JOHN H. GRITTNER PLAT
VOL. 11 PG. 20

8

SECTION 23

15.4867 Acres Remaining In
Schafer Dev. Co.
PPN 04-00-023-102-001
Inst.#1999638788 Film 1497

1561.05'

1"I.Pipe Fd. 0.05'N Used Line

5/8"I.Pin Set ID "LDC"

N 89°55'13" W 190.80'

5/8"I.Pin Set ID "LDC"

N 00°04'44" E 40.00'

3/4"I.Pipe Fd. 0.04'N. Used Line

0.2185 Acres out of PPN 04-00-023-102-001

N 01°05'30" E 50.01'

1"I.Pipe Fd./Used

Ang. Pt.

N 89°47'54" W 170.12'

Randal D & Carol A. Vezdos
PPN 04-00-023-102-002
Vol. 854 Pg. 708 D.R.

P.K. Nail Fd./Used

808.57'

3/4"I.Pipe Fd./Used @25.51'

400.12'Act. 400'Dd.

5/8"I.Pin Set ID "LDC"

230.00'Dd./Meas.

175.17'Act. 175.00'Dd.

N 89°55'13" W 189.92'

0.2185 Ac. + 2.9758 Ac. = 3.1943 Acres

Allen & Eleanor Hendrickson
PPN 04-00-023-102-019
Vol. 1104 Pg. 526 D.R.

127.73'A.
127.74'Dd.
N01°10'20"E

N01°12'49"E
125.38'Act. ±125.4'Dd.

Joseph P. & Terese M. Keller
PPN 04-00-023-102-004
(Parcel No. 3)
Vol. 1036 Pg. 292 O.R.

123.80'Dd.
123.65'Act.

2.9758 Acres Remaining In
Joseph P. & Terese M. Keller
PPN 04-00-023-102-020
(Parcel No. 4)
Vol. 1036 Pg. 292 O.R.

N01°04'24"E
179.77'Act. 180.00'Dd.
299.77'

1"I.Pipe Fd./Used 34.79'A. 35.00'Dd.

3/4"I.Pipe Fd./Used

3/4"I.Pipe Fd./Used

3/4"I.Pipe Fd./Used @25.27'

N89°46'35"E
230.30'A. 230'Dd.

1"I.Pipe Fd./Used

L=76.67
R=110.45
Δ=39°46'30"
Tan=39.96
N69°54'11"E
C = 75.15

14.9472 Acres Remaining In
Joseph P. & Terese M. Keller
PPN 04-00-023-102-020
(Parcel No. 4)
Vol. 1036 Pg. 292 O.R.

5/8"I.Pin Set ID "LDC"

N89°47'06"E
616.70'Act. ±617.76'Dd.

5/8"I.Pin Set ID "LDC"

61.44'Calc. (No Dd. Dist.)

N01°04'24"E

1"I.Pipe Fd.

120.00'

72.01'A.
72.01'D.

Joseph P. & Terese M. Keller
PPN 04-00-023-102-005
(Parcel No. 2)

1"I.Pipe Fd. (Bent West) @30.57'

72.02'

583.81'Act. 583.75'Dd.(R/W)

N89°47'06"E

613.82'Act. 613.76'Dd.

5/8"I.Pin Set ID "LDC"

N58°28'15"E 58.74'

5/8"I.Pin Set ID "LDC"

232.32'Act. ±231'Dd.

N1°12'02"W

Cleveland Catholic Dioceses
PPN 04-00-023-102-006

N00°05'38"E 60.87'

163.60'

3/4"I.Pipe Fd./Used @30.16'

1507.77'

205.69'

1/2"I.Pin Fd. Bent Used

N89°54'22"W

607.34'Act. 607.20'Rec.

5/8"I.Pin Set ID "LDC"

5/8"I.Pin Set ID "LDC"

Jaycox Road (Width Varies)

Thomas Widener PPN 04-00-023-105-016

Thomas Biskupich 04-00-023-105-017

Timothy Vezdos 04-00-023-105-018

Oscar Aukschun 04-00-023-105-017

Pauline Z. Schneider PPN 04-00-023-105-020

N 01°05'30" E 390.82'

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

29.0960 Acres Remaining In
Barbara Linden
PPN 04-00-023-102-018
Inst.#2000661987 Film 1538

STATE OF OHIO
RICHARD A. THOMPSON JR.
S-7388
REGISTERED
PROFESSIONAL SURVEYOR

PLAT OF LOT SPLIT AND CONSOLIDATION, BEING PART OF SECTIONS 14 & 23 ORIGINAL AVON TOWNSHIP, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO

I hereby 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 the centerline of Jaycox Road (N 1°05'30"E) per Mona Matsunaga Inst.#2000730279 of Lorain County Records. 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.

Richard A. Thompson, Jr., P.S. #7388 5/31/02

N00°04'44"E 5.00'

5/8"I.Pin Set ID "LDC"

N89°55'16"W

0.1103 Acres out of PPN 04-00-023-102-018

961.09'

5/8"I.Pin Set ID "LDC" 640.01'

1"I.Pipe Fd./Used @50.48'

N89°55'16"W

961.00'

88°59'14" Dd./Used

5.00'

P.K. Nail Fd./Used

1701.20'Act. 1701.25'Dd.

CL Schwartz

Board of Park Commissioners Lorain County Metropolitan Park District
PPN 04-00-023-102-031
Inst.#2001730278 Film 1673

5/8"I.Pin Fd. & Used ID "Simon"

(Total) 3214.72'Act. ±3213.58'(Subject Dd.) 3214.95'Dd.(South)

Wm. & Barbara A. Linden
PPN 04-00-023-102-032
Inst.#20020801259

REV. No.		DATE	BY	CH'K'D

L.D.C. Inc. d.b.a. LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE · MENTOR, OHIO 44060
TELEPHONE 255-8463 354-6938 951-LAND

Plat of Consolidation & Lot Split

City of Avon - Lorain County - Ohio

DATE 5/30/02
SCALE: HOR. 1"=50'
VERT. none
FILENAME Lot Split
CH'K'D BY rat
F.B. No. sas

SHEET 1 OF 2

CONTRACT No. Briaw1-0001

JOHN H. GRITTNER PLAT
VOL. 11 PG. 20

9

4.0210 Acres Remaining In
Joseph P. & Terese M. Keller
PPN 04-00-014-107-003
(Parcel No. 5)
Vol. 1036 Pg. 292 O.R.

5/8"I.Pin Set ID "LDC"

N89°51'59"W 886.63'

5/8"I.Pin Set ID "LDC"

N

15.4867 Acres Remaining In
Schafer Dev. Co.
PPN 04-00-023-102-001
Inst.#1999638788 Film 1497

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

JOHN H. GRITTNER PLAT
VOL. 11 PG. 20

Board of Park Commissioners Lorain County Metropolitan Park District
PPN 04-00-014-107-178
Doc.#1999599328 Film 1435

N00°20'27"E 113.80'

N00°20'49"E 112.77'

3/4"I.Pipe Fd. 2.72'E. Used For Line

N 89°55'13" W

1"I.Pipe Fd. 4.03'W. (0.5' Deep)

1"I.Pipe Fd./Used Ang. Pt.

5/8"I.Pin Set ID "LDC"

Total in Sections
25.9040 Acres

422.88'Plat

420.95'

10.9568 Acres Remaining In
Joseph P. & Terese M. Keller
PPN 04-00-014-107-003
(Parcel No. 5)
Vol. 1036 Pg. 292 O.R.

Area in Sec. 14
477,275 S.F.
10.9568 Ac.

SECTION 14

N 00°20'49" E

SECTION 23

Area in Sec. 23
651,102 S.F.
14.9472 Ac.

14.9472 Acres Remaining In
Joseph P. & Terese M. Keller
PPN 04-00-023-102-020
(Parcel No. 4)
Vol. 1036 Pg. 292 O.R.

424.73'Act.

20'Sanitary Sewer Easement

Board of Park Commissioners Lorain County Metropolitan Park District
PPN 04-00-014-107-181
Doc.#1999599328 Film 1435

5' 20'

N01°38'14"E

1"I.Pipe Fd. Bent 4.24'N. 1.43'W. (0.6' High)

N 89°50'06" E 896.21'

1"I.Pipe Bent 0.22'N. 1.73'W. (0.6' High)

N 89°54'22" W

Ang. Pt.

1-1/2"I.Pipe Fd/Used

Ang. Pt.

3/4"I.Pipe Fd/Used

Area in Sec. 14
354,070 S.F.
8.1283 Ac.

Area in Sec. 23
913,354 S.F.
20.9677 Ac.

396.37'

(No Dd. Dist.)

392.57'Act.

20'Sanitary Sewer Easement

29.0960 Acres Remaining In
Barbara Linden
PPN 04-00-023-102-018
Inst.#2000661987 Film 1538

N 00°20'49" E

N00°46'07"E

20'Sanitary Sewer Easement

1-1/4"I.Pipe Fd. 0.81'E.

136.11'Act. 136.02'Dd.

5/8"I.Pin Set ID "LDC"

3/4"I.Pin Fd./Used

Board of Park Commissioners Lorain County Metropolitan Park District
PPN 04-00-014-107-183

N89°55'16"W

Board of Park Commissioners Lorain County Metropolitan Park District
PPN 04-00-023-102-031
Inst.#2001730278 Film 1673

2253.72'

REV. No.		DATE	BY	CH'K'D

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FILENAME Lot Split
CH'K'D BY rat
F.B. No. sas

SHEET 2 OF 2

CONTRACT No. Briaw1-0001