

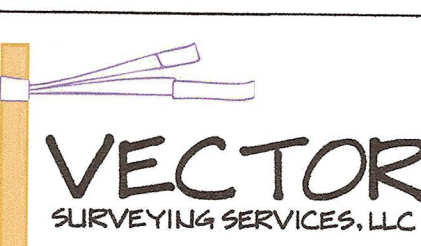
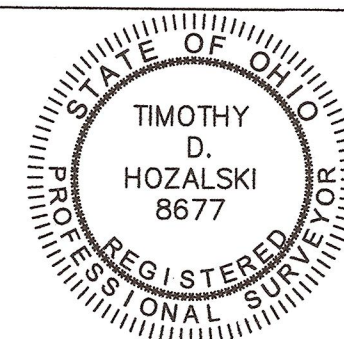
Formatted for 24x36 paper
File Name: E:\Dropbox\Drawings\Surveying\Files\Jobs\2024\19-005-Judy Buzas-3900\Maped Red Line Split C'tw of Avon\19-005-2-buzas.dwg

Curve Table						
CURVE	RADIUS	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	655.90'(P&U)	8°50'00"(P&U)	50.66'	101.02'	N85°45'14"E	101.12'(C) 101.00'(P)
C2	655.90'(P&U)	8°50'00"(P&U)	50.66'	101.02'	N85°45'14"E	101.12'(C) 101.00'(P)
C3	500.00'(P&U)	10°13'10"(P&U)	44.71'	89.06'(C)	N84°56'13"W	89.18'(P&C)
C4	500.00'	2°28'58"(C) 2°27'34"(D)	10.83'	21.66'	N81°04'07"W	21.62'(C) 21.46'(D)
C5	500.00'	7°44'12"(C)	33.81'	67.46'	N86°10'42"W	67.52'(C)

TOTAL AREA
28.4268 acres
0.6374 acres (27,765.3675 ft²) Within R/W

NOTES

- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677/ VECTOR SURVEYING", set flush with ground, unless otherwise noted.
- The 5' Waterline easement area shown hereon is a permanent and exclusive utility easement to the City of Avon, Ohio per Instrument No. 2013-0485919, recorded November 13, 2013.
- The 15' Waterline easement area shown hereon is a perpetual right-of-way and easement to the City of Avon Lake per Instrument No. 1994-0319167, recorded November 3, 1994.



OFFICE: 140.845-8415 OBERLIN, OH
TIM@VECTORSURVEYING.COM
Job No. 19-005-2 | Drawn By: CAD
Date: Dec, 2024 | Checked By: TDH

Retracement for Joan Beetler & Judy Buzas

Being a parcel of land located in part of Original Avon Township
Section 24, City of Avon, Township 7 North, Range 16 West,
Connecticut Western Reserve, County of Lorain, State of Ohio

SCALE 1"=80'

Bearings are relative to the Ohio State Plane Coordinate System, North Zone (3401), NAD83(2011), and corrected via RTK. Coordinates provided hereon have been scaled from grid to ground using a multiplier of 1.00089764 about a common point, being the 1" iron pin w/ brass cap found in a monument box at the centerline intersection of Bates Road and Gore-Orphanage Road, on the north line of Camden Township, Lorain County, Ohio
MINIMUM ERROR OF CLOSURE: 1 : 10,000

REFERENCES

- Lorain County Survey Records**
Survey for St. James Woods, LLC by Polaris (Jan, 2008)
Survey for Craig & Tracy Warner, Gerald & Yvonne Warner by Patrick A. McGarmon (Oct, 2011)
Lot Split for Joan Beetler & Judy Buzas by Vector Surveying (Mar, 2019)
- Lorain County Map Records**
Maple Ridge Subdivision (PV 18, Pg. 27A)
Maple Meadows Subdivision (PV 23, Pg. 89)
Avon Reserve at Summer Hill Subdivision No. 1 (PV 57, Pg. 68)
Avon Reserve at Summer Hill Subdivision No. 2 (PV 58, Pg. 23)
Avon Reserve at Summer Hill Subdivision No. 3 (PV 62, Pg. 1)
Tullis Drive Dedication (PV 77, Pg. 16)
Augusta Woods Subdivision (PV 77, Pg. 45)
Red Tail Development No. 10 (PV 84, Pg. 25)
- Lorain County Deed Records**
Volumes and Pages as indicated
Additional Lorain County Deed Records
Ordinance No. 13-79 (DV 1235, Pg. 504)

LEGEND

SET	FOUND	DESCRIPTION
○	●	IRON PIN/ROD
○	▲	SURVEY NAIL
○	▲	MAG SPIKE
○	○	DRILL HOLE
○	○	RAILROAD SPIKE
○	○	MONUMENT BOX
○	○	CONCRETE MONUMENT
○	○	IRON PIPE
○	○	STONE
○	○	WOOD POST
○	○	CENTERLINE
○	○	RIGHT-OF-WAY
○	○	5' WL EASEMENT AREA
○	○	15' WL EASEMENT AREA

ABBREVIATIONS

D	per deed	PC	point of curvature
P	per plat	PRC	point of reverse curvature
M	measured	PT	point of tangency
C	calculated	OL	Original Lot
U	used	GL	Great Lot
FND	found	SL	Sublot
CL	centerline	R/W	right-of-way
POB	place of beginning		
PPOB	principal place of beginning		

OWNERSHIP TABLE

- Our Lady of the Wayside, Inc.
Instrument # 2000-0689235
Parcel # 04-00-024-105-058
Parcel # 04-00-024-105-165
Jean M. Tobia
Instrument # 2023-0903359
Elizabeth A. Parsell
Instrument # 2013-0451121
JoAnn Dinardo-Schoch
Instrument # 1997-0464194
Andrew & Beverly Vasil
Instrument # 2005-0105476
John E. & Margaret A. Conner, Trustees
Instrument # 1998-050967
Virginia Kubelka
Instrument # 2020-0782416
Alice L. Conrad
Instrument # 2022-0861121
Avon Reserve Association
Instrument # 1999-0611262
Thomas Aldine & Mary Lou Tripp, Trustees
Instrument # 2019-0731934
Suzanne G. Coffman
Instrument # 2019-0720134

APPROVED
LORAIN CO
MAP DEPT

DATE 3/11/25
PAGE 04-00-051
BY A. Gorden
#25-0547-C

