GRAPHIC SCALE
0 5 10 20 40
SCALE: 1" = 20'

N
BASED ON BEACHDALE DRIVE.
BEARING N00°25'20"E

LEGEND:

O DENOTES 5/8" (REITZ ENG) CAPPED IRON PIN SET.

04-00-018-130-040
DAVID L. MAST & BERNADETTE M. MAST
INST. #2019-0743460

APPROVED LORAIN CO MAP DEPT	DATE 4/11/24	PAGE 04-00-018	BY LRZ	24-0894

85115

SURVEY
FOR
PARCEL "A"
BEING ALL OF SUBLOT NO. 291 &
THE NORTHERLY HALF OF SUBLOT NO. 292
#87 BEACHDALE DRIVE
04-00-018-130-002
04-00-018-130-003
IN
AVON LAKE SUBDIVISION
RECORDED IN VOL. 13, PG. 24 & 25
PART OF
ORIGINAL AVON TOWNSHIP SECTION NO. 18
NOW IN
THE CITY OF AVON LAKE
LORAIN COUNTY, OHIO
FOR
STEVE SCHEER
BY
THE HENRY G. REITZ ENGINEERING CO.
4214 ROCKY RIVER DR., CLEVELAND, OH 44135
PH: 216-251-3033, EMAIL: REITZ@REITZENG.COM

BY _____ PRES.

JAMES T. SAYLER, REG. SURVEYOR NO. S-7425
SCALE 1" = 20' FEBRUARY, 2024

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

AVON LAKE SUBDIVISION VOL. 13, PG. 24 & 25

N00°25'20"E 60.00' D.&OBS.
40.00' R. 20.00' R.

AVON LAKE SUBDIVISION VOL. 13, PG. 24 & 25

04-00-018-130-001
ROBERT M. & KATHARINE R. QUIGLEY
INST. #2004-0982537

95.00' R.&M. N89°34'40"W

PARCEL "A"
5,700 SF. 0.1309 AC.

QC BEACHDALE PARTNERSHIP, LLC
INST. #2017-0636373

04-00-018-130-002
04-00-018-130-003

95.00' D.&M.

04-00-018-130-039
JOHN P. KILROY & SUZANA FIGUEIRA
INST. #2011-0387193

04-00-018-130-039
04-00-018-130-007

BLOCK "A"
S/L 289
S/L 289 S/L 290
S/L 290 S/L 291
S/L 291 S/L 292
S/L 292 S/L 293

1" I. PIPE FD. & USED FOR LINE.
40.00' R.
48.46' OBS.
40.00' R.
80.00' D.&MSD.
20.00' R.
90°0'0" R.&TD.
P.P.O.B.
40.00' R.
20.00' R.
90°0'0" D.&TD.
80.00' D.&MSD.
140.00' D.&MSD.
89°04'00" R.&TD.

1" I. PIPE FD. 0.47' S. GOOD E.&W.
60.00' D.&M. N00°25'20"E
1" I. PIPE FD. 2.02' N. 0.27' W.
1" I. PIPE FD. 0.10' S. 0.12' E.

385.33' R. N00°25'20"E

BEACHDALE DRIVE 40'

LAKE ROAD 50'

90°36'00" R.&OBS.
25.00' MSD.
30.01' MSD.
N0°06'40"W
25.00'
25.00'
S/L 2
04-00-018-130-055
5/8" CAPPED MCSTEEN PIN FD.

N89°29'20"E 177.75' CALC. & OBS
158.18' REC. & MSD.

BEACHDALE DRIVE 50'

N89°29'20"E 40.00' MSD.
20.00' MSD.
45.43' CALC.& OBS.
65.00' CALC. & OBS
90°30'40" R.&OBS.
25.00' OBS.
1" I. PIPE FD. & USED

S/L 280
P.O.B.
25.00'
1" I. PIPE FD. & USED

AVON LAKE SUBDIVISION
VOL. 13, PG. 24 & 25

S/L 277 S/L 278
AVON LAKE SUBDIVISION
VOL. 13, PG. 24 & 25