04-00-003103-068, -069, -070

Scan # 48549

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 INCH = 40 FEET

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT

NORTH

APPROVED
PLANNING COMMISSION
DATE 7-30-14
AVON, OHIO
Carolyn Mitherspoon CHAIRPERSON
Jack Clements SECRETARY

☒APPROVED / ☐ REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
7/30/14
ROBERT J. KNOPF, JR., P.E.
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS.

Briar Lakes
Subdivision No.2
Volume 66,
Page 52-54
L.C.P.R.

Survey Marker Nail With 4 References Found/Used

Long Road - 60'

Detroit Road (S.R. 254) - 66'

PPN 04-00-010-114-050 and 04-00-003-103-047
Michael A.M. & Carolyn B. Beck
Inst. # 2014-0509172

Original Avon Township Section 10

Original Avon Township Section 3

3/4" Iron Pipe Fd.
(Id: Anderson)
18.88' North

Original Avon Township Section 11

S00°20'36"E 139.93'

2711.59'
N00°27'07"W

Original Avon Township Section 2

5/8" Iron Pin Fd.
(Id: Anderson)
18.87' North

Remainder Parcel 2
20,531 sq.ft.
0.4713 acres

Sublot 1 | Sublot 2 | Sublot 3 | Sublot 4 | Sublot 5 | Sublot 6

Sublot 7
Kevin M. Nasky
PPN 04-00-003-103-054
Inst. No. 2013-0477353

N89°34'22"E 145.54'

S89°28'08"W 146.68'

Proposed 12' Underground Utility Easement
0.0386 acres
1,683 sq.ft.

Existing 12' Underground Utility Easement

Existing 20' Waterline Easement to The City of Avon Lake Inst.# 2000-0668052

L-3 | C-8 | S00°20'36"E 101.33' | L-4

C-7 S00°20'36"E 101.37'

5/8" Iron Pin Fd. (Id: Haywood) In Monument Box Fd. / Used

S00°20'36"E 241.94'

5/8" Iron Pin Fd. (Id: Haywood) In Monument Box Fd. / Used

5/8" Iron Pin Fd. (Id: Haywood) In Monument Box Fd. / Used

S06°19'23"W 27.68' R / M

Block B

C-2

C-3 | C-4 | C-5

N89°34'22"E 80.13' | 40.07' | 40.06'

S89°28'08"W 80.00' | 40.00' | 40.00'

S00°20'36"E 101.51'

Lot Split Parcel
11,224 sq.ft.
0.2577 acres

S00°20'36"E 101.64'

L-2 | C-6 | C-9 | N00°20'36"W 101.68' | L-1

Proposed 12' Underground Utility Easement
0.0387 acres
1,685 sq.ft.

PPN 04-00-002-102-027
Carla R. Mcwilliam Et.Al.
Vol. 1303, Page 648 D.R.

North Long Road ~ 80'

Existing 12' Underground Utility Easement

Sublot 14 | Sublot 13 | Sublot 12 | Sublot 11 | Sublot 10 | Sublot 9

Sublot 8
Kim Decredico
PPN 04-00-003-103-055
Inst. No. 2010-0332827

N89°34'22"E 226.20'

Remainder Parcel 1
32,381 sq.ft.
0.7434 acres

S89°28'08"W 235.39'

5/8" Iron Pin Fd. (Id: Haywood) In Monument Box Fd. / Used

S40°42'03"E 85.65'

S03°48'09"W 203.99'

C-1

Sheffield French Creek Road ~ 60'

Kenwyn Village Subdivision
Volume 94, Page 12-13 L.C.P.R.

3/4" Iron Pipe Fd.
0.36' South

Block A
Kenwyn Village Homeowners Association Inc.
PPN 04-00-003-103-062
Inst. No. 2010-0338878

PPN 04-00-003-103-064
South Park LLC
Inst. # 2007-0197944

5/8" Iron Pin Fd.
(Id: Haywood)
19.53' North

N03°48'09"E 141.16'

PPN 04-00-002-102-024
Avondale Golf Club LLC
Instrument No. 2005-0107180

PPN 04-00-003-103-044
James L. Szep
Inst. # 2006-0147860

03332
APPROVED
LORAIN CO.
MAP DEPT
DATE 12-30-14
PAGE 04-00003 H
BY JHatfield
#14-03332

LINE TABLE		
LINE	LENGTH	BEARING
L-1	12.00	S89°28'08"W
L-2	12.02	N89°34'22"E
L-3	12.02	N89°34'22"E
L-4	12.00	S89°28'08"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	98.45	126.75	51.86	95.99	S18°26'57"E	44°30'12"
C-2	253.57	360.00	132.30	248.36	N20°31'20"W	40°21'26"
C-3	81.45	700.00	40.77	81.40	N02°59'23"E	6°40'00"
C-4	42.66	700.00	21.33	42.65	S04°34'38"W	3°29'29"
C-5	38.79	700.00	19.40	38.78	S01°14'39"W	3°10'30"
C-6	38.73	740.00	19.37	38.72	S01°09'21"W	2°59'55"
C-7	38.85	660.00	19.43	38.84	S01°20'35"W	3°22'22"
C-8	38.87	648.00	19.44	38.86	S01°22'30"W	3°26'12"
C-9	38.71	752.00	19.36	38.71	S01°07'53"W	2°56'58"

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 07/10/2014
MICHAEL P. SPELLACY P.S. #8169 DATE

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

RECEIVED
JUL 25 2014
AVON PLANNING COMMISION
PL# 20140006

BOUNDARY SURVEY LEGEND

5/8" Iron Pin Set	Stone/Concrete Monument Found
Iron Pin/Pipe Found	Drill Hole Set
Mon Box Found With Pin/Pipe	Drill Hole Found
Monument Box Found (Empty)	Railroad Spike Set
Survey Nail Set	Railroad Spike Found
Survey Nail Found	

Original Avon Township Section 3 | Original Avon Township Section 2

Sheffield French Creek Road ~ 60'

5/8" Iron Pin Fd. (Id: Zwick) In Monument Box Fd. / Used

Brookview Drive ~ 80'

REV. No.		DATE	BY	CH'KD

DATE: 07/24/2014
SCALE: HOR. 1"= 40'
VERT. 1"=0'
FOLDER: Dwg/Surveys
FILENAME: North Long Road
TAB: Map Of Lands
DRAWN: MPS

Lot Split Out of PPN 04-00-003-103-064

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 3

CONTRACT No. 13144

SHEET 1 OF 3