Section 13
Section 12

Highland Park Subdivision No.6 Vol. 66 Pg. 40

Highland Park Subdivision No.5 Vol. 64 Pg. 67

SANFORDSHIRE LN.

South Park Drive 80'

Fernway Circle 60'

Haverford Place 60'

Block "A"

Block "B"

Block "C"

Highland Park Subdivision No.3 Vol. 62 Pg. 46-48

(State Route 83) Wooster-Avon Lake Road 60'

1"I.Pipe Fd./Used

5/8" I.Pin Fd./Used

N88°03'59"E 1099.51'Dd./Meas.

2675.82' Dd./Act.
1576.31'Dd./Meas.

N 02°37'45" W 193.07'D./M.

P.O.B. LOT SPLIT AND REMAINDER

S02°52'07"E 165.77'

Angle Point

1"I.Pipe Fd./Used @30.19'

S03°05'01"E 534.69'

3/4"I.Pipe Fd./Used @30.07'

P.P.O.B. REMAINDER

S03°05'01"E 990.34' Act. 990.43'Dd.

1"I.Pipe Fd./Used @24.82'

206.25' Dd.

207.41' Act.

100.00' Dd.

5/8"Iron Pin Fd. Id. LDC

5/8"Iron Pin Set @ 30.00'

1"I.Pipe Fd./Used @Ang. PT.

203.14' Dd./Meas.

S02°37'45"E 396.78' Dd.

N02°27'31"W 396.78'

90°10'00"Dd. 90°10'14" Act.

N02°37'45"W 207.40'Act. 206.25'Dd.

1838.29' Dd.
N87°32'29"E 1575.54' Msd.

2680.05' Act.

2680.63' Dd.

S02°27'31"E 207.40' Calc.

641.76' Dd.
N87°32'29"E 1104.51' Msd.

200.00' Dd.

89°22'30" Dd./Used

1106.77' Msd.

230.00' Dd.

S87°32'29"W (Parallel To North Property Line) 1574.92' Msd.
No Distance Given On Adjacent Deed

2681.69' Act.

2681.54 Dd.

S87°32'29"W (Parallel To North Property Line)

P.P.O.B. LOT SPLIT

5/8"Iron Pin Set

LOT SPLIT
326,700 sq. ft.
7.5000 acres

-455

-456

REMAINDER
229,308 sq. ft.
5.2642 acres

1"I.Pipe Fd. Used For Line 0.85'East

Dorothy Hricovec
Inst.# 19980535542
05-12-98
P.P.N. 04-00-012-103-033

Dorothy Hricovec
Inst.# 19980535534
05-12-98
P.P.N. 04-00-012-103-034

Dorothy Hricovec
Inst.# 19980535541
05-12-98
P.P.N. 04-00-012-103-131

Dorothy Hricovec
Inst.# 19980535535
05-12-98
P.P.N. 04-00-012-103-032

Gary Smitek et.al.
Inst.# 20000723449
12-15-00
P.P.N. 04-00-013-000-342

Gary Smitek et.al.
Inst.# 20010748616
05-04-01
P.P.N. 04-00-013-000-396

P.P.N. 04-00-013-000-341

P.P.N. 04-00-013-000-449

P.P.N. 04-00-013-000-450

Paul A. & Leslie L. Speigle
Inst.# 20020814583
03-04-02
P.P.N. 04-00-013-000-454

Paul A. & Leslie L. Speigle
Inst.# 20020814582
03-04-02
P.P.N. 04-00-013-000-452

George S. Izold
Vol. 1241 Pg. 704
P.P.N. 04-00-013-000-029

Charles A. & Deborah A. Schmidt
Vol. 1427, Pg. 545 D.R.
08-04-87
P.P.N. 04-00-013-000-114

Lee A. & Debra A. Raybourne
Vol. 70, Pg. 816 O.R.
05-20-88
P.P.N. 04-00-013-000-113

STATE OF OHIO
RICHARD A. THOMPSON, JR.
S-7388
REGISTERED PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO HIGHLAND PARK SUBDIVISION NO.3 AS RECORDED IN VOLUME 62, PAGES 46-48 OF LORAIN COUNTY PLAT RECORDS. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. 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.

3.27.02

Richard A. Thompson Jr. P.S. 7388

APPROVED
LORAIN CO.
MAP DEPT
DATE 5-8-02
PAGE 04-00-013
BY JHAHfeld
#02-01066

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 INCH=100 FT.

BEARINGS REFER TO HIGHLAND PARK SUBDIVISION NO.3 AS RECORDED IN VOLUME 62, PAGES 46-48 OF LORAIN COUNTY PLAT RECORDS.

REV. No.		DATE	BY	CH'K'D

L.D.C. Inc. d.b.a.
LAND DESIGN consultants
www.LDCinc.net
ENGINEERS · PLANNERS · SURVEYORS
8585 East Avenue Mentor, Ohio 44060 TEL: (440) 255-8463 (440) 951-LAND (440) 354-6938 FAX: (440) 255-9575
1471 Lear Industrial Park Avon, Ohio 44011 TEL: (440) 937-5601 (440) 937-5602 FAX: (440) 937-5603

PLAT OF LOT SPLIT
PREPARED FOR SOUTH PARK LLC.
CITY OF AVON – COUNTY OF LORAIN – OHIO

DATE March 27th, 2002
SCALE: HOR. 1" = 100'
VERT.
FILENAME LOT SPLIT.dwg
COMPUTER MPS
FIELD CREW

Known as being a Lot Split of Land Conveyed to George S. Izold, Situated in the City of Avon, County of Lorain and State of Ohio and being a part of Original Section No. 13

MARCH, 2002

Scale 1"=100'

SHEET 1 OF 1

CONTRACT No. SOUTP1-0201