04-00-002-101-358 thru 366 Scan # 49002

LOT SPLIT AND CONSOLIDATION SURVEY

OF

19.1846 ACRES

IN

ORIGINAL AVON TOWNSHIP SECTION NO. 2

NOW IN THE CITY OF AVON, LORAIN COUNTY, OH

FOR

McINTOSH FARMS DEVELOPMENT GROUP, LLC AND TRACY C. & STEVEN J. ABFALL.

BY

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DR., CLEVELAND, OH. 44135
PHONE: (216) 251-3033 REITZ@REITZENG.COM

CURRENT ZONING
R-2, SINGLE & DOUBLE FAMILY RESIDENTIAL

BOARD OF ZONING APPEALS 10/7/2015 ACTIONS

1. GRANTED A 5' VARIANCE TO SIDE YARD SETBACK OFF OF THE NORTH PROPERTY LINE OF CONSOLIDATED PARCEL 1 TO ALLOW THE EXISTING HOUSE WITH COVERED PATIO TO REMAIN IN ITS CURRENT LOCATION.
2. RESTRICTED CONSOLIDATED PARCEL 3 TO REQUIRE A 17' SIDE YARD SETBACK TO IT'S SOUTH PROPERTY LINE TO RESULT IN 24' SEPARATION IN BETWEEN DWELLINGS ON CONSOLIDATED PARCELS 1 AND 3.
3. GRANTED A VARIANCE TO SQUARE FOOTAGE OF ACCESSORY BUILDINGS TO ALLOW A PORTION OF THE EXISTING BARN TO REMAIN IN IT'S CURRENT LOCATION CONTINGENT ON REMOVAL OF LEAN-TO AND SOUTH BAY FROM BARN AND REMOVAL OF TWO SMALLER OUT BUILDINGS.

CERTIFICATE:
THE DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS WERE FOUND OR 5/8" ~ 30" LONG CAPPED IRON PINS SET AT ALL POINTS INDICATED HEREON. ALL BEARINGS ARE BASED ON THE CENTERLINE OF MOON ROAD HAVING A BEARING OF N.8°27'55"W AND ARE USED TO DENOTE ANGLES ONLY. ALL OF WHICH WE CERTIFY TO BE CORRECT.

BY _____ 6/22/16 VICE PRES.

JAMES T. SAYLER, REG. SURVEYOR #S-7425
SCALE: 1" = 40' JUNE, 2016
REV. 6/17/2016

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

INTENT OF SURVEY:

1. SPLIT PARCELS "A" AND "C" FROM ABFALL LAND AND CONVEY TO McINTOSH FARMS
2. SPLIT PARCEL "B" FROM McINTOSH FARMS LAND AND CONVEY TO ABFALL
3. CONSOLIDATE ABFALL REMAINDER WITH PARCEL "B" TO FORM CONSOLIDATED PARCEL 1.
4. CONSOLIDATE WESTERLY McINTOSH FARMS REMAINDER WITH PARCEL "A" TO FORM CONSOLIDATED PARCEL 2.
5. CONSOLIDATE EASTERLY MCINTOSH FARMS REMAINDER WITH PARCEL "C" TO FORM CONSOLIDATED PARCEL 3

N

BEARINGS BASED ON MOON RD. BEARING N8°27'55"W

0 40

5/8" I. PIN IN MON. BOX FD. & USED

C/L HAWTHORNE DR.

N88°50'00"E 320.00' REC. & MSD.

5/8" I. PIN IN MON. BOX FD. & USED

274.00' REC. & MSD. N01°10'00"W

161

162

WOODLAND TRAIL 60'

ORCHARD TRAIL SUBD. #6 (PROPOSED)

130

ORCHARD TRAIL SUBD. #2
VOL. 89, PG. 71-72
BLOCK "G"

BLOCK "S"

33.00 R&M

2180.07' REC. & MSD.
N89°18'15"E
849.22 DEED, 1844.84 OBS.

5/8" CAPPED (VEVERKA) I. PIN FD. 1.18' S 0.03' E

5/8" CAPPED (RESAR) I. PIN FD. ONLINE N&S 0.14' E

04-00-002-101-075
TAMARA JADAAN
INSTR# 20140509324

335.07 DEED 335.23 OBS. TO C/L

1" I. PIPE FD. ONLINE N&S 29.47' OFF C/L

R.R. SPIKE FD. & USED

4.4' R&M

SHEFFIELD VILLAGE
CITY OF AVON

101.00 DEED 102.18 OBS. N08°27'55"W 202.77 DEED 203.18' OBS.

04-00-002-101-335
DAVID AND CHARLOTTE WENDELL
INSTR# 20150557349

101.00' DEED & MSD.

5/8" CAPPED (RESAR) I. PIN FD. 0.05' S 0.19' E

5/8" I. PIN FD. ONLINE N&S 29.65 C/L

MOON ROAD 60'

CONSOLIDATED PARCEL 2
754,587 SF.
17.3229 AC.

97°34'8" DEED & TD.

04-00-002-101-334
GERALDINE L. CUEVAS
INSTR# 20150557348

5/8" CAPPED (RESAR) I. PIN FD. USED N&S 0.57' E

N89°06'13"E 335.07 DEED & MSD. TO C/L

1" I. FORM PIN FD. 0.29' N 29.59 C/L

30.26'

154.81

180.26' TO C/L 150.00' TO R/W

97°34'8" DEED & TD.

100.88'

89.43 DEED & MSD.

N00°12'13"W 403.92 OBS. 401.20 DEED

04-00-002-101-175
McINTOSH FARMS DEVELOPMENT GROUP, LLC
INSTR# 20160585084

N21°32'05"E 75.39

SPLIT PARCEL "B"
12,065 SF., 0.2770 AC.

N89°32'47"E 308.91' DEED & MSD.

135.42

22.5'

173.49

100.00 N00°53'47"W 87.17

CONSOLIDATED PARCEL 3
15,691 SF. TO R/W, 18,691 SF. TO C/L
0.3602 AC. TO R/W, 0.4291 AC. TO C/L

N89°32'47"E 200.00' DEED & MSD. TO C/L

192.05

119.19 43.80

60.5'

EXISTING BARN

59.7' 59.7'

16.22' D&M N08°27'55"W 7.95 2.83

SPLIT PARCEL "C" 2330 SF. 0.0535 AC.

(TO C/L)

1.45

N08°27'55"W

30.26'

N89°06'13"E 193.55' TO C/L

163.29' TO R/W

04-00-002-101-176
TRACY C. AND STEVEN J. ABFALL
INSTR# 20050061363

SPLIT PARCEL "A"
15,678 SF.
0.3599 AC.

142.00' DEED & MSD. N08°27'55"W

60.5'

CONSOLIDATED PARCEL 1
58,977 SF. TO R/W, 62,404 SF. TO C/L
1.3539 AC. TO R/W, 1.4326 AC. TO C/L

EX. PORCH 36.2' 4.7' 8.9' 58.9'

EXISTING DWELLING 42.2' 15.1' 6.0' 13.1' 28.2' EX. PORCH

98°0'42" DEED & TD.

N00°27'55"W 100.00

74.4'

114.09'

125.78 DEED & MSD.

114.33'

APPROVED
PLANNING COMMISSION
DATE 7-11-16
AVON, OHIO
Carolyn L. Witherspoon CHAIRPERSON
Jeff Clements SECRETARY

C/L RAILROAD TRACKS USED FOR LINE

5/8" CAPPED (VEVERKA) I. PIN FD. 1.11' N 4.8' W

33.00 R&M

1830.30
1735.31 DEED, 1731.05 OBS.
N89°32'47"E

99.25

409.66' TO C/L 379.37' TO R/W

N89°32'47"E 508.91' DEED & MSD. TO C/L

30.30'

98°0'42" DEED & TD.

591.46' OBS.

04-00-002-101-021
McINTOSH FARMS DEVELOPMENT GROUP, LLC
INSTR# 20160585083

C/L CASE ROAD

5/8" I. PIN IN MON. BOX FD. & USED

APPROVED
BY THE CITY ENGINEER OF AVON, OHIO
7/11/16
RYAN E. CUMMINS, P.E., CPESC
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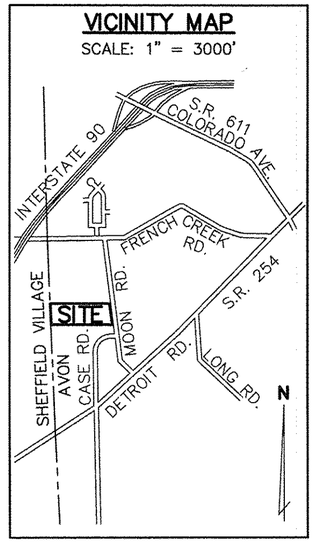
03511

APPROVED LOAN CO. MAGNENT
DATE 8-11-16
PAGE 04-00-002
BY HAHN
#16-03551

VICINITY MAP

SCALE: 1" = 3000'



LEGEND

- ● DENOTES MONUMENT FOUND AS NOTED
- ○ DENOTES 5/8" CAPPED (REITZ ENG) 30" LONG IRON PIN SET

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