

Note: Bearings shown are to an assumed Meridian and are used to describe angles only. Existing centerline has not been monumented by the City or the County, so the reference line is the monumented northerly line of parcel numbers 04-00-010-113-193 and parcel number 04-00-010-113-041 as shown on the plat being S 70°08'09"E

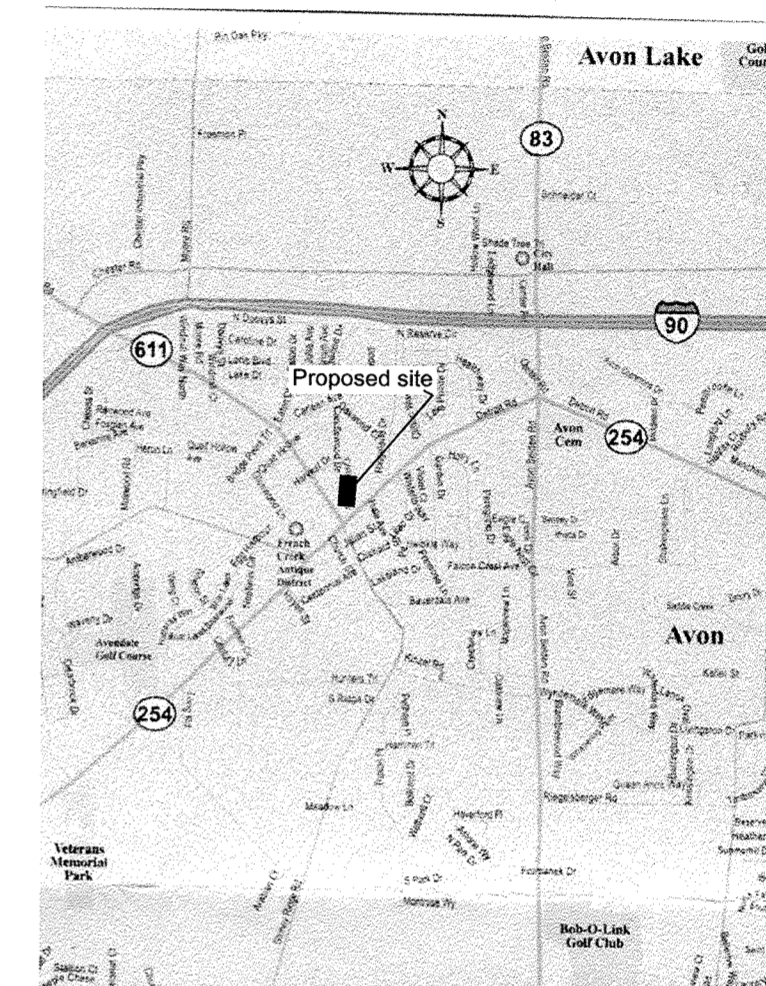
Being known as subplot Original lot 10 of Avon Township, now in the city of Avon County of Lorain and State of Ohio and being known as Lorain County Parcel Number 04-00-010-113-041 and 04-00-010-113-193, County of Lorain and the State of Ohio.



0 60'
Scale 1" = 60'

September 24, 2022
Revised per City Comment November 6, 2022
Revised per City Comments November 8, 2022

Location Map
No Scale



37954 French Creek Road
04-00-010-113-041

04-00-010-113-193

POINT	DESC
27	IRON PIN FOUND
28	IRON PIN FOUND in gravel
35	IRON PIN FOUND bent slightly
36	IRON PIN FOUND
37	REBAR SET
39	REBAR SET
40	REBAR SET
42	REBAR SET
44	IRON PIN FOUND
45	REBAR FOUND mcgannon
46	IRON PIN FOUND

Note: All Rebars Set are 5/8" Epoxy Coated 30" Long Capped with McGannon Surveying LLC 7154 as standard and required by the State of Ohio.

References used for this survey are the instruments shown on the Plat Veiv for the Lorain County Recorders office and the Survey performed by Patrick A. McGannon Registered Surveyor number 7154, on August 30, 2008 and known as Lorain County survey number 40,844

Note: the intent of this plat is to attach a portion of parcel 04-00-010-113-193 to parcel 04-00-010-113-041

LEGEND	
○	Rebar Found
⊙	5/ 8" Capped Rebar Set
●	Iron Pin Found

Prepared exclusively for Randall B. and Donna M. Fratianne of 3250 Bramblewood Way Avon, Ohio 44011 under the term of the work order as if incorporated herewith.

McGannon Surveying, LLC Boundary Survey

Proposed Lot Split and Comination

Patrick A. McGannon

Registered Professional Surveyor

1731 Gettysburg Drive, Lorain, Ohio 44053 (440) 282-2712

APPROVED
PLANNING COMMISSION
DATE 11/28/22
AVON, OHIO
Carolyn Wickstrom CHAIRPERSON
[Signature] SECRETARY

APPROVED REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
[Signature] 11/28/22
RYAN E. CUMMINS, P.E., CPESC
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

Randall B. Fratianne and Gary C. Fratianne
04-00-010-113-071
Volume 1236, Page 267
06/07/1979

John F. and Patricia Gilles
04-00-010-113-101
Volume 1387, Page 588
12/02/1985

Parcel C
Combination
0.749 Acres

Randall B. and Donna M. Fratianne
04-00-010-113-193
2009-0293625
05/01/2009
1.76 Acres Deed
(Vacant)

1.605 Acres
Parcel R
Remainder

Steven C. and Heather A. Nickum
04-00-010-113-105
2011-0385710
09/21/2011

John F. and Patricia L. Gilles
04-00-010-113-069
Volume 1382, Page 969
09/19/1985

Randall B. and Donna M. Fratianne
04-00-010-113-041
1998-0567307 10/02/1998 0.5979 Acres Deed

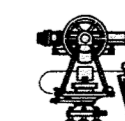
Jessica L. Zilka
04-00-010-113-044
2022-0883576
07/18/2022

Note: Only copies signed with Red ink shall be considered Valid.

Patrick A. McGannon
Patrick A. McGannon P.S. 7154

APPROVED
LORAIN CO.
MAP DEPT
DATE 12/19/22
PAGE 04-00-010
BY WRZ
22-04600

50763



P.L.S.O.
Member Number 2433

Note: Dimensions shown in Blue are record values and those shown in Red are field observed values.