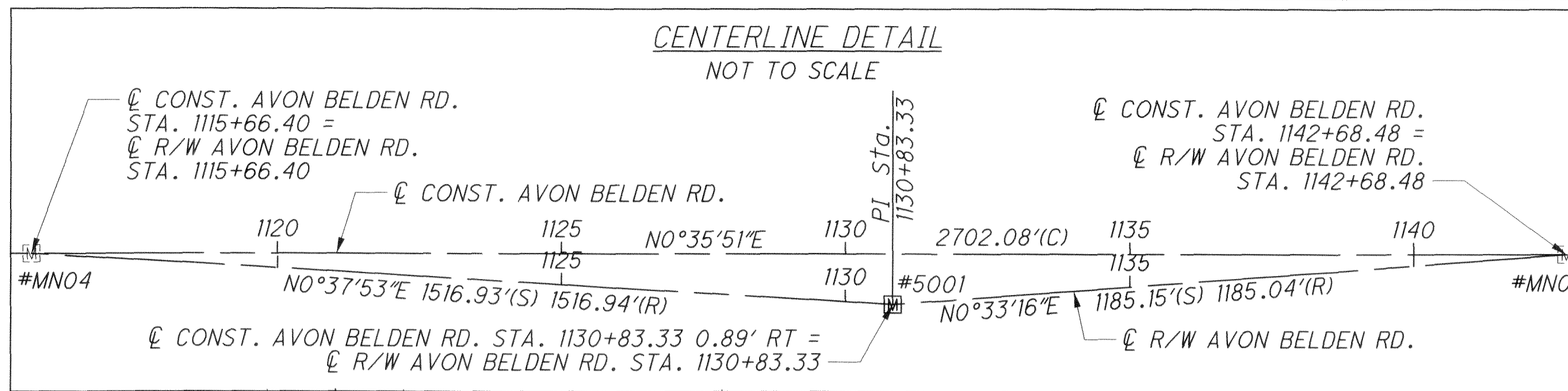
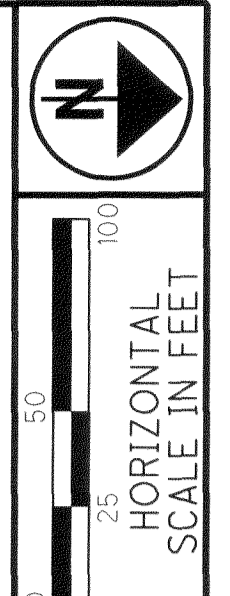


COUNTY OF LORAIN, CITY OF AVON LAKE
ORIGINAL AVON TOWNSHIP SECTION NO. 18
TOWNSHIP 7 NORTH, RANGE 16 WEST
CONNECTICUT WESTERN RESERVE



MONUMENT LEGEND

- ◻ EXISTING R/W MONUMENT BOX
- ◻ PROPOSED R/W MONUMENT BOX
- I.P.F. IRON PIN FOUND
- ⊙ P.F. IRON PIPE FOUND
- I.P.S. IRON PIPE SET
- ⊕ BENCHMARK

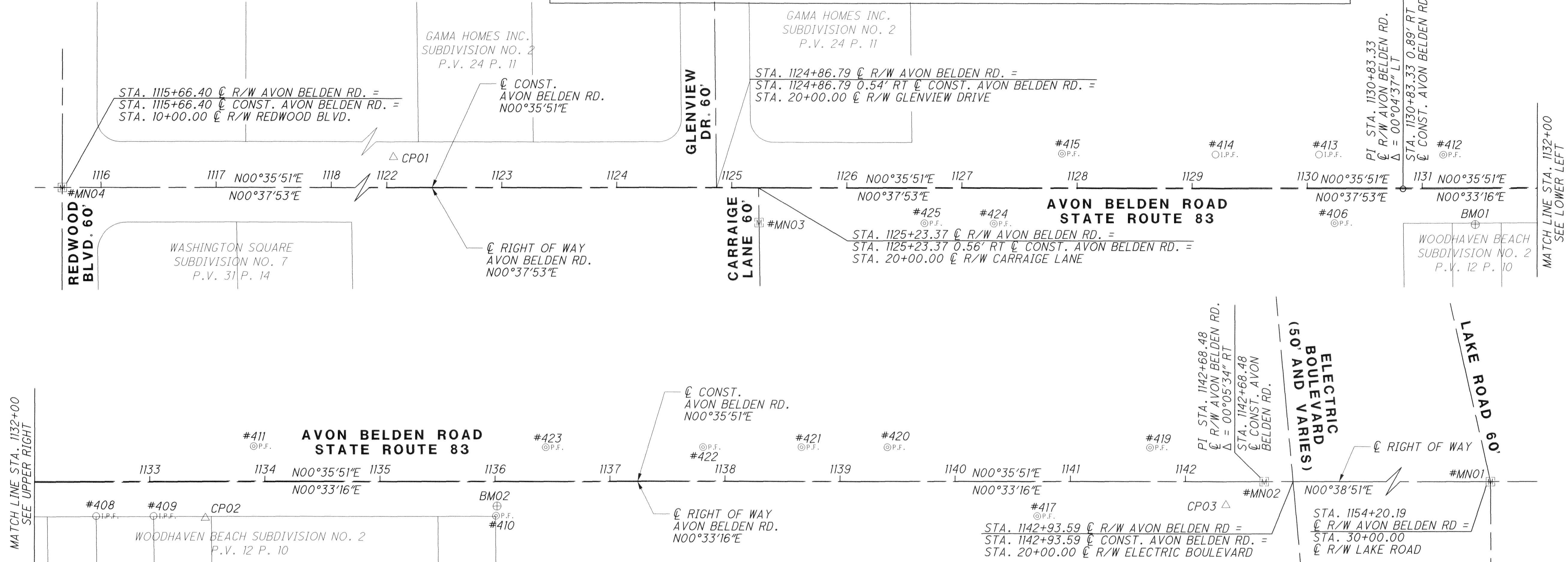


PID NO. **94435**
R/W DESIGNER MAM
R/W REVIEWER TAB

CENTERLINE PLAT

LOR-83-21.40

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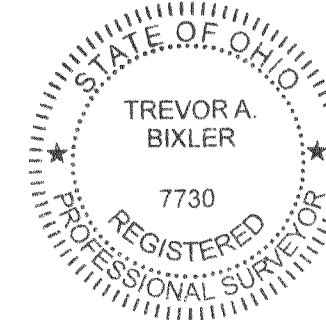
I, TREVOR A. BIXLER, P. S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN NOVEMBER, 2017. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. UNDERGROUND UTILITY LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THOUGH THEY ARE BELIEVED TO BE ACCURATE, THEIR LOCATION IS AS MARKED ON THE GROUND BY THE UTILITY COMPANY PER OUPS AND OGPUPS CONFIRMATION NUMBER B731300571 AND THOSE MARKINGS SUBSEQUENTLY BEING SURVEYED AS A PART OF THIS PROJECT. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM NORTH ZONE ON NAD 83 (2011) DATUM. THE PROJECT COORDINATES (US SURVEY FEET) ARE RELATIVE TO STATE PLANE GRID COORDINATES (US SURVEY FEET) BY A PROJECT ADJUSTMENT FACTOR OF 1.00005557. AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND THE EXISTING CENTERLINE OF RIGHT OF WAY FOR PROPERTY TAKES CONTAINED HEREIN. AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THE PARCELS AS SHOWN HEREIN. AS A PART OF THIS WORK I HAVE SET RIGHT OF WAY MONUMENTS AT THE PROPERTY CORNERS, PROPERTY LINE INTERSECTION, POINTS ALONG THE RIGHT OF WAY AND/OR ANGLE POINTS ON THE RIGHT OF WAY, SECTION CORNERS AND OTHER POINTS AS SHOWN HEREIN. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

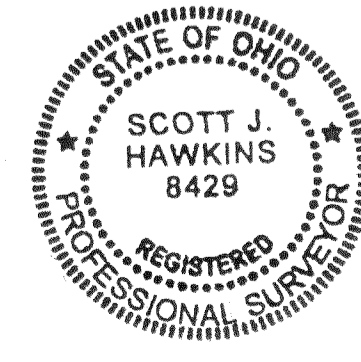
I, SCOTT J. HAWKINS, P. S. HAVE CONDUCTED A SURVEY FOR THE OHIO DEPARTMENT OF TRANSPORTATION IN MARCH, 2017. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE ON NAD 83 (2011) DATUM. THE PROJECT COORDINATES (US SURVEY FEET) ARE RELATIVE TO STATE PLANE GRID COORDINATES (US SURVEY FEET) BY A PROJECT ADJUSTMENT FACTOR OF 1.00005557. AS A PART OF THIS PROJECT I HAVE SET THE HORIZONTAL AND VERTICAL CONTROL NECESSARY FOR THE PROJECT. THE WORDS "I" AND "MY" AS USED HEREIN ARE TO MEAN THAT EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

- SURVEYOR'S NOTES:**
1. BASIS FOR BEARINGS: THE BEARINGS REFERRED TO HEREIN ARE RELATIVE TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011) DATUM FROM GPS OBSERVATIONS OF THE ODOT VRS SYSTEM IN MARCH OF 2017 BY THE ODOT DISTRICT 3 SURVEY DEPARTMENT AND ARE FOR THE PURPOSES OF DEFINING ANGULAR MEASUREMENTS.
 2. THIS SURVEY IS ON GROUND COORDINATES.
 3. VERTICAL DATUM IS NAVD 1988 GEOID 12A.
 4. EXISTING RIGHT OF WAY WIDTH AND LOCATION WERE DETERMINED BY CENTERLINE AND RIGHT OF WAY MONUMENTS FOUND, PLAN SH 853 (1938), LORAIN COUNTY RECORDS AND TAX MAPS.

TREVOR A. BIXLER 8-31-20
DATE
PROFESSIONAL LAND SURVEYOR NO. 7730



SCOTT J. HAWKINS 9/30/2020
DATE
PROFESSIONAL LAND SURVEYOR NO. 8429



NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
10/30/2020 DC
DEPUTY

KS ASSOCIATES INC
260 BURNS ROAD
SUITE 100
ELYRIA, OH 44035

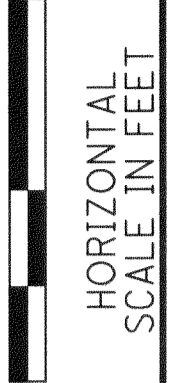
RECEIVED _____, 20____
RECORDED _____, 20____
BOOK _____ PAGE _____
COUNTY RECORDER

Doc ID: 022529340003 Type: OFF
Kind: PLAT
Recorded: 10/20/2020 at 11:52:53 AM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Judith M. Newlick County Recorder
File # 2020-0784493
Plat Vol 108 Pgs 71, 72

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PROJECT COORDINATES (U.S. SURVEY FEET) ARE RELATIVE TO STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) BY A PROJECT ADJUSTMENT FACTOR (PAF) MULTIPLIER OF 1.00005557.

COUNTY OF LORAIN, CITY OF AVON LAKE ORIGINAL AVON TOWNSHIP SECTION NO. 18 TOWNSHIP 7 NORTH, RANGE 16 WEST CONNECTICUT WESTERN RESERVE



PID NO. **94435**

R/W DESIGNER
MAM
R/W REVIEWER
TAB

CENTERLINE PLAT

LOR-83-21.40

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PROJECT COORDINATES US SURVEY FEET C/L OF RIGHT OF WAY LOR-83 AVON BELDEN ROAD							STATE PLANE GRID COORDINATES				MONUMENTS TO BE SET DURING CONSTRUCTION ITEM 623 TYPE C	MONUMENTS TO BE SET AFTER CONSTRUCTION ITEM 623 TYPE B		
NUMBER	STATION	OFFSET (ft)	RT/LT	NORTH (US FT)	EAST (US FT)	FEATURE	DESCRIPTION	NUMBER	U.S. SURVEY FEET NORTH (US FT)	EAST (US FT)			METERS NORTH (m)	EAST (m)
CP01	1122+05.75	-26.73	LT	669902.96	2100420.76	CNPT	DRILL HOLE AND CROWS FOOT SET IN CONCRETE AT CATCH BASIN	CP01	669865.73	2100304.05	204175.484	640173.955		
CP02	1133+48.33	31.34	RT	671044.88	2100491.06	CNPT	"ODOT TRAV PT" CAPPED 5/8" IRON PIN	CP02	671007.59	2100374.34	204523.522	640195.380		
CP03	1142+35.21	20.32	RT	671931.83	2100488.63	CNPT	"ODOT TRAV PT" CAPPED 5/8" IRON PIN	CP03	671894.49	2100371.91	204793.851	640194.639		
CP04	1148+73.26	-29.04	LT	672570.36	2100446.42	CNPT	DRILL HOLE AND CROWS FOOT SET IN WEST EDGE OF CONC SIDEWALK	CP04	672532.99	2100329.70	204988.465	640181.775		
BM01	1131+45.95	31.27	RT	670842.51	2100489.04	BM	CUT CROSS IN NW BOLT ON SIGNAL BASE AT SCHOOL EAST ENTRANCE	BM01	670805.23	2100372.32	204461.843	640194.764		
BM02	1136+01.72	21.13	RT	671298.35	2100483.31	BM	CUT CROSS IN SE FLANGE BOLT OF FH	BM02	671261.05	2100366.59	204600.778	640193.018		
MN01	1154+20.19	0.00		673116.92	2100481.64	MONBOX	1" IRON PIN	MN01	673079.52	2100364.93	205155.049	640192.510		
MN02	1142+68.48	0.00		671965.29	2100468.63	MONBOX	1" IRON PIN	MN02	671927.95	2100351.91	204804.049	640188.543		
MN03	1125+23.85	30.01	RT	670220.42	2100481.00	MONBOX	1" IRON PIN	MN03	670183.18	2100364.28	204272.241	640192.314		
MN04	1115+66.40	0.00		669263.36	2100440.44	MONBOX	1.5" IRON PIN	MN04	669226.17	2100323.73	203980.544	640179.953		
406	1130+23.86	30.00	RT	670720.40	2100486.50	IPIPE	3/4" IRON PIPE	406	670683.13	2100369.78	204424.626	640193.991		
408	1132+53.46	29.48	RT	670950.04	2100488.28	IPIN	"KS ASSOC" CAPPED 5/8" IRON PIN	408	670912.75	2100371.57	204494.616	640194.534		
409	1133+03.42	29.53	RT	670999.99	2100488.82	IPIN	"KS ASSOC" CAPPED 5/8" IRON PIN	409	670962.71	2100372.11	204509.842	640194.699		
410	1136+00.86	29.54	RT	671297.42	2100491.70	IPIPE	1" IRON PIPE BENT NW	410	671260.11	2100374.98	204600.492	640195.576		
411	1133+90.31	-30.92	LT	671087.46	2100429.22	IPIPE	1.5" IRON PIPE POSSIBLE FENCE POST	411	671050.17	2100312.50	204536.502	640176.531		
412	1131+18.14	-29.79	LT	670815.29	2100427.71	IPIPE	1" IRON PIPE	412	670778.01	2100310.99	204453.548	640176.071		
413	1130+10.15	-29.94	LT	670707.35	2100426.41	IPIN	5/8" IRON PIN BENT EAST	413	670670.08	2100309.70	204420.649	640175.677		
414	1129+20.20	-29.96	LT	670617.41	2100425.41	IPIN	5/8" IRON PIN	414	670580.14	2100308.69	204393.237	640175.370		
415	1127+86.65	-30.38	LT	670483.87	2100423.51	IPIPE	1" IRON PIPE	415	670446.61	2100306.80	204352.536	640174.793		
417	1140+71.20	29.93	RT	671767.73	2100496.65	IPIPE	3/4" IRON PIPE	417	671730.41	2100379.93	204743.838	640197.084		
419	1141+69.10	-29.58	LT	671866.20	2100438.09	IPIPE	1" IRON PIPE	419	671828.87	2100321.38	204773.850	640179.237		
420	1139+41.06	-29.79	LT	671638.17	2100435.68	IPIPE	3/4" IRON PIPE	420	671600.85	2100318.96	204704.348	640178.500		
421	1138+66.39	-29.97	LT	671563.51	2100434.77	IPIPE	1" IRON PIPE	421	671526.19	2100318.05	204681.592	640178.223		
422	1137+80.90	-29.83	LT	671478.03	2100434.09	IPIPE	1" IRON PIPE LEANING SOUTH	422	671440.71	2100317.37	204655.539	640178.016		
423	1136+44.11	-29.93	LT	671341.24	2100432.65	IPIPE	1" IRON PIPE	423	671303.94	2100315.94	204613.849	640177.579		
424	1127+27.78	30.71	RT	670424.33	2100483.95	IPIPE	3/4" IRON PIPE	424	670387.08	2100367.23	204334.390	640193.212		
425	1126+67.59	30.41	RT	670364.14	2100482.98	IPIPE	1" IRON PIPE SMASHED TOP	425	670326.89	2100366.26	204316.046	640192.918		
5001	1130+83.33	0.00		670780.19	2100457.16	CALPT	MONUMENT ASSEMBLY	5001	670742.92	2100340.44	204442.851	640185.048	1	
5002	1133+94.00	30.00	RT	671090.56	2100490.16	CALPT	3/4" X 30" REBAR SET WITH 2"	5002	671053.27	2100373.45	204537.446	640195.108		1
5003	1134+19.50	55.50	RT	671115.81	2100515.91	CALPT	"ODOT R/W PS NO. 7730 KS ASSOCIATES, INC."	5003	671078.52	2100399.19	204545.143	640202.955		1
5004	1134+60.47	30.00	RT	671157.02	2100490.81	CALPT	ALUMINUM CAP	5004	671119.73	2100374.09	204557.703	640195.304		1
5005	1134+52.11	55.50	RT	671148.42	2100516.23	CALPT		5005	671111.12	2100399.51	204555.080	640203.051		1
5006	1134+82.00	55.50	RT	671178.31	2100516.52	CALPT		5006	671141.01	2100399.80	204564.191	640203.139		1
5007	1135+08.00	30.00	RT	671204.56	2100491.27	CALPT		5007	671167.26	2100374.55	204572.190	640195.444		1
5008	1134+25.00	-30.00	LT	671122.14	2100430.47	CALPT		5008	671084.84	2100313.75	204547.070	640176.913		1
5009	1134+49.00	-54.00	LT	671146.37	2100406.70	CALPT		5009	671109.07	2100289.99	204554.455	640169.669		1
5010	1134+88.64	-46.35	LT	671185.93	2100414.73	CALPT		5010	671148.64	2100298.02	204566.514	640172.117		1
5011	1134+88.64	-30.00	LT	671185.77	2100431.08	CALPT		5011	671148.48	2100314.37	204566.466	640177.101		1
5012	1135+06.00	-43.00	LT	671203.27	2100418.25	CALPT		5012	671165.97	2100301.54	204571.797	640173.190		1
5013	1135+28.00	-30.00	LT	671225.14	2100431.46	CALPT		5013	671187.84	2100314.75	204578.462	640177.217		1
TOTAL TO BE CARRIED TO GENERAL SUMMARY												1	12	

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Plat Sheet

Instrument # 2020-0784493

Film # _____

Name of Plat: LOR-83-21.40 Centerline Plat

Owner: State of Ohio / Ohio Department of Transportation

Description: Situated in the City of Avon Lake, County of Lorain, State of Ohio: being a part of Original Avon Township Section No. 18 Township 7 North, Range 16 West Connecticut Western Reserve

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 108

Receiving Stamp

Pg. 71, 72

KS ASSOCIATES INC
260 BURNS ROAD
SUITE 100
ELYRIA, OH 44035

Amount: \$ 172.80

Initials: SC