

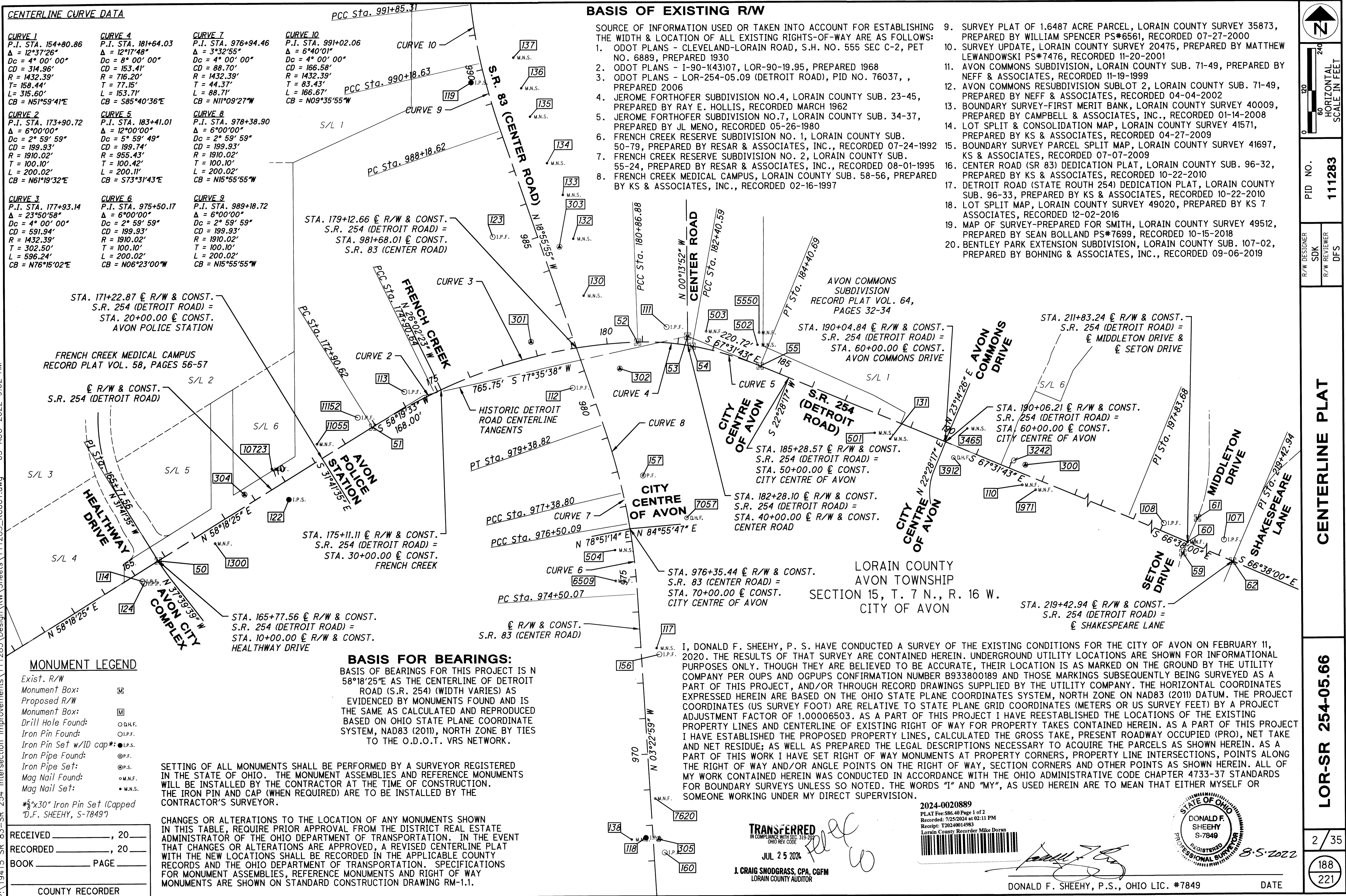
CENTERLINE CURVE DATA

Table with 4 columns: CURVE 1, CURVE 2, CURVE 3, CURVE 4, CURVE 5, CURVE 6, CURVE 7, CURVE 8, CURVE 9, CURVE 10. Each column lists curve parameters: P.I. STA., Δ, Dc, CD, R, T, L, CB.

BASIS OF EXISTING R/W

- SOURCE OF INFORMATION USED OR TAKEN INTO ACCOUNT FOR ESTABLISHING THE WIDTH & LOCATION OF ALL EXISTING RIGHTS-OF-WAY ARE AS FOLLOWS:
1. ODOT PLANS - CLEVELAND-LORAIN ROAD, S.H. NO. 555 SEC C-2, PET NO. 6889, PREPARED 1930
2. ODOT PLANS - I-90-1(43)07, LOR-90-19.95, PREPARED 1968
3. ODOT PLANS - LOR-254-05.09 (DETROIT ROAD), PID NO. 76037, , PREPARED 2006
4. JEROME FORTHOFFER SUBDIVISION NO.4, LORAIN COUNTY SUB. 23-45, PREPARED BY RAY E. HOLLIS, RECORDED MARCH 1962
5. JEROME FORTHOFFER SUBDIVISION NO.7, LORAIN COUNTY SUB. 34-37, PREPARED BY JL MENO, RECORDED 05-26-1980
6. FRENCH CREEK RESERVE SUBDIVISION NO. 1, LORAIN COUNTY SUB. 50-79, PREPARED BY RESAR & ASSOCIATES, INC., RECORDED 07-24-1992
7. FRENCH CREEK RESERVE SUBDIVISION NO. 2, LORAIN COUNTY SUB. 55-24, PREPARED BY RESAR & ASSOCIATES, INC., RECORDED 08-01-1995
8. FRENCH CREEK MEDICAL CAMPUS, LORAIN COUNTY SUB. 58-56, PREPARED BY KS & ASSOCIATES, INC., RECORDED 02-16-1997

- 9. SURVEY PLAT OF 1.6487 ACRE PARCEL, LORAIN COUNTY SURVEY 35873, PREPARED BY WILLIAM SPENCER PS#6561, RECORDED 07-27-2000
10. SURVEY UPDATE, LORAIN COUNTY SURVEY 20475, PREPARED BY MATTHEW LEWANDOWSKI PS#7476, RECORDED 11-20-2001
11. AVON COMMONS SUBDIVISION, LORAIN COUNTY SUB. 71-49, PREPARED BY NEFF & ASSOCIATES, RECORDED 11-19-1999
12. AVON COMMONS RESUBDIVISION SUBLOT 2, LORAIN COUNTY SUB. 71-49, PREPARED BY NEFF & ASSOCIATES, RECORDED 04-04-2002
13. BOUNDARY SURVEY-FIRST MERIT BANK, LORAIN COUNTY SURVEY 40009, PREPARED BY CAMPBELL & ASSOCIATES, INC., RECORDED 01-14-2008
14. LOT SPLIT & CONSOLIDATION MAP, LORAIN COUNTY SURVEY 41571, PREPARED BY KS & ASSOCIATES, RECORDED 04-27-2009
15. BOUNDARY SURVEY PARCEL SPLIT MAP, LORAIN COUNTY SURVEY 41697, KS & ASSOCIATES, RECORDED 07-07-2009
16. CENTER ROAD (SR 83) DEDICATION PLAT, LORAIN COUNTY SUB. 96-32, PREPARED BY KS & ASSOCIATES, RECORDED 10-22-2010
17. DETROIT ROAD (STATE ROUTH 254) DEDICATION PLAT, LORAIN COUNTY SUB. 96-33, PREPARED BY KS & ASSOCIATES, RECORDED 10-22-2010
18. LOT SPLIT MAP, LORAIN COUNTY SURVEY 49020, PREPARED BY KS 7 ASSOCIATES, RECORDED 12-02-2016
19. MAP OF SURVEY-PREPARED FOR SMITH, LORAIN COUNTY SURVEY 49512, PREPARED BY SEAN BOLLAND PS#7699, RECORDED 10-15-2018
20. BENTLEY PARK EXTENSION SUBDIVISION, LORAIN COUNTY SUB. 107-02, PREPARED BY BOHNING & ASSOCIATES, INC., RECORDED 09-06-2019



MONUMENT LEGEND

Table with 2 columns: Monument Type and Symbol. Includes: Exist. R/W, Monument Box, Proposed R/W, Drill Hole Found, Iron Pin Found, Iron Pin Set w/ID cap, Iron Pipe Found, Iron Pipe Set, Mag Nail Found, Mag Nail Set.

BASIS FOR BEARINGS:

BASIS FOR BEARINGS FOR THIS PROJECT IS N 58°18'25"E AS THE CENTERLINE OF DETROIT ROAD (S.R. 254) (WIDTH VARIES) AS EVIDENCED BY MONUMENTS FOUND AND IS THE SAME AS CALCULATED AND REPRODUCED BASED ON OHIO STATE PLANE COORDINATE SYSTEM, NAD83 (2011), NORTH ZONE BY TIES TO THE O.D.O.T. VRS NETWORK.

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

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, DONALD F. SHEEHY, P. S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF AVON ON FEBRUARY 11, 2020. 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 B933800189 AND THOSE MARKINGS SUBSEQUENTLY BEING SURVEYED AS A PART OF THIS PROJECT, AND/OR THROUGH RECORD DRAWINGS SUPPLIED BY THE UTILITY COMPANY. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE ON NAD83 (2011) DATUM. THE PROJECT COORDINATES (US SURVEY FOOT) ARE RELATIVE TO STATE PLANE GRID COORDINATES (METERS OR US SURVEY FEET) BY A PROJECT ADJUSTMENT FACTOR OF 1.00006503. AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND CENTERLINE OF EXISTING 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 PROPERTY CORNERS, PROPERTY LINE INTERSECTIONS, 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 THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS UNLESS SO NOTED. THE WORDS "I" AND "MY", AS USED HEREIN ARE TO MEAN THAT EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

RECEIVED \_\_\_\_\_, 20
RECORDED \_\_\_\_\_, 20
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_
COUNTY RECORDER

TRANSFERRED
JUL 25 2024
I. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2024-0020889
PLAT Fee: \$86.40 Page 1 of 2
Recorded: 7/25/2024 at 02:11 PM
Receipt: 120240014983
Lorain County Recorder Mike Doran

STATE OF OHIO
DONALD F. SHEEHY
S-7849
REGISTERED PROFESSIONAL SURVEYOR
8-5-2022

DONALD F. SHEEHY, P.S., OHIO LIC. #7849 DATE

Vertical sidebar containing: N (North arrow), HORIZONTAL SCALE IN FEET (0, 60, 120, 240), PID NO. 111283, R/W DESIGNER: SDK, R/W REVIEWER: DFS, CENTERLINE PLAT, LOR-SR 254-05.66, 2/35, 188/221

Plat Sheet

Instrument # 2024-0020889 Film # \_\_\_\_\_

Name of Plat: LDR - SR. 254, -05. 66 Centerline Plat

Owner: Ohio Department of Transportation

Description: Situated in the State of Ohio  
County of Lorain City of Aron being part  
of Original Aron Section 15.

Floor Plans: \_\_\_\_\_

Related/Margin: \_\_\_\_\_

Comments: \_\_\_\_\_

Vol 116

Receiving Stamp

Pg. 26

Amount: 86.40  
Initials: SCTM