SURVEY

OF

2.7079 ACRES

AT

AQUA MARINE PHASE 1

PART OF

ORIGINAL AVON TOWNSHIP SECTION NO. 6

IN THE CITY OF AVON LAKE,

COUNTY OF LORAIN

& STATE OF OHIO

FOR

AVON LAKE AQUA 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

JAMES T. SAYLER, REG. SURVEYOR #S-7425

SCALE: 1"=80' SEPTEMBER 2013

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

N

GRAPHIC SCALE

0 40 80 120 160

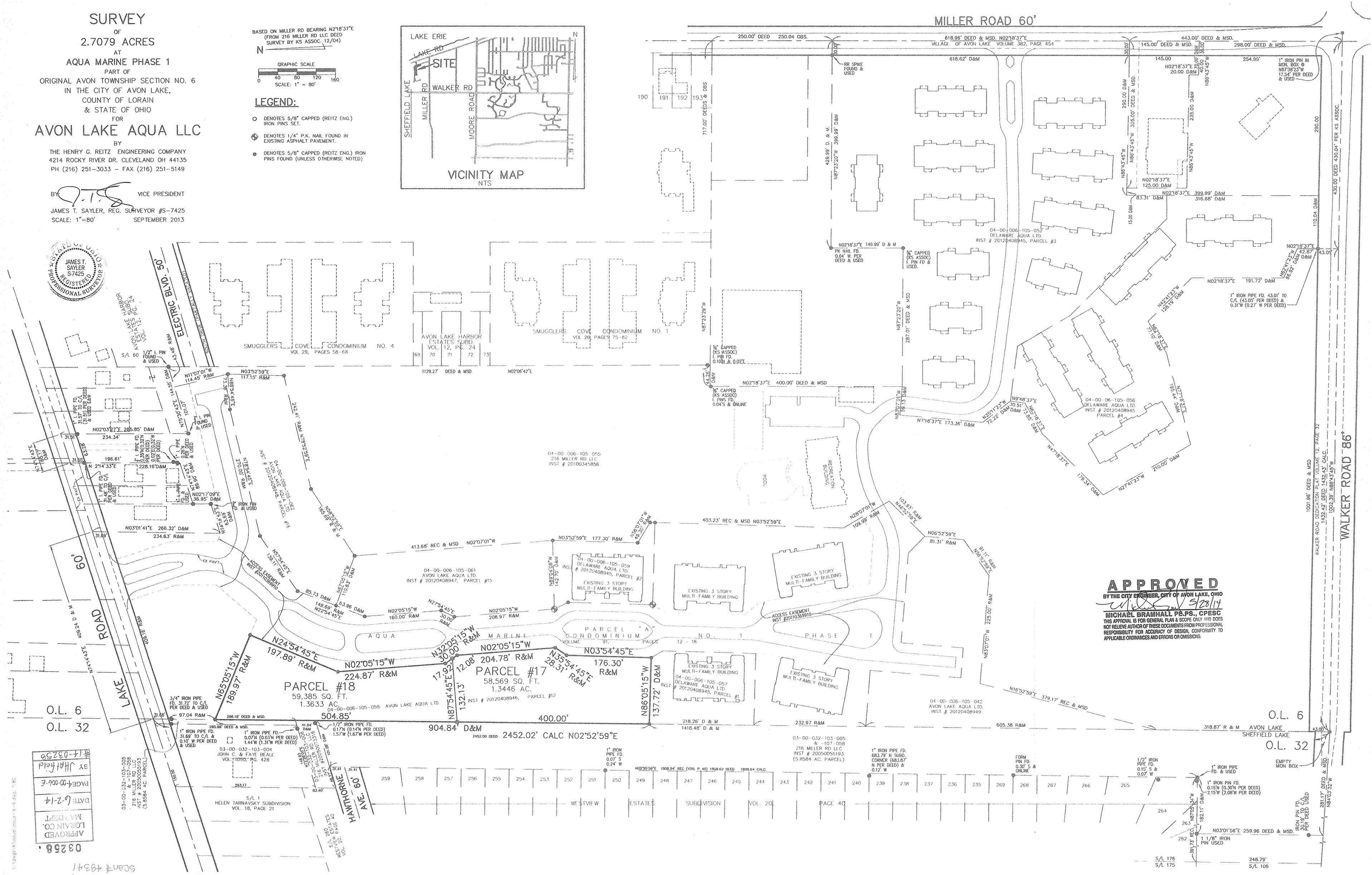
SCALE: 1" = 80'

LEGEND:

- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS SET.
- DENOTES 1/4" P.K. NAIL FOUND IN EXISTING ASPHALT PAVEMENT.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS FOUND (UNLESS OTHERWISE NOTED).

VICINITY MAP

NTS


MILLER ROAD 60'
WALKER ROAD 86'
ELECTRIC BLVD. 50'
LAKE ROAD 60'
SMUGGLERS COVE CONDOMINIUM NO. 4
VOL 29, PAGES 58-68
AVON LAKE HARBOR ESTATES SUBD.
VOL. 12, PG. 24
SMUGGLERS COVE CONDOMINIUM NO. 1
VOL 26, PAGES 75-82
04-00-006-105-052
DELAWARE AQUA LTD.
INST # 20120408945, PARCEL #3
04-00-006-105-056
DELAWARE AQUA LTD.
INST # 20120408945
PARCEL #4
04-00-006-105-055
216 MILLER RD LLC.
INST # 20100345856
04-00-006-105-061
AVON LAKE AQUA LTD.
INST # 20120408947, PARCEL #15
04-00-006-105-059
DELAWARE AQUA LTD.
INST # 20120408945, PARCEL #2
EXISTING 3 STORY MULTI-FAMILY BUILDING
RECREATION BUILDING
POOL
AQUA MARINE CONDOMINIUM NO. 1 PHASE 1
PARCEL "A"
VOLUME 91, PAGES 12 - 16
PARCEL #18
59,385 SQ. FT.
1.3633 AC.
PARCEL #17
58,569 SQ. FT.
1.3446 AC.
04-00-006-105-058 AVON LAKE AQUA LTD.
INST # 20120408946, PARCEL #12
04-00-006-105-057
DELAWARE AQUA LTD.
INST # 20120408945, PARCEL #1
04-00-006-105-042
AVON LAKE AQUA LTD.
INST # 20120408949
03-00-032-103-005 & -107-058
216 MILLER RD LLC
INST # 20050055193
(5.8584 AC. PARCEL)
03-00-032-103-094
JOHN C. & FAYE BEALE
VOL. 1090, PG. 428
03-00-032-103-095
216 MILLER RD. LLC
INST # 20050055193
(5.8584 AC. PARCEL)
S/L 1
HELEN TARNAVSKY SUBDIVISION
VOL. 18, PAGE 21
HAWTHORNE AVE. 60'
WESTVIEW ESTATES SUBDIVISION VOL. 20 PAGE 40
WALKER ROAD DEDICATION PLAT VOLUME 12, PAGE 32
O.L. 6
O.L. 32
AVON LAKE
SHEFFIELD LAKE
LAKE ROAD 60'
ACCESS EASEMENT INST #20100369910
EX PAVT.
2452.02' CALC N02°52'59"E
2452.00 DEED
904.84' D&M
400.00'
504.85'
224.87' R&M
197.89' R&M
189.97' R&M
204.78' R&M
176.30' R&M
N24°54'45"E
N02°05'15"W
N32°05'15"W
N03°54'45"E
N35°54'45"E
N65°05'15"W
N87°54'45"E
N86°05'15"W
N87°23'20"W
N87°23'29"W
N02°18'37"E 400.00' DEED & MSD
N7°18'37"E 173.36' D&M
N03°52'59"E 177.30' R&M
413.68' REC & MSD N02°07'01"W
403.23' REC & MSD N03°52'59"E
N16°52'59"E 379.17' REC & MSD
605.38 R&M
232.97 R&M
318.87' R & M
N03°01'56"E 259.96 DEED & MSD
1001.96' DEED & MSD
1432.42' DEED 1432.43' CALC.
1002.39' N88°43'45"W
430.04' DEED 430.04' PER K.S. ASSOC.
618.96' DEED & MSD. N02°18'37"E
VILLAGE OF AVON LAKE VOLUME 382, PAGE 454
443.00' DEED & MSD.
145.00' DEED & MSD.
298.00' DEED & MSD.
250.00' DEED 250.04 OBS.
618.62' D&M
RR SPIKE FOUND & USED
1" IRON PIN IN MON. BOX @ N87°38'23"W 17.54' PER DEED & USED
1" IRON PIPE FD. 43.01' TO C/L (43.05' PER DEED) & 0.31'W (0.27' W PER DEED)
PK NAIL FD. 0.04' W. PER DEED & USED
3/4" CAPPED (KS ASSOC) I. PIN FD & USED.
3/4" CAPPED (KS ASSOC) I. PIN FD. 0.10'E & 0.02'E
3/4" CAPPED (KS ASSOC) I. PINS FD. 0.04'S & ONLINE
1/2" I. PIN FOUND & USED
1" IRON PIPE FD. 31.69' TO C/L & 0.10' W PER DEED & USED
1" IRON PIPE FD. 0.07'N (0.03'N PER DEED) 1.44'W (1.31'W PER DEED)
1/2" IRON PIPE FD. 0.17'N (0.14'N PER DEED) 1.57'W (1.67'W PER DEED)
1" IRON PIPE FD. 683.79' 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
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)
EMPTY MON BOX
IRON PIN FD. 30.19' TO C/L PER DEED USED
1 1/8" IRON PIN USED
S/L 176
S/L 175
S/L 106
248.79'
281.17' DEED & MSD
N84°03'32"W
N88°53'34"W
182.11' D&M
N02°52'59"E 1808.94' REC (V20, P 40) 1808.62 DEED 1808.64 CALC.
1" IRON PIPE FD. 0.07' S 0.24' W
3/4" IRON PIPE FD. 31.72' TO C/L PER DEED & USED
1" IRON PIPE FD. 31.57' TO C/L (31.55' PER DEED)
1" IRON PIN FOUND & USED
N02°03'27"E 265.85' D&M
234.34'
196.61'
N 2°14'33"E
228.16' D&M
N02°17'09"E 36.95' D&M
7" IRON PIN FD. & USED
N03°01'41"E 266.32' D&M
234.63' R&M
N11°07'01"W 114.45' R&M
N03°52'59"E 117.15' R&M
N86°54'45"E 72.38' R&M
242.41' R&M N78°52'59"E
N78°54'45"E 270.00' R&M
N85°52'59"E 165.69' R&M
N87°54'45"E 135.17' R&M
N87°05'15"W 103.83' D&M
85.73 D&M
149.69' R&M
63.96 D&M
N27°54'45"E
N02°05'15"W 160.00' R&M
N02°05'15"W 208.97' R&M
N89°04'06"W 142.70' D&M
N56°07'01"W 19.30' R&M
N28°07'01"W 109.99' R&M
N06°52'59"E 81.31' R&M
N46°52'59"E 91.11' R&M
N83°07'01"W 225.00' R&M
103.03' R&M
N46°52'59"E
218.26' D & M
1418.48' D & M
N02°18'37"E 149.99' D & M
N87°23'20"W 287.01' DEED & MSD
N35°07'01"W 59.13' D&M
N35°11'23"W 72.22' D&M
N9°48'37"E 10.51' D&M
N67°18'37"E 3.85' D&M
N47°18'37"E 179.34' D&M
N27°41'23"W 210.00' D&M
N42°41'23"W 126.19' D&M
N36°18'37"E 77.10' D&M
N77°18'37"E 195.44' D&M
N02°18'37"E 399.99' D&M 316.68' D&M
N02°18'37"E 125.00 D&M
N86°43'45"W 305.00' DEED & MSD
N86°43'45"W 290.00 D&M
N86°43'45"W 235.00 D&M
N86°43'45"W 20.00 D&M
N86°43'45"W 43.00' D&M
N87°23'20"W 399.99' D. & M.
429.99' D. & M.
717.00' DEEDS & OBS
290.00
110.04 D&M
83.31' D&M
15.00 D&M
N02°18'37"E 42.87' D&M
N02°18'37"E 191.72' D&M
N02°18'37"E 43.01'
N02°18'37"E 145.00
254.99'
O.L. 6
O.L. 32
LAKE ROAD 60'
N14°14'45"E 402.24' D. & M.
N88°31'15"E 209.62'
N88°31'15"E 270.00'
N87°54'45"E 269.47' D&M
N87°54'45"E 270.00' D&M