

BOUNDARY SURVEY

OF

VACANT LAND - WALKER ROAD
CITY OF AVON LAKE, OHIO
PARCEL No. 04-00-019-144-254

Situated in the City of Avon Lake, County of Lorain, State of Ohio and known as being part of the Original Avon Township Lot No. 19.

BASIS OF BEARINGS

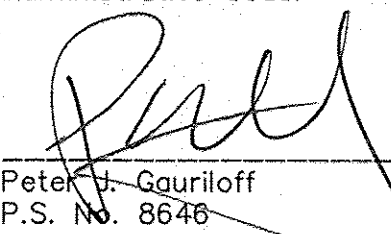
The centerline of Walker Road as North 88°37'40" East in the The Woodlands Subdivision No. 3 as recorded in Volume 42, Page 44 of Lorain County Map Records.

DEED OF RECORD

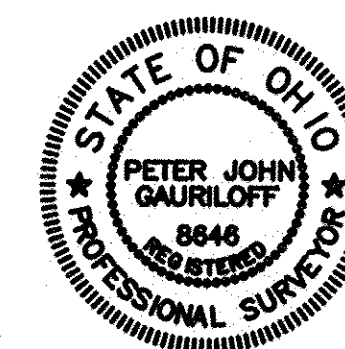
Land conveyed to Robert J. Paciotti and Diana J. Paciotti by deed dated November 5, 1997 and recorded in Instrument No. 1997-0499421 of Lorain County Deed Records.

SURVEYOR CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.


Peter J. Gauriloff
P.S. No. 8648
February 16, 2016
Date

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646"



APPROVED
DATE 2-19-16
PAGE 4-00-019-K
BY R. MAJES
#16-03385-A

04-00-019-144-254

DRAWN BY

PJG PS No. 8646
BDK

APPROVED

PJG PS No. 8646

RIVERSTONE

LAND SURVEYING - ENGINEERING - DESIGN
2310 SUPERIOR AVENUE - SUITE 110
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

16-019 , PAGE 1 OF 1

The Woodlands Subdivision No. 3
Volume 42, Page 44
Lorain County Map Records

Sublot 41
Parcel No. 04-00-019-144-155
Richard T. Wenzler
June 1, 1993
Official Record 714, Page 825

Sublot 40
Parcel No. 04-00-019-144-154
Kevin W. Fell
Marie Fell
April 24, 2015
Instrument No. 2015-0542314

REFERENCE SURVEYS

- 1.) The Woodlands Subdivision No. 3, Volume 42, Page 44 of L.C.M.R.
- 2.) Walker Road Centerline Survey Plat, Volume 41, Page 17 of L.C.M.R.
- 3.) Walker Road Centerline Survey Plat, Volume 48, Page 14 of L.C.M.R. (PLAT)
- 4.) Walker Road Dedication Plat Volume 41, Page 41 of L.C.M.R.
- 5.) Survey Map of land conveyed to J & W Development Company performed by K.S. Associates, Inc. in October of 1991 (Lorain County Tax Map #19618)

0.6160 Acres
26,832 Sq.Ft.

Parcel No. 04-00-019-144-253
William J. Butts
Betty J. Butts
April 24, 2001
Instrument No. 2001-0746041

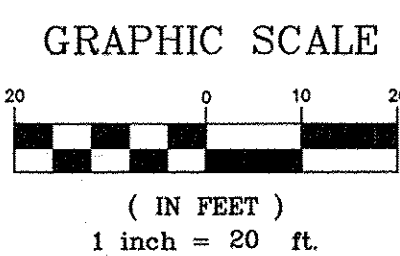
Parcel No. 04-00-019-144-254
Robert J. Paciotti
Diana J. Paciotti
November 5, 1997
Instrument No. 1997-0499421

Parcel No. 04-00-019-144-255
Thomas M. Kendra
January 28, 1997
Official Record 1424, Page 001022

Land formerly conveyed to
J.W. Development Company
Volume 1409, Page 782

Land formerly conveyed to
J.W. Development Company
Volume 1409, Page 782

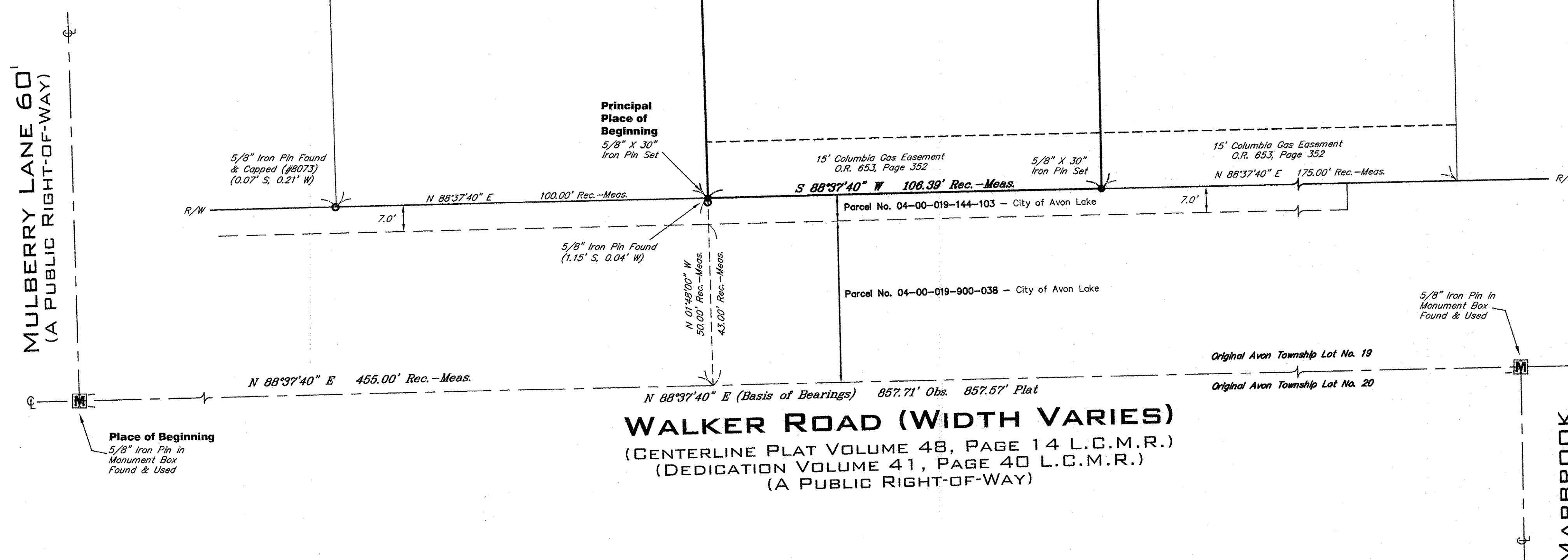
Land formerly conveyed to
J.W. Development Company
Volume 1391, Page 252



LEGEND

	Monument Box Found
	Iron Pin or Pipe Found
	5/8" Iron Pin Set
	Drill Hole Set / Found
	P.K. Nail Set / Found
	Centerline
Calc./C.	Calculated
E.	East
Inst.	Instrument
L.C.M.R.	Lorain County Map Records
Meas./M.	Measured
N.	North
Obs.	Observed
O.R.	Official Record
Parcel	Permanent Parcel Number
R/W	Right-of-Way
Rec./R.	Record
Sq.Ft.	Square Feet
S.	South
W.	West

MULBERRY LANE 60'
(A PUBLIC RIGHT-OF-WAY)



WALKER ROAD (WIDTH VARIES)
(CENTERLINE PLAT VOLUME 48, PAGE 14 L.C.M.R.)
(DEDICATION VOLUME 41, PAGE 40 L.C.M.R.)
(A PUBLIC RIGHT-OF-WAY)

MARBROOK LANE 60'
(A PUBLIC RIGHT-OF-WAY)