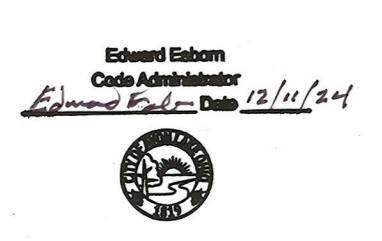


APPROVED
BY THE CITY ENGINEER, CITY OF AVON LAKE, OHIO
[Signature] 12/10/24
BRAMHALL ENGINEERS & SURVEY CO.
THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT ASSURE ACCURACY OF THESE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMANCE TO APPLICABLE ORDINANCES AND STANDARDS OR CONDITIONS.



51375
APPROVED LORAIN CO MAPDEPT
DATE 11/23/25
PAGE 04-00-108
BY A Curthen
#25-04966

PPN 0400008104111
ALLELEND LTD.
DOC# 20070236292

PPN 0400008104201
PIN OAK REALTY LLC
DOC# 20230910850

PPN 0400008104091
VRK AVON LLC
DOC# 20230923511
PARCEL 1

PPN 0400008104095
VRK AVON LLC
DOC# 20230923511
PARCEL 2

LINE	BEARING	DISTANCE
ES-1	S89°41'38"E	78.35'
ES-2	S00°17'09"W	81.98'
ES-3	N89°42'51"W	78.35'
ES-4	N00°17'09"E	82.01'
ES-5	S89°41'38"E	109.84'
ES-6	S00°17'09"W	81.94'
ES-7	N89°42'51"W	109.84'
ES-8	N00°17'09"E	81.98'

SURVEY CERTIFICATION
This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.
Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings for this survey is NAD83 (2011) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.
I hereby state to the best of my professional knowledge, information and belief, all to be correct. Fieldwork was performed in July, 2022.



[Signature] 11-04-2024
STEVEN J. METCALF
Registered Surveyor No. 8622-Ohio
Date

- SURVEY REFERENCES**
- Various Boundary Surveys for Pin Oak Parkway Extension and Parcel 04-00-008-104-083 by KS Associates Inc. - Dated December 12, 1990 Survey No. 19214.
 - Sketch for Phoenix One by Laundon, Simon Cahl & Assoc. - Dated September 1979.
 - Plat of Survey by Lewis Land Professional, Inc. - Dated January 8, 2002 Survey No. 02-00962.
 - Plat of Survey Parcel "A" City of Avon Lake - by R.E. Warner & Assoc. - Dated September 15, 1987 Survey No. 17743.
 - ALTA/ACSM Land Title Survey for Juncker Project by Bock & Clark- Dated October 21, 2004 Survey No. 07-02390.
 - Survey Map for Parcel 04-00-008-104-119 by KS Associates Inc. - Dated April 12, 2010 Survey No. 10-02841.
 - Lot Split and Consolidation Survey for Chemtron Corporation by Bramhall - Dated August 26, 2019 Survey No. 50643.
 - ALTA/NSPS Land Title Survey for 33625 Pin Oak Parkway by Neff & Assoc. - Dated February 17, 2022.
 - ALTA/NSPS Land Title Survey for Indy Equipment and Supply LLC by Neff & Assoc. - Dated July, 19, 2023.

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 8

ABBREVIATIONS

AFN.....	AUTOMATED FILING NO.
C or CALC.....	CALCULATED
CL.....	CENTER LINE
C.D.R.....	COUNTY DEED RECORD
C.M.R.....	COUNTY MAP RECORD
D.....	DEED
EX.....	EXISTING
FND.....	FOUND
INSTR.....	INSTRUMENT
L/A.....	LIMITED ACCESS
MON.....	MONUMENT
O. or OBS.....	OBSERVED
PG.....	PAGE
P or P/L.....	PROPERTY LINE
R. or REC.....	RECORD
R/W.....	RIGHT OF WAY
U.....	USED
VOL.....	VOLUME

SYMBOL LEGEND (EXISTING)

CL	CENTER LINE
P	PROPERTY LINE
Z	CONSOLIDATED LOTS
⊙	IRON PIN/PIPE FOUND
⊙	IRON PIN SET (#8622-Metcalf)
MB	MONUMENT BOX FOUND
IN	IRON NAIL SET
IF	IRON NAIL FOUND

REV NO	DATE	DESCRIPTION
3	11-04-24	Revised as per City comments
2	09-25-24	Revised as per City comments
1	08-30-24	Revised as per City comments
	08-12-24	Submit to client

DWG NAME	DRAWN BY	CHKD BY	JOB NO
14864A-LS	TEW	SJM	14864A