SURVEY

OF

0.0177 ACRES

OF PERMANENT PARCEL NO.
04-00-017-103-117
& 04-00-017-103-396

PART OF
ORIGINAL AVON TWP. SEC. NO. 17
NOW IN
CITY OF AVON LAKE
LORAIN COUNTY, OHIO

FOR
GAMELLIA CONSTRUCTION

BY
THE HENRY G. REITZ ENGINEERING CO.
4214 ROCKY RIVER DRIVE, CLEVELAND, OHIO 44135
PHONE (216) 251-3033 EMAIL: REITZ@REITZENG.COM

BY _____ V. PRES. 11/17/22

JAMES T. SAYLER, REG. SURVEYOR NO. S-7425

SCALE: 1" = 10' AUGUST, 2022

REVISED 9-23-22
FOR ADDITIONAL DESCRIPTIONS
REVISED 11-17-22
PER TITLE COMPANY COMMENTS

STATE OF OHIO
JAMES T. SAYLER
S-7425
REGISTERED
PROFESSIONAL SURVEYOR

N

BASED ON AVON BELDEN RD. BEARING N00°21'18"E.

GRAPHIC SCALE
0 5 10 20
SCALE: 1" = 10'

* DEEDS & MEASUREMENTS SO NOTED ARE BASED ON 1984 SURVEY MADE BY RICHLAND ENGINEERING LIMITED FOR THE CITY OF AVON LAKE ON STATE ROUTE 83.

** 3.50' GAP BETWEEN 04-00-017-103-117 AND 04-00-017-103-126 ASSIGNED PPN 04-00-017-103-396 SHOULD BE ELIMINATED BECAUSE PRIOR DEED CALLS TO NORTHERLY AND SOUTHERLY LINES OF OWNERS HAVE PRECEDENCE OVER INCORRECT DEED DISTANCE OF 35.00' IN INSTRUMENT #2022-0875724

"REC" MEASUREMENTS ARE BASED ON 2001 SURVEY MADE BY THE HENRY G. REITZ ENGINEERING CO. FOR GAMELLIA OFFICE CONDOMINIUIM VOL. 69, PG. 40

WALKER RD. 86'

5/8" IRON PIN IN MON. BOX FD. & USED.

1" IRON PIN IN MON. BOX FD. & USED.

N89°59'00"E 2939.03 OBS.
185.83' DEED* REC. & MSD.

BELDEN RD. ST. RT. 83

AVON BELDEN RD.

90°22'18" REC. & OBS.

3.50' N00°21'18"E

201.89' DEED* 200.42' (CALC. FROM REC. & M.)

1762.70' OBS. N00°21'18"E

38.50' OBS. 35.00' DEED*

04-00-017-103-125
THE CITY OF AVON LAKE
*O.R. VOL. 1380, PG. 512

PARCEL NO. 128 WD

04-00-017-103-116
THE CITY OF AVON LAKE
*O.R. VOL. 1356, PG. 79

PARCEL NO. 127 WD

N89°59'00"E
45.00' DEED* & M.
04-00-017-103-396
GAMELLIA CONSTRUCTION INC.
45.00' DEED & M.
N89°59'00"E

5/8" IRON PIN (6577) FD. 0.08' S. 0.03' W.

200.00 (CALC. FROM DEED)
200.42 (CALC. FROM REC. & MSD.)

04-00-017-103-126
RCPOH, LLC. & 291 MARTENESE 4N, LLC.
INST. #2021-0835603

5/8" CAPPED (REITZ ENG) I PIN SET

20.00' D.&M
N89°59'00"E

3.50' **

20.00' D.&M. N89°59'00"E

N89°59'00"E
122.00' DEED 120.98' OBS.

5/8" IRON PIN FD. 0.86' N. 1.00' E.

241.92' REC. & MSD.

38.50' D.&M. N00°18'38"E

GAMELLIA OFFICE CONDOMINIUM
VOL. 69, PG. 40

PARCEL "A"
770 SF.
0.0177 AC.

38.50' OBS. N00°21'18"E
35.00' DEED*

38.50' D.&M. N00°21'18"E
35.00' DEED*

04-00-017-103-117
AL 83 HOLDINGS, LLC.
INST. #2022-0875724
PARCEL 2

04-00-017-103-214
AL 83 HOLDINGS, LLC.
INST. #2022-0875724
PARCEL 1

75.00' OBS. 75.52' DEED* N00°21'18"E

90°22'18" REC. & TURNED

04-00-017-103-112
THE CITY OF AVON LAKE
*O.R. VOL. 1355, PG. 367

PARCEL NO. 126 WD

45.00' DEED* & M.
N89°59'00"E

R.R. SPIKE FD. 0.53' N. 0.28' W.

20.00' D.&M
N89°59'00"E

5/8" IRON PIPE FD. 1.20' W. GOOD N.&S.

122.00' D 121.01' OBS.
N89°59'00"E

5/8" IRON PIN FD. 0.03' N. 0.30' W.

N00°21'18"E 75.00' D.&M.

04-00-017-103-113
WOODCRAFT PROPERTIES, LTD.
O.R. VOL. 1329, PG. 777

1449.88' DEEDS* 1448.78' OBS.

266.00' D.&M. N89°59'00"E

04-00-017-103-113
04-00-017-103-115

1" IRON PIPE FD. 0.41'N/0.10'W

5/8" IRON PIPE FD. 0.03' N. 0.06' W.

WEBBER RD. 60'

5/8" IRON PIN IN MON. BOX FD. & USED.

Survey #50751

APPROVED LORAIN CO. MAP DEPT
DATE 12-7-22
PAGE 040-017
BY D. Adelsberger

04-00-017-103-117
-396

Approved by the City of Avon Lake
NO PLAT REQUIRED
Elizabeth Fulton
Municipal Engineer

L:\dwgs\survey_ls_consol\AVON LAKE\509 Avon Beldon Rd.dwg, 11/0