LOT SPLIT & CONSOLIDATION SURVEY

OF PERMANENT PARCEL NUMBERS
04-00-017-103-021, 04-00-017-103-022
04-00-017-103-071, 04-00-017-103-073
04-00-017-103-075, 04-00-017-103-077
04-00-017-103-111, 04-00-017-103-133
04-00-017-103-222, 04-00-017-103-223
& 04-00-017-103-341
OF PART OF ORIGINAL AVON SECTION NO. 17
NOW IN THE
CITY OF AVON LAKE, LORAIN COUNTY, OHIO
BY

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OH. 44135
PHONE: (216) 251-3033 reitz@reitzeng.com

SCALE: 1" = 50' MAY, 2025

REVISED PER CITY COMMENTS: 6/30/25
CORRECTED PPN -223 INSTR.# TYPO: 7/28/25

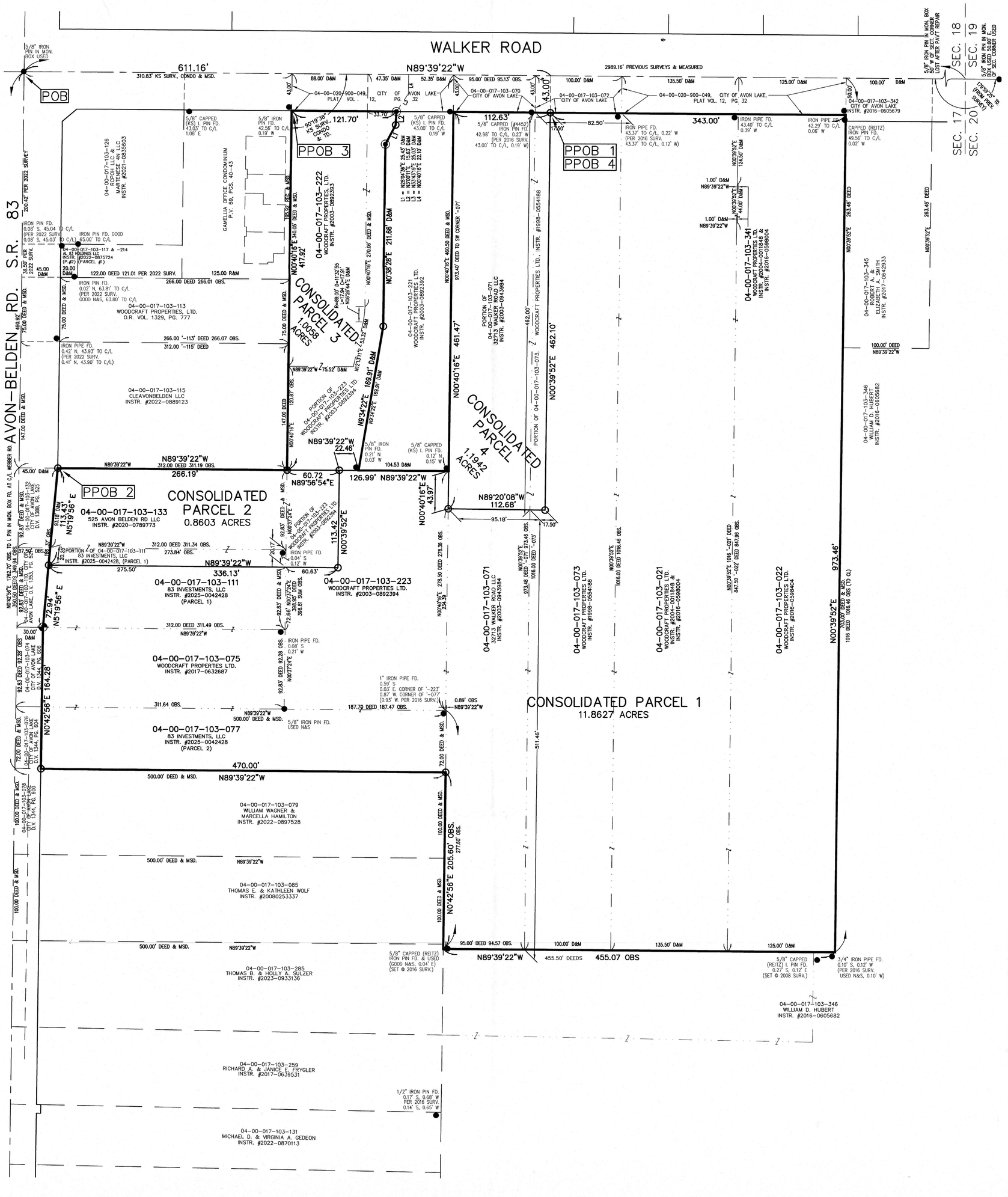
APPROVED LORAIN CO MAP DEPT
DATE 1/5/26
PAGE 4-00-017
BY T. Spaun
#25-055167
SCAN # 51636

STATE OF OHIO JAMES T. SAYLER 67429 PROFESSIONAL SURVEYOR

11/12/25 PRS

LEGEND:

- ● DENOTES IRON MONUMENT FOUND AS NOTED
- ○ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET
- ◉ DENOTES MAG NAIL SET IN EXISTING PAVEMENT
- ◆ DENOTES 1/4" DRILL HOLE SET IN EXISTING PAVEMENT


N
BEARINGS BASED WALKER RD. BEARING N89°39'22"W
GRAPHIC SCALE
0 25 50 100
WALKER ROAD
N89°39'22"W
611.16'
310.83' KS SURV., CONDO & MSD.
2989.16' PREVIOUS SURVEYS & MEASURED
POB
AVON-BELDEN RD. S.R. 83
SEC. 17
SEC. 18
SEC. 19
SEC. 20
PPOB 1
PPOB 2
PPOB 3
PPOB 4
CONSOLIDATED PARCEL 1
11.8627 ACRES
CONSOLIDATED PARCEL 2
0.8603 ACRES
CONSOLIDATED PARCEL 3
1.0058 ACRES
CONSOLIDATED PARCEL 4
1.1942 ACRES
04-00-017-103-133
525 AVON BELDEN RD LLC
INSTR. #2020-0789773
04-00-017-103-111
83 INVESTMENTS, LLC
INSTR. #2025-0042428
(PARCEL 1)
04-00-017-103-077
83 INVESTMENTS, LLC
INSTR. #2025-0042428
(PARCEL 2)
04-00-017-103-075
WOODCRAFT PROPERTIES LTD.
INSTR. #2017-0632687
04-00-017-103-223
WOODCRAFT PROPERTIES LTD.
INSTR. #2003-0892394
04-00-017-103-222
WOODCRAFT PROPERTIES, LTD.
INSTR. #2003-0892393
04-00-017-103-221
WOODCRAFT PROPERTIES LTD.
INSTR. #2003-0892392
04-00-017-103-071
32713 WALKER ROAD LLC
INSTR. #2003-0943964
04-00-017-103-073
WOODCRAFT PROPERTIES LTD.
INSTR. #1998-0554188
04-00-017-103-021
WOODCRAFT PROPERTIES LTD.
INSTR. #2004-0011848 &
INSTR. #2016-0598604
04-00-017-103-022
WOODCRAFT PROPERTIES LTD.
INSTR. #2016-0598604
04-00-017-103-341
WOODCRAFT PROPERTIES LTD.
INSTR. #2004-0011848 &
INSTR. #2016-0598604
04-00-017-103-342
CITY OF AVON LAKE
INSTR. #2016-0605679
04-00-017-103-345
ROBERT A. & SMITH
ELIZABETH A.
INSTR. #2017-0642933
04-00-017-103-346
WILLIAM D. HUBERT
INSTR. #2016-0605682
04-00-017-103-079
WILLIAM WAGNER &
MARCELLA HAMILTON
INSTR. #2022-0897528
04-00-017-103-085
THOMAS E. & KATHLEEN WOLF
INSTR. #20080253337
04-00-017-103-285
THOMAS B. & HOLLY A. SULZER
INSTR. #2023-0933136
04-00-017-103-259
RICHARD A. & JANICE E. FRYGLER
INSTR. #2017-0639531
04-00-017-103-131
MICHAEL D. & VIRGINIA A. GEDEON
INSTR. #2022-0870113
04-00-017-103-126
RCPCH LLC &
MARTENESE 4N LLC
INSTR. #2021-0835603
GAMELLIA OFFICE CONDOMINIUM
P.V. 69, PGS. 40-43
04-00-017-103-113
WOODCRAFT PROPERTIES, LTD.
O.R. VOL. 1329, PG. 777
04-00-017-103-115
CLEAVONBELDEN LLC
INSTR. #2022-0889123
973.46' DEED TO SW CORNER -07'
PORTION OF 04-00-017-103-073,
WOODCRAFT PROPERTIES LTD., INSTR. #1998-0554188
N00°39'52"E 973.46'
N00°40'16"E 461.47'
N00°39'52"E 462.10'
N89°20'08"W 112.68'
N89°39'22"W 266.19'
N89°39'22"W 336.13'
N89°39'22"W 470.00'
N89°39'22"W 455.07 OBS
N00°42'56"E 205.60' OBS.
N00°42'56"E 164.28'
N00°39'52"E 973.46'
N00°40'16"E 211.66' D&M
N00°40'16"E 417.92'
N00°38'28"E 169.91' D&M
N89°39'22"W 22.46'
N89°56'54"E 60.72
N89°56'54"E 126.99'
N00°40'16"E 43.97'
N00°39'52"E 113.42'
N19°56'E 113.43'
N19°56'E 72.94'
N89°39'22"W 455.50' DEEDS
N89°39'22"W 500.00' DEED & MSD.
N89°39'22"W 500.00' DEED & MSD.
N89°39'22"W 500.00' DEED & MSD.
N89°39'22"W 500.00' DEED & MSD.
N89°39'22"W 95.00' DEED 94.57 OBS.
N89°39'22"W 100.00' D&M
N89°39'22"W 135.50' D&M
N89°39'22"W 125.00' D&M
N89°39'22"W 100.00' DEED
N89°39'22"W 1.00' D&M
N89°39'22"W 1.00' D&M
N89°39'22"W 312.00 DEED 311.19 OBS.
N89°39'22"W 312.00 DEED 311.34 OBS.
N89°39'22"W 312.00 DEED 311.49 OBS.
N89°39'22"W 311.64 OBS.
N89°39'22"W 187.70 DEED 187.47 OBS.
N89°39'22"W 0.89' OBS
N89°39'22"W 45.00' D&M
N89°39'22"W 30.00' D&M
N89°39'22"W 17.50'
N89°39'22"W 95.18'
N89°39'22"W 17.50'
N89°39'22"W 82.50'
N89°39'22"W 343.00'
N89°39'22"W 104.53 D&M
N89°39'22"W 75.52' D&M
N89°39'22"W 45.00' D&M
N89°39'22"W 20.00' D&M
N89°39'22"W 122.00 DEED 121.01 PER 2022 SURV.
N89°39'22"W 266.00 DEED 266.01 OBS.
N89°39'22"W 125.00 R&M
N89°39'22"W 266.00 '-113' DEED 266.07 OBS.
N89°39'22"W 312.00 '-115' DEED
N89°39'22"W 275.50'
N89°39'22"W 273.84' OBS.
N89°39'22"W 60.63'
N89°39'22"W 511.46'
N89°39'22"W 511.46'
N89°39'22"W 511.46