

# FIELDSTONE LANDINGS SUBDIVISION NO. 1

Of P.P.N. 04-00-026-108-020 and 04-00-026-108-019

Situated in the City of Avon, County of Lorain and State of Ohio, and further known as being part of Section 26 of Original Avon Township, Being Township Number 7 in the 16th Range of Townships in the Connecticut Western Reserve

January 30, 2023

Scale 1"= 50'

**ACCEPTANCE AND DEDICATION:**

BE IT KNOWN THAT THE UNDERSIGNED, RICK PUZZITIELLO, CEO, AGENT FOR AVON LAKES HOLDINGS, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS FIELDSTONE LANDINGS SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 20 INCLUSIVE, AND BLOCK A AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS WOODSTONE LANE (SIXTY) 60 FEET IN WIDTH, GRISTMILL AVENUE (EIGHTY) 80 FEET IN WIDTH, AND SCHWARTZ ROAD (FORTY) 40 FEET IN WIDTH (30' EXISTING & 10' WIDENING);

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE FIELDSTONE LANDINGS SUBDIVISION NO. 1: BLOCK 'A' AND THE EASEMENTS SHOWN HEREON (20' DRAINAGE EASEMENT, EXISTING DRAINAGE EASEMENT 5' WIDENINGS, AND 35' SIGN & LANDSCAPE EASEMENT), SAID AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN THE FIELDSTONE LANDINGS SUBDIVISION NO. 1, AS MORE FULLY PROVIDED IN THE FIELDSTONE LANDINGS SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS, AS RECORDED AS INSTRUMENT # 20230918330 OF THE LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLot OWNER SHALL BE ENTITLED TO THE BENEFITS AND SUBJECT TO THE OBLIGATIONS THEREOF. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE PERPETUAL INSPECTION AND MAINTENANCE OF ALL IMPROVEMENTS LOCATED WITHIN THE EASEMENTS IN ADDITION TO THE RESPONSIBILITIES INDICATED IN THE "AGREEMENT FOR STORM WATER BEST MANAGEMENT PRACTICES" ON FILE AT THE CITY OF AVON. THIS MAINTENANCE SHALL ALSO INCLUDE THE LAYING, MAINTAINING, REPLACING OR REMOVING PIPES, MANHOLES, DITCHES, SWALES, PLANTINGS, AND/OR OTHER APPURTENANCES LOCATED WITHIN SAID EASEMENTS. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS OR NATURAL VEGETATION IS TO BE CONSTRUCTED IN SAID EASEMENTS.

AND DOES HEREBY GRANT TO THE CITY OF AVON, ITS SUCCESSORS AND ASSIGNS THE RIGHT OF ACCESS TO BLOCK "A" STORM WATER MANAGEMENT EASEMENT, AND THE DRAINAGE EASEMENTS BEYOND THE LIMITS OF THE PUBLIC RIGHT OF WAY, AS SHOWN HEREON, SHOULD THE CITY OF AVON DEEM IT NECESSARY, AND AT THE CITY OF AVON'S SOLE DISCRETION, IN ORDER TO LAY, CONSTRUCT, MAINTAIN, REPLACE, OR REMOVE ITEMS SUCH AS PAVEMENT, STORM SEWER PIPE, MANHOLES, DITCHES, SWALES, PLANTINGS AND/OR OTHER DRAINAGE RELATED APPURTENANCES. IT IS UNDERSTOOD THAT THE LONG-TERM INSPECTION & MAINTENANCE OF ALL DRAINAGE & STORM WATER MANAGEMENT EASEMENTS ARE FIRST AND FOREMOST THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS PER THE "THE FIELDSTONE LANDINGS SUBDIVISION NO. 1 DECLARATION OF COVENANTS AND RESTRICTIONS" AND THE "AGREEMENT FOR STORM WATER BEST MANAGEMENT PRACTICES" ON FILE AT THE CITY OF AVON. THE COST FOR ALL WORK PERFORMED BY THE CITY WITHIN SAID EASEMENTS SHALL BE ASSESSED TO THE HOMEOWNER'S ASSOCIATION FOR REIMBURSEMENT. THE CITY OF AVON SHALL ONLY BE RESPONSIBLE FOR GRASS RESTORATION AFTER PERFORMANCE OF WORK DESCRIBED HEREIN WITHIN NOTED EASEMENT AREAS.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON AND TO UTILITIES INCLUDING BUT NOT LIMITED TO THE OHIO EDISON COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT UNDERGROUND UTILITY EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLots AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS; AND SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY, NATURAL GAS, AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLots SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

AND DOES HEREBY GRANT UNTO THE UNITED STATES OF AMERICA POSTAL SERVICES, AND THE HOMEOWNERS ASSOCIATION WITHIN THE FIELDSTONE LANDINGS SUBDIVISION NO. 1, A 10' x 12' EASEMENT FOR THE CLUSTER MAILBOX LOCATION.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, RICK PUZZITIELLO, CEO, AGENT FOR AVON LAKES HOLDINGS, LLC HAS HERETO SET HIS HAND

AT Strongsville, OHIO, THIS 7 DAY OF March, 2023.

BY: [Signature]  
RICK PUZZITIELLO, CEO, AGENT FOR AVON LAKES HOLDINGS, LLC

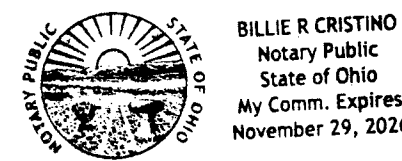
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

STATE OF OHIO )

COUNTY OF Cuyahoga )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, RICK PUZZITIELLO, CEO, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Strongsville, OHIO, THIS 7 DAY OF March, 2023.

[Signature]  
NOTARY PUBLIC



2023-0918329

PLAT Fee: \$263.20 Page 1 of 4  
Recorded: 6/8/2023 at 13:15  
Receipt: T20230000838



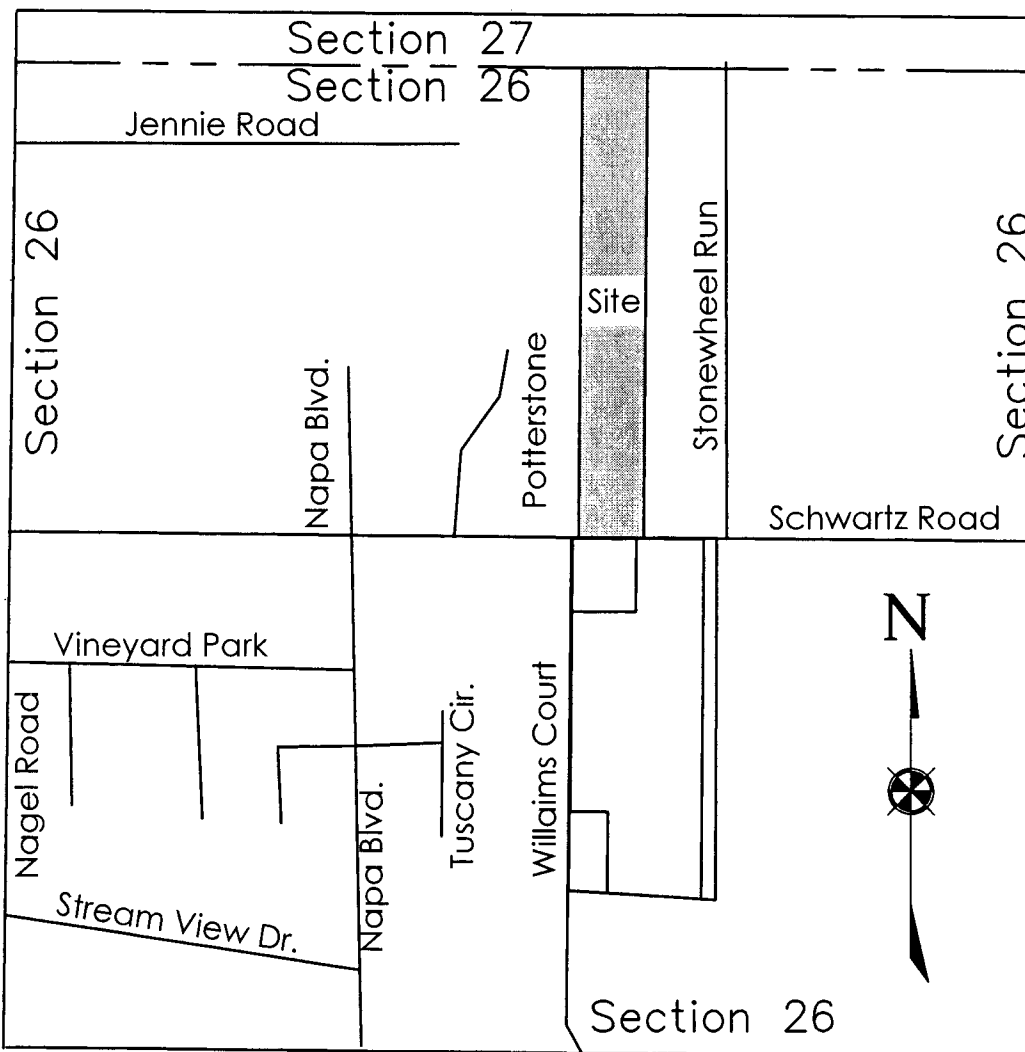
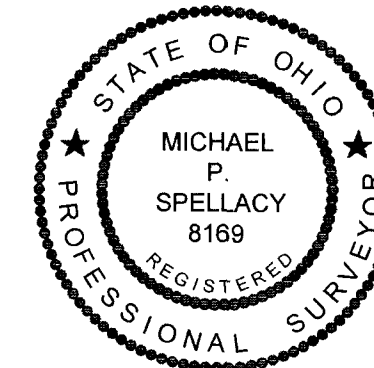
**TRANSFERRED**

IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE 155 EA  
JUN 08 2023 PAS  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

[Signature] 1/30/2023  
MICHAEL P. SPELLACY, P.S. #8149 DATE



Vicinity Map Not to Scale

**AREA TABULATION**

AREA IN RIGHT OF WAY EXISTING SCHWARTZ ROAD ..... 0.2741 ACRES  
AREA IN RIGHT OF WAY WIDENING OF SCHWARTZ ROAD ..... 0.0914 ACRES  
AREA IN RIGHT OF WAY PROPOSED SUBDIVISION 1 ..... 2.5756 ACRES

AREA IN RIGHT OF WAY TOTAL ..... 2.9411 ACRES  
AREA IN SUBLots (20) ..... 8.6449 ACRES  
AREA IN BLOCK A ..... 1.2357 ACRES

AREA IN SUBDIVISION 1 TOTAL ..... 12.8217 ACRES  
AREA REMAINING IN PPN 04-00-026-108-020 ..... 4.4338 ACRES  
AREA REMAINING IN PPN 04-00-026-108-019 ..... 7.1435 ACRES

TOTAL AREA ..... 24.3990 ACRES

**SUBDIVIDER AGREEMENT:**

THIS PLAT IS SUBJECT TO THE SUBDIVIDER'S AGREEMENT AS APPROVED BY CITY COUNCIL VIA ORDINANCE NUMBER 60-23

**APPROVALS:**

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5<sup>th</sup> DAY OF June, 2023 THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

[Signature]  
BRIAN FISCHER, COUNCIL PRESIDENT

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 1<sup>st</sup> DAY OF June, 2023

[Signature]  
CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 25<sup>th</sup> DAY OF May, 2023

[Signature]  
RYAN E. CUMMINS, P.E., CITY OF AVON CONSULTING ENGINEER

**MORTGAGE RELEASE**

BE IT KNOWN THAT WESTFIELD BANK, MORTGAGEE OF THE LAND INDICATED ON THIS PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN INSTRUMENT NO. 2022-08224406 2022-08922429 OF LORAIN COUNTY RECORDS: WOODSTONE LANE (SIXTY) 60 FEET IN WIDTH, GRISTMILL AVENUE (EIGHTY) 80 FEET IN WIDTH, AND SCHWARTZ ROAD (FORTY) 40 FEET IN WIDTH (30' EXISTING & 10' WIDENING); AND EASEMENTS HEREIN GRANTED AND RESERVED.

IN WITNESS WHEREOF, WESTFIELD BANK HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY: [Signature], THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Westfield Center, OHIO, THIS 9<sup>th</sup> DAY OF February, 2023.

**NOTARY PUBLIC**

STATE OF OHIO )  
COUNTY OF Wino )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Don Bender, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HEREUUNTO SET MY HAND AND OFFICIAL SEAL AT Westfield Center, OHIO, THIS 9<sup>th</sup> DAY OF February, 2023.

[Signature]  
NOTARY PUBLIC



**SURVEY REFERENCES USED:**

RECORD PLAT FOR SCHWARTZ ROAD SUBDIVISION NO. 1 - VOL. 93, PAGE 53-55 L.C.P.R.  
RECORD PLAT FOR SCHWARTZ ROAD SUBDIVISION NO. 2 - VOL. 94, PAGE 04-05 L.C.P.R.

RECORD PLAT FOR WOODBRIDGE SUBDIVISION NO. 1 - VOL. 85, PAGE 75-76 L.C.P.R.  
RECORD PLAT FOR WOODBRIDGE SUBDIVISION NO. 2 - VOL. 87, PAGE 76-77 L.C.P.R.

DEED FOR PPN 04-00-026-108-022 - VOL. 389, PG. 493 O.R.  
DEED FOR PPN 04-00-026-108-170 - INST. NO. 2020-0746097  
DEED FOR PPN 04-00-026-108-171 - INST. NO. 2020-0746098  
DEED FOR PPN 04-00-026-108-040 - INST. NO. 1999-0620817  
DEED FOR PPN 04-00-026-108-019 - INST. NO. 2009-0290013 AND 2009-029-0014 (SUBJECT PROPERTY)  
DEED FOR PPN 04-00-026-108-020 - INST. NO. 2000-0704124 (SUBJECT PROPERTY)

REV. No.	DATE	BY	DESCRIPTION
1	10/18/22	mpe	Add Language for Landscape Esmt

DATE: 1/30/23 DRAWN: MPS  
SCALE: HOR. 1"=50', VERT. 1"=50'  
FOLDER: DWG/Proj\_Surveying  
FILENAME: Record Plat Subd 1  
TAB: 01-Record Plat Subd 1  
BNDY. CHK: MPS 12/17/2021  
BASE. CHK: XXX-xx/xx/20xx

PLAT V01 113  
Pgs 81, 82, 83

**FIELDSTONE LANDINGS  
SUBDIVISION NO. 1**

CITY OF AVON - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (fax)  
www.polaris-es.com



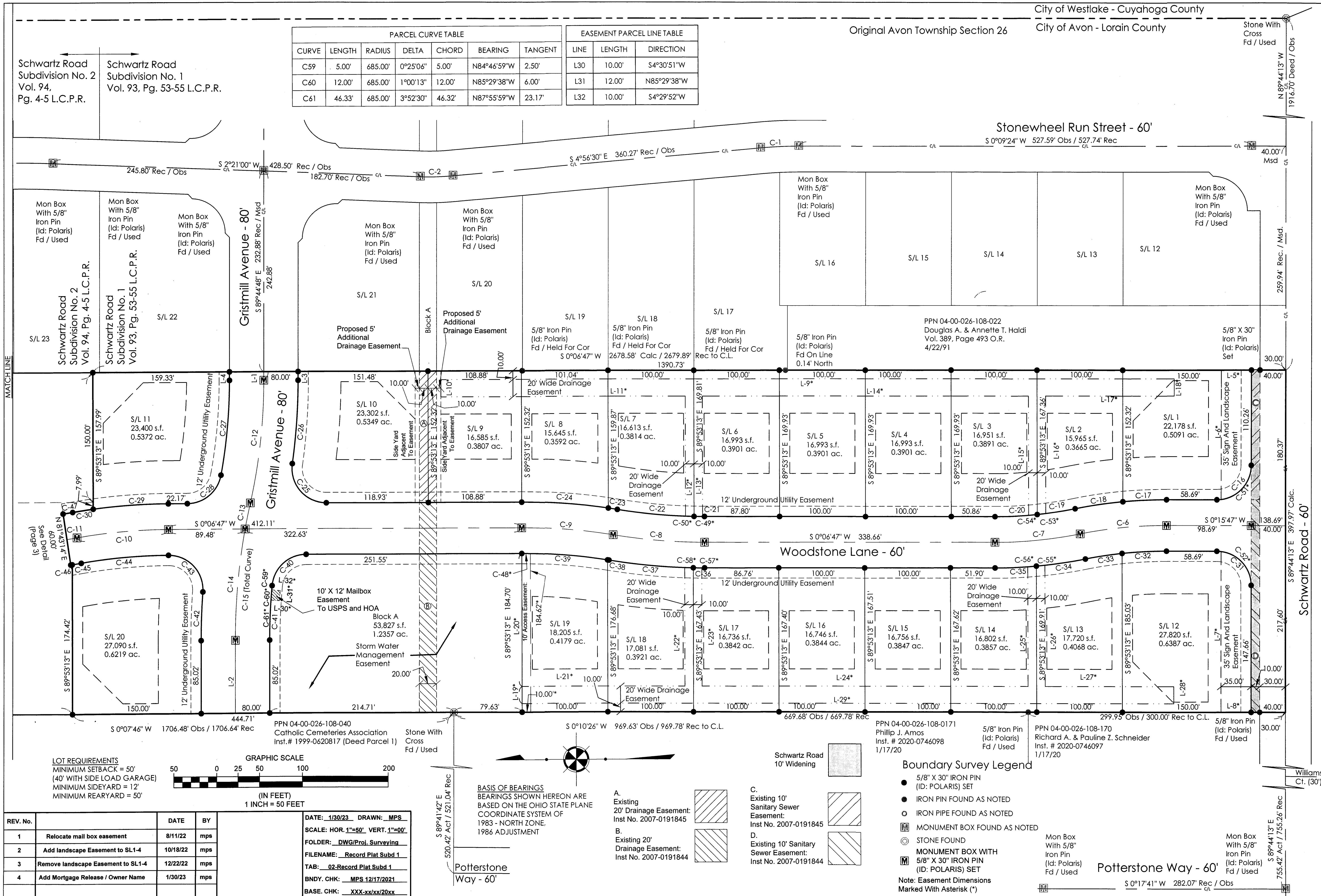
**COVER SHEET**

CONTRACT No.

21184

SHEET OF

01 03



PARCEL CURVE TABLE							EASEMENT PARCEL LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT	LINE	LENGTH	DIRECTION
C59	5.00'	685.00'	0°25'06"	5.00'	N84°46'59"W	2.50'	L30	10.00'	S4°30'51"W
C60	12.00'	685.00'	1°00'13"	12.00'	N85°29'38"W	6.00'	L31	12.00'	N85°29'38"W
C61	46.33'	685.00'	3°52'30"	46.32'	N87°55'59"W	23.17'	L32	10.00'	S4°29'52"W

City of Westlake - Cuyahoga County  
Original Avon Township Section 26  
City of Avon - Lorain County

Schwartz Road Subdivision No. 2 Vol. 94, Pg. 4-5 L.C.P.R.  
Schwartz Road Subdivision No. 1 Vol. 93, Pg. 53-55 L.C.P.R.

**FIELDSTONE LANDINGS  
SUBDIVISION NO. 1**  
CITY OF AVON - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com



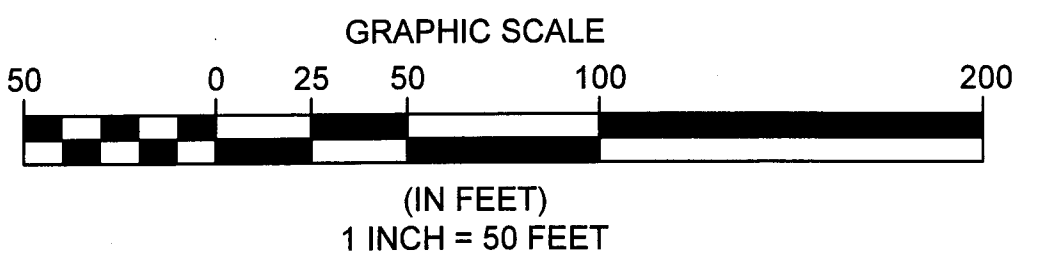
**PLAT SHEET 1**

CONTRACT No.	
21184	
SHEET	OF
02	03

REV. No.	DESCRIPTION	DATE	BY
1	Relocate mail box easement	8/11/22	mps
2	Add landscape Easement to SL1-4	10/18/22	mps
3	Remove landscape Easement to SL1-4	12/22/22	mps
4	Add Mortgage Release / Owner Name	1/30/23	mps

DATE: 1/30/23	DRAWN: MPS
SCALE: HOR. 1"=50', VERT. 1"=80'	
FOLDER: DWG/Proj_Surveying	
FILENAME: Record Plat Subd 1	
TAB: 02-Record Plat Subd 1	
BNDY. CHK: MPS 12/17/2021	
BASE. CHK: XXX-xx/xx/20xx	



BASIS OF BEARINGS  
BEARINGS SHOWN HEREON ARE  
BASED ON THE OHIO STATE PLANE  
COORDINATE SYSTEM OF  
1983 - NORTH ZONE,  
1986 ADJUSTMENT

- Boundary Survey Legend**
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - IRON PIN FOUND AS NOTED
  - IRON PIPE FOUND AS NOTED
  - ⊠ MONUMENT BOX FOUND AS NOTED
  - ⊙ STONE FOUND
  - ⊞ MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - ⊞ Mon Box With 5/8" Iron Pin (Id: Polaris) Fd / Used
  - ⊞ Mon Box With 5/8" Iron Pin (Id: Polaris) Fd / Used
- A. Existing 20' Drainage Easement: Inst No. 2007-0191845
  - B. Existing 20' Drainage Easement: Inst No. 2007-0191844
  - C. Existing 10' Sanitary Sewer Easement: Inst No. 2007-0191845
  - D. Existing 10' Sanitary Sewer Easement: Inst No. 2007-0191844

PPN 04-00-026-108-0171  
Phillip J. Amos  
Inst. # 2020-0746098  
1/17/20

PPN 04-00-026-108-170  
Richard A. & Pauline Z. Schneider  
Inst. # 2020-0746097  
1/17/20

PPN 04-00-026-108-022  
Douglas A. & Annette T. Haldi  
Vol. 389, Page 493 O.R.  
4/22/91

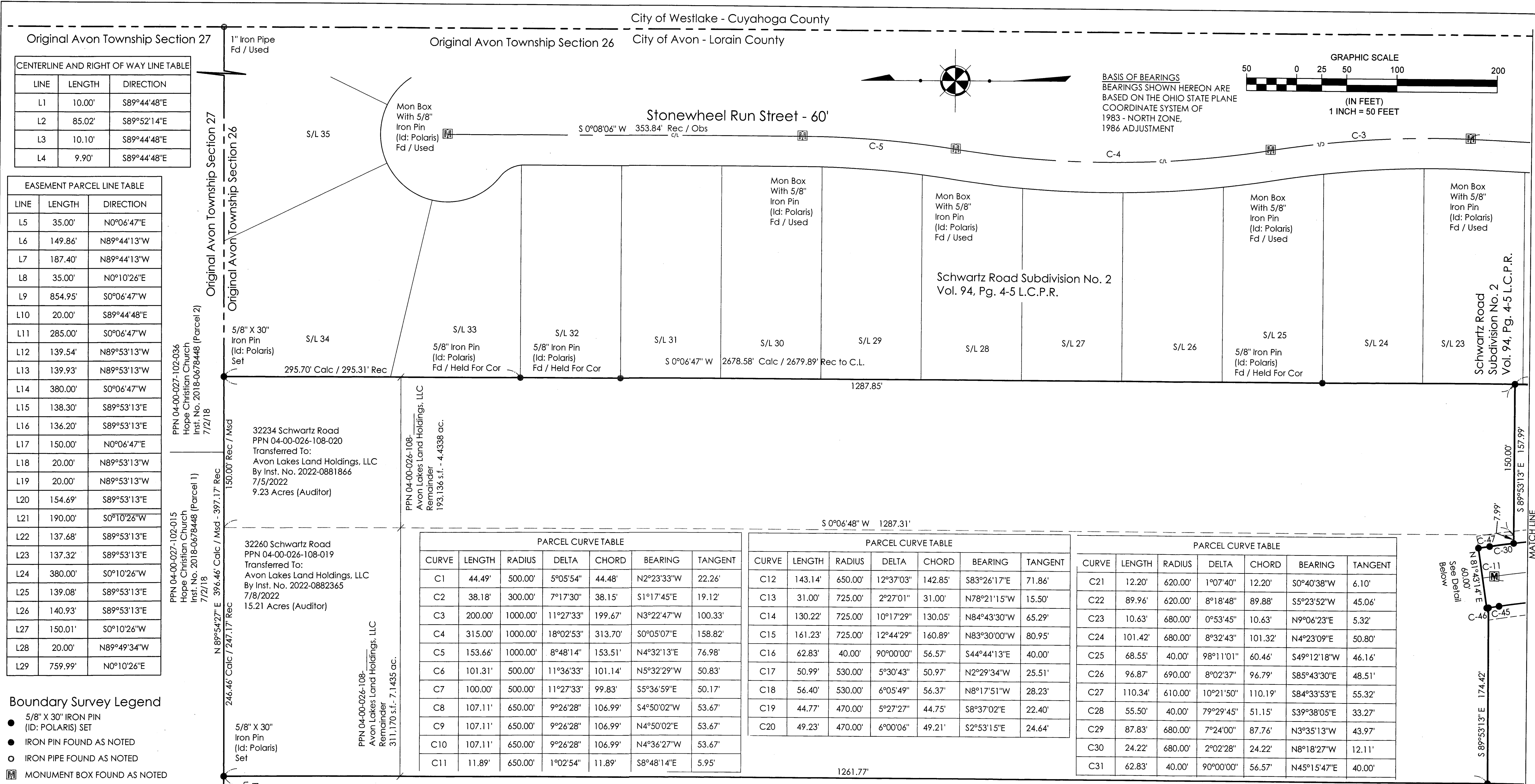
**LOT REQUIREMENTS**  
MINIMUM SETBACK = 50'  
(40' WITH SIDE LOAD GARAGE)  
MINIMUM SIDYARD = 12'  
MINIMUM REARYARD = 50'

Stone With Cross Fd / Used

Potterstone Way - 60'

Potterstone Way - 60'

Stone With Cross Fd / Used



**CENTERLINE AND RIGHT OF WAY LINE TABLE**

LINE	LENGTH	DIRECTION
L1	10.00'	S89°44'48"E
L2	85.02'	S89°52'14"E
L3	10.10'	S89°44'48"E
L4	9.90'	S89°44'48"E

**EASEMENT PARCEL LINE TABLE**

LINE	LENGTH	DIRECTION
L5	35.00'	N0°06'47"E
L6	149.86'	N89°44'13"W
L7	187.40'	N89°44'13"W
L8	35.00'	N0°10'26"E
L9	854.95'	S0°06'47"W
L10	20.00'	S89°44'48"E
L11	285.00'	S0°06'47"W
L12	139.54'	N89°53'13"W
L13	139.93'	N89°53'13"W
L14	380.00'	S0°06'47"W
L15	138.30'	S89°53'13"E
L16	136.20'	S89°53'13"E
L17	150.00'	N0°06'47"E
L18	20.00'	N89°53'13"W
L19	20.00'	N89°53'13"W
L20	154.69'	S89°53'13"E
L21	190.00'	S0°10'26"W
L22	137.68'	S89°53'13"E
L23	137.32'	S89°53'13"E
L24	380.00'	S0°10'26"W
L25	139.08'	S89°53'13"E
L26	140.93'	S89°53'13"E
L27	150.01'	S0°10'26"W
L28	20.00'	N89°49'34"W
L29	759.99'	N0°10'26"E

**PARCEL CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	44.49'	500.00'	5°05'54"	44.48'	N2°23'33"W	22.26'
C2	38.18'	300.00'	7°17'30"	38.15'	S1°17'45"E	19.12'
C3	200.00'	1000.00'	11°27'33"	199.67'	N3°22'47"W	100.33'
C4	315.00'	1000.00'	18°02'53"	313.70'	S0°05'07"E	158.82'
C5	153.66'	1000.00'	8°48'14"	153.51'	N4°32'13"E	76.98'
C6	101.31'	500.00'	11°36'33"	101.14'	N5°32'29"W	50.83'
C7	100.00'	500.00'	11°27'33"	99.83'	S5°36'59"E	50.17'
C8	107.11'	650.00'	9°26'28"	106.99'	S4°50'02"W	53.67'
C9	107.11'	650.00'	9°26'28"	106.99'	N4°50'02"E	53.67'
C10	107.11'	650.00'	9°26'28"	106.99'	N4°36'27"W	53.67'
C11	11.89'	650.00'	1°02'54"	11.89'	S8°48'14"E	5.95'

**PARCEL CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C12	143.14'	650.00'	12°37'03"	142.85'	S83°26'17"E	71.86'
C13	31.00'	725.00'	2°27'01"	31.00'	N78°21'15"W	15.50'
C14	130.22'	725.00'	10°17'29"	130.05'	N84°43'30"W	65.29'
C15	161.23'	725.00'	12°44'29"	160.89'	N83°30'00"W	80.95'
C16	62.83'	40.00'	90°00'00"	56.57'	S44°44'13"E	40.00'
C17	50.99'	530.00'	5°30'43"	50.97'	N2°29'34"W	25.51'
C18	56.40'	530.00'	6°05'49"	56.37'	N8°17'51"W	28.23'
C19	44.77'	470.00'	5°27'27"	44.75'	S8°37'02"E	22.40'
C20	49.23'	470.00'	6°00'06"	49.21'	S2°53'15"E	24.64'

**PARCEL CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C21	12.20'	620.00'	1°07'40"	12.20'	S0°40'38"W	6.10'
C22	89.96'	620.00'	8°18'48"	89.88'	S5°23'52"W	45.06'
C23	10.63'	680.00'	0°53'45"	10.63'	N9°06'23"E	5.32'
C24	101.42'	680.00'	8°32'43"	101.32'	N4°23'09"E	50.80'
C25	68.55'	40.00'	98°11'01"	60.46'	S49°12'18"W	46.16'
C26	96.87'	690.00'	8°02'37"	96.79'	S85°43'30"E	48.51'
C27	110.34'	610.00'	10°21'50"	110.19'	S84°33'53"E	55.32'
C28	55.50'	40.00'	79°29'45"	51.15'	S39°38'05"E	33.27'
C29	87.83'	680.00'	7°24'00"	87.76'	N3°35'13"W	43.97'
C30	24.22'	680.00'	2°02'28"	24.22'	N8°18'27"W	12.11'
C31	62.83'	40.00'	90°00'00"	56.57'	N45°15'47"E	40.00'

- Boundary Survey Legend**
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - IRON PIN FOUND AS NOTED
  - IRON PIPE FOUND AS NOTED
  - ⊞ MONUMENT BOX FOUND AS NOTED
  - ⊙ STONE FOUND
  - ⊞ MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - ⊞ Stone With Drill Hole Fd / Used
  - ⊞ Stone With 5/8" X 30" Iron Pin (Id: Polaris) Set
  - ⊞ Stone With 5/8" X 30" Iron Pin (Id: Polaris) Fd / Used
  - ⊞ Stone With 5/8" X 30" Iron Pin (Id: Polaris) Fd / Used

**PARCEL CURVE TABLE**

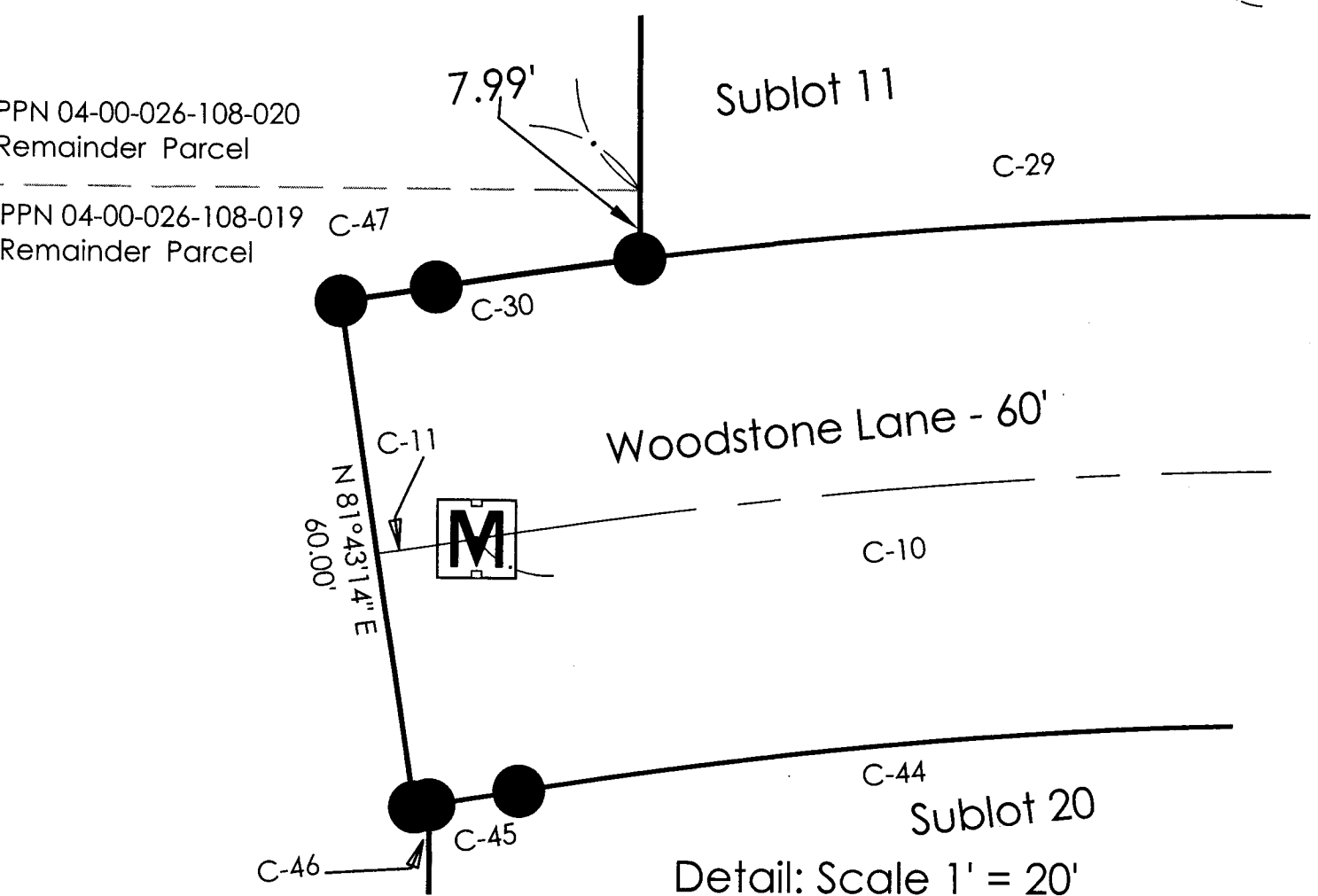
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C32	51.90'	470.00'	6°19'36"	51.87'	N2°54'01"W	25.98'
C33	43.33'	470.00'	5°16'57"	43.32'	N8°42'17"W	21.68'
C34	57.83'	530.00'	6°15'08"	57.81'	S8°13'12"E	28.95'
C35	48.17'	530.00'	5°12'25"	48.15'	S2°29'25"E	24.10'
C36	13.25'	680.00'	1°06'58"	13.25'	S0°40'16"W	6.62'
C37	98.80'	680.00'	8°19'30"	98.72'	S5°23'31"W	49.49'
C38	1.72'	620.00'	0°09'34"	1.72'	N9°28'29"E	0.86'
C39	100.44'	620.00'	9°16'54"	100.33'	N4°45'15"E	50.33'
C40	59.12'	40.00'	84°41'13"	53.89'	N42°13'49"W	36.45'

**PARCEL CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C41	63.33'	685.00'	5°17'48"	63.30'	N87°13'20"W	31.69'
C42	56.59'	765.00'	4°14'19"	56.58'	N87°45'05"W	28.31'
C43	65.80'	40.00'	94°15'17"	58.63'	N47°14'26"E	43.09'
C44	102.16'	620.00'	9°26'28"	102.05'	N4°36'27"W	51.20'
C45	10.67'	680.00'	0°53'57"	10.67'	S8°52'42"E	5.34'
C46	1.77'	680.00'	0°08'57"	1.77'	S8°21'15"E	0.89'
C47	11.35'	620.00'	1°02'54"	11.34'	S8°48'14"E	5.67'
C48	10.00'	620.00'	0°55'27"	10.00'	N0°34'31"E	5.00'

**EASEMENT CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C49	10.00'	620.00'	0°55'27"	10.00'	S0°46'44"W	5.00'
C50	10.00'	620.00'	0°55'28"	10.00'	S1°42'12"W	5.00'
C51	57.82'	40.00'	82°49'09"	52.92'	S48°19'38"E	35.28'
C52	57.82'	40.00'	82°49'09"	52.92'	N48°51'13"E	35.28'
C53	10.07'	470.00'	1°13'38"	10.07'	S6°30'07"E	5.03'
C54	10.04'	470.00'	1°13'28"	10.04'	S5°16'34"E	5.02'
C55	10.05'	530.00'	1°05'12"	10.05'	S5°38'13"E	5.03'
C56	10.03'	530.00'	1°05'05"	10.03'	S4°33'05"E	5.02'
C57	10.00'	680.00'	0°50'34"	10.00'	S0°48'29"W	5.00'
C58	10.00'	680.00'	0°50'34"	10.00'	S1°39'03"W	5.00'



DATE: 1/30/23 DRAWN: MPS  
 SCALE: HOR. 1"=50' VERT. 1"=100'  
 FOLDER: DWG/Proj\_Surveying  
 FILENAME: Record Plat Subd 1  
 TAB: 03-Record Plat Subd 1  
 BNDY. CHK: MPS 12/17/2021  
 BASE. CHK: XXX-xx/20xx

**FIELDSTONE LANDINGS  
 SUBDIVISION NO. 1**

CITY OF AVON - LORAIN COUNTY - OHIO

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**PLAT SHEET 2**

CONTRACT No.	
21184	
SHEET	OF
03	03