

EXHIBIT "A" TO RESOLUTION R-12-14

**EXHIBIT A**

Page 1 of 3

Rev. 07/09

LPA RX 887 T

Ver. Date 04/02/14

PID 94622

**PARCEL 9-TV1  
LOR-CHESTER ROAD  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
PERFORM GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF AVON, LORAIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the City of Avon, County of Lorain, State of Ohio, known as being a part of the Connecticut Western Reserve Range 16W, Township 7 North, and being a part of Original Avon Township Section Number 4, and being a part of a parcel of land described in a deed to Dockside Restaurant Group, LLC, an Ohio Limited Liability Company as recorded in Instrument Number 20100338932 (Parcel 1) of the Lorain County Deed Records. Said parcel of land lying on the left side of the centerline plat of LOR-Chester Road made by Bramhall Engineering & Surveying Company, Inc. and being more particularly described as follows:

Commencing at the intersection of the centerline of State Route 611 (a.k.a. Colorado Avenue) (width varies) with the centerline of existing Chester Road (width varies), said point being State Route 611 centerline Station 212+99.99 and being 167.17 feet right of Relocated Chester Road centerline Station 0+30.69 of said centerline survey LOR-Chester Road. Said point is referenced by a 1-inch iron pin found in a monument box being 0.11 feet North 67 degrees 48 minutes 44 seconds East;

Thence North 29 degrees 06 minutes 57 seconds East, along the centerline of said Existing Chester Road, a distance of 276.72 feet to a point in the easterly line of a parcel of land described in a deed to the State of Ohio (107 WD per LOR-90-17.21) as recorded in Volume 937, Page 862 of the Lorain County Deed Records. Said point being 110.06 feet right of Relocated Chester Road centerline Station 3+13.54;

Thence North 0 degrees 00 minutes 33 seconds West, along the easterly line of said State of Ohio (107 WD) parcel, and along the easterly line of a parcel of land described in a deed to Inn On The River's Edge, L.P., an Ohio Limited Partnership as recorded in Instrument Number 20010781885 of the Lorain County Deed Records, a distance of 219.84 feet to an iron pin set. Said point being 56.97 feet left of Relocated Chester Road centerline Station 4+60.37 and the **True Place of Beginning** of land herein described;

**EXHIBIT A**

Page 2 of 3

Rev. 07/09

LPA RX 887 T

- Course 1: Thence continuing **North 0 degrees 00 minutes 33 seconds West**, along the easterly line of said Inn On The River's Edge, L.P. parcel, a distance of **10.18 feet** to a point. Said point being 65.11 feet left of Relocated Chester Road centerline Station 4+66.17;
- Course 2: Thence **North 55 degrees 40 minutes 39 seconds East**, a distance of **64.42 feet** to a point. Said point being 64.00 feet left of Relocated Chester Road centerline Station 5+28.00;
- Course 3: Thence **North 34 degrees 36 minutes 58 seconds West**, a distance of **47.50 feet** to a point. Said point being 111.50 feet left of Relocated Chester Road centerline Station 5+28.00;
- Course 4: Thence **North 55 degrees 28 minutes 57 seconds East**, a distance of **58.95 feet** to a point in the westerly line of a parcel of land described in a deed to Dockside Restaurant Group, LLC, an Ohio Limited Liability Company as recorded in Instrument Number 20100338932 (Parcel 2) of the Lorain County Deed Records. Said point being 111.57 feet left of Relocated Chester Road centerline Station 5+86.95;
- Course 5: Thence **South 0 degrees 00 minutes 33 seconds East**, along the westerly line of said Dockside Restaurant Group, LLC, (Parcel 2) parcel, a distance of **67.70 feet** to an iron pin set. Said point being 55.73 feet left of Relocated Chester Road centerline Station 5+48.66;
- Course 6: Thence **South 55 degrees 33 minutes 33 seconds West**, a distance of **90.83 feet** to an iron pin set at the **True Place of Beginning**. Said point being 56.97 feet left of Relocated Chester Road centerline Station 4+60.37;

The above described area is part of current Lorain County Auditor's Parcel Number: 04-00-004-102-069 and contains within said bounds 0.0638 of an acre, more or less.

All bearings shown are relative to State Plane Grid Coordinate System, Ohio North Zone, NAD83 (CORS96) Datum based on GPS (VRS) observations of the project mapping control monuments provided by District 3 referencing project LOR-611-9.96 PID: 83447, in January of 2013.

This description is based on a survey made under the direction and supervision of Brent D. Anderson, P.S., 8538 for Bramhall Engineering & Surveying Company, Inc., in January of 2013.

**EXHIBIT A**

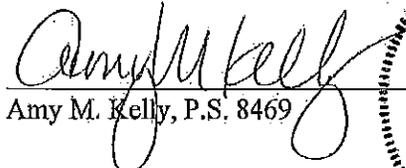
Page 3 of 3

LPA RX 887 T

Rev. 07/09

This description was prepared in April 2013 by Brent D. Anderson, P.S. 8538 and updated by Amy M. Kelly, P.S. 8469 in April 2014.

Iron pins referred to as being set are 5/8 inch x 36 inches in length with cap stamped "BRAMHALL 8073".

  
Amy M. Kelly, P.S. 8469

 4/4/2014  
Date

Mapcheck 2: CHESTER 9-TV1

Closure Summary

Precision, 1 part in: 33660.362'

Error distance: 0.010'

Error direction: N36°38'00"E

Area: 0.0638acres

Square area: 2780.97

Perimeter: 339.580'

Point of Beginning

Easting: 0.000'

Northing: 0.000'

Side 1: Line

Direction: N0°00'33"W

Angle: [179°59'27"]

Deflection angle: [-0°00'33"]

Distance: 10.180'

Easting: -0.002'

Northing: 10.180'

Side 2: Line

Direction: N55°40'39"E

Angle: [-124°18'48"]

Deflection angle: [55°41'12"]

Distance: 64.420'

Easting: 53.201'

Northing: 46.503'

Side 3: Line

Direction: N34°26'58"W

Angle: [89°52'23"]

Deflection angle: [-90°07'37"]

Distance: 47.500'

Easting: 26.332'

Northing: 85.673'

Side 4: Line

Direction: N55°28'57"E

Angle: [-90°04'05"]

Deflection angle: [89°55'55"]

Distance: 58.950'

Easting: 74.904'

Northing: 119.077'

Side 5: Line

Direction: S0°00'33"E

Angle: [-55°29'30"]

Deflection angle: [124°30'30"]

Distance: 67.700'

Easting: 74.914'

Northing: 51.377'

Side 6: Line

Direction: S55°33'33"W

Angle: [-124°25'54"]

Deflection angle: [55°34'06"]

Distance: 90.830'

Easting: 0.006'

Northing: 0.008'

**EXHIBIT A**

Page 1 of 3

Rev. 07/09

LPA RX 887 T

Ver. Date 04/02/14

PID 94622

**PARCEL 9-TV2  
LOR-CHESTER ROAD  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
PERFORM GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF AVON, LORAIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the City of Avon, County of Lorain, State of Ohio, known as being a part of the Connecticut Western Reserve Range 16W, Township 7 North, and being a part of Original Avon Township Section Number 4, and being a part of a parcel of land described in a deed to Dockside Restaurant Group, LLC, an Ohio Limited Liability Company as recorded in Instrument Number 20100338932, (Parcel 2) of the Lorain County Deed Records. Said parcel of land lying on the left side of the centerline plat of LOR-Chester Road made by Bramhall Engineering & Surveying Company, Inc. and being more particularly described as follows:

Commencing at the intersection of the centerline of State Route 611 (a.k.a. Colorado Avenue) (width varies) with the centerline of existing Chester Road (width varies), said point being State Route 611 centerline Station 212+99.99 and being 167.17 feet right of Relocated Chester Road centerline Station 0+30.69 of said centerline survey LOR-Chester Road. Said point is referenced by a 1-inch iron pin found in a monument box being 0.11 feet North 67 degrees 48 minutes 44 seconds East;

Thence North 29 degrees 06 minutes 57 seconds East, along the centerline of said Existing Chester Road, a distance of 276.72 feet to a point in the easterly line of a parcel of land described in a deed to the State of Ohio (107 WD per LOR-90-17.21) as recorded in Volume 937, Page 862 of the Lorain County Deed Records. Said point being 110.06 feet right of Relocated Chester Road centerline Station 3+13.54;

Thence North 0 degrees 00 minutes 33 seconds West, along the easterly line of said State of Ohio (107 WD) parcel, and along the easterly line of a parcel of land described in a deed to Inn On The River's Edge, L.P., an Ohio Limited Partnership as recorded in Instrument Number 20010781885 of the Lorain County Deed Records, a distance of 219.84 feet to an iron pin set. Said point being 56.97 feet left of Relocated Chester Road centerline Station 4+60.37.

Thence North 55 degrees 33 minutes 33 seconds East, a distance of 90.83 feet to an iron pin set in the easterly line of a parcel of land described in a deed to Dockside Restaurant Group, LLC,

**EXHIBIT A**

Page 2 of 3

Rev. 07/09

LPA RX 887 T

an Ohio Limited Liability Company as recorded in Instrument Number 20100338932 (Parcel 1) of the Lorain County Deed Records, at the **True Place of Beginning** of land herein described. Said point being 55.73 feet left of Relocated Chester Road centerline Station 5+48.66;

- Course 1: Thence **North 0 degrees 00 minutes 33 seconds West**, along the easterly line of said Dockside Restaurant Group, LLC, (Parcel 1), a distance of **67.70 feet** to a point. Said point being 111.57 feet left of Relocated Chester Road centerline Station 5+86.95;
- Course 2: Thence **South 34 degrees 30 minutes 46 seconds East**, a distance of **46.57 feet** to a point. Said point being 65.00 feet left of Relocated Chester Road centerline Station 5+87.00;
- Course 3: Thence **North 50 degrees 8 minutes 48 seconds East**, a distance of **63.71 feet** to a point in the westerly line of a parcel of land described in a deed to Kevin Frederick Kolyno, Susan Adele Kolyno and Richard Frederick Kalb as recorded in Instrument Number 20050089213 of the Lorain County Deed Records. Said point being 71.00 feet left of Relocated Chester Road centerline Station 6+50.43;
- Course 4: Thence **South 0 degrees 00 minutes 33 seconds East**, along the westerly line of said Kevin Fredrick Kolyno, Susan Adele Kolyno, and Richard Frederick Kalb parcel, a distance of **18.53 feet** to an iron pin set in the northerly right-of-way line of Existing Chester Road. Said point being 55.72 feet left of Relocated Chester Road centerline Station 6+39.95;
- Course 5: Thence **South 55 degrees 33 minutes 33 seconds West**, a distance of **91.29 feet** to an iron pin set at the **True Place of Beginning**. Said point being 55.73 feet left of Relocated Chester Road centerline Station 5+48.66.

The above described area is part of current Lorain County Auditor's Parcel Number: 04-00-004-102-089 and contains within said bounds 0.0406 of an acre, more or less.

All bearings shown are relative to State Plane Grid Coordinate System, Ohio North Zone, NAD83 (CORS96) Datum based on GPS (VRS) observations of the project mapping control monuments provided by District 3 referencing project LOR-611-9.96 PID: 83447, in January of 2013.

This description is based on a survey made under the direction and supervision of Brent D. Anderson, P.S. 8538 for Bramhall Engineering & Surveying Company, Inc., in January of 2013.

**EXHIBIT A**

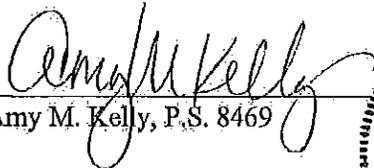
Page 3 of 3

Rev. 07/09

LPA RX 887 T

This description was prepared in April 2013 by Brent D. Anderson, P.S. 8538 and updated by Amy M. Kelly, P.S. 8469 in April 2014.

Iron pins referred to as being set are 5/8 inch x 36 inches in length with cap stamped "BRAMHALL 8073".

  
Amy M. Kelly, P.S. 8469



*4/4/2014* Date

Mapcheck 3: CHESTER 9-TV2

Closure Summary

Precision, 1 part in: 46036.033'

Error distance: 0.006'

Error direction: S2°14'08"W

Area: 0.0406 acres

Square area: 1769.56

Perimeter: 287.800'

Point of Beginning

Easting: 0.000'

Northing: 0.000'

Side 1: Line

Direction: N0°00'33"W

Angle: [179°59'27"]

Deflection angle: [-0°00'33"]

Distance: 67.700'

Easting: -0.011'

Northing: 67.700'

Side 2: Line

Direction: S34°30'46"E

Angle: [-34°30'13"]

Deflection angle: [145°29'47"]

Distance: 46.570'

Easting: 26.375'

Northing: 29.326'

Side 3: Line

Direction: N50°08'48"E

Angle: [84°39'34"]

Deflection angle: [-95°20'26"]

Distance: 63.710'

Easting: 75.285'

Northing: 70.153'

Side 4: Line

Direction: S0°00'33"E

Angle: [-50°09'21"]

Deflection angle: [120°50'39"]

Distance: 18.530'

Easting: 75.288'

Northing: 51.623'

Side 5: Line

Direction: S55°33'33"W

Angle: [-124°25'54"]

Deflection angle: [55°34'06"]

Distance: 91.290'

Easting: 0.000'

Northing: -0.006'

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 05/01/13

PID 94622

**PARCEL 9-WDV1  
LOR-CHESTER ROAD  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF AVON, LORAIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the City of Avon, County of Lorain, State of Ohio, known as being a part of the Connecticut Western Reserve Range 16W, Township 7 North, and being a part of Original Avon Township Section Number 4, and being a part of a parcel of land described in a deed to Dockside Restaurant Group, LLC, an Ohio Limited Liability Company as recorded in Instrument Number 20100338932, (Parcel 1) of the Lorain County Deed Records. Said parcel of land lying on the left side of the centerline plat of LOR-Chester Road made by Bramhall Engineering & Surveying Company, Inc. and being more particularly described as follows:

Commencing at the intersection of the centerline of State Route 611 (a.k.a. Colorado Avenue) (width varies) with the centerline of existing Chester Road (width varies), said point being State Route 611 centerline Station 212+99.99 and being 167.17 feet right of Relocated Chester Road centerline Station 0+30.69 of said centerline survey LOR-Chester Road. Said point is referenced by a 1-inch iron pin found in a monument box being 0.11 feet North 67 degrees 48 minutes 44 seconds East;

Thence North 29 degrees 06 minutes 57 seconds East, along the centerline of said Existing Chester Road, a distance of 276.72 feet to a point in the easterly line of a parcel of land described in a deed to the State of Ohio (107 WD per LOR-90-17.21) as recorded in Volume 937, Page 862 of the Lorain County Deed Records. Said point being 110.06 feet right of Relocated Chester Road centerline Station 3+13.54;

Thence North 0 degrees 00 minutes 33 seconds West, along the easterly line of said State of Ohio (107 WD) parcel, and along the easterly line of a parcel of land described in a deed to Inn

EXHIBIT A

LPA RX 851 WD

Page 2 of 3  
Rev. 06/09

On The River's Edge, L.P., an Ohio Limited Partnership as recorded in Instrument Number 20010781885 of the Lorain County Deed Records, a distance of 219.84 feet to an iron pin set. Said point being 56.97 feet left of Relocated Chester Road centerline Station 4+60.37 and the True Place of Beginning of land herein described;

- Course 1: Thence North 55 degrees 33 minutes 33 seconds East, a distance of 90.83 feet to an iron pin set in the easterly line of a parcel of land described in a deed to Dockside Restaurant Group, LLC, an Ohio Limited Liability Company as recorded in Instrument Number 20100338932 (Parcel 2) of the Lorain County Deed Records. Said point being 55.73 feet left of Relocated Chester Road centerline Station 5+48.66;
- Course 2: Thence South 0 degrees 00 minutes 33 seconds East, along the westerly line of said Dockside Restaurant Group, LLC, (Parcel 2) parcel, a distance of 30.00 feet to a point in the northerly right-of-way line of existing Chester Road and the northeasterly corner of a parcel of land as described in a deed to the State of Ohio (108 WD per LOR-90-17.21) as recorded in Volume 933, Page 672 of the Lorain County Deed Records. Said point being 30.99 feet left of Relocated Chester Road centerline Station 5+31.69;
- Course 3: Thence South 42 degrees 41 minutes 04 seconds West, along the northerly right-of-way line of Existing Chester Road and the northerly line of said State of Ohio (108 WD per LOR-90-17.21) parcel, a distance of 102.14 feet to a point. Said point being 11.01 feet left of Relocated Chester Road centerline Station 4+32.81;
- Course 4: Thence South 33 degrees 26 minutes 51 seconds West, along the northerly right-of-way line of Existing Chester Road and the northerly line of said State of Ohio (108 WD per LOR-90-17.21) parcel, a distance of 10.27 feet to a point in the easterly line of said Inn On The Rivers Edge, L.P. parcel. Said point being 7.85 feet left of Relocated Chester Road centerline Station 4+23.12;
- Course 5: Thence North 0 degrees 00 minutes 33 seconds West, along the easterly line of said Inn On The River's Edge, L.P. parcel, a distance of 62.28 feet to an iron pin set and the True Place of Beginning. Said point being 56.97 feet left of Relocated Chester Road centerline Station 4+60.37;

EXHIBIT A

LPA RX 851 WD

Page 3 of 3  
Rev. 06/09

The above described area is part of current Lorain County Auditor's Parcel Number: 04-00-004-102-069 and contains within said bounds 0.0774 of an acre, more or less, which includes 0.0000 of an acre in the present road occupied, resulting in a net take of 0.0774 of an acre.

All bearings shown are relative to State Plane Grid Coordinate System, Ohio North Zone, NAD83 (CORS96) Datum based on GPS (VRS) observations of the project mapping control monuments provided by District 3 referencing project LOR-611-9.96 PID: 83447, in January of 2013.

This description is based on a survey made under the direction and supervision of Brent D. Anderson, P.S. 8538 for Bramhall Engineering & Surveying Company, Inc., in January of 2013.

This description was prepared in April 2013 by Brent D. Anderson, P.S. 8538.

Iron pins referred to as being set are 5/8 inch x 36 inches in length with cap stamped "BRAMHALL 8073".

  
Brent D. Anderson, P.S. 8538

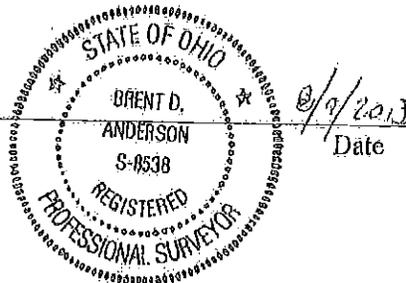


EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 05/01/13

PID 94622

PARCEL 9-WDV2  
LOR-CHESTER ROAD  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF AVON, LORAIN COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the City of Avon, County of Lorain, State of Ohio, known as being a part of the Connecticut Western Reserve Range 16W, Township 7 North, and being a part of Original Avon Township Section Number 4, and being a part of a parcel of land described in a deed to Dockside Restaurant Group, LLC, an Ohio Limited Liability Company as recorded in Instrument Number 20100338932, (Parcel 2) of the Lorain County Deed Records: Said parcel of land lying on the left side of the centerline plat of LOR-Chester Road made by Bramhall Engineering & Surveying Company, Inc. and being more particularly described as follows:

Commencing at the intersection of the centerline of State Route 611 (a.k.a. Colorado Avenue) (width varies) with the centerline of existing Chester Road (width varies), said point being State Route 611 centerline Station 212+99.99 and being 167.17 feet right of Relocated Chester Road centerline Station 0+30.69 of said centerline survey LOR-Chester Road. Said point is referenced by a 1-inch iron pin found in a monument box being 0.11 feet North 67 degrees 48 minutes 44 seconds East;

Thence North 29 degrees 06 minutes 57 seconds East, along the centerline of said Existing Chester Road, a distance of 276.72 feet to a point in the easterly line of a parcel of land described in a deed to the State of Ohio (107 WD per LOR-90-17.21) as recorded in Volume 937, Page 862 of the Lorain County Deed Records. Said point being 110.06 feet right of Relocated Chester Road centerline Station 3+13.54;

Thence North 0 degrees 00 minutes 33 seconds West, along the easterly line of said State of Ohio (107 WD) parcel, and along the easterly line of a parcel of land described in a deed to Inn On The River's Edge, L.P., an Ohio Limited Partnership as recorded in Instrument Number

EXHIBIT A

LPA RX 851 WD

Page 2 of 3

Rev. 06/09

20010781885 of the Lorain County Deed Records, a distance of 219.84 feet to an iron pin set. Said point being 56.97 feet left of Relocated Chester Road centerline Station 4+60.37,

Thence North 55 degrees 33 minutes 33 seconds East, a distance of 90.83 feet to an iron pin set in the easterly line of a parcel of land described in a deed to Dockside Restaurant Group, LLC, an Ohio Limited Liability Company as recorded in Instrument Number 20100338932 (Parcel 1) of the Lorain County Deed Records, at the True Place of Beginning of land herein described. Said point being 55.73 feet left of Relocated Chester Road centerline Station 5+48.66;

Course 1: Thence continuing North 55 degrees 33 minutes 33 seconds East, a distance of 91.29 feet to an iron pin set in the northeasterly corner of a parcel of land described in a deed to the State of Ohio (109 WD per LOR-90-17.21) as recorded in Volume 933, Page 338 of the Lorain County Deed Records. Said iron pin being 55.72 feet left of Relocated Chester Road centerline Station 6+39.95;

Course 2: Thence South 42 degrees 41 minutes 04 seconds West, along the northerly right-of-way line of Existing Chester Road and the northerly line of said State of Ohio (109 WD per LOR-90-17.21) parcel, a distance of 111.05 feet to a point in the easterly line of said Dockside Restaurant Group, LLC (Parcel 1). Said point being 30.99 feet left of Relocated Chester Road centerline Station 5+31.69;

Course 3: Thence North 0 degrees 00 minutes 33 seconds West, along the easterly line of said Dockside Restaurant Group, LLC (Parcel 1), a distance of 30.00 feet to an iron pin set and the True Place of Beginning. Said iron pin being 55.73 feet left of Relocated Chester Road centerline Station 5+48.66;

The above described area is part of current Lorain County Auditor's Parcel Number; 04-00-004-102-089 and contains within said bounds 0.0259 of an acre, more or less, which includes 0.0000 of an acre in the present road occupied, resulting in a net take of 0.0259 of an acre.

All bearings shown are relative to State Plane Grid Coordinate System, Ohio North Zone, NAD83 (CORS96) Datum based on GPS (VRS) observations of the project mapping control monuments provided by District 3 referencing project LOR-611-9.96 PID: 83447, in January of 2013.

This description is based on a survey made under the direction and supervision of Brent D. Anderson, P.S. 8538 for Bramhall Engineering & Surveying Company, Inc., in January of 2013.

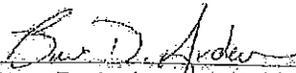
EXHIBIT A

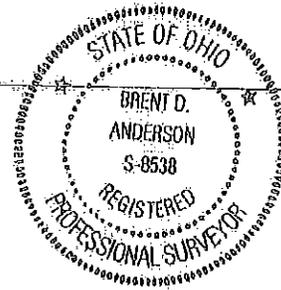
LPA RX 851 WD

Page 3 of 3  
Rev. 06/09

This description was prepared in April 2013 by Brent D. Anderson, P.S. 8538.

Iron pins referred to as being set are 5/8 inch x 36 inches in length with cap stamped "BRAMHALL, 8073".

  
Brent D. Anderson, P.S. 8538



9/9/2013  
Date