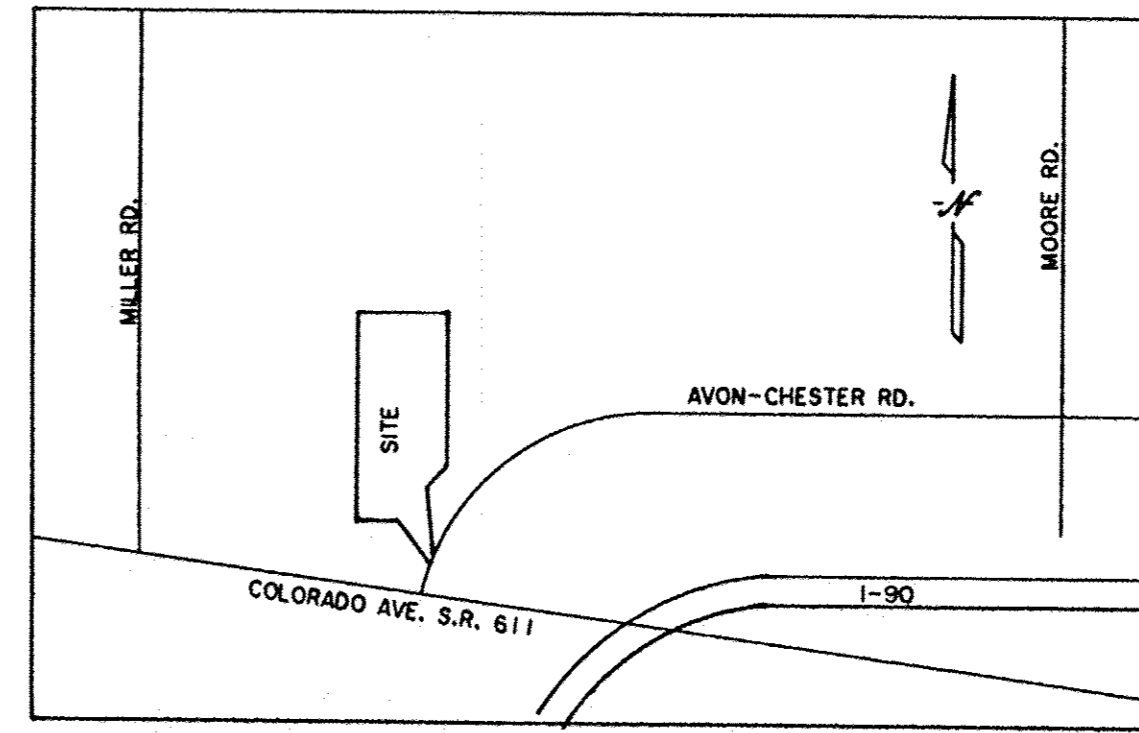


THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035
(440) 327-2925
FAX 327-2964

REFERENCE MATERIAL USED

- DOC. H20010781885
- ORV 320 P 843
- DOC. H2000094237
- DV 934 P 316
- DOC. H20060150029
- DOC. H20050089213
- DOC. H2003090287
- DOC. H2003090286
- DV 933 P 338
- DV 933 P 672
- DV 937 P 862
- DV 938 P 479
- DV 938 P 477
- DV 938 P 475
- DV 919 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. H2015067223
- PLAT VOL. 100 P 67



1" I. PIN IN MON. BOX FD. S. 0.04'

99.91'

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



BASIS OF BEARINGS IS THE CENTERLINE OF COLORADO AVENUE (NORTH 69°34'54" WEST), IRON PINS SET ARE 5/8" DIAMETER, 30" LONG WITH PLASTIC CAPS "T. SIMON, S-7775".

LEGEND

- C = CALCULATED
- U = USED
- M = MEASURED
- R = RECORD

APPROVED REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
Ryan E. Cummins
RYAN E. CUMMINS, P.E., CPESC
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

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'	352.47'	683.89'	34°11'40"	5°00'00"	673.79'	N 63°54'07"E
C-3	1145.92'	78.81'	157.36'	7°52'05"	5°00'00"	157.24'	N 36°48'37"E

04-00-004-102-208 thru -211

03545
APPROVED
LORAIN CO.
MAP DEPT
DATE 7-26-16
PAGE 4-00-004
BY JHofffield
116-03545

APPROVED
PLANNING COMMISSION
DATE 10-27-16
AVON, OHIO
Caroline Wickham CHAIRPERSON
John W. Roberts SECRETARY

PLAT OF INGRESS AND EGRESS EASEMENTS &
PLAT OF SURVEY & SPLIT "B-1"
FOR
AVON LODGINGS LLC

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. 6/17/16 - 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.

1" I. PIN IN MON. BOX FD. & USED
S 62°02'01"E 410.34' STATE
410.05' CALC.

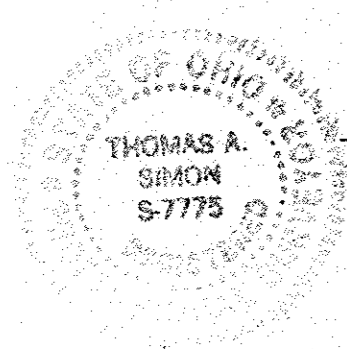
MON. BOX COULD NOT OPEN
STA. 201+15.74 (STATE)
STA. 201+15.75 (CALC.)

DELTA=07°32'00"
N 65°48'27" W R=11459.16' A=1506.66' C=1505.57' T=754.41'

COLORADO AVE. (ST. RTE 611, VAR. WIDTH)

DELTA=00°29'37"
N 67°42'50" W

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

SPLIT "B-1"
6.8573 ACS.

REMAINDER "B"
3.1396 ACS.

NOT PART OF SPLIT
REMAINDER "A"

CHESTER ROAD (VAR. WIDTH)
OLD CENTERLINE AVON-CHESTER ROAD
PLAT VOL. 100 PG 67

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

1/2" I. PIN
FD. N. 0.18'
W. 1.35'

3/4" I. PIPE FD.
BENT S. 0.58'
W. 0.83'

04-00-004-102-205
RUSTY PARK, LLC
DOC. H20160580592
4/1/16

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

5/8" I. PIN
FD. S. 0.50'
E. 0.02'

5/8" I. PIN W/CAP
"HOFFMAN"
FD. & USED

5/8" I. PIN W/CAP
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W. 1.55'

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