

REV. No.	DATE	BY	DATE:
			04/27/17
			SCALE: HOR. 1"=50'
			VERT. 1"=50'
			FOLDER: Survey, Class A Legal
			FILENAME: Survey Base
			TAB: Boundary
			DRAWN: srj

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1 ODOT/Msd	484.50	1145.92	245.93	480.91	S53°19'29"W	24°13'31"
C-2 ODOT/Msd	550.05	636.62	293.52	533.10	N65°56'48"E	49°30'16"



SURVEY LEGEND:

●	PROPERTY CORNER MONUMENT FOUND	(ACT.)	ACTUAL DISTANCE
○	5/8" IRON PIN SET	(CALC.)	CALCULATED DISTANCE
□	5/8" IRON PIN SET IN MONUMENT BOX ASSEMBLY	(DOC.)	RECORDED DEED DISTANCE
■	SURVEY MONUMENT FOUND IN MONUMENT BOX ASSEMBLY	(FID.)	FOUND IN FIELD
		(MEAS.)	MEASURED DISTANCE
		(OBS.)	OBSERVED DISTANCE
		(RP)	RECORDED PLAT
		(R.P.N.)	PERMANENT PARCEL NUMBER
		(REC.)	RECORD DISTANCE

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 INCH = 50 FEET

BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS" BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.



Michael P. Spellacy
MICHAEL P. SPELLACY P.S. #8163 04/27/2017

APPROVED
DATE 4-17-19
BY R. MAINES
#19-04073-A

Nagel Road ~ Width Varies

Route 90 L/A

Avon Road ~ Width Varies

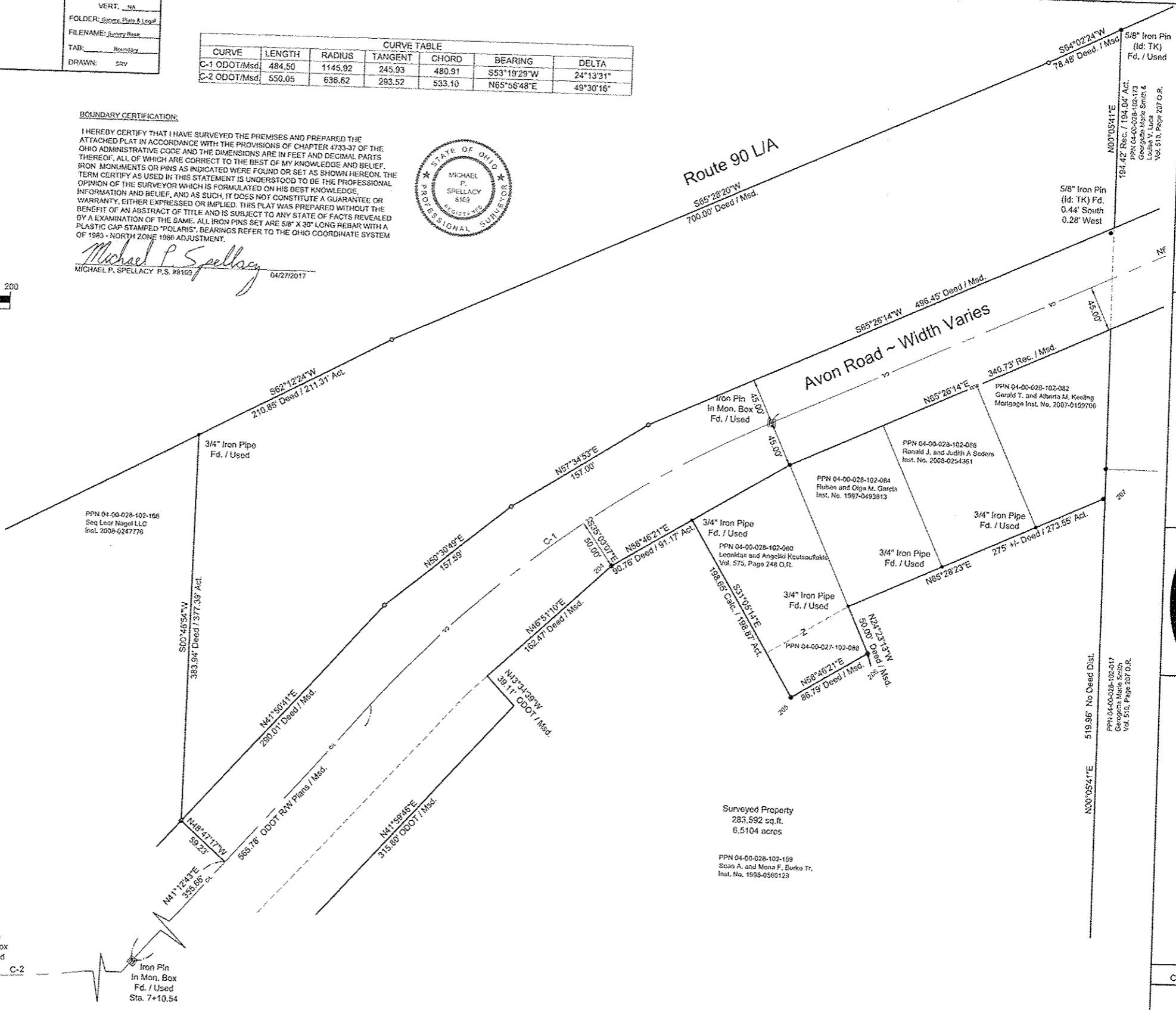
AVON ROAD
CITY OF AVON - LORAIN COUNTY - OHIO



BOUNDARY SURVEY

CONTRACT No.	
15152	
SHEET	OF
01	01

04-00-028-102-067



POLARIS ENGINEERING & SURVEYING, INC.
3450 CHARLTON RD - SUITE D
WILLIAMS TOWNSHIP, OHIO 44094
(440) 942-4433 (440) 942-3722 (FAX)
www.polaris-est.com

Surveyed Property
283,582 sq. ft.
6.5104 acres

PPN 04-00-028-102-159
Sean A. and Mona F. Burke Tr.
Inst. No. 1994-0560129

519.96' No Deed Dist.
N00°05'41"E
PPN 04-00-028-102-017
C-2
Vol. 553, Page 537 O.R.

340.73' Rec. / Msd.
N65°26'14"E
PPN 04-00-028-102-082
Gerald T. and Alberta M. Keeling
Mortgage Inst. No. 2007-0109706

340.73' Rec. / Msd.
N65°26'14"E
PPN 04-00-028-102-086
Ronald J. and Judith A. Seders
Inst. No. 2009-0254361

340.73' Rec. / Msd.
N65°26'14"E
PPN 04-00-028-102-084
Ruben and Olga M. Garola
Inst. No. 1997-0493813

340.73' Rec. / Msd.
N65°26'14"E
PPN 04-00-028-102-080
Leonidas and Angeliki Koutsoufakos
Vol. 575, Page 248 O.R.

340.73' Rec. / Msd.
N65°26'14"E
PPN 04-00-027-102-088

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