

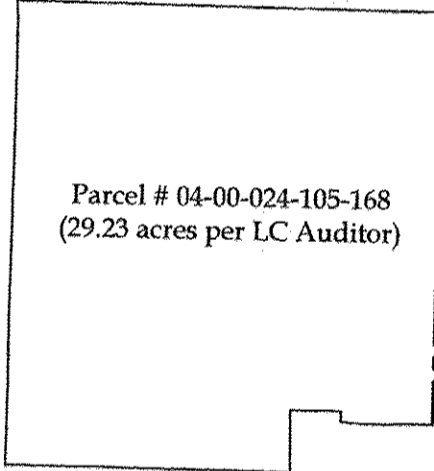
NOTES

- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING", set flush with ground, unless otherwise noted.
- The 5' Waterline easement area shown hereon is a permanent and exclusive utility easement to the City of Avon, Ohio per Instrument No. 2013-0485919, recorded November 13, 2013.
- The 15' Waterline easement area shown hereon is a perpetual right-of-way and easement to the City of Avon Lake per Instrument No. 1994-0319167, recorded November 3, 1994.

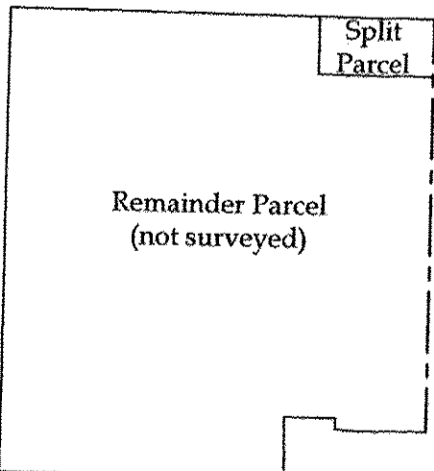
Richard R. & Judy Buzas
 Instrument # 1981-0089081
 Instrument # 1981-0091391
 Parcel # 04-00-024-105-056

APPROVED REFLECTED
 BY THE CITY ENGINEER OF AVON, OHIO
 RYAN E. CUMMINS, P.E.
 THE APPROVAL IS FOR GENERAL PLAN & SCOPED 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

PRE-SPLIT SUMMARY
SCALE 1"=500'



POST-SPLIT SUMMARY
SCALE 1"=500'



REFERENCES

- Lorain County Survey Records**
 Survey for St. James Woods, LLC by Polaris (Jan, 2008)
 Survey for David A. Rothacker II, Trustee, by Bramhall (Jan, 2011)
 Survey for Craig & Traci Warner, Gerald & Yvonne Warner by Patrick A. McGannon (Oct, 2011)
- Lorain County Map Records**
 Maple Ridge Subdivision (PV 18, Pg. 27A)
 Avon Reserve at Summer Hill Subdivision No. 1 (PV 57, Pg. 68)
 Avon Reserve at Summer Hill Subdivision No. 3 (PV 62, Pg. 1)
 Tullis Drive Dedication (PV 77, Pg. 16)
 Augusta Woods Subdivision (PV 77, Pg. 45)
 Red Tail Development No. 10 (PV 84, Pg. 25)
- Lorain County Deed Records**
 Volumes and Pages as indicated
- Additional Lorain County Deed Records**
 Ordinance No. 13-79 (DV 1235, Pg. 504)

ABBREVIATIONS

- D per deed PC point of curvature
 P per plat PRC point of reverse curvature
 M measured PT point of tangency
 C calculated OL Original Lot
 U used GL Great Lot
 FND found SL Sublot
 CL centerline R/W right-of-way
 POB place of beginning
 PPOB principal place of beginning

Judy F. Buzas & Joan F. Beetler
 Instrument # 2000-0685729
 Parcel # 04-00-024-105-168
 3990 Nagel Road

APPROVED
 PLANNING COMMISSION
 DATE 3-20-19
 AVON, OHIO

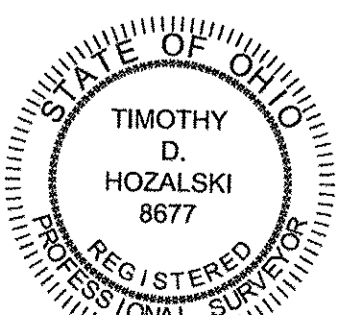
Carlynn Wickhus TOWNSHIP ENGINEER
Jill Clements SECRETARY

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	101.12	655.90	8°50'00"	N85° 45' 14"E	101.02
C2	101.12	655.90	8°50'00"	N85° 45' 14"E	101.02

LEGEND

- SET FOUND DESCRIPTION**
- IRON PIN/ROD
 - SURVEY NAIL
 - MAG SPIKE
 - DRILL HOLE
 - RAILROAD SPIKE
 - MONUMENT BOX
 - CONCRETE MONUMENT
 - IRON PIPE
 - STONE
 - WOOD POST
 - CENTERLINE
 - RIGHT-OF-WAY
 - 5' WL EASEMENT AREA
 - 15' WL EASEMENT AREA



Timothy D. Hozalski, P.S.
 Date 1-24-19
 REVISED 3-04-19

Lot Split for
Joan Beetler & Judy Buzas
 Being a parcel of land located in part of Original Avon Township Section 24, City of Avon, Township 7 North, Range 16 West, Connecticut Western Reserve, Lorain County, Ohio
 SCALE 1"=80'

Bearings are relative to the Ohio State Plane Coordinate System, North Zone (3401), NAD83(2011), and corrected via the ODOT VRS. Coordinates provided hereon have been scaled from grid to ground using a multiplier of 1.000089764 about a common point, being the 1" iron pin w/ brass cap found in a monument box at the centerline intersection of Bates Road and Gore Orphanage Road, on the north line of Camden Township, Lorain County, Ohio
 MINIMUM ERROR OF CLOSURE: 1 : 10,000

VECTOR
 SURVEYING SERVICES, LLC

OFFICE: 440-865-8445 AMHERST, OH
 VECTORSURVEYING@YAHOO.COM
 Job No. 19-005 Drawn By: CAD
 Date: Jan, 2019 Checked By: TDH