

LEGEND

- R. = RECORD/DEED DISTANCE
- C. = CALCULATED DISTANCE
- U. = USED
- M. = MEASURED DISTANCE

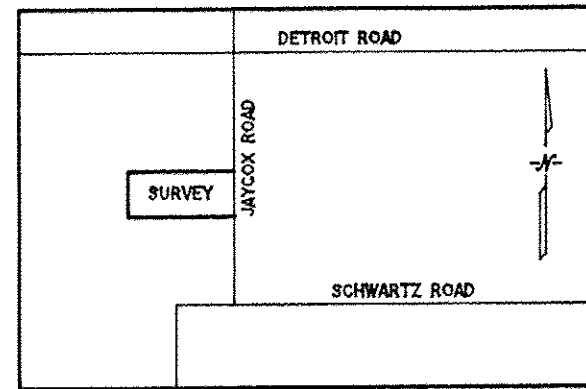
ADDITIONAL REFERENCES USED

PLAT OF LOT SPLIT AND CONSOLIDATION BY LAND DESIGN CONSULTANTS 3/4/02

PLAT OF CONSOLIDATION AND LOT SPLIT BY LAND DESIGN CONSULTANTS 5/30/02

RECORDED SUBDIVISION PLATS AS NOTED ON FACE OF PLAT

RECORDED DEEDS AS NOTED ON FACE OF PLAT



VICINITY MAP N.T.S.

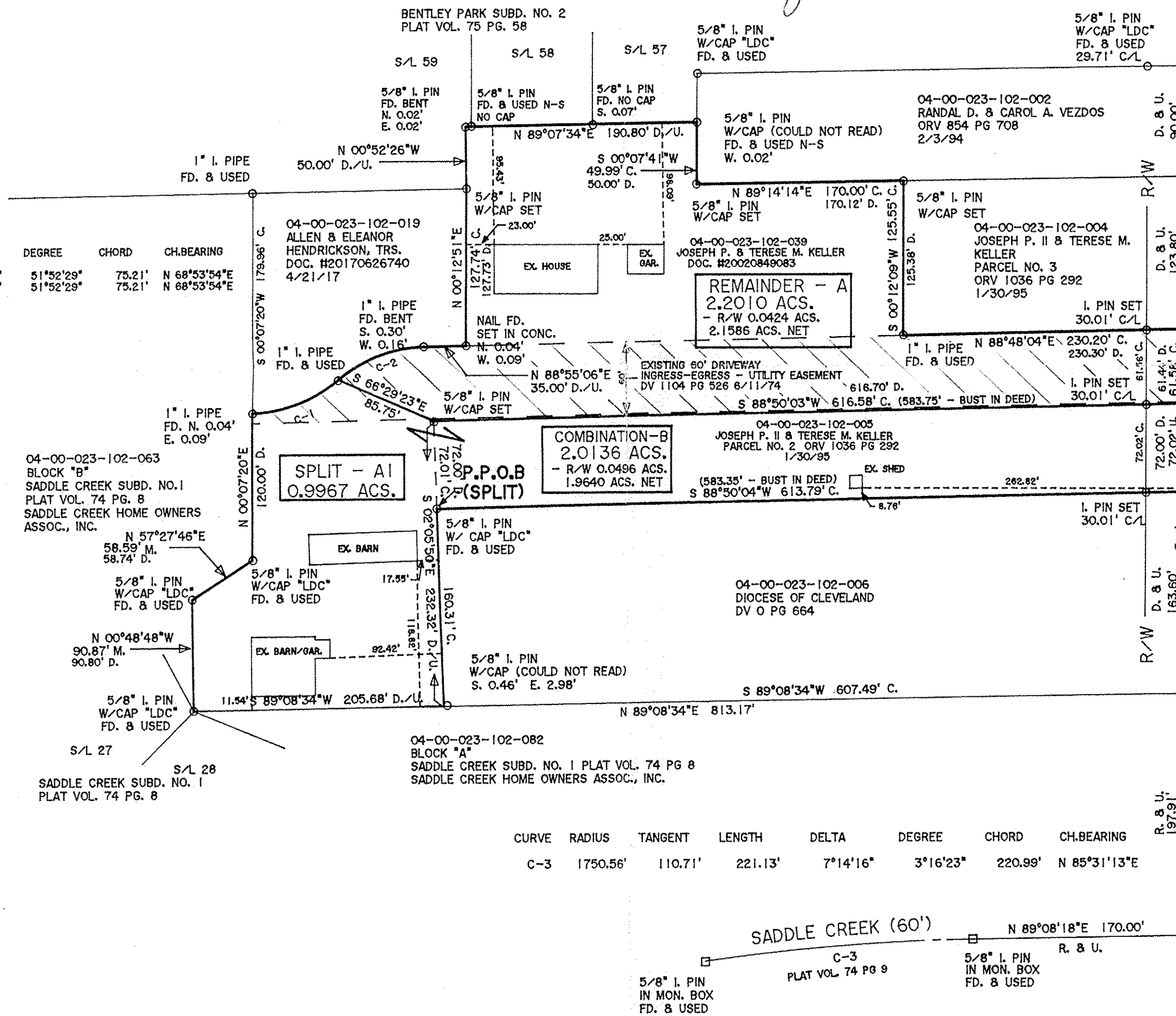


APPROVED **REJECTED**
 BY THE CITY ENGINEER OF AVON, OHIO
 RYAN E. CUMMINS, P.E., CPESC
 THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

APPROVED
 PLANNING COMMISSION
 DATE 10-24-17
 AVON, OHIO
 Carolyn Witherspoon CHAIRPERSON
 Jeff Clements SECRETARY

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
CALC. C-1	110.45'	39.99'	76.74'	39°48'34"	51°52'29"	75.21'	N 68°53'54"E
CALC. C-2	110.45'	39.99'	76.74'	39°48'34"	51°52'29"	75.21'	N 68°53'54"E

DEED C-1	DEED C-2
R = 110.45'	R = 110.45'
A = 76.60'	A = 76.60'
C = 75.08'	C = 75.08'



JAYCOX ROAD (VAR. WIDTH)

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON, ALL OF WHICH I CERTIFY TO BE CORRECT.

THOMAS A. SIMON
 REG. PROFESSIONAL SURVEYOR
 NO. S-7775
 10/27/17

BASIS OF BEARINGS IS THE CENTERLINE OF JAYCOX ROAD (NORTH 00°07'41" EAST, ASSUMED). IRON PINS SET ARE 5/8" DIAMETER, 30" LONG WITH PLASTIC CAPS "T. SIMON, S-7775".

P.P.O.B. (REMAINDER)
 P.P.O.B. (COMBINATION)

- NOTES**
- THE PARCELS HEREON REFERENCED AS "SPLIT - A1", "COMBINATION - B" AND "REMAINDER - A" WILL BE BURDENED/BENEFITTED FROM A BLANKET EASEMENT FOR DRIVEWAYS, INGRESS-EGRESS AND ANY UNDERGROUND UTILITIES THAT MAY RUN UNDER, OVER OR THROUGH SAID PARCELS, AS THEY MAY LOCATED FROM TIME TO TIME. SAID BLANKET EASEMENT SHALL RUN WITH THE LAND AND BE IN FORCE AT WHICH TIME SAID PARCELS ARE LEGALLY RECORDED BY THE LORAIN COUNTY RECORDER'S OFFICE.
 - EXISTING 60' DRIVEWAY, INGRESS-EGRESS EASEMENT AND UTILITY EASEMENT DATED JUNE 11, 1974 RECORDED IN DEED VOLUME 1104 PAGE 526, SHALL REMAIN IN EFFECT THRU COMBINATION-B AND REMAINDER-A FOR USE BY PARCEL NO. 04-00-023-102-019

APPROVED
 LORAIN CO. MAP DEPT
 DATE 1-31-18
 PAGE 4 00-023
 BY R. MAINES
 #18-03780

04-00-023-102-152
 -153
 -154

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-3	1750.56'	110.71'	221.13'	7°14'16"	3°16'23"	220.99'	N 85°31'13"E

**PLAT OF BOUNDARY SURVEY
 SPLIT & COMBINATION
 FOR
 JOSEPH P. II & TERESE M. KELLER**

BEING KNOWN AS PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 23
 CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

SEPTEMBER, 2017 SCALE: 1" = 80'

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