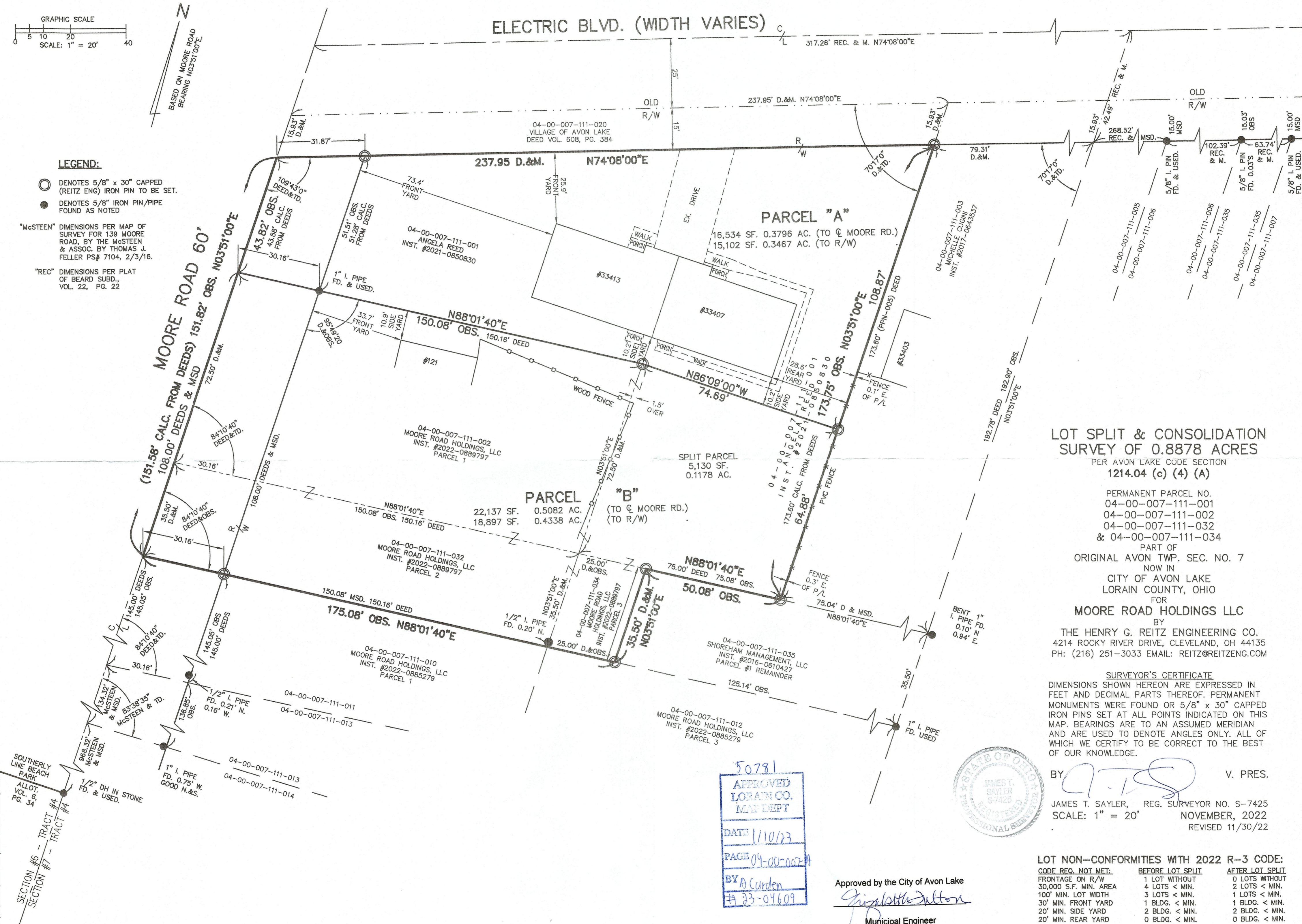


N
 BASED ON MOORE ROAD
 BEARING N03°51'00"E

ELECTRIC BLVD. (WIDTH VARIES)

LEGEND:
 ○ DENOTES 5/8" x 30" CAPPED (REITZ ENG) IRON PIN TO BE SET.
 ● DENOTES 5/8" IRON PIN/PIPE FOUND AS NOTED
 "McSTEEN" DIMENSIONS PER MAP OF SURVEY FOR 139 MOORE ROAD, BY THE McSTEEN & ASSOC. BY THOMAS J. FELLER PS# 7104, 2/3/16.
 "REC" DIMENSIONS PER PLAT OF BEARD SUBD., VOL. 22, PG. 22



LOT SPLIT & CONSOLIDATION SURVEY OF 0.8878 ACRES

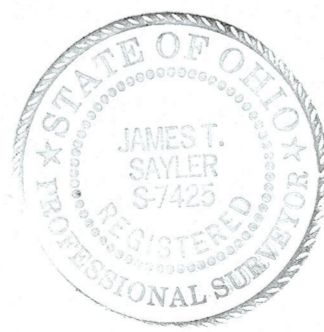
PER AVON LAKE CODE SECTION 1214.04 (c) (4) (A)

PERMANENT PARCEL NO.
 04-00-007-111-001
 04-00-007-111-002
 04-00-007-111-032
 & 04-00-007-111-034
 PART OF ORIGINAL AVON TWP. SEC. NO. 7 NOW IN CITY OF AVON LAKE, LORAIN COUNTY, OHIO FOR MOORE ROAD HOLDINGS LLC

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

SURVEYOR'S CERTIFICATE
 DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS WERE FOUND OR 5/8" x 30" CAPPED IRON PINS SET AT ALL POINTS INDICATED ON THIS MAP. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. ALL OF WHICH WE CERTIFY TO BE CORRECT TO THE BEST OF OUR KNOWLEDGE.

BY *[Signature]* V. PRES.
 JAMES T. SAYLER, REG. SURVEYOR NO. S-7425
 SCALE: 1" = 20' NOVEMBER, 2022
 REVISED 11/30/22



50781
 APPROVED LORAIN CO. MAP DEPT
 DATE 11/10/23
 PAGE 04-00-007-111-001
 BY A Curden
 # 23-04609

Approved by the City of Avon Lake
[Signature]
 Municipal Engineer

LOT NON-CONFORMITIES WITH 2022 R-3 CODE:

CODE REQ. NOT MET:	BEFORE LOT SPLIT	AFTER LOT SPLIT
FRONTAGE ON R/W	1 LOT WITHOUT	0 LOTS WITHOUT
30,000 S.F. MIN. AREA	4 LOTS < MIN.	2 LOTS < MIN.
100' MIN. LOT WIDTH	3 LOTS < MIN.	1 LOTS < MIN.
30' MIN. FRONT YARD	1 BLDG. < MIN.	1 BLDG. < MIN.
20' MIN. SIDE YARD	2 BLDG. < MIN.	2 BLDG. < MIN.
20' MIN. REAR YARD	0 BLDG. < MIN.	0 BLDG. < MIN.

SOUTHERLY LINE BEACH PARK
 ALLOT. VOL. 6, PG. 34
 SECTION #6 - TRACT #4
 SECTION #7 - TRACT #4

C:\Users\james.saylor\OneDrive\Documents\Projects\2022\11-10-23\11-10-23 Electric Blvd.dwg, 1:20