

# PLAT OF BOUNDARY SURVEY

OF  
**2370 NAGEL ROAD**  
 CITY OF AVON, LORAIN COUNTY, OHIO

KNOWN AS  
**PARCEL NUMBER 04-00-022-102-048**

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN  
 AND STATE OF OHIO AND KNOWN AS BEING PART OF  
 ORIGINAL AVON TOWNSHIP SECTION NUMBER 22.

5/8" IPF 0.20'W.  
 PER PLAT V.106, P.38-41 L.C.R.

BEARINGS BASED ON THE CENTERLINE OF  
 NAGEL ROAD  
 (NORTH 00°42'19" EAST)  
 AS SHOWN ON PLAT VOLUME 106, PAGES  
 28-31 OF LORAIN COUNTY RECORDS

S/L 12  
 WEST WICKHAM SUBDIVISION  
 PLAT V. 106, P. 28-31 L.C.R.

PPN 04-00-022-102-128  
 PATRICK A. ROJEK & CHRISTINA L.  
 ROJEK, CO-TRUSTEES  
 INST. NO. 2019-0742994

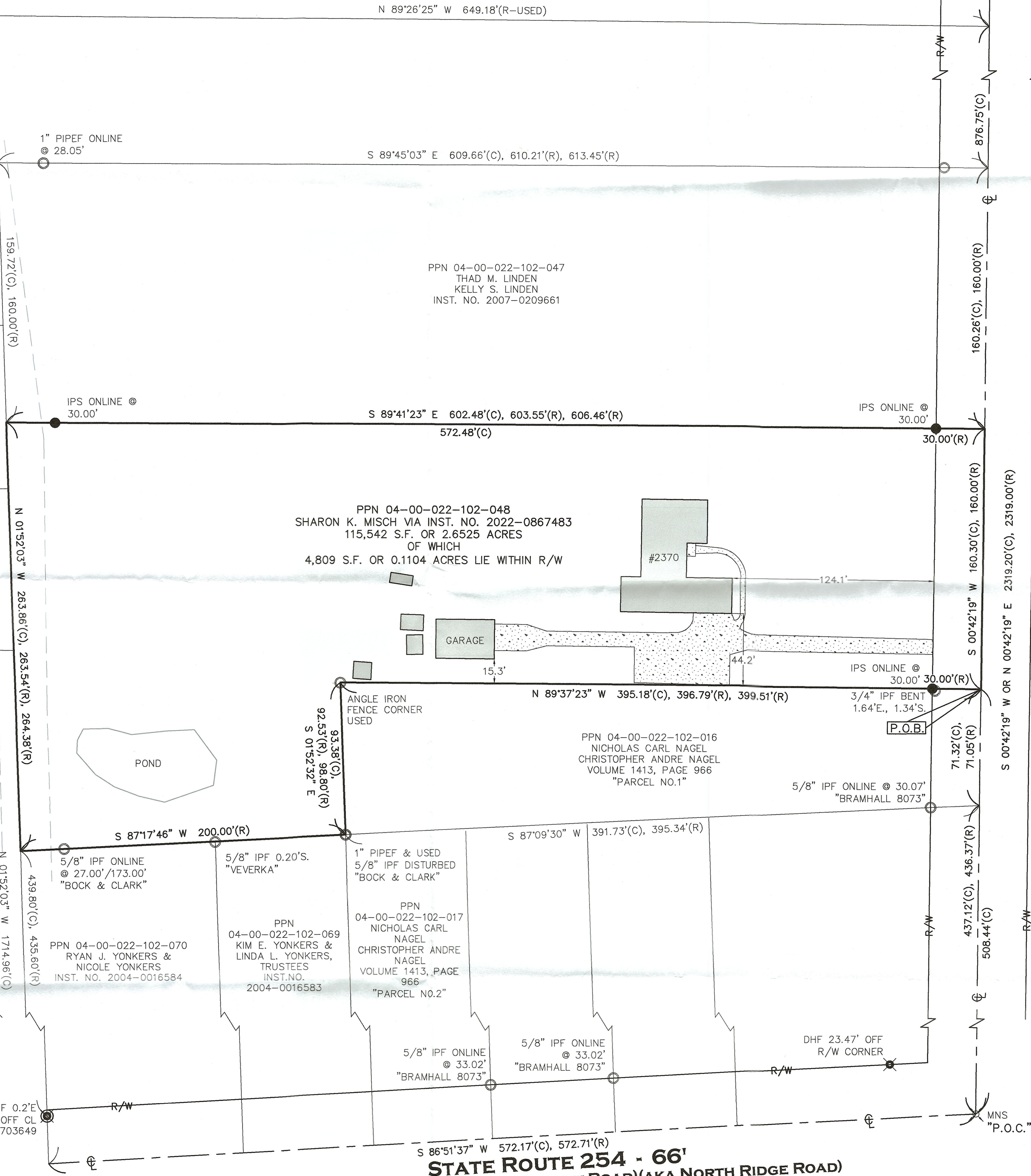
S/L 13  
 WEST WICKHAM SUBDIVISION  
 PLAT V. 106, P. 28-31 L.C.R.

PPN 04-00-022-102-129  
 RAN LEE  
 LYDIA UJENE LEE  
 INST. NO. 2020-0757463

S/L 14  
 WEST WICKHAM SUBDIVISION  
 PLAT V. 106, P. 28-31 L.C.R.

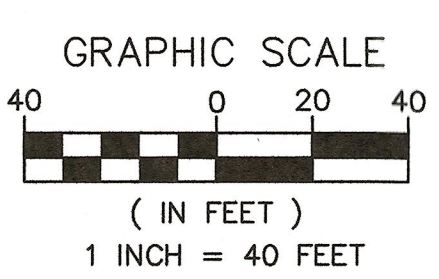
PPN 04-00-022-102-130  
 CARLIN KENNEDY  
 INST. NO. 2021-0839015

HEIDER DITCH EAST



NAGEL ROAD - 60'  
 (A PUBLIC RIGHT-OF-WAY)

STATE ROUTE 254 - 66'  
 (A PUBLIC RIGHT-OF-WAY)(AKA DETROIT ROAD)(AKA NORTH RIDGE ROAD)



50677  
 APPROVED  
 LORAIN CO.  
 MAP DEPT  
 DATE 8/17/22  
 PAGE 04-00-022-102-048  
 BY A. Carden  
 #22-04937-A

REFERENCES USED IN COURSE OF SURVEY;  
 LORAIN COUNTY GIS AND HISTORIC TAXMAPS  
 LORAIN COUNTY TAX MAP DEPARTMENT SURVEYS

NOTE: ERRORS IN ROAD WIDTHS OF ORIGINAL SURVEY MAY  
 BE SOURCE OF DIFFERENCE IN MEASUREMENTS

● - 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY PS8219" - IPS	A. AFN	ACRES	PG.	PAGE
Ⓜ - MONUMENT BOX FOUND	L.C.R.	AUDITOR'S FILE NUMBER	P.P.N.	PERMANENT PARCEL NUMBER
○ - IRON PIN (IPF)/PIPE (PIPEF) FOUND	LA	LORAIN COUNTY RECORDS		RIGHT-OF-WAY NUMBER
⊙ - DRILL HOLE SET - DHS	CL	LIMITED ACCESS	R/W	SOUTH
⊗ - MAG NAIL SET - MNS	C.L.F.	CENTERLINE	S.F.	SQUARE FEET
(R) RECORD	CLRS	CHAIN LINK FENCE	VOL	VOLUME
(C) CALCULATED	E	CLEAR	W.	WEST
(M) MEASURED	ENCRS.	EAST		
(U) USED	N	ENCROACHES		
		NORTH		



I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN  
 HEREON ARE THE RESULT OF A SURVEY DONE BY  
 MYSELF ON AUGUST 16TH OF 2022. THIS  
 BOUNDARY RETRACEMENT SURVEY IS IN  
 ACCORDANCE WITH THE OHIO ADMINISTRATIVE  
 CODE CHAPTER 4733-37.

8/17/2022  
 SCOTT J. CASEY 8219

**Casey Professional Services, LLC**  
 1159 Holmden Avenue, Cleveland, OH 44109  
 216-781-1644 office & fax 216-299-9555 mobile  
 www.caseyps.com

JOB NO. 22134  
 PREPARED FOR: Infinity Title  
 SCALE: 1"=40'  
 DRAWN BY: SJC  
 FIELD WORK DATE: 8/16/22