

EXISTING PARCEL OWNERSHIPS

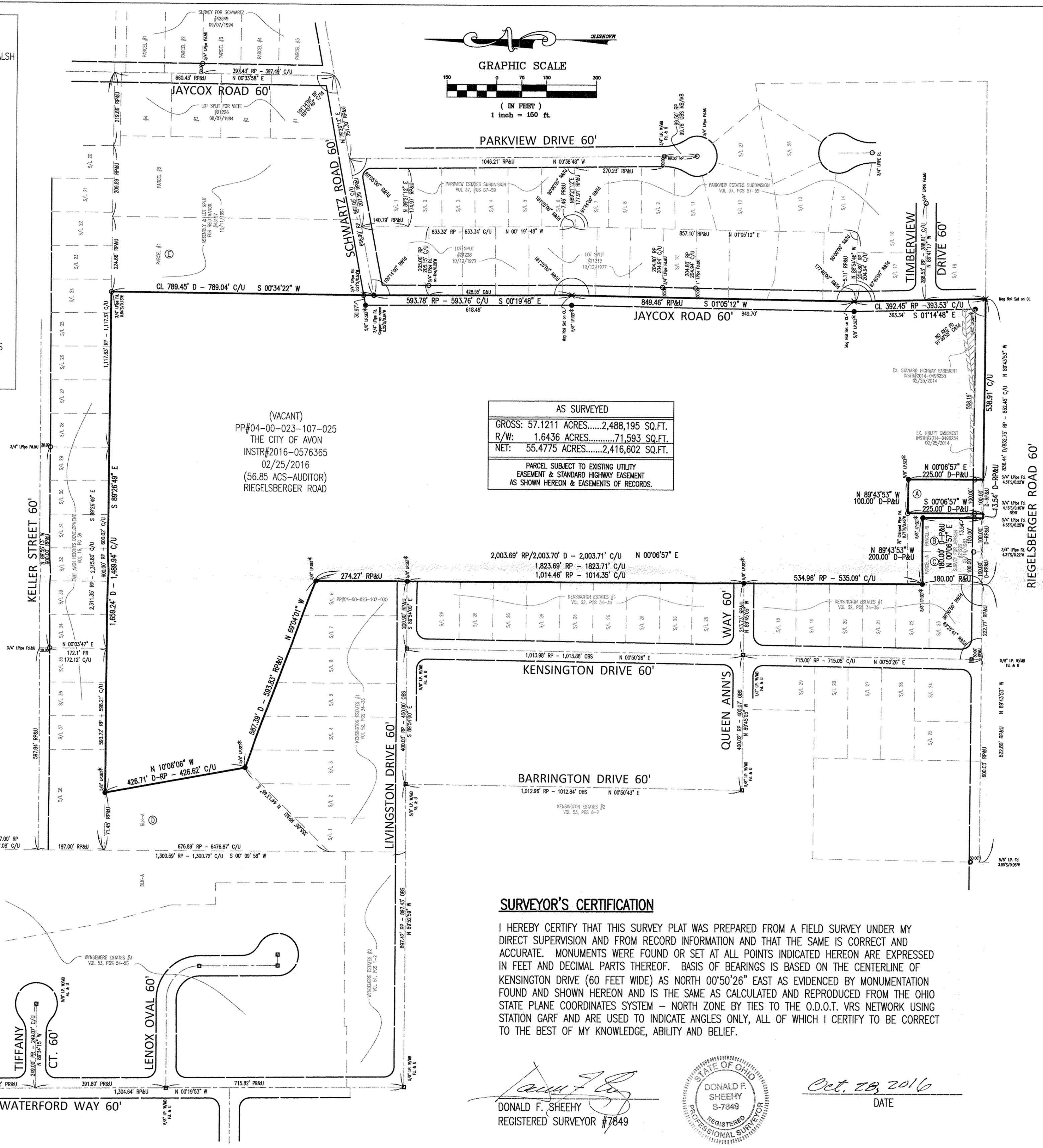
- (A) PP#04-00-023-107-024
BRUCE A. & SANDRA K. WALSH
O.R. VOL. 19, PG. 386
10/29/1987
(0.52 ACRES - AUDITOR)
- (B) PP#04-00-023-107-017
VALENTINA TIMKO
INSTR#2016-0591489
07/01/2016
(0.41 ACRES - AUDITOR)
- (C) PP#04-00-023-107-016
AUGUST PROPERTIES, L.L.C.
INSTR#2011-0380793
08/02/2011
(0.41 ACRES - AUDITOR)
- (D) PP#04-00-023-104-022
KENSINGTON PARK ESTATES
ASSOCIATION
O.R. VOL. 1358, PG. 81
09/24/1996
(2.75 ACRES - AUDITOR)
- (E) PP#04-00-023-107-029
TERRY & MARY ANN MATHES
O.R. VOL. 578, PG. 920
08/06/1992
(3.96 ACRES - AUDITOR)

**PLAT OF SURVEY
FOR KENSINGTON PARK**

BEING A 57.1211 ACRES PARCEL OF LAND (AS SURVEYED)
OF PART OF ORIGINAL AVON TOWNSHIP, SECTION #23 AS
CONVEYED TO THE CITY OF AVON BY DEED DATED FEBRUARY
25, 2016 AS RECORDED IN INSTRUMENT #2016-0576365
(PP#04-00-023-107-025) OF LORAIN COUNTY DEED
RECORDS.

**RIEGELSBERGER ROAD / JAYCOX ROAD
CITY OF AVON
LORAIN COUNTY, OHIO**

CVE CHAGRIN VALLEY
ENGINEERING, LTD.
Creative Engineers. Intelligent Solutions.
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Cleveland, Ohio 44146-5467
Phone • 440-439-1999 Fax • 440-439-1999
www.cveintltd.com



(VACANT)
PP#04-00-023-107-025
THE CITY OF AVON
INSTR#2016-0576365
02/25/2016
(56.85 ACS-AUDITOR)
RIEGELSBERGER ROAD

AS SURVEYED	
GROSS:	57.1211 ACRES.....2,488,195 SQ.FT.
R/W:	1.6436 ACRES.....71,593 SQ.FT.
NET:	55.4775 ACRES.....2,416,602 SQ.FT.
PARCEL SUBJECT TO EXISTING UTILITY EASEMENT & STANDARD HIGHWAY EASEMENT AS SHOWN HEREON & EASEMENTS OF RECORDS.	

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM A FIELD SURVEY UNDER MY DIRECT SUPERVISION AND FROM RECORD INFORMATION AND THAT THE SAME IS CORRECT AND ACCURATE. MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BASIS OF BEARINGS IS BASED ON THE CENTERLINE OF KENSINGTON DRIVE (60 FEET WIDE) AS NORTH 00°50'26" EAST AS EVIDENCED BY MONUMENTATION FOUND AND SHOWN HEREON AND IS THE SAME AS CALCULATED AND REPRODUCED FROM THE OHIO STATE PLANE COORDINATES SYSTEM - NORTH ZONE BY TIES TO THE O.D.O.T. VRS NETWORK USING STATION GARF AND ARE USED TO INDICATE ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF.

Donald F. Sheehy
DONALD F. SHEEHY
REGISTERED SURVEYOR #7849



Oct. 28, 2016
DATE

DATE: 11-18-16
PAC: 4-00-023
BY: R. MAINES
*16-03557-D

04-00-023-107-025

NOTE:
THIS MAP AND THE SURVEY ON WHICH IT IS BASED
HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE
REPORT AND IS NOT INTENDED TO REFLECT ALL
EASEMENTS, ENCUMBRANCES, CONVENANTS OR OTHER
CIRCUMSTANCES AFFECTING THE TITLE TO THE PROPERTY.

LEGEND

- I.PIN w/MONUMENT BOX FOUND AS NOTED
- IRON PIN FOUND AS NOTED
- ⊗ IRON PIPE FOUND AS NOTED
- ⊙ MAG NAIL SET AS NOTED
- *5/8"x30" IRON PIN SET
W/YELLOW CAP "D.F. SHEEHY - S-7849"

PLAT OF SURVEY
FOR KENSINGTON PARK
RIEGELSBERGER ROAD & JAYCOX ROAD
CITY OF AVON, LORAIN COUNTY, OHIO

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: SEPTEMBER, 2016
SCALE: 1" = 150'
PROJECT NUMBER
16320
Drawing Name
SURVEY PLAT
SHEET: **1**
TOTAL SHEETS: **1**