

**Re-zoning Area**  
**May 2016**

**Legal Description**  
**2.2466 Acres**

Situated in the City of Avon, County of Lorain, State of Ohio, known as being part of Original Avon Township Section Number 16, as described in a deed to Joann Kiger Barelka, Trustee as recorded in Instrument Number 2001-0743463 of the Lorain County Deed Records, and further described as follows:

Commencing at the intersection of the westerly line of said Original Section Number 16 and the centerline of Chester Road (R/W Varies);

Thence **North 89° 18' 47" East**, along the centerline of said Chester Road, a distance of **682.65 feet** to a point in the centerline of said Chester Road; Said point is the **True Place of Beginning** of land herein described;

**Course 1:** Thence **North 00° 41' 13" West**, a distance of **30.00 feet** to a point in the northerly right-of-way line of said Chester Road;

**Course 2:** Thence **South 89° 18' 47" West**, along the northerly right-of-way line of said Chester Road, a distance of **20.08 feet** to a point in the easterly line of a parcel of land as described in a deed to AERC Avon LLC as recorded in Instrument Number 2000-0709019 of the Lorain County Deed Records;

**Course 3:** Thence along an arc of a curve bearing to the right, a distance of **195.55 feet**, having a radius of **488.00 feet**, a tangent of **99.10 feet**, a delta of **22° 57' 34"**, and a chord length of **194.24 feet**, which bears **North 14° 19' 01" East**, to a point;

**Course 4:** Thence along an arc of a curve bearing to the left, a distance of **207.87 feet**, having a radius of **612.00 feet**, a tangent of **104.95 feet**, a delta of **19° 27' 40"**, and a chord length of **206.87 feet**, which bears **North 16° 03' 58" East**, to a point;

**Course 5:** Thence **South 88° 58' 58" East**, along the southerly line of said AERC Avon LLC parcel, a distance of **182.86 feet** to a point in the westerly line of Pin Oak Preserve Subdivision as recorded in Plat Volume 60, Pages 4-5 of the Lorain County Plat Records;

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**Course 6:** Thence **South 00° 47' 45" West**, along the westerly line of said Pin Oak Preserve Subdivision, a distance of **410.40 feet** to a point in the centerline of said Chester Road;

**Course 7:** Thence **South 89° 18' 47" West**, along the centerline of said Chester Road, a distance of **262.00 feet** to a point and the **True Place of Beginning**.

Containing within said bounds **2.2466 acres** of land, be the same more or less, but subject to all legal highways and easements of record. This description is based upon record deed information and is intended to convey all of the parcel currently zoned C-1. Prepared March 2016 by Amy M. Kelly, P.S. 8469 for Bramhall Engineering & Surveying Company. All bearings are intended to describe angles only. The basis of bearings used was a portion of the centerline of Chester Road which was assumed to be South 89° 18' 47" West.

The above intends to describe a portion of Lorain County Permanent Parcel Number 04-00-016-101-127 for rezoning purposes.



# BARELKA REVOCABLE LIVING TRUST

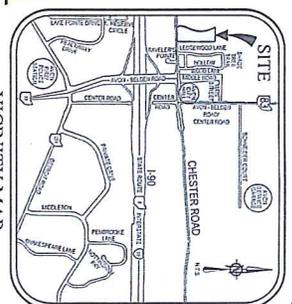
## ZONING REQUEST

### EXHIBIT "A" TO ORDINANCE NO. 74-16

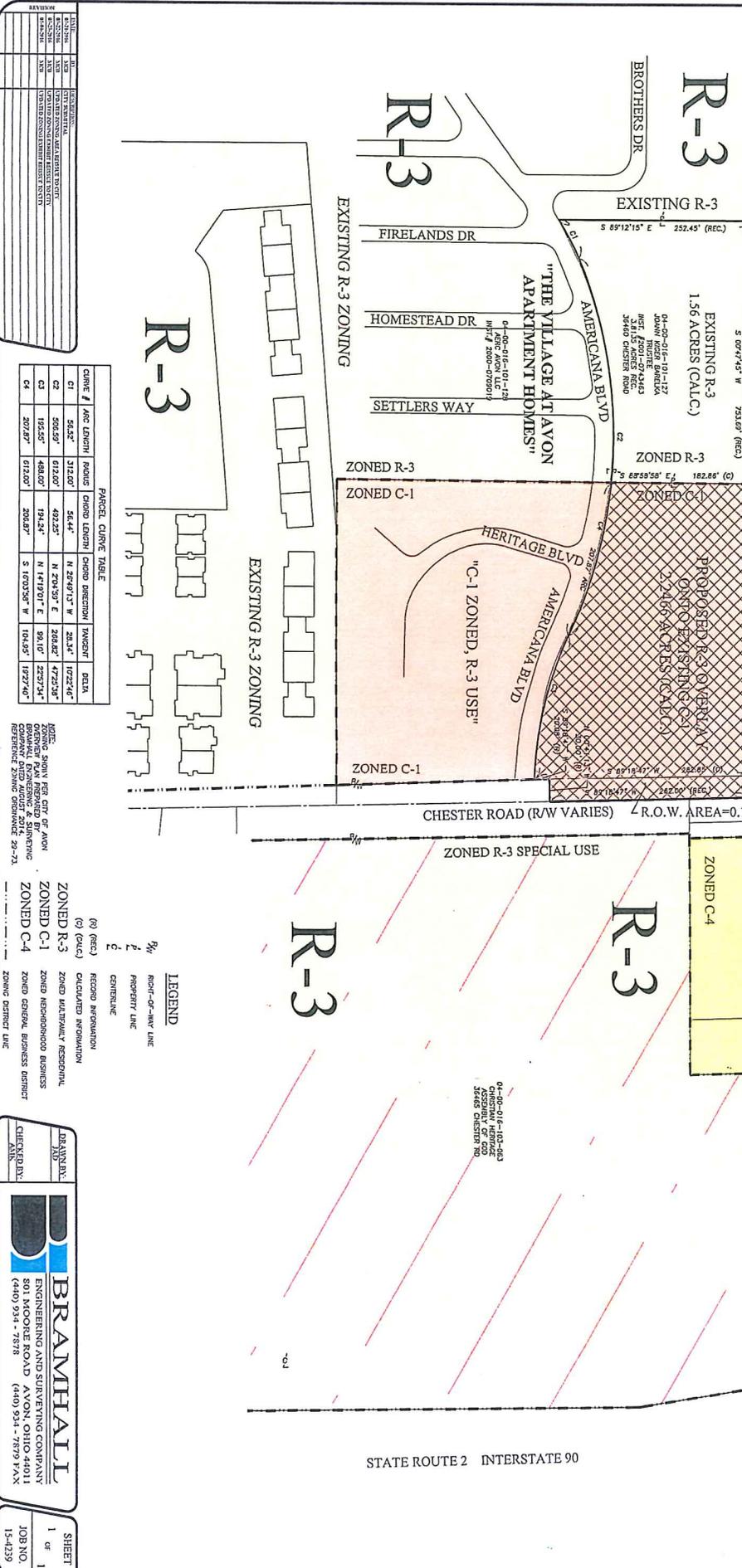
BEING PART OF PLOT 04-00-016-101-127 AS SHOWN HEREON  
SITUATED IN THE CITY OF AVON, COUNTY OF LOHAIN AND STATE OF OHIO

**BASIS OF BEARINGS:**  
A PORTION OF THE CENTERLINE OF  
RE SOUTH 89° 47' WEST  
SECTION 16 OF TOWNSHIP 10 N  
RANGE 10 E, AS SHOWN HEREON

**GRAPHIC SCALE**  
30 (IN FEET)  
SCALE: 1" = 60'



VICINITY MAP



**PARCEL CURVE TABLE**

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	TRANSIT	DETA
C1	56.52'	312.00'	56.44'	N 25°41'3" W	28.34'	107°24'46"
C2	506.53'	612.00'	492.25'	N 2°04'37" E	268.82'	1°27°34"
C3	182.55'	488.00'	194.24'	N 1°19'30" E	98.10'	2°27°34"
C4	207.87'	612.00'	208.87'	S 1°03'36" W	104.89'	119°27'40"

**NOTES:**  
ZONING MAPS PER CITY OF AVON  
BRAMHALL ENGINEERING & SURVEYING  
REFERENCED ZONING ORDINANCE 29-21

**LEGEND**

- $\frac{1}{4}$  RIGHT-OF-WAY LINE
- $\frac{1}{2}$  PROPERTY LINE
- $\frac{1}{4}$  CENTERLINE
- Record Information
- Calculated Information
- Zoned Municipally Reserved
- Zoned Neighborhood Business
- Zoned General Business District
- Zoned District Line

**DRAWN BY:** HAD

**CHECKED BY:** HAD

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

**SHEET** 1 OF 1  
**JOB NO.** 15-4139

2018-03-15 Barelka, Trusting 04-00-016-101-127 AS SHOWN EXHIBIT A.dwg, Plotted May 01, 2018, 9:35am