SOUTHWEST CORNER SECTION 3
NORTHWEST CORNER SECTION 2

TIMBERVIEW ESTATES
SUBDIVISION NO. 1

FRENCH CREEK RD. 60'

1" IRON PIN MON. FD & USED
RAILROAD SPIKE FD. 0.27 NORTH
1875.17' REC. – USED
S 89°58'05" E

S 89°58'05" E 618.75' REC. – USED

1/2"ø IRON PIN 0.22' SOUTH 0.15' EAST

N 59°11'05" E 490.70' OBS. – USED

RAILROAD SPIKE FD. & USED

12' UTILITY EASEMENT

404.02

1"ø PIPE FD. ON LINE @ 34.46'

355.07' OBS. – USED

S 01°22'20" E 251.68'

SANITARY EASEMENT

04-00-003-103-023
WILLIAM P. & ANNA L. PHILLIPS
DEED VOL. 1407, PG. 480

04-00-003-103-022
DEBBIE A. SMITH
INSTR# 980572965

04-00-003-103-024
STEVEN S. & SUSAN K. SPAETZEL
O.R.V. 745, PG 181

04-00-003-103-020
YVONNE KELLY
INSTR# 970490447

04-00-003-103-018
BOBBY C. & MONYA J. SPARKS
O.R.V. 1266 PG 132

04-00-003-103-015
ST. CLEMENT NIACEDONIAN ORTHODOX CHURCH
DEED VOL. 1203, PG. 573

04-00-003-103-003
FRANK & THERESA DANCKI
DEED VOL. 811, PG. 551

04-00-003-103-005
WINIFRED A. BALMERT
DEED VOL. 1318, PGS. 243 & 245

3/4"ø PIPE FD. & USED

SECTION 3
SECTION 2

S 89°58'05" E 642.54' 973.54'

BLOCK "A"

1"ø PIPE FD. 0.16' SOUTH 0.07' EAST

1"ø PIPE FD. 0.65' SOUTH 0.29' EAST

1"ø PIPE FD. 2.66' SOUTH 0.13' WEST

1"ø PIPE FD. 0.16' SOUTH 1.58' WEST

-030

542.61' 12' UTILITY EASEMENT
SIDEWALK TO THE CITY OF AVON

50' SETBACK

BROOKVIEW ENTRY 80'

DRAINAGE EASEMENT

BLOCK "B"
2.9821 ACRES
DRAINAGE EASEMENT
TO THE CITY OF AVON

12' UTILITY EASEMENT
20' BICYCLE TRAIL &

FARLEY SUBDIVISION

ROAD 60'

OBS. – USED 678.28'

648.09'

50' SETBACK

AMBERWOOD DRIVE 60'

24' S.B.

12' U.E.

82.00'

58.00'

107.00'

-079

BLOCK "C"
7.3818 ACRES
DRAINAGE EASEMENT
TO THE CITY OF AVON

EASEMENT

50'

30' SETBACK

10' LANDSCAPE EASEMENT

246.38'

S 89°54'15" E 598.95' OBS. – USED

IRON PIN SET

IRON PIN SET 11' WEST

1"ø PIPE FD. 29.98' WEST

1382.01'

30.23'

WOODFIELD COURT 60'

20' DRAINAGE EASEMENT

10' U.E.

N 89°54'15" W 538.11'

3/4"ø PIPE FD. & USED

1359.38'

OBS.

675.36'

OBS. – USED

04-00-002-102-063
AVONDALE GOLF CLUB
DEED VOL. 1258, PG. 379

BALANCE OF DEED
8.7936 ACRES
04-00-002-102-073

-080

-081

497.19'
N 70°07'25" E 633.81'

188.07'
N 85°22'30" W

BALANCE OF DEED
20.4380 ACRES
04-00-002-102-003

S 00°22'55" W

684.02'

OBS.

MOON

1"ø PIPE FD. 30.22' WEST

N 06°59'35" W 500.44'

04-00-002-102-002
CHARLES F. & MARGARET B. SCHALK
TRUSTEES
INSTR# 20000705773
6.2329 ACRES ACTUAL
6.358 DEED

N 04°37'30" E 494.78' OBS.–USED

255.00'

239.78'

30'

ON LINE
1"ø PIPE FD.
@ 487.04'
(11' TO ℄
DITCH REC.)

1-1/2"ø PIPE FD.
ON LINE
@ 28.18'
(25.18' REC)

N 89°42'25" E
498.13' OBS. – USED

50' DRAINAGE EASEMENT

RAILROAD SPIKE SET

N 06°59'35" W 203.28'

5/8"ø IRON PIN FD.
ON LINE
@ 30.09'

1"ø PIPE FD. 30.04' WEST

5/8"ø IRON PIN FD. 12.44' WEST

1842.46'
N 89°39'00" E 1386.55' REC – USED

3/4"ø PIPE FD. & USED

N 07°21'00" W 1245.71' CALC.–USED

1"ø PIPE FD.
ON LINE
@ 30.64'

1"ø PIPE FD. 29.44' WEST

RAILROAD SPIKE SET @ ANGLE POINT

04-00-002-102-063
AVONDALE GOLF CLUB
DEED VOL. 1258, PG. 379

0' 80' 160' 240'
SCALE: 1"=80'

LEGEND

- ● 5/8"ø IRON PIN SET (30" REBAR WITH "ZWICK" CAP)
- ◆ IRON PIN MONUMENT SET
- ○ PROPERTY CORNER AS INDICATED
- ◇ IRON PIN MONUMENT FOUND

№ 01253
APPROVED
LORAIN CO.
MAP DEPT.
DATE 11-25-02
PAGE 4-00-002-C
4-00-003-S
BY J Hatfield
#02-01253

SHEET 2 OF 3

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8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743 (440) 235-2729

AMBERWOOD SUBDIVISION No. 1

DESIGNED DEH	DRAWN CES	CHECKED DEH
DATE JUNE 2002	REVISED JULY 2002	SCALE 1"=80'

C:\DrawFile\D Amberwood LLC Amberwood-Subdivision\No-1\Plats\Sub-No-1-Plat.dwg Thu Aug 08 14:08:43 2002 COP-PHIGH ZWICK ASSOCIATES, INC.