SURVEY
OF
0.3405 ACRE SPLIT
OF PART OF
ORIGINAL AVON TOWNSHIP SECTION NO. 20
NOW IN THE CITY OF AVON LAKE
LORAIN COUNTY, OHIO
FOR
LEGACY POINTE, LTD.
BY
THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OH. 44135
PHONE: (216) 251-3033 REITZ@REITZENG.COM

BY _____ VICE PRES.

JAMES T. SAYLER, REG. SURVEYOR NO. S-7425
SCALE: 1" = 160' DECEMBER 2015

04-00-020-101-221
222

APPROVED LORAIN CO. ENGR. DATE 1-27-16 BY JHatfield PAGE 4-00-025 03477

STATE OF OHIO JAMES T. SAYLER S-7425 REGISTERED PROFESSIONAL SURVEYOR

(CL1)	(CL8)
R=2200.00	R=2200.00
D=9°00'00"	D=10°00'00"
L=345.57	L=383.97
C=345.22	C=383.49
N.86°46'55"E	N87°16'55"E
T=173.14	T=192.48

JAYCOX ROAD
PINE-HURST DRIVE
LANDER-WOOD LANE
WEDGEWOOD DRIVE
ACACIA COURT
N.01°16'55"E 2887.92 C/L WALKER – ANGLE PT.
747.51 OBS. 747.56 DEED 319.81 REC. & MSD 427.70 OBS.
N. 1°16'55" E 644.76 OBS – 643.23 REC. 243.64 OBS. 401.12 R. & M.
383.45
1/2" IRON PIN FD. 40.03' C/L
1/4" P.K. NAIL FOUND
5/8" IRON PIN IN MON. BOX USED
586.44 REC. 586.30 OBS. N. 08°51'50" E
290.04 R. & O. 1869.61 REC. & MSD.
5/8" IRON PIN IN MON. BOX USED 2508.99 OBS.
1632.65 OBS. 1632.41 REC.
5/8" CAPPED (ZWICK) IRON PIN USED
606.00 N.08°51'50"E 610.55
30.34 33.38
BLOCK "D"
22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
SWEETBRIAR SUBD. NO. 2 VOL. 42, PG. 56
SWEETBRIAR SUBDIVISION VOLUME 42, PAGE 26
1857.02 OBS. 1857.01 REC. 1755.00
N.08°51'50"E
N81°08'10"W 160.00 R & O 180.00 R & M
212.97 N81°08'10"W
EX. 100' DRAINAGE EASEMENT
LEGACY POINTE CONDOMINIUM NO. 2 PH. 1 VOLUME 71, PAGES 16 – 18
SANITARY AND WATERLINE EASEMENT INST. # 200200060941
281.52 N16°43'05"W
630.43 N28°43'05"W
LEGACY POINTE PARKWAY 60'
N8°43'05"W 460.38 REC. & MSD.
POINTE SUBDIVISION VOLUME 70, PAGES 24 – 28
LEGACY 150.00 N.07°43'05"W 41.23 N82°19'34"E
303.38
N82°39'55"E 297.24 N82°16'55"E
R=2230.00 D=1°00'00" L=C=38.92 N82°46'55"E T=19.46
N16°43'05"W 230.76
(CL1) (CL8)
LEGENDS ROW 60'
LEGACY POINTE SUBDIVISION NO. 1 VOLUME 70, PAGES 24 – 28
BLOCK "G"
N87°43'05"W 53.00'
EXISTING 100' DRAINAGE EASEMENT INSTRUMENT NO. 200107070503
REMAINDER
7,852,779 SQ.FT.
180.2750 ACRES
CITY OF AVON LAKE
CITY OF AVON
33
C/L TRACKS (EAST BOUND) REITZ SURVEY 1989 & 1991
2515.80 TO R/W
2546.14 (RESAR SURVEY & MSD.) TO C/L
N89°45'21"W
N.Y.C. & ST. LOUIS RAILROAD 66'
N. 89°38'47" W
WALKER
2939.56 OBS. O.L. – C/L JAYCOX ROAD
BLOCK "G"
BUCKHEAD 60'
BLOCK "G"
04-00-020-101-035, CITY OF AVON LAKE, VOL. 1088, PAGE 741
LEGACY POINTE SUBD. NO. 2 VOL. 75, PGS. 62 – 64
LEGACY POINTE SUBDIVISION NO. 4 VOL. 82, PAGES 83 – 86
BLOCK "K"
N89°41'01"W 1805.48
04-00-020-101-135
SWEETBRIAR MANAGEMENT CO.
INST. #20020826643
PARCEL "1"
14,832 SQ.FT.
0.3405 ACRES
N24°13'05"W 251.42
N63°46'55"E 118.06
281.46
2069.82'
744.75'
O.L. 20
O.L. 17
1" IRON PIN IN MON. BOX USED 50.00' E. & W. OF O.L.
50.00
O.L. 20 800.18 O.L. 17
5/8" IRON PIN FD. & USED N.00°33'55"E 1496.82
STONE FOUND, 0.58' W.
2244.77 TO C.L. WALKER RD.
N. 00°38'55" E 3096.02 OBS. 5340.79 C/L WALKER RD. – N.Y.L. LINE OF RAILROAD R/W
LEGACY POINTE CONDOMINIUM NO. 6, PHASES 1 THROUGH 13 LAST RECORDING VOLUME 101, PAGES 52 – 54
BLOCK "M" LEGACY POINTE SUBDIVISION NO. 5 VOLUME 92, PAGES 27 – 30
BLOCK "R"
BLOCK "Q"
HERON BAY (PRIVATE)
ENGLISH TURN 60'
BAY HILL DR. (PRIVATE)
BLOCK "K"

N BEARINGS BASED ON LEGACY POINTE PLATS

GRAPHIC SCALE: 1" = 160'
0 80 160 320

LEGEND:

○ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET

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