

#50964

JOANN K. BARELKA  
VOL. 1278 PG. 211 L.C.D.R.

N 01°51'17" E  
1641.99' REC. & USED

S 01°51'17" W  
674.02 CALC.  
7/8" IRON PIPE  
FD. & USED

- NO BUILDINGS -

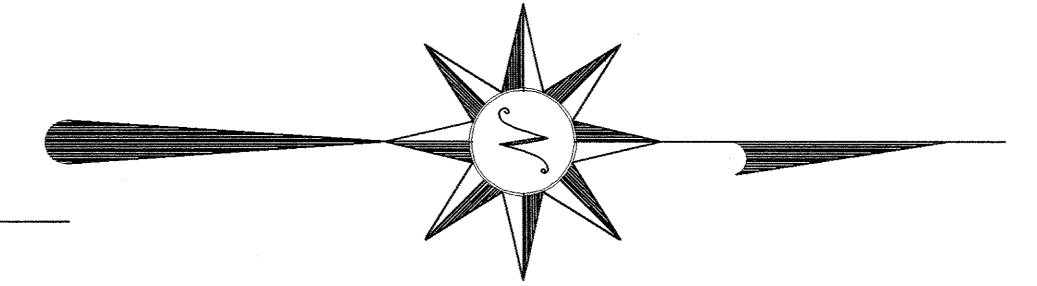
AUDITOR'S PARCEL NO. 04-00-016-101-044

JOHN G. BOECKL  
VOL. 1104 PG. 584,  
VOL. 1303 PG. 603,  
VOL. 1303 PG. 607 L.C.D.R.

TOTAL AREA  
1,011,415 SQ. FT.  
23.2189 ACRES (TO C/L)

ZONING CLASSIFICATION : R-3 MULTIFAMILY

RIGHT OF WAY  
FOR CENTRAL UNION TELEPHONE CO.  
TELEPHONE POLES  
VOL. 7 PAGE 407 L.C.D.R.  
(NOT ABLE TO LOCATE)



0' 60' 120' 180'

SCALE IN FEET

RESEOL ENTERPRISE  
VOL. 524 PG. 590 L.C.O.R.



VICINITY MAP  
NO SCALE

P.P.B.

P.O.B.

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF LORAIN, CITY OF AVON, KNOWN AS BEING A PART OF ORIGINAL AVON TOWNSHIP LOT NO. 16 AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT AN IRON PIN MONUMENT FOUND AT THE INTERSECTION OF CHESTER ROAD (60 FEET WIDE) (FORMERLY KNOWN AS POWDERMAKER ROAD) WITH THE CENTERLINE OF RELOCATED STATE ROUTE 76 (WIDTH VARIES), THENCE NORTH 89° 37' 47" WEST ALONG THE CENTERLINE OF SAID CHESTER ROAD 384.33 FEET TO THE SOUTHWEST CORNER OF PARCEL NO. 163-WD NOW IN THE NAME OF THE STATE OF OHIO BY DEED RECORDED IN VOLUME 997, PAGE 548 OF DEEDS AND BEING THE PRINCIPAL POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89° 37' 47" WEST ALONG THE CENTERLINE OF CHESTER ROAD 360.03 FEET TO THE SOUTHWEST CORNER OF LAND NOW IN THE NAME JOANN K. BARELKA BY DEED RECORDED IN VOLUME 1278, PAGE 211 OF DEEDS;  
THENCE NORTH 01° 51' 17" EAST ALONG THE EAST LINE OF SAID BARELKA PROPERTY, PASSING THROUGH AN IRON PIN FOUND (NO. 7065 CAP) IN THE NORTHERLY LINE OF CHESTER ROAD, 1641.99 FEET TO AN IRON PIN FOUND (NO. 7065 CAP) AT THE SOUTHWEST CORNER OF LAND NOW IN THE NAME OF RESEOL ENTERPRISES BY DEED RECORDED IN VOLUME 524, PAGE 590 OF THE OFFICIAL RECORDS;  
THENCE SOUTH 87° 46' 28" EAST ALONG THE SOUTH LINE OF SAID RESEOL ENTERPRISES PROPERTY 620.27 FEET TO AN IRON PIN FOUND (NO. 7065 CAP) AT THE NORTHWEST CORNER OF PARCEL 163-WL NOW IN THE NAME OF THE STATE OF OHIO BY DEED RECORDED IN VOLUME 997, PAGE 548 OF DEEDS;  
THENCE SOUTH 01° 21' 53" WEST ALONG THE WESTERLY LINE OF THE STATE OF OHIO PROPERTY 1546.26 FEET TO AN IRON PIN FOUND (NO. 7065 CAP) AT AN ANGLE POINT THEREIN;  
THENCE SOUTH 65° 19' 44" WEST ALONG THE WESTERLY LINE OF THE STATE OF OHIO PROPERTY 83.46 FEET TO AN IRON PIN FOUND (NO. 7065 CAP) IN THE NORTHERLY LINE OF CHESTER ROAD AND THE STATE OF OHIO PROPERTY;  
THENCE NORTH 89° 37' 47" WEST ALONG THE NORTHERLY LINE OF CHESTER ROAD (BEING ALSO THE NORTHERLY LINE OF THE STATE OF OHIO PROPERTY) 150.00 FEET TO AN IRON PIN FOUND (NO. 7065 CAP) AT AN ANGLE POINT THEREIN;  
THENCE SOUTH 79° 03' 37" WEST ALONG SAID NORTHERLY LINE 50.99 FEET TO AN IRON PIN FOUND (NO. 7065 CAP) AT THE NORTHWEST CORNER OF THE STATE OF OHIO PROPERTY;  
THENCE SOUTH 00° 22' 13" WEST 30.00 FEET TO THE PRINCIPAL POINT OF BEGINNING AND CONTAINING THEREIN 23.2189 ACRES OF LAND.  
DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NORTH DATUM USED IS THE BEARING OF RECORD FOR THE CENTERLINE OF CHESTER ROAD AND IS USED TO DENOTE ANGLES ONLY. THIS DESCRIPTION WAS PREPARED IN JULY, 1997 BY ZWICK ASSOCIATES, INC., PETER D. ZWICK, REGISTERED SURVEYOR NO. 7429.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY DECLARES TO NATIONAL CITY BANK AND ITS SUBSIDIARIES AND AFFILIATES; CUYAHOGA VALLEY TITLE AGENCY, INC.; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND THE ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, AND 13 ON TABLE A THEREOF; AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A SURVEY. I FURTHER CERTIFY THAT THE PROPERTY ABUTS A PUBLICLY DEDICATED STREET AND THAT THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY; THAT THE PROPERTY DESCRIPTION CONTAINED HEREIN IS THE SAME PROPERTY SPECIFICALLY DESCRIBED IN CUYAHOGA VALLEY TITLE AGENCY, INC. TITLE INSURANCE APPLICATION-ORDER NO. 14330 DATED JUNE 13, 1997; THAT, EXCEPT AS SHOWN THE PROPERTY DOES APPEAR TO SERVE ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS OR ANY OTHER PURPOSE; THAT THE PROPERTY IS LOCATED IN A FLOOD ZONE "X" AS SHOWN BY THE FLOOD INSURANCE RATE MAP FOR THE CITY OF AVON, OHIO, COMMUNITY PANEL NUMBER 390348-0005C, DATED MAY 17, 1993; AND THAT EXISTING UTILITIES (PROPOSED SANITARY SEWER, WATER, GAS AND ELECTRIC) ARE AVAILABLE TO THE PROPERTY; THAT DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF; THAT ALL BEARINGS ARE RELATED TO AN ASSUMED MERIDIAN, WHICH IS THE BEARING OF RECORD OF THE CENTERLINE OF CHESTER ROAD, AND ARE INTENDED TO INDICATE ANGLES ONLY; THAT PERMANENT MONUMENTS WERE FOUND AT ALL MAJOR CORNERS OF THE PROPERTY INDICATED HEREON, AND THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE BY THOMAS J. NEFF, JR., P. S. No. 7065.



*Peter D. Zwick*  
PETER D. ZWICK OHIO REGISTERED SURVEYOR 7429 JULY 10, 1997

AVON CENTER ROAD 60' S.R. 83

04-00-016-101-041  
MAIN PARTNERS III  
PLAT VOL. 19  
PG. 43 S/L 1

PROPOSED 20" SAN. SEWER EASEMENT  
O.D.O.T. UTILITY PERMIT TO INSTALL SANITARY SEWER  
No. 03-0337-960

529.32' REC.  
P/L  
CHARLES M. SHAW  
O.R. VOL. 214 PG. 567

**ZWICK ASSOCIATES, INC.**  
engineers - surveyors  
8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743 (216) 235-2729

ALTA SURVEY  
**PIN OAK PRESERVE**  
WILLIAM THOMAS COMMUNITIES, INC.  
ORIGINAL LOT 16, CITY OF AVON, LORAIN CO., OHIO

DESIGNED	P.D.Z.	DRAWN	E.A.R.	CHECKED	P.D.Z.
DATE	JULY, 1997	REVISED		SCALE	SCALE: 1"=60'

C:\DRAWING\AVON\AVON.FPJ JUL 11 15:08:57 1997 COPYRIGHT ZWICK ASSOCIATES, INC.