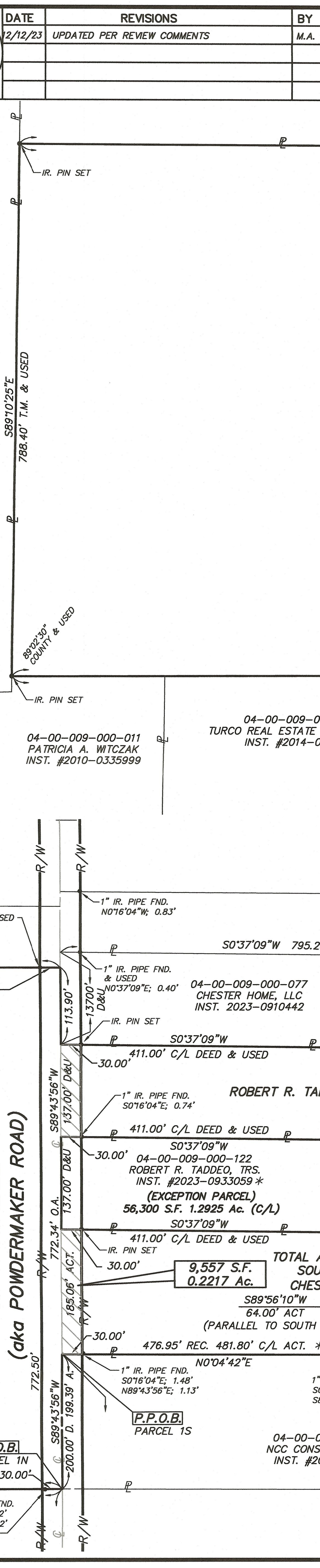


DATE	REVISIONS	BY
2/12/23	UPDATED PER REVIEW COMMENTS	M.A.

04-00-009-000-053
H & S LAND PARTNERSHIP
C.R. VOL. 160 PG. 399

04-00-009-000-157
ODG AVON I LLC
INST. #2019-0700062

04-00-009-000-011
PATRICIA A. WITCZAK
INST. #2010-0335999



SEE CONTINUATION THIS SHEET
CHESTER ROAD 60' & VARIABLE
(aka POWDERMAKER ROAD)

SEE CONTINUATION THIS SHEET
FREEMAN DRIVE 60' & VARIABLE
(aka POWDERMAKER ROAD)

04-00-009-000-123
ROBERT R. TADDEO & BEVERLY ANN FURNAS, TRS.
INST. #2021-0832543
DEED PARCEL 1

04-00-009-000-021
PRIDE ONE NORWALK RETAIL LLC
INST. #2014-0525056

04-00-009-000-020
KENNETH R. & LYNN E. SCHWARTZ
INST. #1988-0033497

PARCEL 1N TO C/L
2,383,728 S.F.
54,7229 Ac.

AREA WITHIN NORTH
SIDE CHESTER R/W
23,173 S.F.
0.5320 Ac.

CHESTER ROAD 60'
& VARIABLE
(aka POWDERMAKER ROAD)

MOORE ROAD 60' & VARIABLE

SEE CONTINUATION THIS SHEET

INTENT OF LOT SPLIT:
SPLIT PARCEL 04-00-009-000-123 INTO:
-PARCEL 1N (NORTH SIDE OF CHESTER ROAD.)
-PARCEL 1S (SOUTH SIDE OF CHESTER ROAD.)

BASIS OF BEARINGS:
DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS, THEREOF. BEARINGS ARE REFERENCED TO OBSERVATIONS MADE WITH OHIO DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK TO THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83 (2011) DATUM ON OCTOBER, 2023, AND ARE USED TO INDICATE ANGLES ONLY.

NOTE:
"IR. PIN SET" INDICATES 5/8" DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."
* INDICATES MONUMENTS COVERED BY IRON PLATE AND POST SET NEXT TO POINTS
** MONUMENTS CALLED FOR AND SET ALONG PROPERTY LINE SHOWN ON BRAHMHALL SURVEY (REC.) WERE NOT FOUND. DISTANCES FROM FOUND ORIGINAL MONUMENTS AND ASSUMED INTENT WERE USED WHEN POSSIBLE, RESULTING IN DISCREPANCIES SHOWN.

SURVEY REFERENCES:
REC.= BOUNDARY SURVEY FOR CHRIS HIGGINS LORAIN CO. TAX MAP NO. 12-02622-D, SCAN #47373
REC.1= BOUNDARY SURVEY AND PARCEL SPLIT MAP LORAIN CO. TAX MAP NO. 06-02157
REC.3= BOUNDARY SURVEY LORAIN COUNTY TAX MAP NO. 19884 & 19884-2
T.M.= LORAIN COUNTY TAX MAPS

51096
APPROVED
LORAIN CO
MAP DEPT
DATE 1/4/2024
PAGE 04-00-009
BY A.Carden
#23-04803

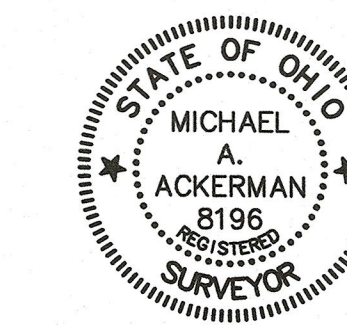
APPROVED / REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
APPROVED
RYAN E. CUMMINS, P.E., CPESC
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND REVIEWS OR OMISSIONS

APPROVED PLANNING COMMISSION
DATE 12-27-23
AVON, OHIO
PERSON
SECRETARY
RECEIVED
DEC 19 2023
AVON PLANNING COMMISSION
PL# 2023074

MAP OF LOT SPLIT SURVEY MADE FOR AND AT THE INSTANCE OF PETROS DEVELOPMENT GROUP, LLC

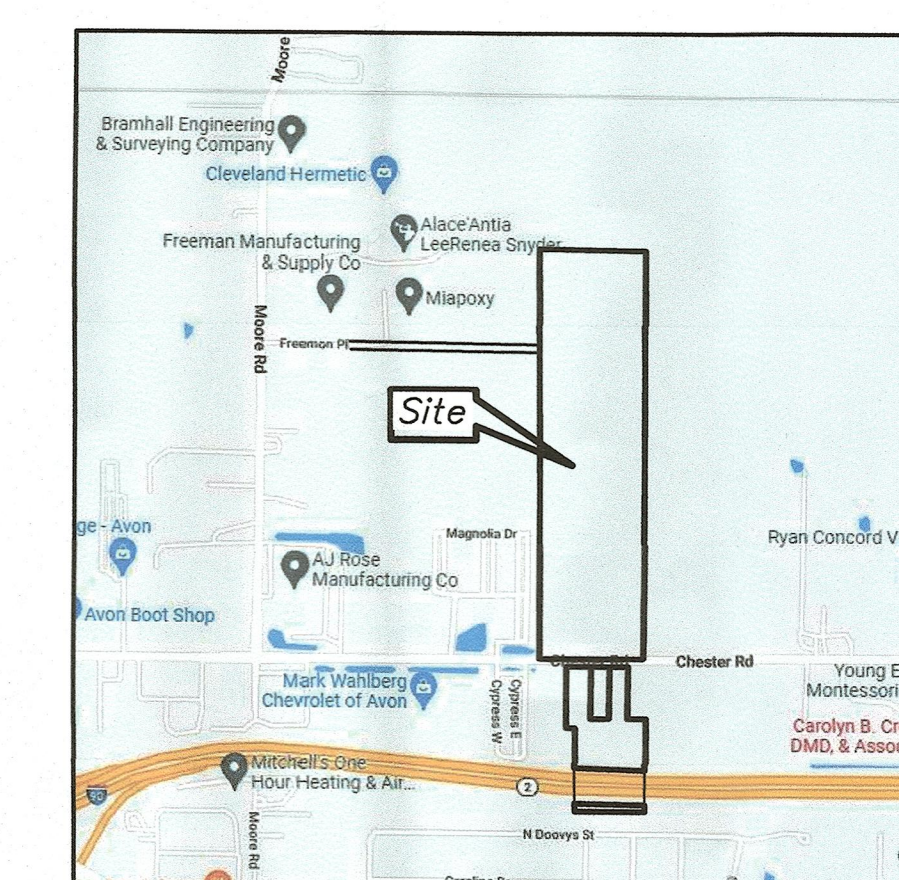
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 9 NOW IN THE CITY OF AVON LORAIN COUNTY, OHIO

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"



Michael A. Ackerman 12/19/2023
MICHAEL A. ACKERMAN
REGISTERED SURVEYOR NO. 8196

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132



HORIZ. SCALE 1"=100'	DRN. M.D.	DATE NOV, 2023	1
GR. SCALE 1"=100'	FILE NO. 5350S-NS	ORDER NO. 5350-S	1