SURVEY
OF
36.0289 ACRES
ON
MILLER & WALKER ROADS
PART OF
ORIGINAL AVON TOWNSHIP LOT NO. 6
IN THE CITY OF
AVON LAKE
LORAIN COUNTY, OHIO
FOR
216 MILLER ROAD LLC

BY
THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DR. CLEVELAND OH 44135
PH (216) 251-3033 – FAX (216) 251-5149

BY: VICE PRESIDENT 7-7-08
JAMES T. SAYLER, REG. SURVEYOR #S-7425
SCALE: 1"=80' JULY, 2008

STATE OF OHIO
JAMES T. SAYLER
S-7425
REGISTERED
PROFESSIONAL SURVEYOR

BASED ON MILLER RD BEARING N2°18'37"E
(FROM 216 MILLER RD LLC DEED
SURVEY BY KS ASSOC. 12/04)

GRAPHIC SCALE
SCALE: 1" = 80'

LEGEND:

- ○ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS SET.
- ● DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS FOUND (UNLESS OTHERWISE NOTED).

N
0
40
80
120
160
MILLER ROAD 60'
618.96' DEED & MSD. N02°18'37"E
VILLAGE OF AVON LAKE VOLUME 382, PAGE 454
250.00' DEED 250.04 OBS.
443.00' DEED & MSD.
145.00' DEED & MSD.
298.00' DEED & MSD.
N2°18'37"E 618.62'
RR SPIKE FOUND & USED
N87°23'20"W 399.99'
429.99' D. & M.
717.00' DEEDS & OBS
04-00-006-105-043
SPEVOCK'S NAUTICAL LANES, LLC
INST. #20070216504
04-00-006-105-045
CFLP LLC, CHAD CHILLEMI LLC
& PATRICIA CHILLEMI LLC
INST. #20000692837
PARCEL NO. 1 | PARCEL NO. 2
B-2
190
191
192
193
PARCEL #3
357,698 SQ. FT.
8.2116 AC.
(TO R/W)
N02°18'37"E
149.99' D & M
PK NAIL FD. 0.04' W. PER DEED & USED
ZONING
PARCEL #4
7,389 SQ. FT.
0.1696 AC.
P.K. NAIL FD. 0.16'S & 0.09'E
PARCEL #5
36,619 SQ. FT.
0.8407 AC. (TO R/W)
PARCEL #6
80,811 SQ. FT.
1.8552 AC.
(TO R/W)
04-00-006-105-033
MILLER RD ASSOC. LLC
INST # 20030920440
04-00-006-105-034
AVON LAKE EQUITIES LTD.
INST # 20040031320
N2°18'37"E 254.99'
1" IRON PIN IN MON. BOX @ N87°38'23"W 17.54' PER DEED & USED
20.00 D&M
N02°18'37"E
40.00
N86°43'45"W
235.00 D&M
N02°18'37"E
125.00 D&M
275.00
305.00' DEED & MSD.
430.00' DEED 430.04' PER KS ASSOC.
N86°43'45"W
125.04
110.04
15.00
83.31'
48.73
N87°41'23"W
N42°41'23"W
86.68
N02°18'37"E 399.99'
316.68'
N2°18'37"E 443.00 D & M
376.12
313.25
290.00
110.04
N02°18'37"E
208.15'
62.87
41.98
N87°41'23"W
23.87'
197.81
N42°41'23"W
N42°41'23"W
166.78'
N27°41'23"W
126.10
1" IRON PIPE FD. 43.01' TO C/L (43.05' PER DEED) & 0.31'W (0.27' W PER DEED)
N86°43'45"W 1402.00'
430.00 DEED 430.04' PER KS ASSOC.
43.01'
R-3
0 4 - 0 0 - 0 0 6 - 1 0 5 - 0 3 7
2 1 6 M I L L E R R O A D L L C
INSTRUMENT #20050055193 (REMAINDER OF 53.1843 AC. PCL.)
PARCEL #7
108,604 SQ. FT.
2.4932 AC.
N80°11'23"W
115.16
N9°48'37"E
30.51
N62°18'37"E
102.91
N77°18'37"E
148.60
N62°18'37"E
73.85
N47°18'37"E
148.60
N27°41'23"W
195.08
72.22'
N35°11'23"W
N7°18'37"E 173.36'
59.13
N83°07'01"W
287.01' DEED & MSD
N87°23'20"W
N02°18'37"E 400.00' DEED & MSD
N87°23'29"W
44.26' D&M
¾" CAPPED (KS ASSOC) I. PIN FD. 0.10'N & 0.02'E
¾" CAPPED (KS ASSOC) I. PINS FD. 0.04'S & ONLINE
¾" CAPPED (KS ASSOC) I. PIN FD & USED.
PARCEL #8
978295 SQ. FT.
22.4586 AC.
(TO R/W)
RECREATION BUILDING
SMUGGLERS COVE CONDOMINIUM NO. 4
VOL 29, PAGES 58-68
AVON LAKE HARBOR ESTATES SUBD.
VOL. 12, PG. 24
69 70 71 72 73
SMUGGLERS COVE CONDOMINIUM NO. 1
VOL 26, PAGES 75-82
1129.27' DEED & MSD.
N02°06'42"E
ELECTRIC BLVD. 50'
SOUTH DRIVE (PARTIALLY VACATED)
143.48' R&M
144.55' D&M
N75°30'43"E
N11°07'01"W
114.45' R&M
N03°52'59"E
117.15' R&M
242.41' R&M N78°52'59"E
165.69' R & M
N56°52'59"E
413.68' REC & MSD N02°07'01"W
177.30' R&M
N03°52'59"E
N56°07'01"W
49.30' R&M
403.23' REC & MSD N03°52'59"E
N28°07'01"W
109.99' R&M
103.93' R&M
N46°52'59"E
N06°52'59"E
81.31' R&M
91.11' R&M
N56°52'59"E
225.00' R&M
N83°07'01"W
379.17' REC & MSD
N16°52'59"E
ZONING
REMAINDER "R-1"
REMAINDER "R-2"
REMAINDER "R-3"
PARCEL "A"
AQUA MARINE CONDOMINIUM NO. 1 PHASE 1
VOL 91, PAGES 12-16
R-3
S/L 60
1" I. PIN FOUND & USED
04-00-006-104-007
CHRISTOPHER R. McDONNELL
INST #20030936277 PCL #2
04-00-006-104-007
CHRISTOPHER R. McDONNELL
INST #20030936277 PCL #1
04-00-006-104-006
JOHN L. & JANET GUGGENBILLER TRUSTEE
INST #19980512680
04-00-006-104-005
DANIEL J. VANEK
INST #20020863178
N02°03'27"E 265.85' D&M
234.34'
N74°14'43"E
63.17 D&M
31.51
31.55
63.28
196.61'
N2°14'33"E 228.16' D&M
04-00-006-104-004
JOSEPH M. TURNER
INST #20050095987
04-00-006-104-003
JOSEPH M. TURNER
O.R. VOL. 350, PG. 657
04-00-006-104-001 & 002
CHRISTOPHER D. POTONIC & AIMEE D. HARRELL
INST # 20010768591
266.32' D&M N03°01'41"E
234.63'
89.90' D&M
N74°14'43"E
N02°17'09"E
36.95' D&M
63.69' D&M
N74°14'43"E
31.69'
1" I. PIPE FD. 31.48' TO C/L PER DEED & USED
1" I. PIPE FD. 31.57' TO C/L (31.51' PER DEED) & USED E&W
1" I. PIPE FD. 0.35'N (0.32'N PER DEED) 0.02'E (0.02'W PER DEED) & USED
1" I. PIPE 0.26'N PER DEED & USED
EX PAVT.
AVON LAKE HARBOR ESTATES SUBD. VOL. 12, PG. 24
LAKE ROAD 60'
409.24 D & M
N74°14'43"E
409.16'
31.66'
3/4" IRON PIPE FD. 31.72' TO C/L PER DEED & USED
1" IRON PIPE FD. 31.69' TO C/L & 0.10' W PER DEED & USED
296.18' DEED & MSD.
1" IRON PIPE FD. 0.07'N (0.03'N PER DEED) 1.44'W (1.31'W PER DEED)
41.94' D&M
1/2" IRON PIPE FD. 0.17'N (0.14'N PER DEED) 1.57'W (1.67'W PER DEED)
2058.49'
2452.00 DEED 2452.02' CALC N02°52'59"E
03-00-032-103-005 & -107-058
216 MILLER RD LLC
INST # 20050055193
(5.8584 AC. PARCEL)
03-00-032-103-004
JOHN C. & FAYE BEALE
VOL. 1090, PG. 428
293.17
150.00
S/L 1
HELEN TARNAVSKY SUBDIVISION
VOL. 18, PAGE 21
03-00-032-103-006
216 MILLER RD LLC
INST #20050073316
HAWTHORNE AVE. 60'
S/L 260
WESTVIEW ESTATES
VOL. 20, PAGE 40
31.41
1" IRON PIPE FD. 0.07' S 0.24' W
N02°55'59"E 1808.94' REC (V20, P 40) 1808.82 DEED 1808.64 CALC.
1" IRON PIPE FD. 683.75' N SUBD. CORNER (683.87' N PER DEED) & 0.12' W
FORM PIN FD. 0.30' S & ONLINE
1/2" IRON PIPE FD. 0.15' S & 0.07' W
259 258 257 256 255 254 253 252 251 250 249 248 247 246 245 244 243 242 241 240 239 238 237 236 235 269 268 267 266 265 264 263 262
WESTVIEW ESTATES SUBDIVISION VOL. 20 PAGE 40
318.87' R & M
AVON LAKE
SHEFFIELD LAKE
O.L. 6
O.L. 32
43.00'
EMPTY MON BOX
1" IRON PIPE FD. & USED
1" IRON PIN FD. 0.15'N (0.30'N PER DEED) 2.15'W (2.08'W PER DEED)
391.73' REC
N87°05'34"W
182.11' D&M
N03°01'56"E 259.96 DEED & MSD.
1 1/8" IRON PIN USED
03-00-032-107-056
JOHNNY M. & KRIS A. KINKEAD
O.R. VOL. 856, PG. 110
248.79'
S/L 176
S/L 175
S/L 106
IRON PIN FD. 30.19' TO C/L PER DEED USED
281.17' DEED & MSD.
N84°03'32"W
1001.96' DEED & MSD
WALKER ROAD DEDICATION
PLAT VOLUME 12, PAGE 32
N86°43'45"W 1432.42' DEED 1432.43' CALC.
1002.39' N86°43'45"W
WALKER ROAD 86'

N02599
APPROVED
LORAIN CO.
MAP DEPT
DATE 8-20-08
04-00-006-105-034, 037
PAGE 04-00-006-A
BY JHatfield
08-02599