ORIGINAL AVON TOWNSHIP SECTION 22

ORIGINAL AVON TOWNSHIP SECTION 15

MIDDLETON ROAD (100' WIDE) DEDICATED VOL. 64, PAGE 32 L.C.P.R.

MON BOX WITH 5/8" IRON PIN FD./USED

50.00' M.S.D.

BENT 5/8" IRON PIN (ID: NEFF) FD. 0.10' West

N00°23'40"E 921.14' REC./OBS.

MON BOX WITH 5/8" IRON PIN FD./USED

50.00' M.S.D.

MON BOX WITH 5/8" IRON PIN FD./USED

C-1

N23°22'14"E 73.00' PLAT/OBS.

SURVEY NAIL FD./USED

POB ALL PARCELS

C-3

10.00'

5/8" IRON PIN (ID: K&S) FD./USED

66.01' PLAT/MSD.

C-2

35.84'

POB REMAINING LANDS

5/8" IRON PIN (ID: NEFF) FD./USED

182.24' DEED/182.38' ACT.

N89°37'46"W

DETROIT ROAD – S.R. 254 (WIDTH VARIES)

SUBLOT 8 AVON COMMONS RE-SUBDIVISION
VOL. 71, PAGE 49 L.C.P.R.
PPN 04-00-015-103-066
FIRST INTERSTATE AVON LTD.
INST NO. 2002-0820728
04/24/2002

687.46'

S89°34'08"E 72.06' R/ 71.98' ACT.

5/8" IRON PIN (ID: NEFF) FD./USED

S00°23'51"W 890.18' DEED/890.16' ACT.

PPN 04-00-015-103-050
EDWARD J. WESTGATE SR., TRUSTEE
INST NO. 2008-0262049
07/22/2008
160,858 SQ. FT.
3.6928 ACRES
(154,851 SQ. FT.
3.5549 ACRES
EXCLUDING
RIGHT OF WAY)

290.65' DEED/290.66' OBS.

S89°33'28"E

SUBLOT 7 AVON COMMONS RE-SUBDIVISION
VOL. 71, PAGE 49 L.C.P.R.
PPN 04-00-015-103-065
FIRST INTERSTATE
AVON COMMONS EAST LTD.
INST NO. 2002-0832430
05/29/2002

BENT 5/8" IRON PIN FD. 0.11' West

N01°25'44"E 573.74' DEED/573.49' ACT.

5/8" IRON PIN (ID: NEFF) FD./USED

35.58'

53.90'

5/8" IRON PIN (ID: K&S) FD./USED

N89°26'26"W 93.00' DEED/MSD.

5/8" IRON PIN (ID: NEFF) FD. 0.09' North 0.10' West

N00°22'21"E 11.84' DEED/MSD.

5/8" IRON PIN (ID: K&S) FD./USED

PPN 04-00-015-103-090
AVON 83 LLC
INST NO. 2010-0358452
DEED PARCEL 2
12/21/2010

PPN 04-00-015-103-086
AVON 83, LLC
INST # 2010-0358452
DEED PARCEL 3

PPN 04-00-015-103-085
P&M AVON LLC.
INST.# 2011-0370029

5/8" IRON PIN (ID: NEFF) FD./USED

N00°22'50"E 245.56' DEED/245.51' ACT.

PPN 04-00-015-103-091
AVON 83 LLC
INST NO. 2010-0358452
DEED PARCEL 3
12/21/2010

235.74' R/M

N89°33'16"W

N89°41'32"W 181.79' R/ 181.74' CALC.

5/8" IRON PIN (ID: NEFF) FD./USED

BOUNDARY SURVEY LEGEND

5/8" IRON PIN SET	
IRON PIN/PIPE FOUND	
MON BOX FOUND WITH PIN/PIPE	
MONUMENT BOX FOUND EMPTY	
SURVEY NAIL SET	
SURVEY NAIL FOUND	
STONE/CONCRETE MONUMENT FOUND	
DRILLHOLE SET	
DRILLHOLE FOUND	
A., ACT.	ACTUAL MEASUREMENT OR CALCULATION
U., USED	USED MEASUREMENT OR MONUMENT
M., MSD	MEASURED
D., R., REC.	DEED OR RECORD
CALC.	CALCULATED
C/L	CENTERLINE
O., OBS.	OBSERVED
P.P.N.	PERMANENT PARCEL NUMBER

APPROVED
LORAIN CO.
MAP DEPT
DATE 1-30-12
PAGE 4-00 015-D
BY R. MAINES
#12-02435-A

NORTH

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 – NORTH ZONE, 1986 ADJUSTMENT.

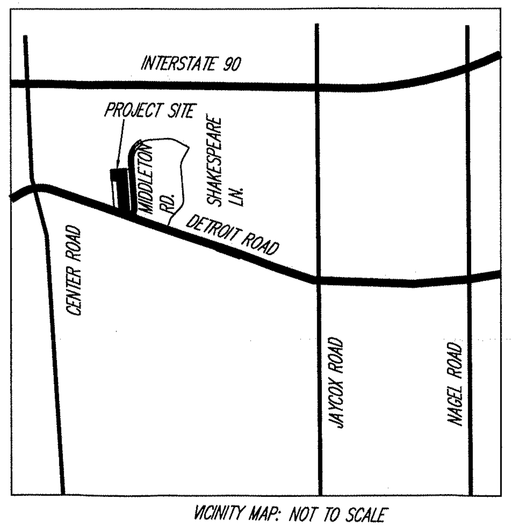
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FEET

04-00-015-103-050

SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN HEREON, AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MONUMENTS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON.

Michael P. Spellacy 1/26/2012
MICHAEL P. SPELLACY P.S. #8169 DATE

STATE OF OHIO
MICHAEL P. SPELLACY
S-8169
REGISTERED
PROFESSIONAL SURVEYOR



VICINITY MAP: NOT TO SCALE

REV. No.		DATE	BY	CH'K'D

DATE: 01/25/2012
SCALE: HOR. 1"=50'
VERT. 1"=0'
FOLDER: dwg/surveys/
FILENAME: westgate boundary
TAB: map of lands
DRAWN: mps

Plat of Survey
PPN 04-00-015-103-050

CITY OF AVON – LORAIN COUNTY – OHIO

polaris Engineering & Surveying

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

PART OF ORIGINAL AVON TOWNSHIP SECTION 15

CONTRACT No. 11059

SHEET	OF
01	01

04-00-015-103-050
SCAN # 4712D