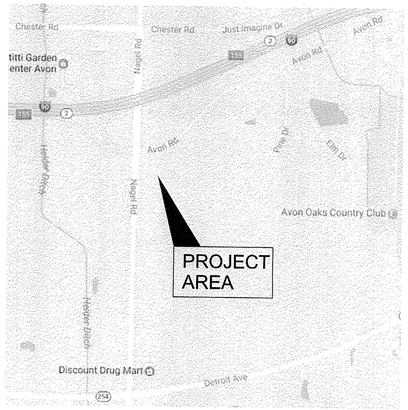
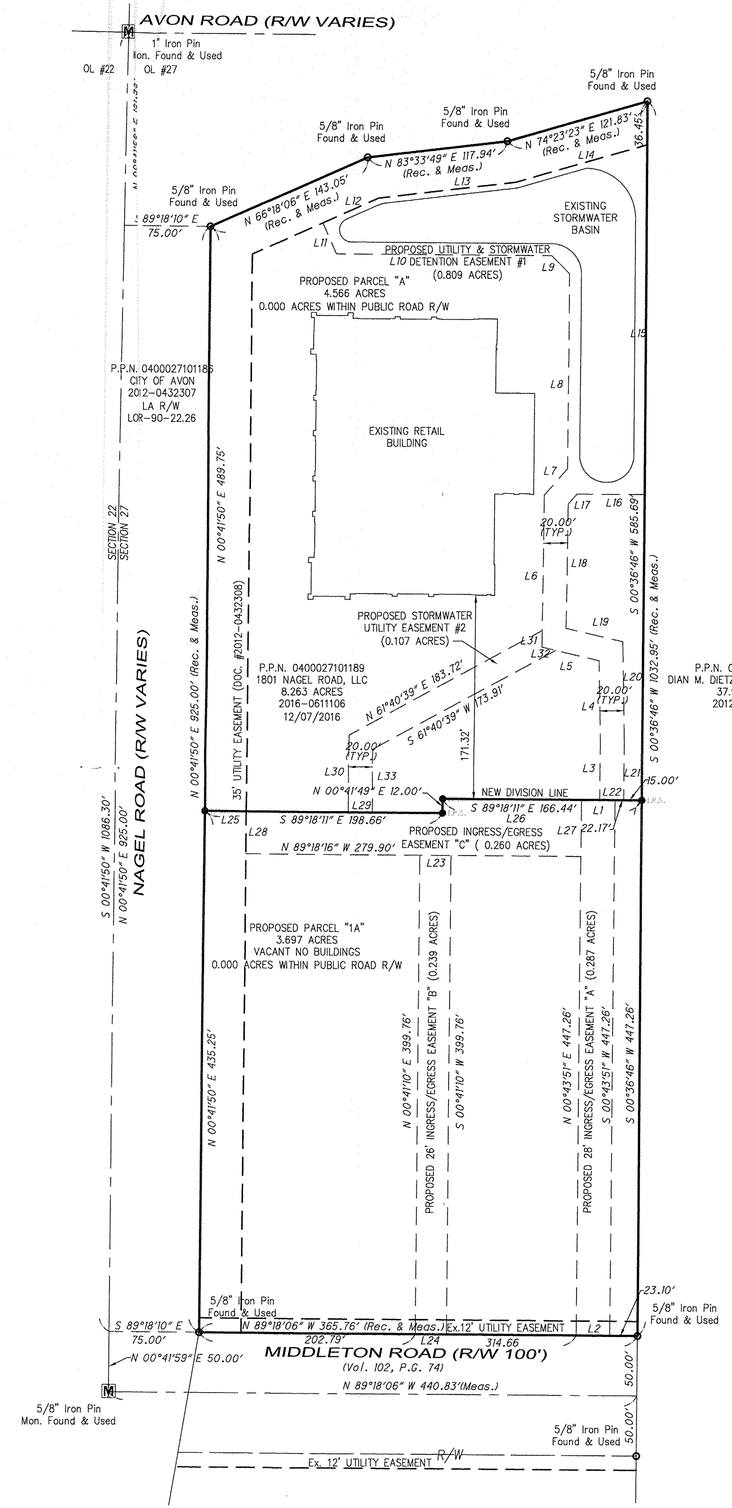


LOCATION MAP
NOT TO SCALE



LEGEND

DRILL HOLE/R.R. SPIKE FOUND/SET AS NOTED	P.K. NAIL/MAG NAIL FOUND/SET AS NOTED
MONUMENT FD. AS NOTED	5/8", 30" LENGTH IRON PIN SET CAP CIVPRO PS 8488
MONUMENT BOX FD./SET AS NOTED	STONE FOUND
CENTERLINE	
PROPERTY LINE	
EXISTING ADJOINERS PROPERTY LINE	
RIGHT-OF-WAY LINE	R/W
EASEMENT LINE	
CHAIN LINK FENCE	

REC.	RECEPTION	Ac.	ACRES
Rec.	RECORD ( )	Sq.Ft.	SQUARE FEET
Meas.	MEASURED	Vol.	VOLUME
No.	NUMBER	Pg.	PAGE
S/L	SUBLOT	Stm.	STORM
Dd.	DEED	San.	SANITARY
Calc.	CALCULATED	N.	NORTH
Obs.	OBSERVED	S.	SOUTH
Co.	COMPANY	E.	EAST
Esmt.	EASEMENT	W.	WEST
Bldg.	BUILDING	Fd.	FOUND
I.	IRON	P.O.B.	PLACE OF BEGINNING
P.P.N.	PERMANENT PARCEL NUMBER	P.P.O.B.	PRINCIPAL PLACE OF BEGINNING
RCP.	REINFORCED CONCRETE PIPE	C.L.F.	CHAIN-LINK FENCE
ENCR.	ENCROACHES	CONN.	CONNECTION
CLR.	CLEARS	Adj.	ADJACENT
Ex.	EXISTING	CNTY.	COUNTY

DOCUMENTS USED TO PREPARE SURVEY

CURRENT DEEDS & PLATS OF RECORD AS REFERENCED.

DECLARATION OF RESTRICTIVE COVENANTS DOC #20160610933 12/06/2016

NOTES:

AREA IN ROAD RIGHT OF WAY LOCATED IN NAGEL ROAD = 0.000 ACRES

SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	28.00'	S 89°18'11" E	L18	103.76'	S 00°58'50" W
L2	28.00'	N 89°18'06" W	L19	48.71'	S 76°32'11" E
L3	47.28'	N 00°40'25" E	L20	86.12'	S 00°43'02" E
L4	70.31'	N 00°43'02" W	L21	47.52'	S 00°40'25" W
L5	49.19'	N 76°32'11" W	L22	20.00'	N 89°19'35" W
L6	127.14'	N 00°58'50" E	L23	26.00'	S 89°18'16" E
L7	29.60'	N 41°11'52" E	L24	26.00'	N 89°18'06" W
L8	162.92'	N 00°42'29" E	L25	35.00'	S 89°18'11" E
L9	21.21'	N 44°17'46" W	L26	116.26'	S 89°18'11" E
L10	180.19'	N 89°18'02" W	L27	47.50'	S 00°43'51" W
L11	28.19'	N 23°42'00" W	L28	35.50'	N 00°41'50" E
L12	51.03'	N 66°18'00" E	L29	20.00'	N 89°18'11" W
L13	115.43'	N 83°33'49" E	L30	65.19'	N 00°23'57" W
L14	114.45'	N 74°23'23" E	L31	13.88'	S 00°58'50" W
L15	292.50'	S 00°36'46" W	L32	11.85'	S 76°32'11" E
L16	56.50'	N 89°23'14" W	L33	53.45'	S 00°23'57" W
L17	11.18'	S 41°11'52" W			

APPROVED
PLANNING COMMISSION
DATE 7.3.17
AVON, OHIO
Carolyn Witherspoon CHAIRPERSON
Jill Clements SECRETARY

BASIS OF BEARING:
THE BASIS OF BEARING IS OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401) NAD 83 (1986) AND BEING THE CENTERLINE OF NAGEL ROAD S 00°41'50" W.

SURVEY CERTIFICATION
THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, DEEDS, AND SURVEY RECORDS UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, PER CH 4733-37 OF THE OHIO ADMINISTRATIVE CODE. BEARINGS ARE SHOWN TO A MERIDIAN DESCRIBED HEREON, AND ARE INTENDED TO DENOTE ANGLES ONLY. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE. MONUMENTATION WAS FOUND, REFERENCED, OR SET AT ALL PROPERTY CORNERS. 5/8" IRON PINS, 30" LONG WITH A YELLOW CAP STAMPED CIVPRO P.S.#8488 WERE SET.

KEITH A. DYLEWSKI, P.E., P.S. — P.S. No. 8488 — DATE 6/21/17

STATE OF OHIO · KEITH A. DYLEWSKI · S-8488 · REGISTERED · PROFESSIONAL SURVEYOR

APPROVED LORAIN CO. MAP DEPT
DATE 10-5-17
PAGE 4-00-027
BY R. MAINES
#17-03734

04-00-027-101-197
-198

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

GRAPHIC SCALE
0 30 60
FEET
(IN FEET)
1 inch = 60 ft.

NW NE SW SE N

VERTICAL SCALE IN FEET: 0 10 20

HORIZONTAL SCALE IN FEET: 0 30 60

CHECKED BY: KAD
DATE: April, 2017
DRAWN BY: FPW
DATE: April, 2017

REVISIONS:

DATE	DESCRIPTION

MAP OF SURVEY FOR 1801 NAGEL ROAD, LLC

KNOWN AS BEING PART OF SECTION 27, (T-7N, R-16W), CITY OF CITY OF AVON, LORAIN COUNTY, OHIO.

CIVPRO ENGINEERING
ENGINEERS-SURVEYORS-CONSTRUCTION MANAGERS
6256 WALNUT RIDGE CIR NW NORTH CANTON, OH 44720
PHONE: (330) 268-2724 FAX: (330) 470-1265
WWW.CIVPROENGINEERING.COM

DRAWING NAME: 1801 NAGEL SPLIT
PROJECT NUMBER:
1 / 1