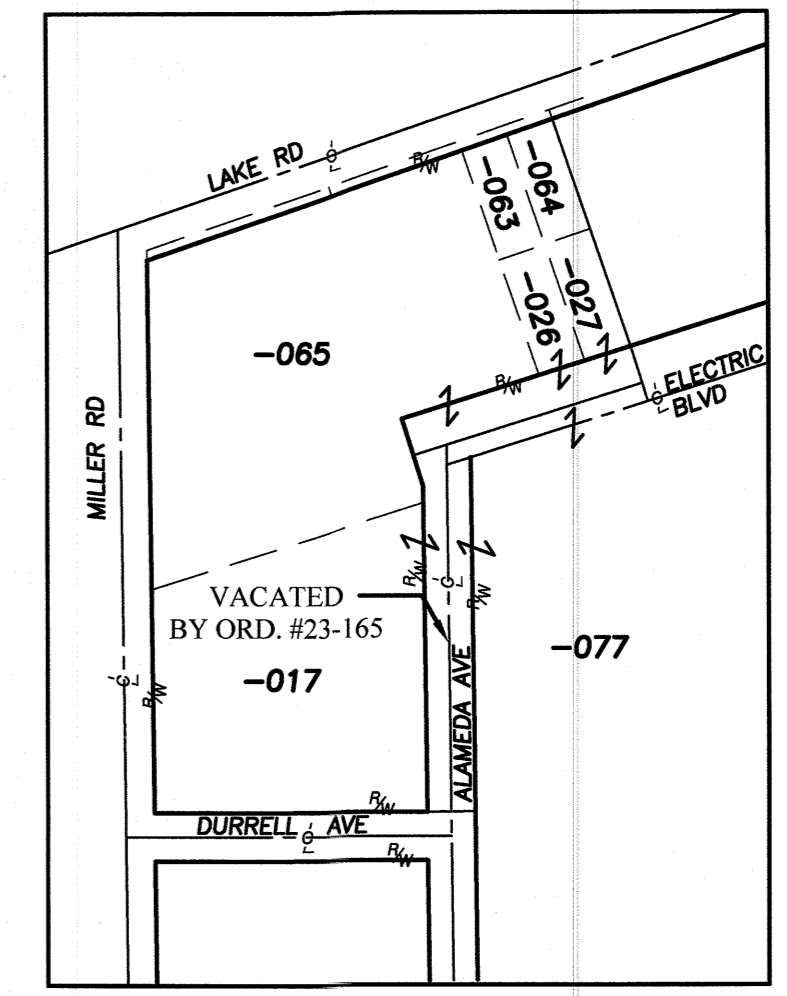
STATE OF OHIO
 AMY M. KELLY S-8469
 REGISTERED PROFESSIONAL SURVEYOR

REVISION	DATE	BY	DESCRIPTION
	05-10-2022	AMK	PRELIMINARY TO CLIENT FOR REVIEW
	02-10-2023	AMK	ISSUE TO CLIENT
	03-14-2023	AMK	REVISED PER CITY COMMENTS
	11-16-2023	AMK	UPDATED TO INCLUDE VACATED PROPERTY INFO

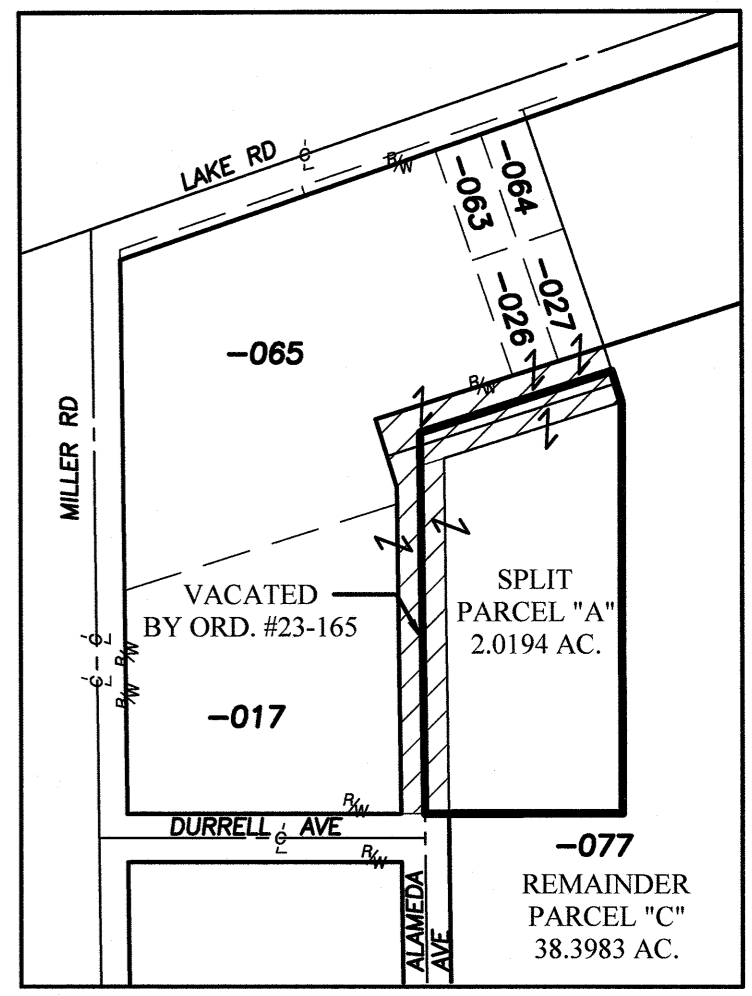


LOT SPLIT SURVEY

SITUATED IN CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 6 AND BEING A PORTION OF SUBLOT 1 IN AVON LAKE REGIONAL WATER ADMINISTRATION SUBDIVISION AS RECORDED IN VOLUME 108 PAGE 5 OF LORAIN COUNTY PLAT RECORDS AND PART OF VACATION PARCEL "B" AS VACATED BY ORDINANCE 23-165



PRE-SPLIT SUMMARY
-NOT TO SCALE-



POST-SPLIT SUMMARY
-NOT TO SCALE-

INTENT OF LOT SPLIT

2.0194 AC. SPLIT "A" (FROM 04-00-006-114-077), INCLUDING 0.3564 OF AN ACRE OF VACATION PARCEL "B"

ORDINANCE #23-165 VACATION PARCEL "B" (0.7568 AC. VACATION OF ALAMEDA AVE., NORTH DRIVE, AND ELECTRIC BLVD.)

38.3983 AC. REMAINDER "C"

SUBLOT 1
 AVON LAKE REGIONAL WATER ADMINISTRATION SUBDIVISION P.V. 108 P. 5

04-00-006-114-077
 CITY OF AVON LAKE
 180 SHIELDS AVE
 40.0580 AC. (REC.)

REMAINDER PARCEL "C"
 38.3983 AC.
 (SEE SHEET 2 FOR REMAINDER PARCEL)

APPROVED
 LORAIN CO
 MAP DEPT

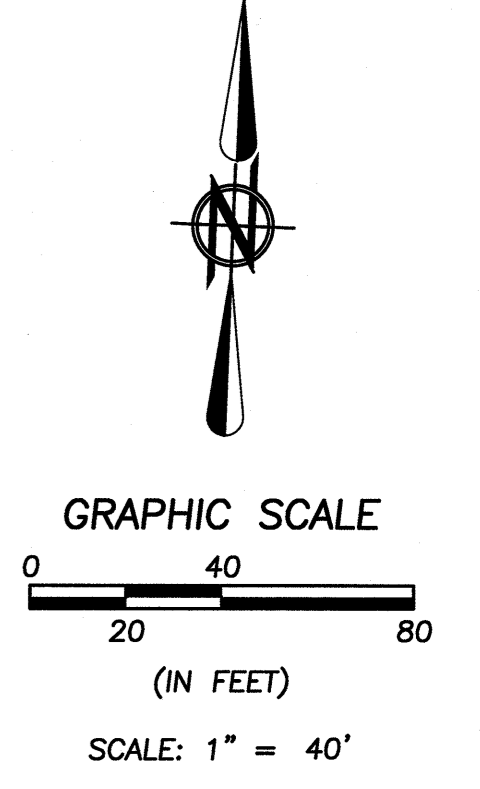
DATE 12/18/23

PAGE 04-00-006

BY WRZ

122-04763

51037



OFFICIAL
 PLANNING COMMISSION

APPROVED November 28, 2023

P.C. Approval Date: NOVEMBER 1, 2023

Planning Commission Secretary: *[Signature]*

Recording Secretary: *[Signature]*

BASIS OF BEARINGS:
 A PORTION OF THE CENTERLINE OF MILLER ROAD WHICH WAS ASSUMED TO BE NORTH 02° 20' 00" EAST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN DECEMBER 2021.

DRAWN BY:
 CAT

CHECKED BY:
 AMK

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

J:\215670 Lake Veterinary Properties, LLC\DRAWINGS\21-5670 LOT SPLIT & VACATION.dwg, Plotted: Nov 16, 2023 - 12:54pm

A
 R=8552.31'
 L=295.49'
 Δ=01°58'47"
 TAN=147.76'
 CH=295.48'
 CB= N 74°35'39" E

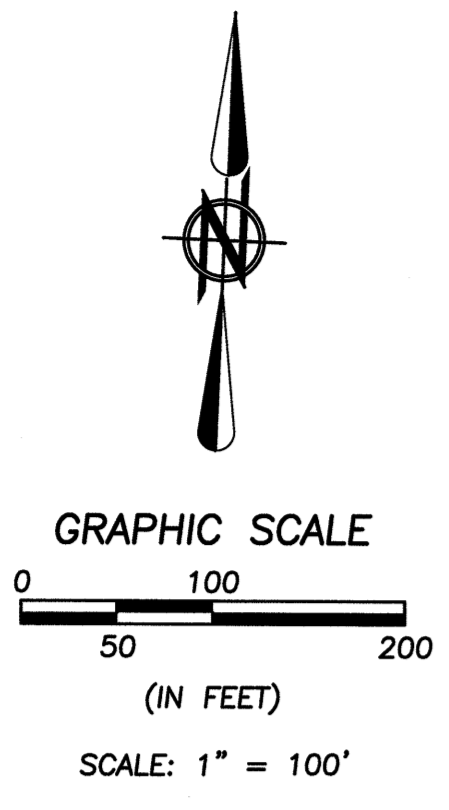


TABLE OF LINES		
LINE	BEARING	DISTANCE
L-2	S 04°04'32" W	16.80'
L-3	S 85°55'28" E	15.00'

LAKE ROAD (VARIES)

FOUND & USED MON. BOX

N 02°20'00" E 629.39' (R&U)

P.O.C.

N 87°05'00" W 335.05'
DURRELL AVENUE (50' R/W)

S/L 221	S/L 235
S/L 220	S/L 236
S/L 219	S/L 237
S/L 218	S/L 238
S/L 217	S/L 239
S/L 216	S/L 240
S/L 215	S/L 241
S/L 214	S/L 242
S/L 213	S/L 243
S/L 212	S/L 244
S/L AVON LAKE HARBOR 211	S/L 245
S/L ESTATES 210 P.V. 12 P. 24	S/L 246
S/L 209	S/L 247
S/L 208	S/L 248
S/L 207	S/L 249
S/L 206	S/L 250
S/L 205	S/L 251
S/L 204	S/L 252
S/L 203	S/L 253
S/L 202	S/L 254

AVON LAKE HARBOR ESTATES SUB. AUDITOR'S REV. PLAT P.V. 80 P. 31

S/L 374
S/L 375
S/L 376
S/L 377

CLINTON AVENUE (UNIMPROVED)

S/L 195 S/L 261
S/L 194 S/L 262

MILLER ROAD (60' R/W) 1845.89'

ALAMEDA AVENUE (50' R/W-UNIMPROVED) 1228.44'

5/8" I. PIN FOUND & USED CAPPED "R.E. WARNER" 77.19'

1-1/4" IRON PIPE FOUND 0.24' N 0.19' E

5/8" PIN CAPPED "CUNNINGHAM" FOUND 0.49' E. 1.55' S.

3/4" IRON PIPE FOUND & USED

3/4" IRON PIPE FOUND 0.19' (W.)

3/4" PIPE FOUND 0.81' (S.), 0.46' (W.)

S 87°05'00" E 181.26'

T.P.O.B. REMAINDER

N 75°35'02" E 15.25'

N 02°55'00" E 424.14'

SUBLOT 1
 AVON LAKE REGIONAL WATER ADMINISTRATION SUBDIVISION P.V. 108 P. 5
 04-00-006-114-077
 CITY OF AVON LAKE 180 SHIELDS AVE 40.0580 AC. (REC.)
 REMAINDER PARCEL "C" 38.3983 AC.

04-00-006-114-040 CITY OF AVON LAKE

5/8" I. PIN FOUND & USED (CUNNINGHAM)

04-00-006-114-076 CITY OF AVON LAKE 201 MILLER RD. INST. #2001-0771979

5/8" I. PIN FOUND & USED FOR LINE 0.36' (W) (BENT) N 86°55'36" W 507.96'

04-00-006-114-056 CITY OF AVON LAKE INST. #2005-0116570

04-00-006-111-014 AVON LAKE ENVIRONMENTAL REDEVELOPMENT GROUP LLC INST. #2022-0896122

04-00-006-111-011 AVON LAKE ASSOCIATES 33687 LAKE RD. D.V. 1270 P. 109

SEE DETAIL "A"

S 85°55'28" E 117.46'

5/8" I. PIN FOUND & USED (CUNNINGHAM)

5/8" I. PIN FOUND (CUNNINGHAM) 0.21' (N)

SHIELDS AVE (30') 824.94'

5/8" I. PIN FOUND & USED (CUNNINGHAM)

N 86°23'04" W 15.00'

837.09'

S 03°11'16" W 124.21'

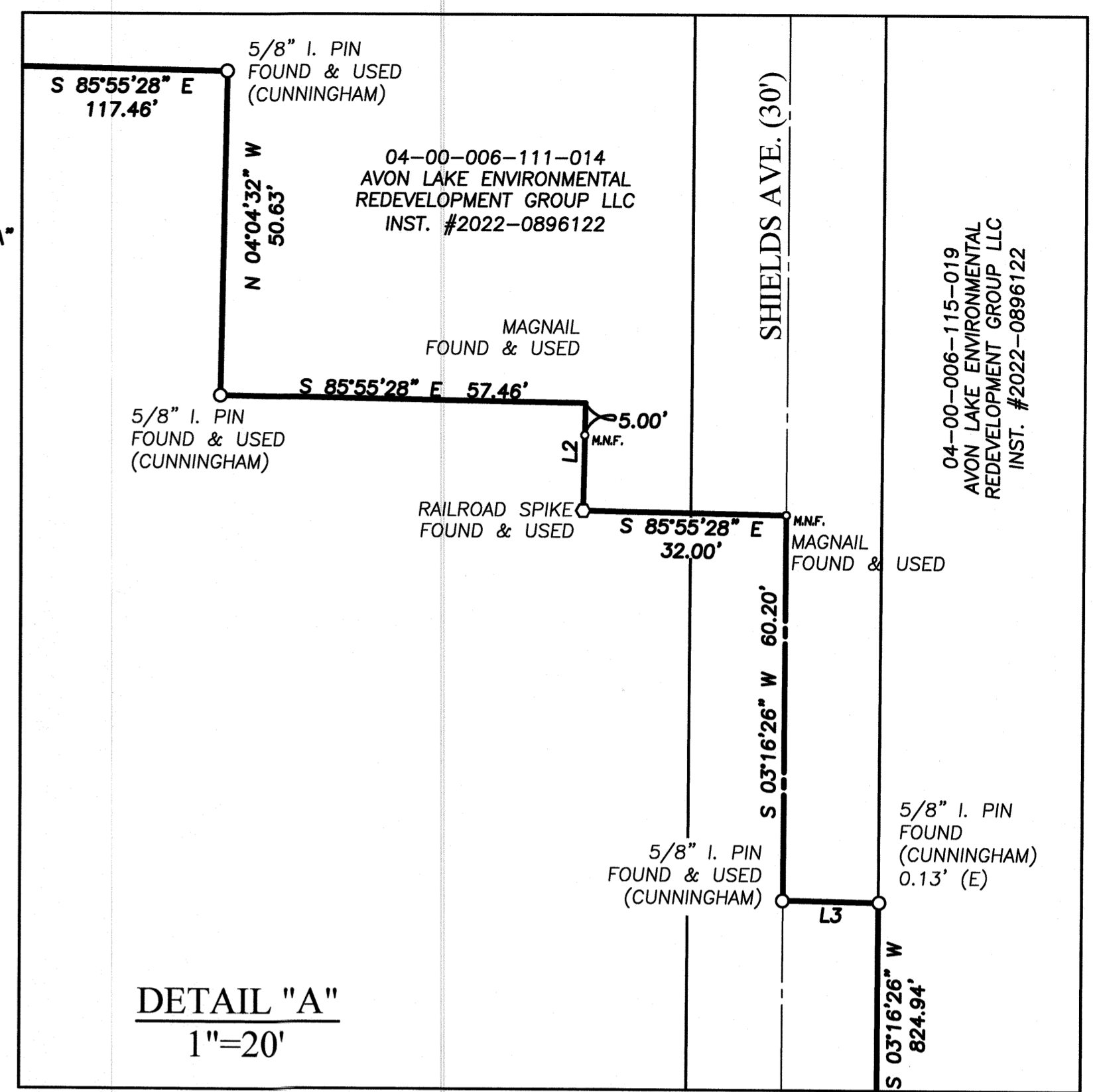
S 03°16'26" W 824.94'

S 03°16'26" W 824.94'

S 03°16'26" W 824.94'

S 03°16'26" W 824.94'

S 03°16'26" W 824.94'



DETAIL "A"
1"=20'

APPROVED
 LORAIN CO
 MAP DEPT
 DATE 12/18/23
 PAGE 04-00-006
 BY WR2
 23-04763
 51033

DRAWN BY: CAT
 CHECKED BY: AMK
BRAMHALL
 ENGINEERING AND SURVEYING COMPANY.
 801 MOORE ROAD AVON, OHIO 44011
 (440) 934 - 7878 (440) 934 - 7879 FAX

SHEET
 2 OF 2
 JOB NO.
 21-5670

J:\215670 Lake Veterinary Properties, LLC\DRAWINGS\21-5670 LOT SPLIT & VACATION Map, Plat, Nov 16, 2023 - 12:53pm

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