Plat of Lot Split

Being a 0.2185 Ac. lot split of land conveyed to Schafer Development Company by deed recorded in Doc.#1999638788 of Lorain County Records (P.N.N. 04-00-023-102-001). Situated in the City of Avon, County of Lorain, State of Ohio and further known as being part of Original Avon Township Section No. 23.

January 2002 Scale 1"=150'

Iron Pin Found	Drill Hole Found
Iron Pipe Found	Drill Hole Set
Iron Pin Set	Horizontal Control Point
Monument Box Found	Vertical Control Point
Monument Box Empty	Hub Found
PK Set	Hub Set
PK Found	Railroad Spike Found
Stone Found	Wood Spike Set

Meas. = Measured — Dd. = Deed
Plat = Subdivision Plat — Rec. = Record
D./M. = Deed & Measured — Act. = Actual

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	78.67	110.45	40°48'10"	75.14	N89°54'17"E
C2	78.67	110.45	40°48'10"	75.14	N89°54'17"E

SECTION 15 — SECTION 14 — SECTION 22 — SECTION 23

N 89°58'15" E 1170.16'Act. 1170.18'Dd.
889.16'Act. (No Dd. Dist.)
N 89°51'32" W 2334.28'Act. 2333.37'Plat
N 89°51'59" W 886.65'Act. 886.56'Plat
N89°51'59"W 2330.27'Act. 2328.10'Plat
N89°55'13"W 1561.05'
N89°55'13"W 1736.22'
N89°50'06"E 896.21'
N89°54'22"W 2320.79'
N89°55'16"W 3214.72'Act. ±3213.58'(Subject Dd.) 3214.95'Dd.(South)

JOHN H. GRITTNER PLAT 7
VOL. 11 PG. 20

West Park Road 50'

Jaycox Road 60'

Waterford Way 60'

WATERFORD ESTATES V. 59 P. 73

Remaining Acreage = 15.4867 Ac.

0.2185 Ac.

N01°05'30"E 50.01'
N89°47'54"W 400.12'Act. 400'Dd.
N00°04'47"E 50.00'
N89°55'13"W 190.80'
N89°47'54"W 189.92'
N89°55'13"W 170.12'
N01°12'49"E 125.40'Dd. 125.38'Act.
N89°46'35"E 230.30'Act. 230'Dd.
N89°47'06"E 616.70'Act. ±617.76'Dd.
61.44'Calc. (No Dd. Dist.)
N01°12'49"E 232.32'Act. ±231'Dd.
N01°20'27"E 311.35'Act. 312.00'Plat
N00°20'49"E 310.32'
N01°38'14"E 424.73'Act. 422.88'Plat
N00°46'07"E 392.57'Act. (No Dd. Dist.)
N00°10'41"E 497.68'Act. 497.01'Rec.
N00°39'19"E 191.17'Act. 191.17'Plat ±190.76'Dd.
S00°20'27"W 163.60'
S01°05'30"W 395.82'Act. (No Dd. Dist.)

Board of Park Commissioners Lorain County Metropolitan Park District PPN 04-00-024-107-176 Doc.#1999639338 Film 1425

Board of Park Commissioners Lorain County Metropolitan Park District PPN 04-00-024-107-303

Board of Park Commissioners Lorain County Metropolitan Park District PPN 04-00-023-102-031 Inst.#1999639338 Film 1425

Board of Park Commissioners Lorain County Metropolitan Park District PPN 04-00-023-102-030 Inst.#200012171403 Film 1675

Schafer Dev. Co. PPN 04-00-014-106-003 Inst.#200012171403 Film 1675

Schafer Dev. Co. PPN 04-00-014-106-013 Inst.#1999638788 Film 1515

Schafer Dev. Co. PPN 04-00-023-101-002 Inst.#200012171403 Film 1675

Schafer Dev. Co. PPN 04-00-023-102-001 Inst.#1999638788 Film 1451

Schafer Dev. Co. PPN 04-00-023-102-031 Inst.#1999638788 Film 1451

Schafer Dev. Co. PPN 04-00-023-1201-004 Vol. 1450 Pg. 528 O.R.

Schafer Dev. Co. PPN 04-00-023-101-003 Vol. 1450 Pg. 528 O.R.

Joseph P. & Teresa M. Keller PPN 04-00-014-107-033 (Parcel No. 1) Vol. 1936 Pg. 282 O.R.

Joseph P. & Teresa M. Keller PPN 04-00-023-102-029 (Parcel No. 2) Vol. 1936 Pg. 282 O.R.

Joseph P. & Teresa M. Keller PPN 04-00-023-102-024 (Parcel No. 3) Vol. 1936 Pg. 282 O.R.

Nancy D. & Carol A. Yeomans PPN 04-00-023-102-002 Vol. 856 Pg. 708 O.R.

Anton & Dianne Mandekovic PPN 04-00-023-102-013 Vol. 1124 Pg. 926 O.R.

Stephen J. & Cheryl M. Stefanic PPN 04-00-023-102-005 (Parcel No. 3) Vol. 1603 Pg. 232 O.R.

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

Barbara Linden PPN 04-00-023-102-018 Inst.#200005241287 Film 1528

Mary Whitemyer PPN 04-00-023-102-032 Inst.#200012171403 Film 1675

PPN 04-00-023-102-017

PPN 04-00-023-102-025

PPN 04-00-023-102-026

PPN 04-00-023-102-033

Part of Original Section 23

Plat of Lot Split of P.P.N. 04-00-023-102-001
City of Avon - Lorain County - Ohio

DATE
SCALE: HOR.
VERT.
FILENAME
PROJECT:
F.B. No.

BY | CH'K'D

REV. No.

SHEET 1 OF 1

CONTRACT No.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION IN ACCURATE, SUCH 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 89°58'15" E PER INSTRUMENT #200012171403). FILM 1675 (LORAIN CO. PLANS COMMISSIONERS), ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

RICHARD A. THOMPSON, JR. P.S. 7358

STATE OF OHIO — RICHARD A THOMPSON JR. S-7358 Registered — PROFESSIONAL SURVEYOR

LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE · MENTOR, OHIO 44060
TELEPHONE 255-8463 354-6938 951-LAND

LOC. No. 484