

Hawkesbury Court 60'

30.00' MSD.

1" I.Pipe Fnd. 0.07' East

1" I.Pipe Fnd. & Used

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

PLAT OF LOT SPLIT BEING PART OF SECTIONS 26 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 NAGLE ROAD (N 0°00'00"E) PER BERNICE A. RATHBUN DEED VOLUME 343 PAGE 775 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.

DANIEL LAUX, P.S. #7081



No 01617

APPROVED
LORAIN CO. MAP DEPT
DATE 3-23-04
PAGE 4-00-026-A
BY JHATfield
#04-01617

1-1/2" I.Pipe Fnd. & Used

5/8" I.Pin Fnd. & Used 30.00' MSD.

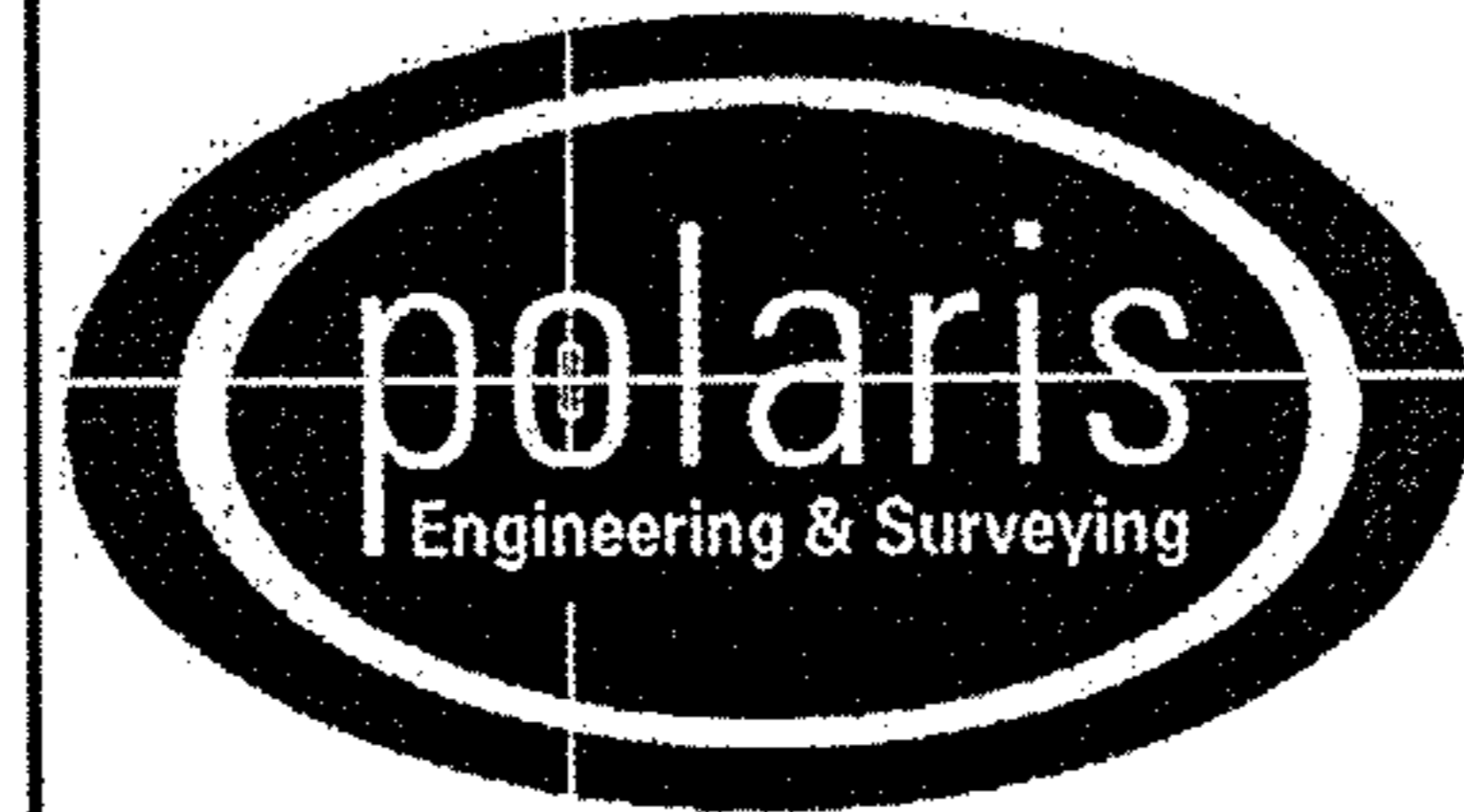
1" I.Pin Set W/Cap

1-1/2" I.Pipe Fnd. & Used 30.00' MSD.

Schwartz Road (Width Varies)

DATE: 1-23-04
SCALE: HOR. 1"=50'
VERT. 1"=0'
FILENAME: Lotsplit Plat
COMPUTER: FS
CREW CHIEF: PCS

Prepared For:
B. Rathbun
2300 Baumhart Road
Vermillion, Ohio 44089
(440)984-5264



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

Plat Of Lot Split

CONTRACT No.	
03549	
SHEET	OF
1	1

Nagel Road 60'

100'00'00"E 80.19'

1-1/4" I.Pipe Fnd. 0.04' East

1" I.Pipe Fnd. 0.10' East

1-1/4" I.Pipe Fnd. (Bent) 1.18' North, 2.49' East

Dennis J. Sadowski
Christine A. Ignasiak
PPN.04-026-103-025

(2.2' Fence Encroachment)
S 89°37'00" W 300.12' Act. 300.00' Deed to C/L
270.12' Exist. 4' Chain-Link Fence

PARCEL #B
36,543 SQ. FT.
0.8389 ACRES
To C/L

PARCEL #B
32,890 SQ. FT.
0.7550 ACRES
To R/W

PARCEL 1
Bernice A. Rathbun
Vol.343, Pg.775
PPN.04-026-103-026
65,380 Sq. Ft. (to C/L)
58,857 Sq. Ft. (to R/W)

S 89°37'00" W
300.08' to C/L

I.Pin Set W/Cap

I.Pin Set W/Cap

I.Pin Set W/Cap

I.Pin Set W/Cap

I.Pin Set W/Cap

I.Pin Set W/Cap

Property Address
3285 Nagel Road
Avon, Ohio 44011

PARCEL #A
61,823 SQ. FT.
1.4193 ACRES
To C/L

PARCEL #A
47,552 SQ. FT.
1.0917 ACRES
To R/W

PARCEL 2
Bernice A. Rathbun
Vol.343, Pg.775
PPN.04-026-103-026
32,986 Sq. Ft. (to C/L)
21,586 Sq. Ft. (to R/W)

TOTAL LOT
2.2582 ACRES (to C/L)
1.8467 ACRES (to R/W)

I.Pin Set W/Cap

I.Pin Set W/Cap

89°46'47"(Act.)
89°48'00"(Deed)

S 89°46'47" W 300.00' Deed & Msd.

S 89°46'47" W 174.55' Act. 174.30' Deed

30.00' MSD.

30.00' MSD.