

APPROVED  
LORAIN CO.  
MAP DEPT

DATE 12/9/97

4-G

PAGE 4-00-021-H

BY K. Colbert

S/L 17  
1.2586 Ac.

#22363

LEAR INDUSTRIAL PARK NO. 1  
VOL. 59, PG. 13

LEAR INDUSTRIAL PARK NO. 2  
(PROPOSED)

PLAT OF LOT SPLIT  
FOR  
SCHAFFER DEVELOPMENT CO. INC.  
PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 21  
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

TEMPORARY EASEMENT  
TO THE CITY OF AVON

173.83'

PARKWAY 60'

50.00'

159.10'

LEAR INDUSTRIAL  
S 09°35'00" E

Iron Pin Set

$\Delta = 00°18'29"$   
 $R C = 470.00'$   
 $L = 2.53'$   
 $S 09°25'45" E$

Iron Pin Set

60' SETBACK

ADDITIONAL LANDS  
1.4681 Acres

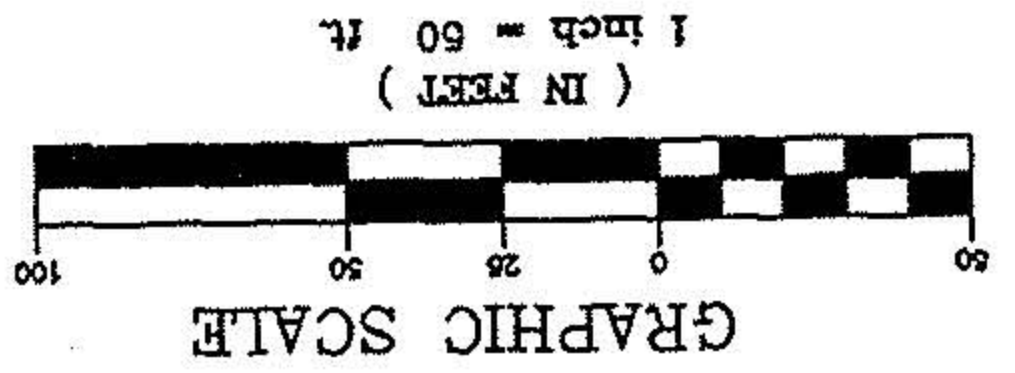
TOTAL ACREAGE: 2.6785  
BUILDABLE AREA: 1.9793 Ac.

S/L 9  
1.2104 AC.

S/L 8  
1.2693 AC.

20' STORM SEWER  
EASEMENT TO THE  
CITY OF AVON

LANDS IN THE NAME OF SCHAFFER DEVELOPMENT CO., INC.  
VOL. 1303, PAGE 813 L.C.O.R.



160.00'

Iron Pin Set

360.66' N 89°13'38" W

141.00'

141.52'

20' REAR BUILDING LINE

10' SIDE BUILDING LINE

417.19'

N 89°13'38" W

N 01°06'00" E

IPP FD  
1.45' S.

IP FD.  
0.21W. (ID "KS")

IP FD. & USD.

JOHN G., JR. & KAREN L. EBERT  
O.R.V. 183 P. 347

SCOTT NEHODA  
O.R.V. 871 P. 146

SCOTT NEHODA  
O.R.V. 1039 P. 788



I Herby Certify That This Plat Was Prepared From A Field Survey Made Under My Direct Supervision. Monuments Were Found Or Set As Indicated. Dimensions Are Expressed In Feet And Decimal Parts Thereof. Bearings Refer To An Assumed Meridian And Are Intended To Indicate Angles Only. All Of Which Are Correct To The Best Of My Knowledge And Belief. This Plat Was Prepared In Accordance With The Provisions Of Chapter 4733-37 Of The Ohio Administrative Code.

James R. Pecoraro, P.S. No. 5388



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JRP/SCHAD16H/PLAT1.dwg.