I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON A BEARING OF NORTH 68 DEGREES 22 MINUTES 00 SECONDS WEST ON THE CENTERLINE OF LAKE ROAD AS REFERENCED FROM THE DEED TO MICHAEL J. BONGERS, TRUSTEE AS RECORDED IN DOCUMENT NO. 2006-0132281 OF LORAIN COUNTY RECORDS.

Feb. 16, 2015

CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR NO. 6914
DATE OF SURVEY: APRIL 30, 2014

STATE OF OHIO — CHRISTOPHER J. DEMPSEY S-6914 — REGISTERED PROFESSIONAL SURVEYOR

DEMPSEY SURVEYING COMPANY
A CORPORATION | AVON LAKE, OHIO

03382
APPROVED LORAIN CO. MAP DEPT
DATE 6-19-15
PAGE 40084
BY HanHold
15 03382

LOT SPLIT AND CONSOLIDATION FOR
GREEN SUN RESEARCH, LLC
AND MICHAEL J. BONGERS, TRUSTEE

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 19

NUMBER	DIRECTION	DISTANCE
L1	S 31°24'30" E	1.23'
L2	N 81°51'43" E	9.68'
L3	N 25°12'00" E	9.51'

NORTH POINT DRIVE EXT. 60'

3/4" I PIN FD 0.08' EAST

N 0°02'33"W

STONE FOUND

N 68°13'00" W 20.51' MSD.

ANGLE POINT

LEAR RD 60'

N 68°22'00" W 10.46' Dd. & MSD.

N 68°22'00" W 89.68' Dd. & MSD.

N 68°22'00" W 180.00'

N 68°22'00" W 99.54'

12" WATER LINE

1" GAS LINE

21" SANITARY

32.28'

MICHAEL J. BONGERS, TRUSTEE
DOC#2006-0132282 L.C.R.
PPN 04-00-019-104-025

HN 33086
2 STORY
BRICK DWG
F.F.=607.10

CONC. BLOCK WALL

LOW WATER LINE PER DEED

S 74°19'12" E 9.89

48.02'

456.97' OBS. FROM R/W

545.60' Dd. & MSD.

S 00°02'33" E 544.45'

S 00°02'33" E 538.93'

5/8" I PIN FD "KOLE" #6258 OK NORTH AND SOUTH

5/8" I PIN FD "KOLE" #6258 0.06' NORTH

5/8" I PIN FD "KOLE"

1948 SHORELINE PER DEMPSEY

S 23°42'07" E 90.92'

65.00'

85.57'

S 03°58'08" E 26.01'

ROCK BREAKWALL

WATERS EDGE 12-26-08

Lake Erie

S 31°24'30" E 32.96'

L1

DETAIL

S 47°01'37" E 50.90'

SPLIT PARCEL
GREEN SUN RESEARCH, LLC
TO MICHAEL J. BONGERS, TRUSTEE

N 25°12'00" E 180.64' Dd.
185.86'
176' OBS.
146.92' OBS. TO PIN

LOT 1
AREA: 1.1173 ACRES±
(FROM CENTERLINE TO ODNR SHORELINE 1948)

S 00°02'33" E 142.55'

141.11'

S 07°04'53" W 221.74'

L3

80.63'

PROPERTY LINE AS ESTABLISHED BY LORAIN COUNTY COURT OF COMMON PLEAS, CASE NO. 08CV15#796, DATED MARCH 12, 2014

PROPERTY LINE AS ESTABLISHED BY LORAIN COUNTY COURT OF COMMON PLEAS, CASE NO. 08CV158796, DATED MARCH 12, 2014

PROPERTY LINE AS ESTABLISHED BY LORAIN COUNTY COURT OF COMMON PLEAS, CASE NO. 08CV158796, DATED MARCH 12, 2014

92.50'

MICHAEL J. BONGERS, TRUSTEE
DOC#2006-0132281 L.C.R.
PPN 04-00-019-104-023

S 00°02'33" E 275.59'

71.41'

STONE POND

N 89°57'27" E 51.50'

SPLIT PARCEL
MICHAEL J. BONGERS, TRUSTEE
TO GREEN SUN RESEARCH, LLC

S 00°02'33" E 328.89' Dd. & MSD.

O.H. WIRES

GAS

N 68°22'00" W 81.30'

148.55' MSD.

99.03'

32.28'

528 Dd. & MSD.

N 68°22'00" W

30.00'

30.00'

LAKE ROAD (U.S. ROUTE 6)

S 47°01'37" E 50.90'

WATERS EDGE 12-26-08

S 47°01'37" E 65.62'

1948 SHORELINE PER DEMPSEY

N 83°27'05" E

TOP OF BANK

STONE CHIMNEY ENCR. 0.71'

624' OBS. CL TO TOP OF BANK
615.27' CL TO PIN

1" I. PIPE FD 0.22' WEST

N 00°02'33" W

636.48' CALC. FROM C.L. TO 1948 SHORE LINE

LOT 2
AREA: 1.3040 ACRES±
(FROM CENTERLINE TO ODNR SHORELINE 1948)

GREENHOUSE

GREEN SUN RESEARCH, LLC
DOC#2008-0266859 L.C.R.
PPN 04-00-019-104-011

NOTE: DEMPSEY SURVEYING COMPANY HAS ESTABLISHED THE BOUNDARY OF LAKE ERIE BY SCALING 1948 ORTHO AERIAL PHOTOGRAPHS PROVIDED BY ODNR

DONALD J. YATES, TRUSTEE &
ELIZABETH M. YATES, TRUSTEE
DOC#2009-0304344 L.C.R.
PPN 04-00-019-104-010

LEGEND

- SANITARY MANHOLE
- GAS VALVE
- HYDRANT
- WATER METER
- UTILITY POLE
- LIGHT POLE
- STREET LIGHT ASSEMBLY
- GUY ANCHOR
- CHAIN LINK FENCE

● DENOTES 5/8" IRON PIN SET WITH "DEMPSEY SURVEY # 6914" CAP (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

Dd. – DEED
MSD. – MEASURED
ACT. – ACTUAL
CALC. – CALCULATED
OBS. – OBSERVED
TD. – TURNED
FD. – FOUND
ENCR. – ENCROACHES
CLRS. – CLEARS
ASPH. – ASPHALT
CONC. – CONCRETE
SUBJ. – SUBJECT
CONT. – CONTIGUOUS
U.G. – UNDERGROUND
O.H. – OVERHEAD

30 0 30 60 90

SCALE: 1" = 30'

ZONING NOTE:
LORAIN COUNTY COMMON PLEAS COURT CASE NO. 08CV158796
SETTLEMENT AND CONSENT JUDGMENT
EACH LOT IS BUILDABLE (REGARDLESS OF LOT WIDTH)
NO FURTHER VARIANCES TO BE GRANTED ON EITHER LOT

APPROVED
BY THE CITY ENGINEER, CITY OF AVON LAKE, OHIO
6/15/2015
MICHAEL BRAMHALL PE.PS., CPESC
THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE AUTHOR OF THESE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS.

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