

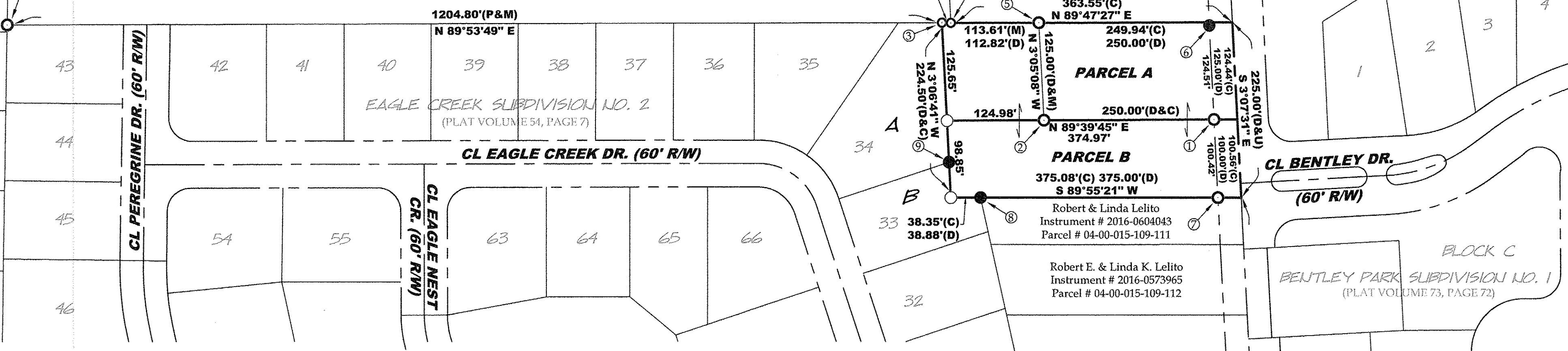
Formatted for 18"x24" paper

File Name: E:\Documents\Dropbox\Surveying\Files\2020\20-012-Robert and Joan Buck-2454-Center Road Lot Split-City of Avon\20-012-Buck.dwg

3/4" IRON PIPE FOUND & USED FOR LINE UP 3"

William & Susan Green
Instrument # 1984-0158057
Parcel # 04-00-015-109-065

5/8" IRON PIN FOUND
44.71' FROM CENTERLINE
(BY PERPENDICULAR MEAS.)
UP 5"



ADJOINER TABLE

- A Sharon H. & Randall A. Goodsite
Instrument # 2004-0984260
Parcel # 04-00-015-109-125
- B Kim Cazzetta & Thomas F. Carey, Trustees
Instrument # 2016-0584935
Parcel # 04-00-015-109-124

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.
- All drillholes set are 5/8" in diameter.
- The street address of the existing home located on Parcel A is 2454 Center Road.

MONUMENT TABLE

- 3/4" BENT IRON PIPE FOUND S89° 39' 45"W 30.12' FROM CORNER 30.08' FROM CENTERLINE (BY PERPENDICULAR MEAS.) USED FOR LINE- DOWN 5"
- 3/4" IRON PIPE FOUND & USED- FLUSH W/ GROUND
- 3/4" IRON PIPE FOUND & USED- FLUSH W/ GROUND
- 3/4" IRON PIPE FOUND & USED- DOWN 3"
- 3/4" IRON PIPE FOUND & USED- FLUSH W/ GROUND
- 3/4" BENT IRON PIN FOUND S88° 29' 39"W 29.95' FROM CORNER 0.68' SOUTH OF LINE (BY PERPENDICULAR MEAS.) NOT USED- UNDER EDGE OF WALK
- 3/4" IRON PIPE FOUND S89° 55' 21"W 30.04' FROM CORNER 30.00' FROM CENTERLINE (BY PERPENDICULAR MEAS.) USED FOR LINE & CENTERLINE- DOWN 8"
- 5/8" IRON PIN W/ "REITZ" CAP FOUND S89° 55' 21"W 336.73' FROM CENTERLINE USED FOR LINE- FLUSH W/ GROUND
- 1/2" IRON PIN W/ "RESAR" CAP FOUND N3° 06' 41"W 45.46' FROM SW CORNER USED FOR LINE- DOWN 2"

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

AREA BREAKDOWN

- Within Parcel A: 1.0736 acres (46,765 ft²)
Within R/W: 0.0857 acres (3,734 ft²)
- Within Parcel B: 0.8573 acres (37,343 ft²)
Within R/W: 0.0692 acres (3,015 ft²)
- Total Area: 1.9309 acres
Within R/W: 0.1549 acres (6,749 ft²)

REFERENCES

- Lorain County Survey Records
Survey for John Grittner by Henry G. Reitz Engineering Co. (Mar, 1924)
Survey by KS Associates, Inc. (Nov, 2008)
Survey for Jeffrey T. & Janna C. Smith by Bramhall Eng. & Surveying (Jun, 2011)
- Lorain County Map Records
Eagle Creek Subdivision No. 1 (PV 51, Pg. 62)(May, 1993)
Eagle Creek Subdivision No. 2 (PV 54, Pg. 7)(Apr, 1994)
Arbor Acres Subdivision (PV 58, Pgs. 54)(Nov, 1996)
Bentley Park Subdivision No. 1 (PV 73, Pg. 72)(Sep, 2002)
- Lorain County Deed Records
Volume and Pages as indicated

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

PRE-SURVEY SUMMARY

SCALE 1"=60'

APPROVED
LORAIN CO.
MA DEPT

DATE 7-15-20

PAGE 4-00-015

BY B. MAINES

#20-04147

Joan L. Buck
Instrument # 2020-0751398
Parcel # 04-00-015-109-023

Joan L. Buck
Instrument # 2020-0751398
Parcel # 04-00-015-109-073

POST-SURVEY SUMMARY

SCALE 1"=60'

APPROVED
PLANNING COMMISSION

DATE 5-20-2020

AVON, OHIO

CHAIRPERSON
SECRETARY

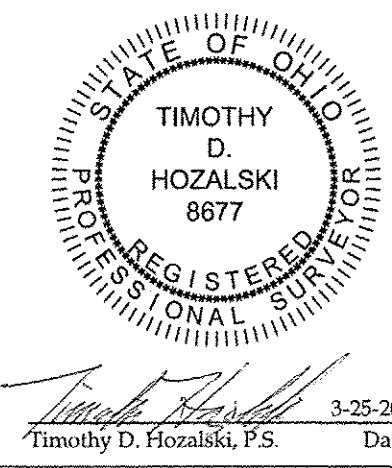
Parcel A
Parcel B

PARCEL A PPOB
PARCEL B PPOB

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



Lot Split for Joan L. Buck
Being a parcel of land located in part of Avon Township Section 15, City of Avon, Township 7 North, Range 16 West, Connecticut Western Reserve, Lorain County, Ohio

SCALE 1"=100'

BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (8401), NAD83(2011), AND CORRECTED VIA THE ODOT VRS

MINIMUM ERROR OF CLOSURE: 1 : 10,000

VECTOR SURVEYING SERVICES, LLC

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VECTORSURVEYING@YAHOO.COM

Job No. 20-012 Drawn By: CAD
Date: Mar, 2020 Checked By: TDH