

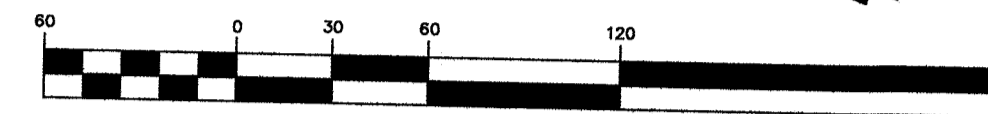
SURVEY LEGEND

- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
- ▣ - Monument Box Found & Described
- - Iron Pin Found & Described
- ⊙ - Iron Pipe Found & Described
- Fnd. (F) - Found Surv.1 (S1) - Survey 39/661
- Usd. (U) - Used Surv.2 (S2) - Survey 35/755
- Msd. (M) - Measured R/W - Right of Way
- Calc. (C) - Calculated C/L - Centerline
- Deed (D) - Record Deed P/L - Property Line
- △ - Revisions per City of Avon 06-03-2022

BOUNDARY SURVEY

Situated in the City of Avon,
County of Lorain, State of Ohio,
and known as being part of Section
No. 2 of Original Avon Township

GRAPHIC SCALE



The "Basis of Bearings" for this survey is N49°17'00"E along the centerline of Detroit Rd.-(S.R. 254) from the centerline intersection Veterans Memorial Parkway northeast to an angle point in said centerline of Detroit Rd., which is based on Grid North of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

TRUE PLACE OF BEGINNING REMAINDER PARCEL

TRUE PLACE OF BEGINNING LOT SPLIT PARCEL

VETERAN'S MEMORIAL PARKWAY (R/W VARIES)

5/8" IRON PIN IN MON. BOX FOUND & USED POINT OF COMMENCEMENT

MOON RD.-60'

5/8" IRON PIN IN MON. BOX FND. 3.66' NW (3.9' NW PER S2)

LOIS D. & FRANK W. ROWLEY TR.
INST. #1997-0491795
PPN. 04-00-002-102-022

5/8" IRON PIN IN MON. BOX FOUND & USED
3/4" IRON PIPE FND. ON R/W 4.13' NE OF P/L
5/8" IRON PIN (CAPPED "T" SIMON 7775) FOUND & USED

5/8" IRON PIN (CAPPED "T" SIMON 7775) FOUND & USED

LOIS D. & FRANK W. ROWLEY TR.
INST. #1997-0491795
PPN. 04-00-002-102-018

5/8" IRON PIN (BENT) FOUND & USED

PPN. 04-00-002-102-020 TOTAL AREA=6.8897 ACRES
38570 DETROIT RD. (0.2228 ACRES IN R/W)
PPN. 04-00-002-102-019
38636 DETROIT RD.
REMAINDER PARCEL AREA=6.2505 (0.1424 ACRES IN R/W)

REMAINDER PARCEL AREA=6.2505 (0.1424 ACRES IN R/W)

EXIST. SILO W/ OUT BLDG.
EXIST. OUT BLDG. W/ LEAN-TO

WITNESS PINS SET 10.00' FROM LOT SPLIT CORNERS

5/8" IRON PIN (CAPPED "T" SIMON 7775) FOUND & USED

LOIS D. & FRANK W. ROWLEY TR.
INST. #1997-0491795
PPN. 04-00-002-102-017

ORAN O. & JANICE L. WILLIAMS
FILE #2016-0604373
PPN. 04-00-002-102-021

APPROVED LORAIN CO. MAP DEPT

DATE 8/23/22

PAGE 04-00-002

BY WRZ 50676

22-04543

REFERENCES LORAIN COUNTY RECORDER'S RECORDS DEEDS & PLATS AS SHOWN & LISTED.

REFERENCES LORAIN COUNTY SURVEY RECORDS

SURVEY BOOK/PAGES: 39/661; 39/745; 35/755; 44/997

BRITT T. ASHLEY
FILE #2010-0355240
PPN. 04-00-002-102-043

GTR# NO. 101 LLC
FILE #2006-0129640
PPN. 04-00-002-102-071

APPROVED / REJECTED

BY THE CITY ENGINEER OF AVON, OHIO

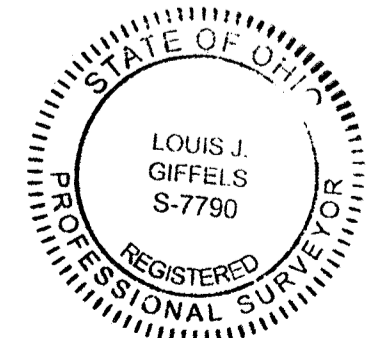
RYAN E. CUMMINS, P.E., CPESC

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APPROVED PLANNING COMMISSION

DATE 8/8/22 AVON, OHIO

CHAIRPERSON
SECRETARY



PARENT TRACT INFO:
PATRICIA K. KLINGSHIRN REVOCABLE LIVING TRUST
FILE #20210852012
PPN. 04-00-002-102-019 38636 DETROIT RD.
PPN. 04-00-002-102-020 38570 DETROIT RD.
SURVEY AREA=6.8897 ACRES

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com

DATE: APRIL 2022
SHEET 1 OF 1

PROJ. No. 22-064 DRAWING NAME 22-064.dwg

SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

Louis J. Giffels *[Signature]* Date: 06/06/2022
Reg. Ohio Surveyor No. PS-#7790

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.