THE CENTERLINE OF RELOCATED SR 254 WAS ESTABLISHED BY FITTING THE RECORD CENTERLINE FROM THE LOR-90-19.95 RIGHT OF WAY PLANS TO THE EXISTING MONUMENTS FOUND AT STATIONS 90+70.94, 98+67.17, 100+20.87 AND 102+20.98. THE ORIGINAL CENTERLINE OF SR 254 WAS ESTABLISHED USING THE MONUMENT AT STATION 100+04.10, 25.24 LT AND MAINTAINING THE ANGULAR RELATIONSHIP BETWEEN THE RELOCATED CENTERLINE OF SR 254 AND THE ORIGINAL CENTERLINE OF SR 254.

C4
R=1432.39'
L=596.24'
Δ=23°50'59"
T=302.50'
CH=596.24'
CB=S 77°47'05" W

℄RELOCATED S.R. 254

℄ORIGINAL S.R. 254

CENTER ROAD

P.O.C.

PCC STA. 98+67.17(R)
1" IRON PIN IN MONUMENT BOX
FD 0.21' S

STA. 100+04.10(R)
25.24' LT(R)
1" IRON PIN IN MONUMENT BOX FD & USED

182.78'(R&S)
25.59' (C&S)
S79°07'15"W
21.32' (C&S)

DETROIT ROAD S.R. 254

PCC STA. 100+20.87(R)
1" IRON PIN IN MONUMENT BOX
FD 0.32' S

C6
R=955.43'
L=200.11'
Δ=12°00'01"
T=100.42'
CH=200.11'
CB=N 71°59'40" W

C8

PCC STA. 92+70.96 BK(R)
92+70.93 AH(R)

C3

1" IRON PIN IN MONUMENT BOX
FD 0.38' N

PC STA. 90+70.94(R)

C3
R=1910.02'
L=200.02'
Δ=6°00'00"
T=100.10'
CH=200.02'
CB=S 62°51'35" W

99°33'20"(R&S)

C5
R=716.20'
L=153.70'
Δ=12°17'45"
T=77.15'
CH=153.70'
CB=N 84°08'33" W

PT STA. 102+20.98(R)
1" IRON PIN IN MONUMENT BOX
FD 0.44' S

357.27' (S)
356.27' (R)

R/W

S01°19'25"E

04-00-015-110-044
CITY CENTRE OF AVON RETAIL LLC
INST. NO. 20080268241
TRACT V

04-00-015-110-278
CITY CENTRE OF AVON RETAIL LLC
INST. NO. 20090303179

04-00-015-110-054
AVON CEMETERY

"BRAMHALL" 5/8" CAPPED IRON PIN FD 0.19' S

3/4" IRON PIPE FD & USED

N85°23'50"E 328.03'(S) 330'(R)
N85°23'50"E 234.15'(C)

70.09'(S) 70.00'(R)

N85°23'50"E 63.83'(R&S)

30.05' (S)
30.03' (R)

1" IRON PIPE FD 1.36' W

N03°32'20"W 114.57'(R&S)

04-00-015-110-017
THE VILLAGE OF AVON
V. 568 P. 574

04-00-015-110-273
CITY CENTRE OF AVON RETAIL LLC
INST. NO. 20090303176

C1
R=114.00'
L=27.54' (R&S)
Δ=13°50'23"
T=13.84'
CH=27.47'
CB=N 78°01'40" E

794.35'(S) 797.87'(R)
S01°19'25"E 670.29'(C)

N01°19'25"W 186.43'(R)
N01°19'25"W 186.94'(S) 107.78'(C)

L1 = N01°19'25"W 14.02'(C)
L2 = S88°40'35"W 8.20'(C)

L2
L1
N86°27'20"E 44.38'(R&S) 43.62'(R&S)
S85°28'04"E
S88°51'43"E 22.86' (R&S)
C2
N86°26'49"E 50.03'(R&S)
C1
N41°26'21"E 16.62'(R&S)

268.00'(R&S)
316.54'(C)
S00°31'52"E

04-00-015-110-041
CITY OF AVON
INST. NO. 20100351191
P.V. 96 P. 32

C2
R=114.00'
L=31.70' (R&S)
Δ=15°55'51"
T=15.95'
CH=31.60'
CB=N79°04'23"E

INSTRUMENT NO. 20140513904 GRANTS RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS ALONG EXISTING PRIVATE ROADS/DRIVES BETWEEN PARCELS 04-00-015-110-038 AND 04-00-015-110-277 OWNED BY CITY CENTER OF AVON OUTLOTS LLC AND PARCELS 04-00-015-110-044, 04-00-015-110-273 AND 04-00-015-110-278 OWNED BY CITY CENTRE OF AVON RETAIL LLC.

263.99'(S) 264.00'(R)
S01°19'25"E

PARCEL 156G-WD
04-00-015-110-041
STATE OF OHIO
V. 960 P. 490

N01°19'25"W 100.62'(R&S)

04-00-015-110-277
CITY CENTRE OF AVON OUTLOTS LLC
INST. NO. 20120399472
(1.11 AC. – DEED)

COMBINATION PARCEL B
1.4093 AC.
(61,389 S.F.)

(S48.39°W 77.39'(R)
N74°47'30"W

N01°19'25"W 90.40' (C)
41.49'(R&S)

1" IRON PIPE FD 0.06' E

S86°03'48"W 284.08'(S) 289.96'(R)

40.04'(R&S)

CENTER ROAD S.R. 83
(R/W VARIES)

R/W

N03°48'43"W

04-00-015-110-038
CITY CENTRE OF AVON OUTLOTS LLC
INST. NO. 20120399472
(± 1.55 AC. – DEED)

N85°58'15"E 281.31' (C)

N85°58'15"E 42.17'

P.O.B.

04-00-015-110-070
CITY OF AVON
V. 1077 P. 637

177.30'(R) 173.09'(S)

PARCEL 156H-WD
04-00-015-110-037
STATE OF OHIO
V. 997 P. 651

241.92'(S) 241.74'(R)

N03°48'43"W 193.01' (C)

SPLIT PARCEL A
1.2219 AC.
(53,225 S.F.)

241.91'(S) (NO REC DIST)
S00°31'52"E 193.36' (C)

EXIT. BLDG.

N87°29'25"E
405.16'(S) 405.18'(R)

56.33'(S)

1 1/2" IRON PIPE FD & USED

"GULLA" 5/8" CAPPED REBAR FD & USED

17.30' (R&S)

179°29'20"(R)
179°34'08"(S)

69.14'(S)
75.34'(R)

50.12'(R)
50.04'(S)

50.00' 50.00' 50.00' 50.00' 50.00'

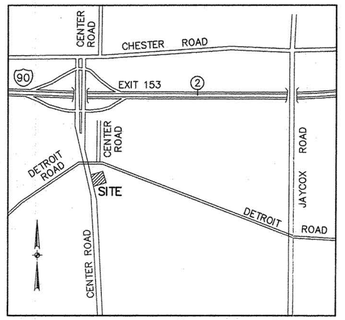
S85°58'15"W 270.24' (S)

"BRAMHALL" 5/8" CAPPED IRON PIN FD 0.05' E

04-00-015-110-272
OFFICES OF AVON LTD.
INST. NO. 20090293413

PARCEL 156L-WD
04-00-015-110-039
STATE OF OHIO
V. 997 P. 647

04-00-015-110-282
-283



VICINITY MAP
NO SCALE

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN

40 0 40 80
SCALE IN FEET
SCALE 1"=40'

ABBREVIATIONS

C	CALCULATED
DIST	DISTANCE
FD	FOUND
INST.	INSTRUMENT
NO.	NUMBER
P	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RECORD
S	SURVEYED
V	VOLUME

LEGEND

- Ⓜ MONUMENT BOX FOUND
- ◎ "KS ASSOCS" 5/8" CAPPED REBAR FOUND UNLESS NOTED OTHERWISE
- ○ 5/8"x30" CAPPED REBAR SET LABELED "KS ASSOCS INC PROP MARKER"
- ⊙ DRILL HOLE FOUND
- ⊚ MAG NAIL FOUND
- ——————— RIGHT OF WAY LINE
- - - - - - - - - CENTERLINE

SURVEYOR'S NOTES

1. The basis of bearings for this survey is assumed.

2. Pertinent records used are as shown hereon and include Lorain County Tax Maps, LOR-90-13.01 and LOR-90-19.95 Right of Way Plans, Avon Commons Subdivision as recorded in Volume 64, Pages 32-34 of the Lorain County Plat Records, a survey prepared by Bramhall Engineering and Surveying Co. Inc. dated March 31, 2003, a survey prepared Vincent C. McGervey dated January 1983, a survey prepared by J. W. Warden dated May 6, 1948 and surveys prepared by KS Associates, Inc. dated June 1, 2007, November 14, 2008, June 17, 2009 and August 6, 2012.

3. This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances, or other circumstances affecting the title to the property shown hereon.

☒APPROVED/☐REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
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

SURVEYOR'S CERTIFICATION

I hereby certify that; the survey shown hereon is the result of an on-the-ground survey that has been performed by me or under my supervision; that the survey was prepared in accordance with Chapter 4733-37 (Minimum Standards for Boundary Surveys) of the Ohio Administrative Code; that it is a survey of a land conveyed to City Centre of Avon Outlots LLC as recorded in Instrument No. 20120399472 of the Lorain County Records.

T. A. Bixler 9-12-16

Trevor A. Bixler, P.S. Date
Professional Surveyor Ohio Reg. No. 7730

Date of Survey: June 14, 2016

APPROVED
PLANNING COMMISSION
DATE 9/27/16
AVON, OHIO
Carolyn Burkey CHAIRPERSON
Jeff Clements SECRETARY

REVISIONS		
DATE	DESCRIPTION	BY
9/12/16	REVISED PER CITY ENGINEER COMMENTS	PRP

DATE: 8/18/16
DRAWN BY: PRP
CHKD BY: TAB
DWG. NAME: 16148.split
PATH: CIVIL 3D 2014
F.B. 824

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
KS ASSOCIATES

LOT SPLIT MAP

OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 15
CITY OF AVON, COUNTY OF LORAIN
STATE OF OHIO

SHEET 1 OF 1

JOB NO. 16148

R:\16000\16148\CIVIL 3D 2014\CURRENT DRAWINGS\BASE DRAWINGS\DWG\16148_split.dwg