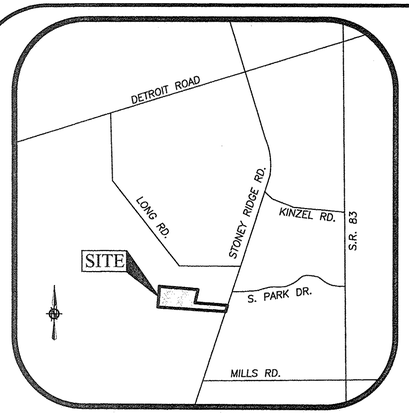
BOUNDARY SURVEY

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 12



LOCATION MAP
-NOT TO SCALE-

LEGEND

●	5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET	(N)	NORTH
○	IRON PIN/PIPE FOUND AS INDICATED	(S)	SOUTH
⊡	MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED	(E)	EAST
(R) (REC.)	RECORD INFORMATION	(W)	WEST
(C) (CALC.)	CALCULATED INFORMATION	℄	CENTERLINE
(U) (USED)	USED INFORMATION	R/W	RIGHT-OF-WAY LINE
(CALC.REC.)	CALCULATED FROM RECORD INFORMATION	P/L	PROPERTY LINE
		⌀	POWER POLE
		⌣	GUY ANCHOR

APPROVED
LORAIN CO.
MAP DEPT
DATE 7-17-20
PAGE 4-00-012
BY R. MAINES
#20-0437IA

04-00-012-101-029

LONG ROAD

SOUTH PARK DRIVE (80' R/W)

STONEY RIDGE ROAD (R/W VARIES)

04-00-012-101-048
THOMAS H. BRUNNER, TRUSTEE
INST. #2015-0552347

04-00-012-101-075
PAUL & MICHELLE SIEGFRIED
INST. #2013-0468022

04-00-012-101-018
PAUL S. PEPIN & OLIVE M. PEPIN
INST. #2003-0937881

04-00-012-101-088
THOMAS H. BRUNNER, TRUSTEE
INST. #2015-0552346

04-00-012-101-029
PETER A. REIFSCHNEIDER
INST. #2011-0392135
6.6379 AC. (CALC.)
"ABOUT" 6.634 AC. (REC.)

04-00-012-101-019
GLENN WILLIAMS & RUTH WILLIAMS
INST. #2014-0509998

04-00-012-101-028
WILLIAM L. MATHENY & BEVERLY A. MATHENY
D.V. 1164, PG. 694

5/8" PIN FOUND W/CAP (NOT LEGIBLE) 1.71' (W) 0.10' (S)

S 89°46'36" E 665.32' (R&U) 618.91'

3/4" X 1-1/4" BAR FOUND & USED FOR E-W LINE

1" PIPE FOUND & USED FOR N-S LINE 0.13' (S)

1" PIPE FOUND 0.16' (S)

603.05' (C) 602.96' (R)

3/4" PIPE FOUND 0.88' (S)

25.77' (PIN TO C/L)

MONUMENT BOX FOUND (EMPTY) 2.30' (W)

3/4" PIN FOUND & USED FOR N-S LINE

29.59' (PIN TO C/L)

1" PIPE FOUND

5/8" PIN FOUND

30.00'

1" PIPE FOUND

3/4" PIN FOUND 0.98' (W)

1" PIPE FOUND 0.20' (W)

390.55' (CALC. & REC.) 390.54' (C.)

29.63'

3/4" PIPE FOUND

30.00'

3/4" PIPE FOUND & USED FOR R/W

1" PIPE FOUND & USED FOR N-S LINE

5/8" PIN FOUND

-085
-042
-014
-015

GRAPHIC SCALE
0 50
25 100
(IN FEET)
SCALE: 1" = 50'

233.70' (R&U) 233.89' (DEED)

133.00' (PIPE TO PIPE)

S 07°56'01" W

1" PIPE FOUND & USED FOR N-S LINE

356.26' (R&U)

N 0°01'55" W

94'±

APPARENT 7.2'± X 94'± CONCRETE BLOCK WALL (NOT PERMANENT) ENCROACHMENT

1" PIPE FOUND & USED

EX. 4' WOOD FENCE WITH WIRE ± ON P/L

N 89°51'51" E

571.29' (R)
571.90' (R)
571.02' (C)

EX. TREE (TYP.)

EX. SHED

EX. BARN

EX. 4' WOOD FENCE WITH WIRE

EX. BARN

EX. HOUSE

EX. OVERHEAD WIRES

EX. GRAVEL DRIVE

EX. 4' CHAINLINK FENCE ± ON P/L

3/4" PIPE FOUND & USED FOR E-W LINE

25.89' (PIN TO C/L)

115.37' (M) 115.40' (DEED) 124.40' (TAX MAP)

24.71' (PIPE TO C/L)

3/4" PIPE FOUND

26.30' (PIN TO C/L)

3/4" PIPE FOUND & USED E-W LINE

S 89°23'18" W 1172.60' (CALC) 1166.05' (DEED)

S 15°45'43" W 226.09' (CALC)

26.24' (PIN TO C/L)

3/4" PIPE FOUND 0.24' (N)

130.10' (M) 130.00' (R)

3/4" PIPE FOUND 25.28' (PIN TO C/L)

3/4" PIPE FOUND 0.16' (W)

126.52' (R)

1/2" PIN FOUND (BENT)

1137.21' (R&U)

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF STONEY RIDGE ROAD WHICH WAS ASSUMED TO BE SOUTH 15° 45' 43" WEST.

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN JULY 2020.

NOTE:
SUBJECT PARCEL DEED OF RECORD (INST. #2011-0392135) DOES NOT MATHEMATICALLY CLOSE.

SURVEYOR'S CERTIFICATE:
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

STATE OF OHIO
AMY M. KELLY S-8469
REGISTERED PROFESSIONAL SURVEYOR

7/17/2020
DATE

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469

REVISION

DATE:	BY:	DESCRIPTION:
07-17-2020	AMK	ISSUE TO CLIENT

REFERENCES:

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- SPLIT OF ACREAGE MADE FOR GEORGE ZILKA PREPARED BY RAY HOLLIS IN SEPT 1965.
- BOUNDARY SURVEY OF 4024 STONEY RIDGE ROAD PREPARED BY CAMPBELL & ASSOCIATES IN MARCH 2019.
- RECORD PLAT OF THE HIGHLAND PARK SUBDIVISION NO. 18, PREPARED BY DALE HAYWOOD IN JULY 2009, P.V. 99, PGS. 60-61.

DRAWN BY: RLK

CHECKED BY: AMK

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1

JOB NO. 20-5348