PLAT OF LOT SPLIT
FOR
SCHAFER DEVELOPMENT CO. INC.

PART OF ORIGINAL AVON TOWNSHIP SECTION NO.21
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

04-00-021-000-150
-145
04-00-021-D

S/L 17
1.2586 Ac.

S/L 18
1.2264 Ac.

LEAR INDUSTRIAL PARK NO. 1
VOL. 59, PG. 13

LEAR INDUSTRIAL PARK NO. 2
(PROPOSED)

TEMPORARY EASEMENT
TO THE CITY OF AVON

S00°46'22"W 100.00'

N89°13'38"W 64.02'

173.83'

30.50'

LEAR INDUSTRIAL PARKWAY 60'

S 09°35'00" E

50.00'

N89°13'38"W

Iron Pin Set

Δ = 00°18'29"
R = 470.00'
C = 2.53'
L = 2.53'
S09°25'45"E

S89°13'43"E

159.10'

200.00'

143.33'

130.50'

Iron Pin Set

60' SETBACK

S00°46'22"W 130.00'

ADDITIONAL LANDS
1.4681 Acres

10' SIDE BUILDING LINE

417.19'

N89°13'38"W

LANDS IN THE NAME OF SCHAFER DEVELOPMENT CO.,INC.
VOL. 1303, PAGE 813 L.C.O.R.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
100 50 25 0 50

S/L 8
1.2693 AC.

S/L 9
1.2104 AC.

360.66' N 89°13'38" W

20' STORM SEWER
EASEMENT TO THE
CITY OF AVON

S 89°13'38" E

387.23'

TOTAL ACREAGE: 2.6785
BUILDABLE AREA: 1.9793 Ac.

20' REAR BUILDING LINE

160.00'

141.00'

159.00'

141.52'

N01°06'00"E

Iron Pin Set

JOHN G., JR. & KAREN L. EBERT
O.R.V. 183 P. 347

IPP FD
1.45' S.

SCOTT NEHODA
O.R.V. 871 P. 146

IP FD.
0.21W. (ID "KS")

IP FD.& USD.

SCOTT NEHODA
O.R.V. 1039 P. 788

I Herby 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 An Assumed Meridian And Are Intended To Indicate Angles Only. 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.

James R. Pegoraro, Jr. P.S. No. 5368

STATE OF OHIO
JAMES R. PEGORARO
5368
REGISTERED
PROFESSIONAL SURVEYOR

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Civil Engineers and Surveyors
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TELEPHONE 255-8463 354-6938 951-LAND

JRP/SCHAD16H/PLAT1.dwg.