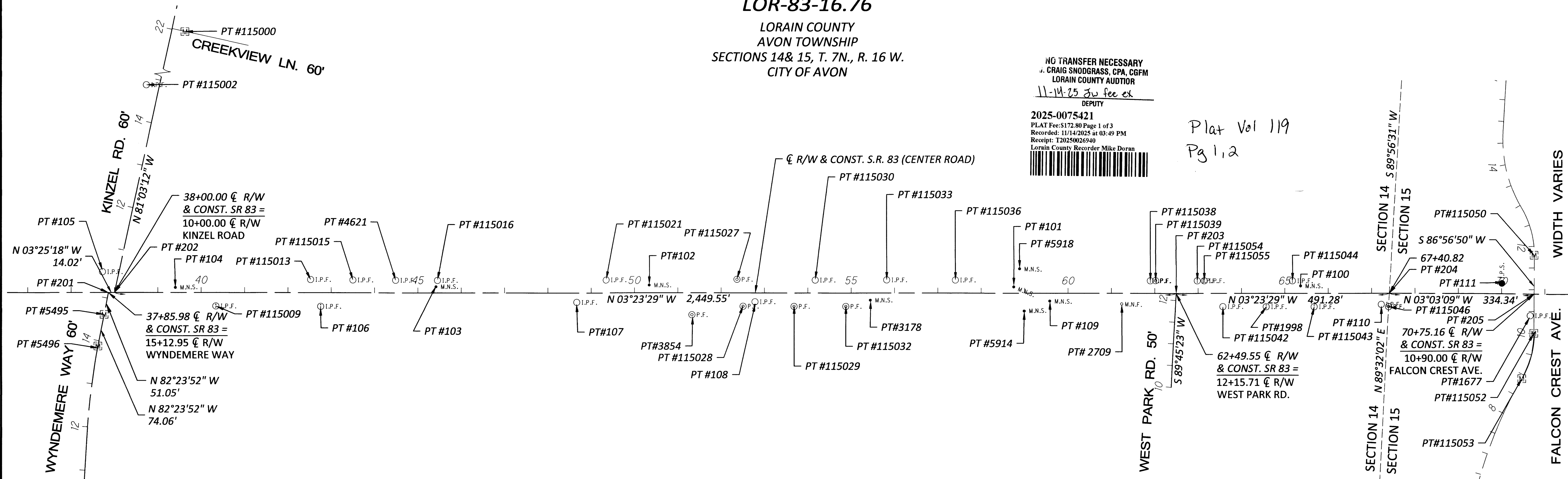


LORAIN COUNTY
AVON TOWNSHIP
SECTIONS 14& 15, T. 7N., R. 16 W.
CITY OF AVON

NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
11-14-25 Jw fee ex
DEPUTY

2025-0075421
PLAT Fee:\$172.80 Page 1 of 3
Recorded: 11/14/2025 at 03:49 PM
Receipt: T20250026940
Lorain County Recorder Mike Dora

Plat Vol 119
Pg 1,2



HORIZONTAL
SCALE IN FEET



0 60 120 240

CENTERLINE PLAT
LOR-83-16.76

USE THE POSITIONING METHODS AND MONUMENT TYPE USED IN THE ORIGINAL SURVEY TO RESTORE ALL MONUMENTS RELATED TO PRIMARY PROJECT CONTROL THAT ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES. RESTORE THE DAMAGED OR DESTROYED MONUMENTS IN ACCORDANCE WITH CMS 623.
UNITS ARE IN U.S. SURVEY FEET.

EX. R/W MONUMENT BOX	
DRILL HOLE FOUND	
IRON PIN FOUND	
IRON PIN SET	
IRON PIPE FOUND	
IRON PIPE SET	
MAG NAIL FOUND	
MAG NAIL SET	

COUNTY RECORDED

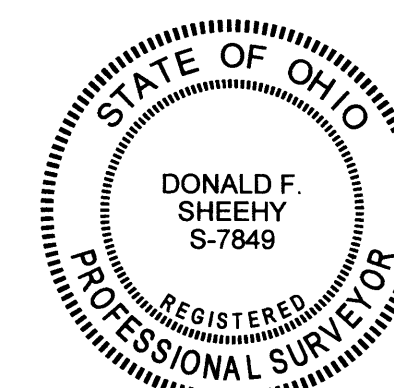
I, DONALD F. SHEEHY, P.S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF AVON ON OCTOBER 11, 2023. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. UNDERGROUND UTILITY LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THEIR LOCATION AS MARKED ON THE GROUND BY THE UTILITY COMPANY OR THEIR REPRESENTATIVES PER OHIO811 CONFIRMATION NUMBER (A329703113-00A) WERE SURVEYED AND MAPPED AS A PART OF THIS PROJECT. I FOLLOWED OHIO811 UTILITY DAMAGE PREVENTION LAWS AND HAVE NO DIRECT KNOWLEDGE OR CONTROL OF HOW THESE MARKS WERE PLACED, NOR KNOWLEDGE OF THE ACCURACY AS TO THEIR INTENDED DEPICTION OF SUBSURFACE UTILITY FACILITIES. SEE THE AFFIXED SURVEY PARAMETERS NOTE FOR THE HORIZONTAL AND VERTICAL SURVEY PARAMETERS USED FOR THIS PROJECT. AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING BOUNDARY LINES AND CENTERLINE OF EXISTING RIGHT OF WAY FOR PROPERTY TAKES CONTAINED HEREIN. AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED BOUNDARY 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, RIGHT OF WAY MONUMENTS WILL BE SET AT THE LOCATIONS SHOWN HEREIN PER THE MEMORANDUM OF UNDERSTANDING BETWEEN THE BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND THE OHIO DEPARTMENT OF TRANSPORTATION DATED 9-22-2010. 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.

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

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

10.14.2025

DATE _____



DESIGN AGENCY



**CHAGRIN VALLEY
ENGINEERING, LTD.**
22999 FORBES ROAD, UNIT B
CLEVELAND, OHIO 44146
PHONE: (440) 439-1999
FAX: (440) 439-1969

DESIGNER

BAK

REVIEWER

DES 12/13/24

PROJECT ID

119934

115534	
SHEET	TOTAL

SHEET	TOTAL
BW/ 2	BW/ 15

RVV.2	RVV.15
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LOR-83-16.76 SIDEWALK

MODEL: RC001 DATE: 5/16/2025 TIME: 2:20:43 PM USER: Colin Scahill
\\23302 SR 83 Pedestrian Improvements\119934\400-Engineering\RW\Sheets\119934_RC001.dwg

LOR-83-16.76 SIDEWALK

MODEL: RC001A DATE: 5/16/2025 TIME: 2:20:45 PM USER: Colin Scallill
P:\23202 SR 83 Pedestrian Improvements\119934\000-Engineering\RW\Sheets\119934_RC001.dwg

CENTERLINE & MONUMENT COORDINATE TABLE								
	STATION OFFSET FROM C/L R/W							
NAME	STATION	OFFSET	NORTHING US FT	EASTING US FT	ELEV.	FEATURE	GRID NORTHING US FT	GRID EASTING US FT
HORIZONTAL & VERTICAL CONTROL MONUMENTS								
100	65+36.36	17.33' LT	649674.992	2100180.247	689.415	MAG NAIL SET	649631.597	2100039.964
101	58+74.64	14.62' LT	649014.592	2100222.095	686.462	MAG NAIL SET	648971.241	2100081.810
102	50+33.81	17.84' LT	648175.05	2100268.625	690.417	MAG NAIL SET	648131.755	2100128.336
103	45+41.71	14.36' LT	647684.01	2100301.203	692.257	MAG NAIL SET	647640.748	2100160.912
104	39+40.45	11.83' LT	647083.951	2100339.304	692.714	MAG NAIL SET	647040.729	2100199.011
105	37+72.10	47.74' LT	646913.748	2100313.427	693.002	1/2" IPIN	646870.537	2100173.135
106	42+75.91	31.48' RT	647421.392	2100362.688	691.728	5/8" IPIN W/ CAP "7775"	647378.147	2100222.393
107	48+66.82	21.29' RT	648010.663	2100317.563	691.283	1/2" IPIN	647967.379	2100177.271
108	52+78.46	20.32' RT	648421.527	2100292.237	690.19	1/2" IPIN	648378.215	2100151.947
109	59+57.77	17.63' RT	649099.483	2100249.373	687.181	MAG NAIL SET	649056.126	2100109.086
110	67+22.38	25.42' RT	649863.218	2100211.918	690.531	1/2" IPIN	649819.810	2100071.633
111	70+00.49	23.83' LT	650138.149	2100147.826	691.56	1/2" IPIN SET	650094.723	2100007.545
CENTERLINE OF S.R. 83 (CENTER ROAD) RW								
201	37+85.98	CL	646930.456	2100360.255	-	CALC	646887.244	2100219.960
202	38+00.00	CL	646944.451	2100359.418	-	CALC	646901.238	2100219.123
203	62+49.55	CL	649389.708	2100214.510	-	CALC	649346.332	2100074.225
204	67+40.82	CL	649880.125	2100185.447	-	CALC	649836.716	2100045.164
205	70+75.16	CL	650213.991	2100167.646	-	CALC	650170.560	2100027.364
CENTERLINE OF WYNDEMERE WAY R/W								
5495	37+76.05	50.41' RT	646923.563	2100411.173	693.178	5/8" IPIN IN MONBOX	646880.351	2100270.875
5496	37+61.86	123.09' RT	646913.74	2100484.574	692.52	5/8" IPIN IN MONBOX	646870.529	2100344.271
CENTERLINE OF FALCON CREST AVENUE R/W								
115050	70+47.77	89.38' LT	650208.842	2100078.409	690.66	5/8" IPIN IN MONBOX	650165.411	2099938.133
115052	70+75.16	90.05' RT	650218.786	2100257.567	691.048	5/8" IPIN IN MONBOX	650175.354	2100117.279
115053	70+47.70	194.56' RT	650196.924	2100363.391	690.439'	5/8" IPIN IN MONBOX	650153.494	2100223.096

UNITLESS GROUND TO GRID FACTOR BASED ON: THE COMBINED SCALE FACTOR AS CALCULATED AT POINT 102
UNITLESS GROUND TO GRID FACTOR = 0.99993320

PROJECT COORDINATES ARE SCALED TO GRID COORDINATES ABOUT THE OHIO NORTH ZONE GRID POINT N=0, E=0

CENTERLINE & MONUMENT COORDINATE TABLE								
	STATION OFFSET FROM C/L R/W							
NAME	STATION	OFFSET	NORTHING US FT	EASTING US FT	ELEV.	FEATURE	GRID NORTHING US FT	GRID EASTING US FT
RIGHT OF WAY MONUMENTS EXPECTED TO BE DISTRUBED & MISC. MONUMENTS								
1677	70+66.43	49.82' RT	650207.923	2100217.860	691.779	5/8" IPIN	650164.492	2100077.575
1998	64+57.36	30.71' RT	649598.975	2100232.870	688.445	5/8" IPIN W/ CAP "BRAMHALL 8073"	649555.585	2100092.584
2709	61+23.96	24.50' RT	649265.787	2100246.399	689.581	MAG NAIL	649222.419	2100106.112
3178	55+44.16	16.32' RT	648686.519	2100272.525	687.65	MAG NAIL SET	648643.190	2100132.236
3854	51+32.65	50.52' RT	648277.756	2100331.016	690.011	3/4" IPIPE	648234.454	2100190.723
4621	44+48.61	29.17' LT	647590.204	2100291.934	690.908	5/8" IPIN	647546.948	2100151.644
5914	58+98.63	40.72' RT	649041.816	2100275.919	678.625	MAG NAIL SET	648998.463	2100135.630
5918	58+87.94	56.43' LT	649025.398	2100179.573	683.379	MAG NAIL SET	648982.046	2100039.290
115000	40+86.32	1,167.07' LT	647161.232	2099177.454	688.129'	EMPTY MONBOX	647118.005	2099037.238
115002	38+73.94	478.08' LT	646989.977	2099877.802	689.228	5/8" IPIN	646946.761	2099737.540
115009	40+34.05	31.04' RT	647179.929	2100376.557	693.018	5/8" IPIN W/ ILLEGIBLE CAP	647136.700	2100236.261
115013	42+52.46	30.22' LT	647394.330	2100302.481	690.793	5/8" IPIN	647351.087	2100162.190
115015	43+49.97	29.34' LT	647491.720	2100297.600	690.782	5/8" IPIN	647448.470	2100157.309
115016	45+45.20	28.91' LT	647686.641	2100286.479	692.056	1/2" IPIN	647643.378	2100146.189
115021	49+34.54	29.86' LT	648075.235	2100262.498	689.915	5/8" IPIN	648031.946	2100122.210
115027	52+36.54	31.28 LT	648376.630	2100243.211	689.258	3/4" IPIPE	648333.321	2100102.924
115028	52+50.69	30.68' RT	648394.418	2100304.225	689.532	3/4" IPIPE	648351.108	2100163.934
115029	53+68.38	30.82' RT	648511.909	2100297.404	688.603	3/4" IPIPE	648468.591	2100157.114
115030	54+16.90	29.86' LT	648556.756	2100233.959	687.525	5/8" IPIN	648513.435	2100093.673
115032	54+87.70	30.81' RT	648631.018	2100290.338	687.263	3/4" IPIPE	648587.692	2100150.048
115033	55+82.03	30.32' LT	648721.571	2100223.734	686.55	5/8" IPIN	648678.239	2100083.448
115036	57+40.48	30.11' LT	648879.751	2100214.568	685.151	5/8" IPIN	648836.409	2100074.283
115038	61+89.96	29.11' LT	649328.501	2100188.974	688.992	5/8" IPIN W/ CAP "LEWIS"	649285.129	2100048.691
115039	62+01.92	29.47' LT	649340.422	2100187.908	688.381	3/4" IPIPE	649297.049	2100047.625
115042	63+57.31	30.44' RT	649499.082	2100238.521	688.479	5/8" IPIN	649455.698	2100098.234
115043	65+67.84	30.69' RT	649709.258	2100226.312	688.935	5/8" IPIN W/ CAP "BRAMHALL"	649665.860	2100086.026
115044	65+17.76	28.98' LT	649655.733	2100169.718	690.266	5/8" IPIN W/ CAP "LEWIS"	649612.339	2100029.436
115046	67+39.53	30.64' RT	649880.644	2100216.108	689.906	3/4" IPIPE	649837.235	2100075.823
115054	62+98.05	29.10' LT	649436.410	2100182.592	689.234	5/8" IPIN W/ CAP "LEWIS"	649393.031	2100042.309
115055	63+14.00	29.06' LT	649452.325	2100181.689	689.148	5/8" IPIN W/ CAP "LEWIS"	649408.944	2100041.406

MONUMENT TABLES
LOR-83-16.76

DESIGN AGENCY



CHAGRIN VALLEY
ENGINEERING, LTD.
22999 FORBES ROAD, UNIT B
CLEVELAND, OHIO 44146
PHONE: (440) 439-1999
FAX: (440) 439-1969

DESIGNER

BAK

REVIEWER

DFS 12/13/24

PROJECT ID

119934

SHEET

RW-3

TOTAL

RW-15

Plat SheetInstrument # 2025-0075421Name of Plat: Centerline Plat LOR-83-16-76Owner: State of Ohio Department of TransportationDescription: Situated in County of Lorain, City
of Avon and Township of Avon Sections
14 & 15Floor Plans: /Related/Margin: /Comments: /

Volume

119

Page

132Receiving Stamp

Amount

\$172.80

Initials:

jh