

ABBREVIATIONS

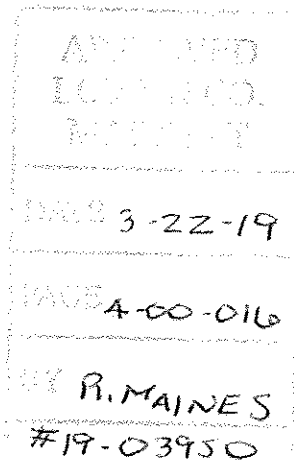
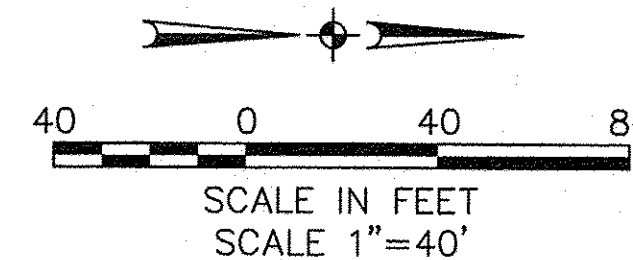
- C CALCULATED
FD FOUND
INST INSTRUMENT
NO NUMBER
P PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PV PLAT VOLUME
R RECORD
S SURVEYED
SR STATE ROUTE

SURVEYOR'S NOTES

- 1. HORIZONTAL DATUM IS OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH.
2. VERTICAL DATUM IS NAVD 1988.
3. PERTINENT RECORDS USED ARE AS SHOWN HEREON

REFERENCES

- R1 DEED TO AVON LEGAL LTD. INST. NO. 19990648809
R2 DEED TO COLE CABE PORTFOLIO, LLC INST. NO. 20170646620
R3 LOR-90-19.95 RIGHT OF WAY PLANS
R4 LOT SPLIT SURVEY PREPARED BY BRAMHALL ENGINEERING AND SURVEYING CO. INC. DATED 7-8-2015
R5 CHESTER ROAD LOT-SPLIT SURVEY PREPARED BY BRAMHALL ENGINEERING AND SURVEYING CO. INC. DATED 10-16-2007
R6 MAP OF SURVEY, CONSOLIDATION AND PARTITION FOR WAL-MART P.V. 72 P. 19
R7 DEED TO CITY OF AVON INST. NO. 20070228836
R8 DEED TO THE CITY OF AVON INST. NO. 20150555268



04-00-016-104-026 STATE OF OHIO

04-00-016-104-030 STATE OF OHIO

04-00-016-104-043 WAL-MART REAL ESTATE BUSINESS TRUST INST. NO. 20020807189

SUBLOT NO. 1 MAP OF SURVEY, CONSOLIDATION AND PARTITION FOR WAL-MART P.V. 72 P. 19

991.48'(R1) 993.45'(R5) 993.49'(R6) N00°09'04"E 933.35'(S)

04-00-016-104-047 AVON LEGAL LTD. INST. NO. 19990648809 6.1419 ACRES

REMAINDER PARCEL "A" 3.1419 ACRES

SPLIT PARCEL "A1" 3.0000 ACRES

04-00-016-104-050 COLE CAB PORTFOLIO LLC INST. NO. 20170646620

956.00'(S) 956.13'(R2,R4) S00°08'56"W 966.00'(S) 966.21'(R4) 1006.00'(S) 1001.69'(R1) 1006.13'(R4)

LEGEND

- IRON PIN FOUND AS NOTED
MONUMENT BOX FOUND AS NOTED
LIGHT POLE
POWER POLE
5/8" X 30" CAPPED REBAR INSCRIBED 'KS ASSOCS INC PROP MARKER'

LINETYPE LEGEND

- PROPERTY LINE
RIGHT OF WAY
CENTERLINE
EASEMENT LINE

INTERSTATE - 90 STATE ROUTE 2

1/2" IRON PIN FD & USED

LIMITED ACCESS R/W N88°29'00"W 281.82'(S) 282.03'(R1) 281.86'(R5)

374.48'(S) 374.40'(R3) N88°29'00"W 281.82'(S) 282.03'(R1) 281.86'(R5)

5/8" IRON PIN FD 0.47' S & USED

92.68'(S) 92.69'(R2) "KS ASSOC" 5/8" CAPPED IRON PIN FD & USED

EXISTING 3-STORY BUILDING

EDGE OF PAVEMENT

28.1'

52.7'

21.1'

35.3'

TOP OF BANK

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15' EX. UTILITY EASEMENT TO SMITH ASSOC. DEVELOPMENT CO. INC. ITS SUCCESSORS AND ASSIGNS D.V. 1200 P. 901 (3/14/1978) D.V. 1257 P. 316 (3/24/1980)

EX. WATER VAULT EASEMENT TO AVON LEGAL LTD. INST. NO. 20070228836 (10/31/2017)

EX. SIGN EASEMENT TO AVON LEGAL LTD. INST. NO. 20070228836 (10/31/2007)

EX. SIDEWALK EASEMENT TO CITY OF AVON INST. NO. 20170627741 (5/1/2017)

EX. GAS EASEMENT TO COLUMBIA GAS OF OHIO O.R.V. 943 P. 904 (7/12/1994)

CENTER ROAD (S.R. 83) (WIDTH VARIES)

3/4" IRON PIN FD & USED

POC

N83°18'09"E 1286.07'(S)

1286.13'(R4) 1286.10'(R5,R6)

POB "A"

29.78' (S)

30.22' (R6&S)

500°09'04"W

60.00'(R7&S)

N84°53'24"E 38.78'(C)

POB "A1"

5/8" IRON PIN FD & USED (CAP ILLEGIBLE)

INSTRUMENT NO. 20070228836 CITY OF AVON 04-00-016-104-046

INSTRUMENT NO. 20150555268 CITY OF AVON 04-00-016-104-044

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CHESTER ROAD (WIDTH VARIES)

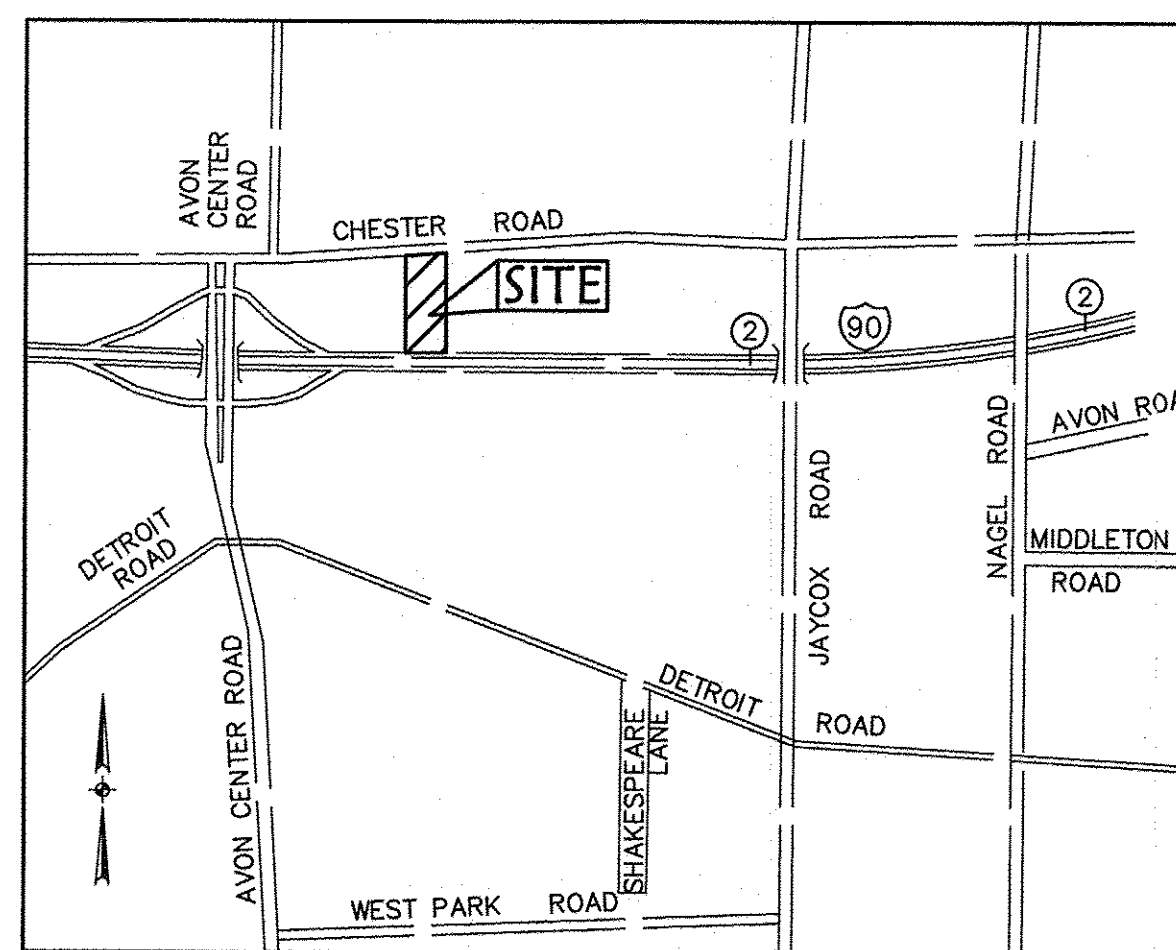
40.00' (R7&S)

50.00' (R8&S)

N88°56'36"E 437.71'(R4)(R8)

N88°56'36"E 719.51'(S) 719.47'(R4) 719.48'(R8)

"ZWICK" 5/8" CAPPED IRON PIN FD & USED

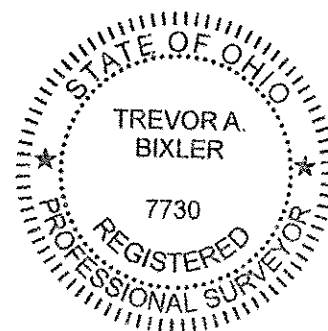


VICINITY MAP NO SCALE

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 part of the lands conveyed to Avon Legal Ltd. as recorded in Instrument No. 19990648809 of the Lorain County Records.

Trevor A. Bixler, P.S. Date 2-11-19
Professional Surveyor Ohio Reg. No. 7730
Date of Survey: December 11 & 12, 2018



APPROVED PLANNING COMMISSION DATE 2-20-19 AVON, OHIO

CHAIRPERSON SECRETARY

APPROVED/REJECTED BY THE CITY ENGINEER OF AVON, OHIO

RYAN E. CUMMINS, P.E., CPESC

Table with columns: DATE, DESCRIPTION, REVISIONS, DRAWN BY, CHECKED BY, DWG. NAME, PATH, F.B., SHEET 1 OF 1, JOB NO. 18258

RY1800018258.dwg 3D 2017/CURRENT DRAWINGS/DWG18258 Avon Legal Split Map_ground.dwg, Plotted: Feb 11, 2019 - 1:05pm