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SURVEY OF 17.8323 ACRES

ON WALKER ROAD
PART OF
ORIGINAL AVON TOWNSHIP SECTION NO. 17
NOW IN
THE CITY OF AVON LAKE
FOR

WILLIAM D. HUBERT

BY

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OH. 44135
PHONE: (216) 251-3033 FAX: (216) 251-5149

BY _____ 10/7/2016 V. PRES.

JAMES T. SAYLER, OHIO REG. SURVEYOR NO. S-7425
SCALE: 1" = 100'
JUNE, 2016
REVISED 7/13/2016
REVISED 8/11/2016
REVISED 8/19/2016

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

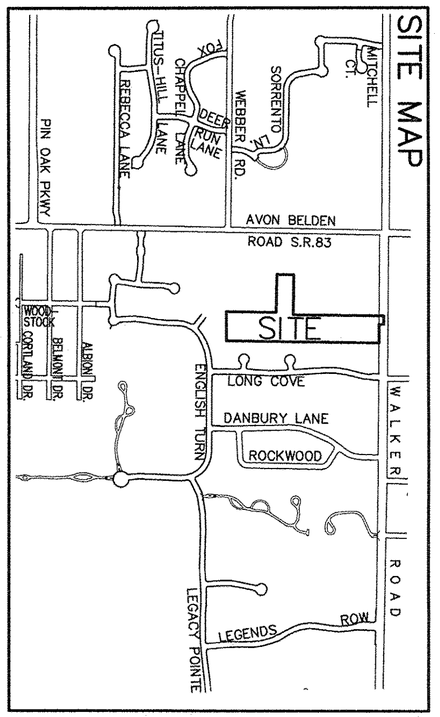
BEARINGS BASED ON LEGACY POINTE SUBDIVISION PLATS

GRAPHIC SCALE: 0 50 100

- DENOTES MONUMENT FOUND AS NOTED.
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET.
- DENOTES 5/8" CAPPED IRON PINS SET AT POINTS INDICATED ON THIS MAP. ALL OF WHICH WE CERTIFY TO BE CORRECT.

DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND USED TO DENOTE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR 5/8" CAPPED IRON PINS SET AT AT POINTS INDICATED ON THIS MAP. ALL OF WHICH WE CERTIFY TO BE CORRECT.

SITE MAP



AVON-BELDEN ROAD S.R. 83 — THE CITY OF AVON LAKE, OHIO — 04-00-017-103-080 — VOL. 1344, PG. 602

WEBBER ROAD

5/8" IRON PIN IN MON. BOX USED

POB

WALKER ROAD

1,054.16 REC & MSD PER K&S ASSOC. SURVEY (DATED 3/16/1999)

N89°39'22"W 954.16

100.00' D&M — IRON PIN FD. GOOD N&S 0.19'W — IRON PIN FD. 0.37'S 0.12'W — 135.50' D&M

1774.11 DEEDS & MSD

1011.00 DEEDS & MSD.

573.11 DEEDS & MSD.

N0°42'56"E 100.00 D&M

90.00 D&M — 30.00 — 100.30 D&M

5/8" CAPPED (REITZ ENG.) IRON PIN FD.

1" IRON PIN FD. 0.03'N 0.05'E

89°40'55"OBS 89°37'22" D

500.00 N89°36'09"W

470.00 CALC. & MSD. N89°36'09"W

470.00 C&M — N89°01'34"W — 470.00 D&M

04-00-017-103-287 RICHARD A. & VALERIE L. HOLUB INSTR.# 201304165824 (PARCEL "B")

04-00-017-103-285 TERRENCE & KATHLEEN ANN MITCHELL INSTR.# 201304154227 (PARCEL "C")

04-00-017-103-085 THOMAS E. & KATHLEEN WOLF INSTR.# 2008-0253337

04-00-017-103-259 LADDIE J. LID INSTR.# 200802454470 (PARCEL "B")

04-00-017-103-131 SEAN A. BOUTIN, TRUSTEE INSTR.# 200409913398

04-00-017-103-087 BRUCE & JUDITH EMRICK O.R. VOL. 128, PG. 30

04-00-017-103-089 BRUCE L. & JUDITH E. EMRICK VOL. 933, PG. 461

04-00-017-103-079 MILDRED M. DUERK INSTR# 2006-0152118

04-00-017-103-077 H. R. KOPF O.R. VOL. 1480, PG. 985

1" IRON PIPE FD. 0.57' W — 1" IRON PIPE FD. 0.02' N 0.70' W — 1" IRON PIPE FD. 0.02'N 0.75' W — 1" IRON PIPE FD. 0.93' W

1" IRON PIPE FD. 0.16' S 0.37' W — 1" IRON PIPE FD. 0.57' W — 500.00 N89°36'09"W — N89°39'22"W 455.05 OBS 455.50' DEEDS — 5.00' D&M N00°42'56"E

1/2" IRON PIPE FD. 0.18'S 0.10'W — 1" IRON PIPE FD. & USED — 04-00-017-103-289 RICHARD A. & VALERIE L. HOLUB INSTR# 201304165824 (PARCEL "A")

508.03 DEEDS & MSD. N00°42'56"E

100.00 D&M — 100.00 D&M — 5.00' D&M N00°42'56"E

5/8" CAPPED (REITZ ENG.) IRON PIN FD.

04-00-017-103-071 32713 WALKER ROAD LLC INSTR.# 20030943984

1016.00 DEED 1016.46 OBS.

N89°39'22"W 455.05 OBS 455.50' DEEDS

100.00' D&M — IRON PIN FD. 0.12'N 0.12'W

04-00-017-103-073 WOODCRAFT PROPERTIES LTD. INSTR.# 19980554188

1016.00 DEED 1016.46 OBS.

135.50' D&M — IRON PIN FD. 0.05'S 0.06'E

04-00-017-103-021 WOODCRAFT PROPERTIES LTD. INSTR.# 20040011848

125.00' D&M — 3/4" IRON PIPE FD. 0.04'N 0.08'W

1016.00 DEED 1016.46 OBS.

PPOB PARCEL "A-2"

04-00-017-103-022 MARJORIE R. DARNELL VOL. 1311, PG. 350

EX. BARN — EX. SHED — EX. DWELLING — DRIVE 7.0' CLEAR — DRIVE 7.1' CLEAR — DRIVE 2.0' CLEAR — DRIVE 7.7' CLEAR

N00°39'52"E 1016 DEED 1016.46 OBS (TO CL)

50.00' — CL. "E" — 50.00'

3/4" IRON PIPE FD. & USED N-S 0.10'W — 100.00'

PARCEL "D" 70,299 SQ FT 1.6138 AC

703.00' — EX. POLE BARN

PARCEL "A-2" 745,429 SQ FT 17.1127 ACRES

703.00' — N0°39'52"E 966.00 DEED 966.46 OBS

04-00-017-103-217 LINDSAY A. & ADRIAN R. DESJARDINS INSTR. #20140524582

5/8" CAPPED (KS ASSOC.) IRON PIN FD. 0.10'N 0.04'E

EX. GREENHOUSE — EX. POLE BARN

N89°39'22"W 100.00' — N89°39'22"W 263.46' — 100.00'

PARCEL "E" 26,346 SQ FT

N00°39'52"E 263.46' — 50.00'

04-00-017-103-023 JAMES V. & MARY ANN HASSEL (CO-TR.) #19970488951

EX. DECK — EX. DWELLING — EX. GARAGE — EX. DWELLING — SPLIT DRIVE CLEAR ON BOTH SIDES BY AT LEAST 0.4'

5/8" CAPPED (REITZ ENG.) IRON PIN FD. — 211.79 CALC. & OBS

N89°39'22"W 211.65 D&M — 50.00'

IRON PIN FD. 0.88'S 0.09'W — 1673.21 OBS.

90°28'28" PER K&S SURVEY & TD.

04-00-017-103-145 THE CITY OF AVON LAKE, OHIO O.R. VOL. 109, PG. 138

04-00-017-103-128 THE CITY OF AVON LAKE, OHIO VOL. 1383, PG. 569

5/8" IRON PIN IN MON. BOX USED ORIGINAL LOT LINE

N0°42'56"E 244.34 DEED & MSD.

1 1/2" IRON PIPE FD. & USED — 90°15'50" DEED & TD.

1" IRON PIPE FD. 1.20'N 0.50'W (REC 0.55'W)

1 3/4" IRON PIPE FD. 0.19'N 0.58'W (REC 0.11'W)

1 1/4" IRON PIPE FD. 0.11'N 0.89'W (REC 0.41'W)

04-00-017-103-339 LEGACY POINTE LLC INSTR# 200801565310 (REMAINDER, PARCEL 7)

04-00-017-103-134 WILLIAM D. HUBERT O.R. VOL. 894, PG. 803 (PARCEL NO. 4)

04-00-017-103-064 WILLIAM D. HUBERT O.R. VOL. 894, PG. 803 (PARCEL NO. 3)

04-00-017-103-055 WILLIAM D. HUBERT O.R. VOL. 894, PG. 803 (PARCEL NO. 2)

04-00-017-103-286 WILLIAM D. HUBERT INSTR.# 201304154228 PARCEL "A-1"

430.00 DEED & 430.20 OBS N89°01'34"W

211.02 D & 210.68 OBS N89°37'24"W

121.88 D & 121.83 OBS N89°43'24"W

1 1/2" IRON PIPE FD. & USED

1" IRON PIPE FD. & USED

N0°49'13"E 1123.56 REC. & MSD.

N0°49'06"E 600.00 D&M

(LEGACY POINTE SUBDIVISION #6 VOLUME 94, PAGES 96-98)

N89°44'43"W 578.20 OBS.

3/4" I.P. FD. 1.00'W PER DEED & USED

04-00-017-103-342 thru -346