SR 83 (Width Varies)

FMLY S.R. 76

SEE C/L SURVEY PLAT LOR-90-13.01 R/W PLAT BOOK 25, PAGE 49

I-90 (Variable Width)

Center Road (60' & Width Varies)

FMLY S.R. 76

A.K.A. WOOSTER-AVON LAKE RD.

POWDERMAKER ROAD (80' & Width Varies)

(A.K.A. Avon-Chester Rd)

SECTION 45

SECTION 16

N88°24'21"W 99.09'

N01°21'53"E 184.39'

STA 1068+91.63 I.R. 90

STA 991+20.22 (RELOC SR 76)

N01°43'18"E CALC

N01°41'28"E ODOT REC

1069+93.16 CALC

STA 1069+91.02

215.33' LT. (REC)

215.26' LT. CALC

STA 1069+93.76

315.26' LT. CALC

100.00'

04-016-103-031

THE STATE OF OHIO

VOL. 957, PG. 470

0.14 ACRE

(PCL 138WL)

04-016-103-020

THE STATE OF OHIO

VOL. 953, PG. 587

(PCL 139WL)

0.41 ACRES

TO BE RETAINED BY THE STATE

PCL140 res. W'ly

33,535 sq. ft.

0.7699 acres

(E)

S88°24'20"E 117.69' DEED & CALC

248.22' DEED & HELD

S88°24'20"E

Exist 4.5' Chain Link Fence

N50°54'01"W CALC

N50°54'01"W 164.25' CALC

N50°54'01"W 163.46' DEED

EX. DEED MIS-CLOSES 0.46'

STA 1071+12.06 CALC

414.92' LT. (DEED)

414.81' LT. (CALC)

STA 1071+12.18

5/8" I.Pin Fd

Fd

0.67'N

0.73'E

(I.D. Resar)

STA 1072+41.98 CALC

414.92' LT. (DEED)

414.32' LT. (CALC)

CONSOLIDATED PARCEL

39,930sq. ft.

0.9167 acres

(D)

04-016-103-013

THE STATE OF OHIO

VOL. 938, PG. 573

(PCL 140 WL)

1.18 acres

Convey to AVONCOMM CO. LTD.

8,829 sq. ft.

0.2027 acres

(B)

Exist 4.5' Chain Link Fence

200.72' CALC

N38°31'28"W

182.78' CALC

S88°24'20"E

159.66' DEED

159.22' DEED

04-016-103-022

AVONCOMM CO. LTD.

DOC. NO. 1998 054 3711

Convey to AVONCOMM CO. LTD.

472 sq. ft.

0.0108 acres

(A)

STA 1074+24.76

313.43' LT.

STA 1074+36.69

340.24' LT.

STA 1074+57.01

340.23' LT.

STA 1074+01.68 CALC

STA 1074+02.46 DEED

313.21' LT. (DEED)

313.32' LT. (CALC)

STA 1074+18.67 CALC

319.51' LT. (DEED)

319.32' LT. (CALC)

STA 1074+15.63

213.32' LT.

87°13'29"

CAPPED 5/8" I PINS SET

04-016-103-021

THE STATE OF OHIO

VOL. 953, PG. 589

0.05 ACRES

(PCL 139WD)

CAPPED 5/8" I PINS SET

to CITY-AVON

1,867 sq. ft.

0.0429 acres

(F)

CAPPED

(I.D. Resar)

5/8" I.PIN FD

0.04'N

0.20'E

S02°13'04"W 70.76'

CAPPED 5/8" I PIN SET

Convey to THE CITY OF AVON

8,956 sq. ft.

0.2056 acres

(D)

04-016-103-013

THE STATE OF OHIO

VOL. 938, PG. 573

Exist 4.5' Chain Link Fence

N88°24'21"W

91.00'

N88°24'20"W 105.00'

R=60

S88°24'21"E 201.85'

100.00'

186.68' ODOT & USED

86.68'

13.32'

UG ELEC VAULT (UG LINES N&S)

100.00'

STA 1075+06.54 I.R. 90

STA 50+00.00 (CENTER RD)

S01°24'13"W

100.00'

STA 52+00

CAPPED 5/8" I PIN SET

213.12' LT. DEED

213.32' LT. CALC

STA 1075+06.63

400.00' TO SEC LINE (ODOT RW PLAN & REC)

(768.86' TO C/L POWDERMAKER RD)

70.00'

30.00'

100.00'

PK NAIL SET

PK NAIL SET

STA 54+00

S01°24'13"W

04-016-104-028

THE STATE OF OHIO

(PCL 169WD)

04-016-104-012

THE STATE OF OHIO

(PCL 172WL)

04-016-104-011

THE STATE OF OHIO

(PCL 171WL)

04-016-104-010

THE STATE OF OHIO

(PCL 170WL)

04-016-104-009

THE STATE OF OHIO

(PCL 169A WL)

04-016-104-029

WALMART REAL ESTATE BUSINESS TRUST

DOC.# 2002087189

04-016-104-032

JOSEPH TOTH JR. & KATHARINE TOTH, TRS.

DOC.#20010743329

04-016-104-004

WALMART REAL ESTATE BUSINESS TRUST

DOC.# 2002087189

04-016-103-023

THE STATE OF OHIO

(PCL 168WD)

STA 1075+06.68

340.20' LT. CALC

339.36' LT. DEED

STA 1075+06.54

400.00' TO SEC LINE (ODOT RW PLAN & REC)

(768.86' TO C/L POWDERMAKER RD)

04-016-103-017

THE STATE OF OHIO

515.70' DEED & USED

515.72' ODOT R/W PLAN

(PCL 144WL)

1.18 ACRES

S88°24'21"E 515.14'

04-016-103-015

THE STATE OF OHIO

(PCL 143WL)

1.18 ACRES

614.81' (6A-CA) ODOT & USED

S88°37'17"E

1075+0

S88°24'21"E 514.59'

04-016-103-015

THE STATE OF OHIO

(PCL 142WL)

1.18 ACRES

514.03' S88°24'21"E

04-016-103-014

THE STATE OF OHIO

VOL. 934, PG. 864

(PCL 141WL)

1.18 ACRES

513.48' S88°24'21"E

N88°24'21"W 422.48'

04-016-103-043

THE STATE OF OHIO

(PCL 129WL)

N88°38'07"W 130.00'

STA 997+35.45 CALC

STA 1069+95.45 DEED

103.46' RT. CALC

STA 997+39.39 CALC

STA 1069+99.39 (DEED)

103.05' RT. (DEED)

"WEST LINE OF "RAMP" DRAWN BETWEEN DIMENSION AT SECTION LINE AND 106.32' ELY OF I-90 CL"

N01°43'18"E CALC

N01°41'28"E ODOT REC

100.00'

04-016-103-039

THE STATE OF OHIO VOL. 869, PG. 988

S02°16'59"W (DEED)

N02°17'23"E 158.56'

(N02°17'23"E)

87°13'29"

21.04' CALC

159.45' DEED

157.95'RESIDUE

(PCL 137WL)

S02°13'04"W 70.76'

997+56.34 CALC

150.59' RT. DEED & CALC

150.60' (HELD)

997+93.89 CALC

997+94.30 DEED

153.45' RT. DEED

ODOT NON-CLOSING LINE

N01°43'18"E CALC

N01°41'28"E (ODOT DEED)

300.00' TO C/L

(PCL 136WL)

S01°41'28"W DEED

224.79' DEED

N01°41'21"E 226.14'

04-016-103-028

04-016-103-027

THE STATE OF OHIO

VOL. 955, PG. 389

EX. ODOT DEED MIS-CLOSES 1.67'N 3.56'W

STA 1000+90 (DEED)

STA 1000+90.00 CALC

134.33' RT. DEED

STA 1000+91.57 (RELOC SR 76)

S88°38'07"E 134.33'

STA 13+84.33 (AVON-CHESTER RD.)

STA 1000+91.57 (RELOC SR 76)

1" I.Pin Fd./Used

1001+0

106.32' ODOT & OBS

S88°38'07"E 108.39' RT.

STA 1001+00.00 CALC

STA 1001+00.00 (DEED)

134.33' RT. DEED

S88°38'07"E 88.39'05" CALC

40.01'

N01°43'08"E

STA 1541+72.73

40.00' RT.

S88°37'47"E 75.00'

04-016-103-035

MILKMART PROPERTY XXIX, LLC

2001 0775892

S01°43'08"W 300.00' TO C/L (DEED)

04-016-103-038

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

S01°43'08"W 300.00'

04-016-103-040

JACK H. SWEET

1999 0650667

04-016-103-032

ROBERT A SHELTON JR.

NANCY M. SHELTON

O.R. 1190, PG. 786

1.04 ACRES

511.81' C/L CENTER RD TO OLD P/L

511.85' DEED

483.75' CALC-RESIDUE

N88°24'20"W

S88°24'20"E 512.37'

394.67' TO C/L

04-016-103-026

04-016-103-009

04-016-103-024

MARGAM INVESTMENT, LTD

2003 0885786

S88°37'47"E 509.35' DEEDS & USED

S88°37'47"E

515.67' ODOT C/L PLAT

615.56' BRAMHALL SURVEY

616.78' OBS

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 RECORD BEARING OF CENTER ROAD AS SHOWN BY CENTERLINE PLAT FOR ODOT PROJECT LOR -90-19.95, RECORDED IN PLAT BOOK 25, PAGE 49 OF LORAIN COUNTY RECORDS.

ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM C. VONDRA JR. P.S. 5/28/03 DATE

STATE OF OHIO WILLIAM C. VONDRA JR. S-7478 REGISTERED PROFESSIONAL SURVEYOR

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	42.70'	60.00'	40°46'19"	41.80'	S51°52'13"W	22.5'
C2	30.65'	60.00'	29°16'02"	30.32'	S16°51'03"W	15.67'

04-016-103-036

THE STATE OF OHIO

VOL. 954, PG. 357

120.00'

1" I.Pin Fd./Used

N01°40'13"E

STA 20+00.00 (AVON-CHESTER RD.)

STA 59+82.18 (ORIG. SR 76)

N84°55'13"E

982.18' ODOT REC & OBS C/L I-90 TO C/L POWDERMAKER RD

1168.86' DEEDS & USED SECTION LINE TO C/L POWDERMAKER RD

1169.06' ODOT

568.86' DEEDS SUM & USED

568.42' ODOT DEED TO PCL 139WL (ERROR)

168.86' DEED & USED

STA 56+00

S01°24'13"W

STA 58+00

90.00'

300.00' DEED & USED

90.00'

161-WD

160-WD

S88°38'07"E

9°20' USED

90° AT DEED (CONFLICTS WITH ALL OF PARALLEL WITH C/L AVON-CHESTER RD.)

Situated in the City of Avon, County of Lorain, and Stat of Ohio and known as being part of Oginal Avon Township Section No. 16.

● DENOTES CAPPED 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "LDC INC."

○ DENOTES MONUMENT FOUND

REV. No.		DATE	BY	CH'K'D
1	SURVEY FOR ADJACENT PARCELS UNCOVERS MISCLOSURES OR CONFLICTS IN ODOT PARCELS 136WL THRU 139WL.	2/13/03	WJV	

LDC Inc. d.b.a. LAND DESIGN consultants

www.LDCinc.net

ENGINEERS · PLANNERS · SURVEYORS

8585 East Avenue· Mentor, Ohio 44060 TEL: (440) 255-6463 (440) 951-LAND (440) 354-6938 FAX: (440) 255-9375

1471 Lear Industrial Park Avon, Ohio 44011 TEL:(440) 937-5601 (440) 937-5602 FAX: (440) 937-5603

ODOT / AVONCOMM CO. LTD.

Lot Split Map

AVON - LORAIN - OHIO

DATE May 28th, 2003

SCALE: HOR. 1"=40'

VERT. none

FILENAME Lot Split-e

COMPUTER mps

FIELD CREW

MAP of SURVEY

SHEET 1 OF 1

CONTRACT No. SMITD2-0202