LOT SPLIT SURVEY

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF AVON TOWNSHIP SECTION NUMBER 19

GRAPHIC SCALE
0 20 40 80
(IN FEET)
SCALE: 1" = 40'

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF ELECTRIC BLVD. WHICH WAS ASSUMED TO BE SOUTH 72°42'49" EAST.

AS SURVEYED ON JUNE 15, 2020

LEGEND

○	IRON PIN/PIPE FOUND (AS INDICATED)
●	5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
℄	CENTERLINE
R/W	RIGHT-OF-WAY LINE
(R) (REC.)	RECORD INFORMATION
(M) (MEAS.)	MEASURED INFORMATION
(C) (CALC.)	CALCULATED INFORMATION
(U)	USED INFORMATION

LEAR ROAD (50')
N 0°27'53" E 627.15'

P.O.C. ALL PARCELS

MON BOX WITH 1" PIPE FOUND & USED

IRON PIN W/ CAP STAMPED "KOLE" FOUND 5.27' (W.), 0.09' (N.)

IRON PIN W/ CAP STAMPED "KOLE" FOUND & USED

IRON PIN W/ CAP STAMPED "KOLE" FOUND & USED

IRON PIN W/ CAP STAMPED "DEMPSEY" FOUND 0.51' (N.)

LAKE ROAD (60') 145.61' (R.)

S 67°45'24" E 145.49' (C.)

S 67°45'24" E 210.60' (C.) 173.90' (R.)

S 67°45'24" E 174.14' (C.)

04-00-019-114-014
RUSSELL J. PIERCE
32087 LAKE RD.
INST. #2012-0417901

04-00-019-114-015
SANDRA ANDRO
INST. #2009-0289164
108 LEAR RD.

04-00-019-114-016
STACY L. BROWN & GEORGE A. DARBOUSKO, III
INST. #2010-0335787
112 LEAR RD.

04-00-019-114-017
THOMAS D. & THERESA M. MARTIN
116 LEAR RD.
O.R. VOL. 978, PG. 254

04-00-019-114-018
STEVEN CRNJAK
INST. #2010-0328552
120 LEAR RD.

04-00-019-114-059
BRETT M. LINDEN, TRUSTEE
126 LEAR RD.
INST. #2018-0659638

161.67' (R.&U.)

T.P.O.B. REMAINDER PARCEL

T.P.O.B. SPLIT PARCEL

T.P.O.B. CONSOLIDATION PARCEL

3/4" PIPE FOUND & USED FOR N-S LINE 5.10' (N.)

EX. 6' WOOD FENCE ± ON P/L

1" PIPE FOUND & USED

EX. 24" TREE

S 0°27'53" W 635.97' (C.) (C/L TO C/L) 636.09' (R.)

215.74' (C.)

46.85' (R.)

5/8" PIN FOUND & USED

SPLIT PARCEL
0.0916 AC. (CALC.)

420.23' (C.)

373.38' (CALC. C/L ELECTRIC TO PIN FOUND)

377.91' (C.) (TO R/W ELECTRIC)

1" PIPE FOUND & 0.22' (W.)

5/8" PIN FOUND 0.27' (N.) 0.78' (E.)

15.87' (R.&U.)

5/8" PIN FOUND 0.09' (W.) 0.13' (N.)

26.46' (R.) 26.45' (C.)

171.58' (R.)

171.05' (C.)

25.00' 30.00'

S 70°27'59" E

ELECTRIC BOULEVARD (VARIES)

142.99' (R.) 142.85' (C.)

04-00-019-900-058
CITY OF AVON LAKE

EXCEPTION IN INST. #2005-0073356

04-00-019-114-051
PATRICIA J. SCHLEICHER
32109 LAKE RD.
0.84 AC. (REC.)
INST. #2005-0073353

REMAINDER PARCEL
0.7526 AC. (CALC.)

EX. OVERHEAD WIRES

EX. SHED

EX. 18" TREE

EX. 30" TREE

135.10' (C.) 84.99' (R.)

N 89°34'36" W 85.10' (R.)

04-00-019-114-050
WILLIAM H. & KAY E. SCHLEICHER
32102 ELECTRIC BLVD.
1.0078 AC. (REC.)
O.R. VOL. 419, PG. 268

CONSOLIDATION PARCEL
1.0999 AC. (CALC.)

EX. HOUSE

5/8" PIN FOUND & USED

S 89°28'44" E 50.12' (C.) 50.00' (R.)

S 0°36'18" W 47.00' (R.)

EX. TEMPORARY STORAGE AREA

EX. HOUSE

EX. GARAGE

6.3'

5/8" PIN FOUND & USED FOR E-W LINE 0.09' (E.)

EX. 24" TREE

EX. CONCRETE

EX. 24" TREE

EX. 18" TREE

EX. 24" TREE

32.30' (C.) 32.34' (R.)

269.59' (C.) 270.17' (R.)

331.34' (C.) 331.13' (R.)

373.66' (C.) 373.46' (R.)

N 0°27'53" E 643.25' (C.) (C/L TO C/L) 643.57' (R.)

5.7'

1" PIPE FOUND & USED FOR N-S LINE 9.20' (N.)

EX. CONCRETE DRIVE

EX. SHED

1" PIPE FOUND & USED

5/8" PIN FOUND 0.39' (E.) 0.25' (S.)

15.87' (R.&U.)

26.46' (R.) 26.45' (C.)

40.00' 40.00'

5/8" PIN FOUND & USED

5/8" PIN FOUND & USED

1.5" PIPE FOUND

04-00-019-114-011
THOMAS W. & RUTH A. ANSELL
32111 LAKE RD.
INST. #2017-0614303

04-00-019-114-037
JAMES RAFTER
INST. #20060139465
32110 ELECTRIC BLVD.

S/L 23

JAMES REALTY SUBDIVISION NO. 1
PLAT VOLUME 36, PAGES 49-51

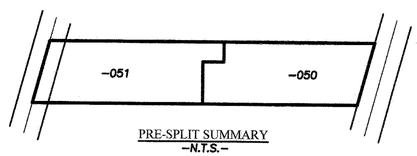
S/L 24

04-00-019-114-063
-064
-065

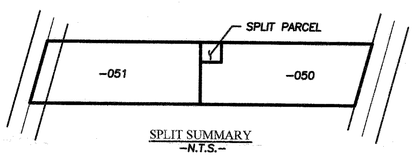
APPROVED BY LORAIN CO. ENGR. DEPT
DATE 10-9-20
BY 4-00-09
R. MAINES
#20-04186

Approved By The City of Avon Lake
NO PLAT REQUIRED
Gary Tipping, P.E., City Engineer 9/21/2020

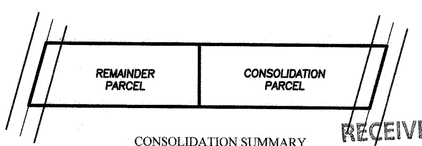
PRE-SPLIT SUMMARY
-N.T.S.-



SPLIT SUMMARY
-N.T.S.-



CONSOLIDATION SUMMARY
-N.T.S.-



RECEIVED
JUL 27 2020
CITY OF AVON LAKE
PBLC WRKS/PLAN. DEPT

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

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

7/21/2020
DATE

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- PLAT OF SURVEY MADE FOR NEIL R. BOWER & MICHAEL J. BONGERS PREPARED BY R.M. KOLE & ASSOC. CORP. DATED DECEMBER 2005.
- SURVEY FOR CHRISTIAN WEINLE BY WARDEN & LAUNDON CIVIL ENGINEERS DATED JANUARY 8, 1920.
- LOT SPLIT FOR RICHARD & PATRICIA SCHLEICHER BY JAMES A. REAR & ASSOC. DATED FEBRUARY 25, 1991.
- LOT SPLIT AND CONSOLIDATION FOR GREEN SUN RESEARCH, LLC. & MICHAEL J. BONGERS, TRUSTEE, BY CHRISTOPHER J. DEMPSEY DATED APRIL 30, 2014.
- BOUNDARY SURVEY MAP FOR JENNIFER L. ANDERSON BY DALE R. HAYWOOD, DATED APRIL 3, 2014.

REVISION	DATE:	BY:	DESCRIPTION:
1	07-20-2020	AMK	ISSUE TO CLIENT

J:\16-2983\ADRAWINGS\16-2983A RESUBDIVISION PLAT.DWG

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. 20-5333