

THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035

(440) 327-2925
FAX 327-2964

REFERENCE MATERIAL USED

- DOC. H20010781885 ORV 320 P 843
- DOC. H20050094237 DV 934 P 316
- DOC. H20050150029 DV 934 P 316
- DOC. H20050089213 DV 933 P 338
- DOC. H20030900287 DV 937 P 862
- DOC. H20030900286 DV 938 P 479
- DV 933 P 338
- DV 937 P 862
- DV 938 P 479
- DV 938 P 477
- DV 938 475
- DV 819 P 647
- DV 836 P 190
- DV 582 P 493
- DV 759 P 627
- DV 331 P 623
- PLAT VOL. 24 P 78
- PLAT VOL. 46 P 77
- PLAT VOL. 48 P 16
- STATE RTE 611 CENTERLINE PLANS (1942)
- DOC. H20150567223 PLAT VOL. 100 P 67

04-00-004-102-151
VIRGINIA HOLDING COMPANY
DV 934 PG 312
10/5/66

04-00-004-102-027
VIRGINIA HOLDING COMPANY
DV 934 PG 312
10/5/66

04-00-004-102-194
INN ON THE RIVERS EDGE, LP
DOC. H20150781885
10/5/01

04-00-004-102-205
RUSTY PARK, LLC
DOC. H20160080592
4/1/16

04-00-004-102-150
MCDONALDS CORPORATION
ORV 320 P 843
11/18/02

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT.

Thomas Simon
THOMAS A. SIMON
REG. PROFESSIONAL SURVEYOR
NO. S-7775

1" I. PIN IN MON. BOX FD. & USED

410.34' STATE
S 62°02'01"E 410.05' CALC.

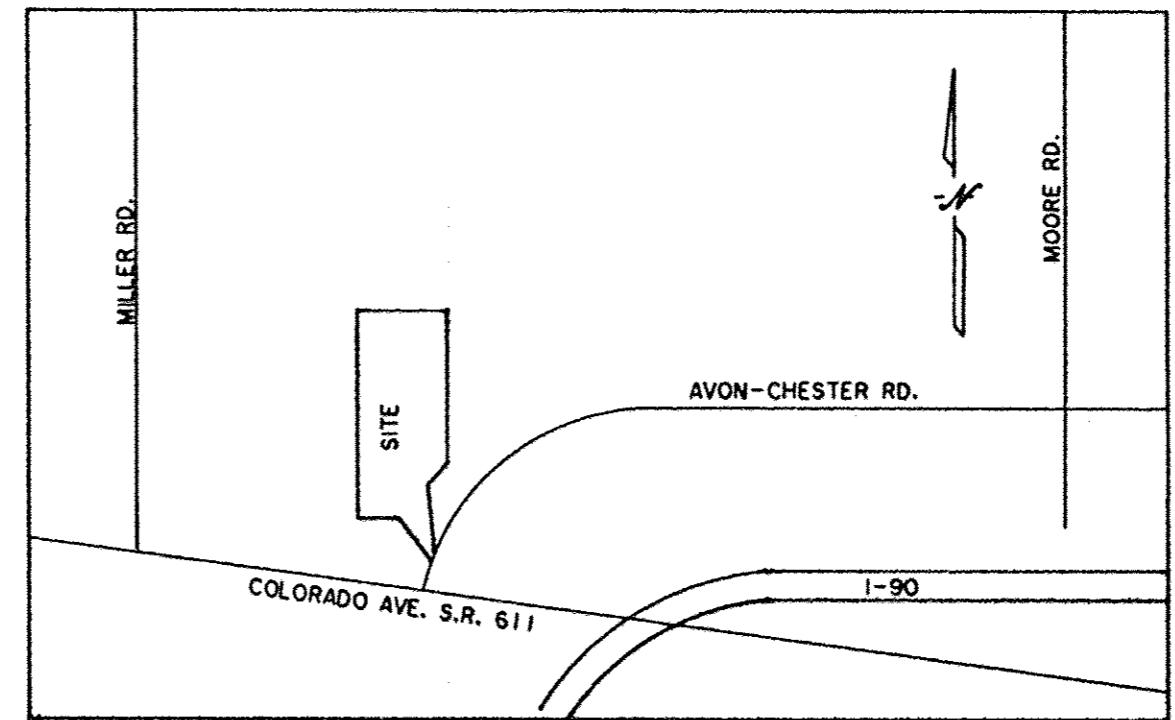
MON. BOX
COULD NOT OPEN
STA. 201+15.74 (STATE)
STA. 201+15.75 (CALC.)

COLORADO AVE. (S.T. RTE 611, VAR. WIDTH)

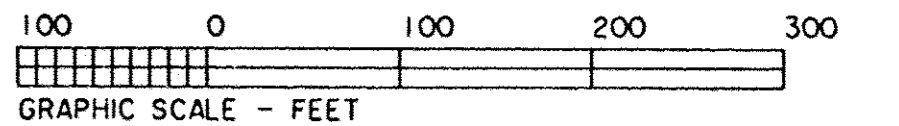
SPLIT "A-1"
9.9969 ACS.

REMAINDER "A"
1.5076 ACS.

CHESTER ROAD (VAR. WIDTH)
OLD CENTERLINE AVON-CHESTER ROAD



VICINITY MAP
N.T.S.



BASIS OF BEARINGS IS THE CENTERLINE OF COLORADO AVENUE (NORTH 68°54'54" WEST). IRON PINS SET ARE 5/8" DIAMETER, 30" LONG WITH PLASTIC CAPS T. SIMON, S-7775.

RYAN E. CUMMINS, P.E. CPESC
APPROVED FOR GENERAL PLAT & EGRESS EASEMENTS FROM THE CITY ENGINEER OF AVON, OHIO
DO NOT RELIEVE THE AUTHOR OF THE DOCUMENT FROM CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

LEGEND

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	1145.92'	157.05'	312.16'	15°36'29"	5°00'00"	311.20'	N 40°40'49"E
C-2	1145.92'	332.47'	683.89'	34°11'40"	5°00'00"	673.79'	N 65°34'07"E
C-3	1145.92'	78.81'	157.36'	7°52'05"	5°00'00"	157.24'	N 36°48'37"E

APPROVED / REJECTED
BY THE CITY ENGINEER OF AVON, OHIO

RYAN E. CUMMINS, P.E. CPESC
CHAIRPERSON
SECRETARY

APPROVED
PLANNING COMMISSION
DATE 6/27/16
AVON, OHIO

PLAT OF INGRESS AND EGRESS EASEMENTS &
PLAT OF SURVEY & SPLIT "A-1"
FOR
INN ON THE RIVERS EDGE, LP.

BEING KNOWN AS PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 4

CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

MARCH, 2008 SCALE: 1" = 100'

REV. 4/17/16 - PER CITY ENG. COMMENTS
REV. 6/2/2016 - PER CITY ENG. COMMENTS
UPDATED: APRIL 26, 2016 - NEW CENTERLINE & NEW RIGHT-OF-WAY

REV. 6-21-16 PER CITY ENG.