

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON, THAT IRON PINS WERE FOUND OR SET AT POINTS INDICATED. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN INDICATE ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS UNLESS SO NOTED. THE WORDS "I AND MY" AS USED HEREIN ARE TO MEAN THAT EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

*[Signature]*  
 RYAN A. SNEZEK P.S. NO 8495



**LEGEND**

C	= Centerline	M/Msd.	= Measured
P	= Property Line	U/Usd.	= Used
R/W	= Right-of-Way Fnd.	= Found	
R/Rec.	= Record	Vol.	= Volume
C/Calc.	= Calculated	Pg.	= Page
○	= Existing Iron Pin or Pipe Found as noted		
□	= Indicates Monument Box Found as noted		
+	= CVE Traverse Point - Magnetic Nail Set		
●	= I.P.S.* - 5/8"x30" Iron Pin Set (W/ Yellow Cap "CVE LTD")		

# DETROIT ROAD DEDICATION PLAT

CITY OF AVON, LORAIN COUNTY, OHIO

Situated in the City of Avon, County of Lorain and State of Ohio and known as being part of Original Avon Township Section 11.

**ACCEPTANCE, DEDICATION, & OWNER'S CERTIFICATION**  
 BE IT KNOWN THAT THE UNDERSIGNED, AVON METHODIST CHURCH, AND THEIR SUCCESSORS AND ASSIGNS THEREIN AFTER REFERRED TO AS GRANTEES, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE DEDICATION PLAT OF DETROIT ROAD RIGHT OF WAY, AND DOES HEREBY ACCEPT PLAT OF THE SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE HATCHED AREA SHOWN HEREON AND DESIGNATED AS "PROP. R/W DEDICATION".

WE THE UNDERSIGNED REPRESENTATIVES OF AVON METHODIST CHURCH, OWNERS OF THE LANDS EMBRACED WITHIN THIS DEDICATION HEREBY ACKNOWLEDGE THIS PLAT TO BE OUR FREE ACT AND DEED AND HEREBY ACCEPT THIS DEDICATION PLAT.

BY *[Signature]* AUTHORIZED TRUSTEE DATE 11/21/26  
 BY *[Signature]* AUTHORIZED TRUSTEE DATE 11/21/26  
 COUNTY OF LORAIN STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED TRUSTEES AND THE OWNERS OF THE LAND DEPICTED HEREON, AND THAT THE SAME IS THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

AT Avon, OHIO, THIS DAY OF January, 2026

NOTARY PUBLIC *[Signature]* COMMISSION EXPIRES 06/06/20  
 RIMAS MELINAUSKAS  
 Notary Public  
 State of Ohio  
 My Comm. Expires  
 June 6, 2030

**APPROVALS**  
 THIS DEDICATION IS ACCEPTED AND APPROVED BY THE COUNCIL PRESIDENT OF THE CITY OF AVON, THIS 19th DAY OF September, 2025.

*[Signature]*  
 BRIAN FISCHER, COUNCIL PRESIDENT

THIS DEDICATION IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION CHAIRPERSON OF THE CITY OF AVON, THIS 19th DAY OF SEP, 2025.

*[Signature]*  
 CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

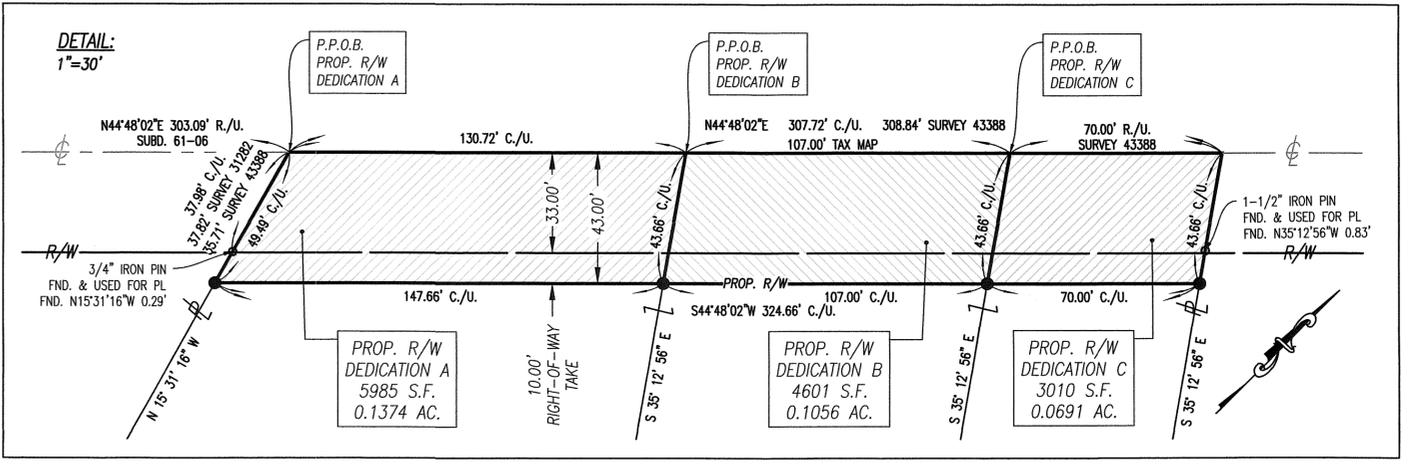
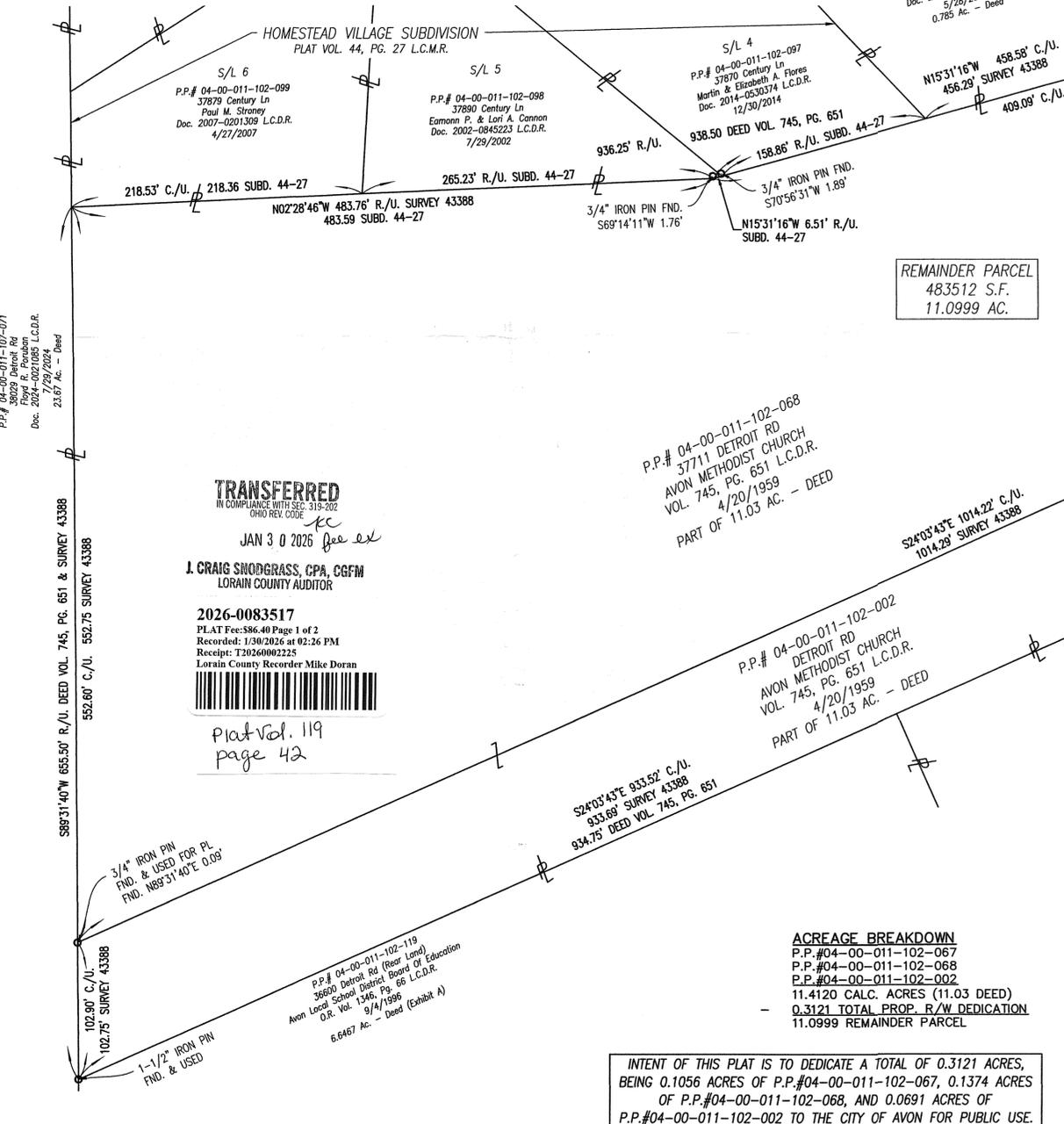
THIS DEDICATION IS ACCEPTED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF AVON, THIS 19th DAY OF September, 2025.

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

BASIS OF BEARING FOR THIS PLAT IS NORTH 44°48'02" EAST AS THE CENTERLINE OF DETROIT ROAD (VARIABLE WIDTH) AS EVIDENCED BY MONUMENTS FOUND AND IS THE SAME AS CALCULATED AND REPRODUCED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3401 BY TIES TO THE O.D.O.T. VRS NETWORK AND ARE USED TO INDICATE ANGLES ONLY.

THERE WAS NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

**RECORDS USED:**  
 DEEDS, PLATS, AND TAX MAPS INCLUSIVE OF THE ENTIRE PROJECT LIMITS  
 LCMR 31282 - BOUNDARY SURVEY OF PART OF AVON TOWNSHIP SECTION NO. 11, DATED SEPT. 15, 1986  
 LCMR 35672 - PARCEL SPLIT FOR 04-00-011-102-112 PREPARED FOR AVON LOCAL SCHOOL DISTRICT, DATED NOV. 1998  
 LCMR 35782 - LOT SPLIT AND CONSOLIDATION MAP FOR RUTH A. PLAS, DATED APRIL 27, 2000  
 LCMR 43388 - SURVEY FOR AVON METHODIST CHURCH, DATED APRIL 28, 1959  
 LCMR VOL. 44, PG. 27 - HOMESTEAD VILLAGE SUBDIVISION, DATED JANUARY 1989  
 LCMR VOL. 61, PG. 6 - BRIAR LAKES SUBDIVISION NO. 1, DATED MAY 1998



P:\23210 AVON HS WEST ENTRANCE\AUTOCAD DRAWING FILES\23210 ROW TAKES.DWG\FY

**CVE** CHAGRIN VALLEY ENGINEERING, LTD.  
 Engineers. Intelligent Solutions.  
 Cleveland, Ohio 44146-5667  
 Phone = 440.439.1999 Fax = 440.439.1969  
 www.cveintelled.com

REVISIONS

DETROIT ROAD DEDICATION PLAT  
 37711 DETROIT ROAD  
 CITY OF AVON, LORAIN COUNTY, OHIO

DESIGNED BY: HKS  
 DRAWN BY: HKS  
 CHECKED BY: BAS  
 DATE: JULY 2025  
 SCALE: 1" = 60'  
 PROJECT NUMBER  
**23210**  
 Drawing Name  
 SHEET: 1  
 TOTAL SHEETS: 1

Plat Sheet

Instrument # 2026-0083517

Name of Plat: Detroit Road Dedication Plat / ~~Avon~~<sup>SC</sup> City of

Owner: Avon Methodist Church

Description: Situated in the City of Avon, County of  
Lorain, State of Ohio; being a part of original  
Avon Township Section 11

Floor Plans: — / —

Related/Margin: — / —

Comments: — / —

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Receiving Stamp

Amount \$ 86.40

Initials: SC