

LOT SPLIT AND CONSOLIDATION MAP

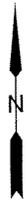
DANIEL PACKIS

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SECTION NO. 24 OF AVON TOWNSHIP

APRIL 7, 2011



SCALE: 1" = 50'-0"



P.P.N.04-00-024-101-086
AVON PROPERTIES, INC.
LORAIN CO. FILE NO. 1999-0607053

S/L 18
PACKIS, DANIEL J. & CAROLYN M.

P.P.N.04-00-024-101-045
GEIGER, RALPH J & ELLEN C.
LORAIN CO. FILE NO. 2005-0105186

231.26'(L.C.D.R.&U)

P.P.N.04-00-024-101-046
MOORE, DENNIS
LORAIN CO. FILE NO. 2002-0877786

219.51'(CALC.)

PARCEL A

28,739.83 SQ. FT.
2.0372 ACRES

RESIDUAL PARCEL

41,590.55 SQ. FT.
0.9548 ACRES
35,590.39 SQ. FT. (NET)
0.8170 ACRES (NET)

JAYCOX ROAD 60'
S 06°16'30" W (L.C.M.R. V.34 P.50)

NOTE:
PROPOSED SPLIT PARCEL AREA
28,027.95 S.F. 0.6434 ACRES

02942
APPROVED
LORAIN CO.
MAP
DATE 8-18-11
PAGE 400-024-E
BY JHATFIELD
#11-02942

04-00-024-101-163, -164

LEGEND	
FND	= FOUND
M	= MEASURED
CALC.	= CALCULATED
U	= USED
R	= RECORD
L.C.D.R.	= LORAIN COUNTY DEED RECORDS
IP	= IRON PIN
MON	= MONUMENT
R/W	= RIGHT-OF-WAY
CL	= CENTERLINE
PL	= PROPERTY LINE
IP MON. FOUND	= I.P. MON. FOUND
IP. FOUND	= I.P. FOUND
●	= 1/2" IRON PIN SET

GREENVIEW CT. 60'
S 60°03'39" W
R 23°39'24" W
N 23°39'24" W
390.00'(R&U)

FAIRWAY DRIVE 60'
S 89°14'31" E
R 224.43'(R&U)

FRENCH CREEK ESTATE
SUBDIVISION NO. 1
V.33 P.42-43



MACKAY
Engineering & Surveying Company
7017 Pearl Road, Cleveland, Ohio 44130
(440) 886-4500 (440) 886-4590 Fax

ACCEPTANCE

WE, DANIEL J. AND CAROLYN M. PACKIS, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS S/L 18 OF FAIRWAY ESTATES SUBDIVISION NO.1, DO HEREBY ASSENT TO AND ADOPT THIS LOT SPLIT AND CONSOLIDATION OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST.

Daniel J. Packis
DANIEL J. PACKIS

Carolyn M. Packis
CAROLYN M. PACKIS

COUNTY OF Lorain } S.S.
STATE OF OHIO

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR DANIEL J. AND CAROLYN M. PACKIS, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT

Avon, OHIO, THIS 7th DAY OF July, 2011.
NOTARY PUBLIC, *Sandra K. Martin*
MY COMMISSION EXPIRES: 7/6/2013



WE, PAL & GRACE PENZVALTO, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS P.P.N.04-00-024-101-016, DO HEREBY ASSENT AND ADOPT THIS LOT SPLIT AND CONSOLIDATION OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST.

Pal Penzvalto
PAL PENZVALTO

Grace Penzvalto
GRACE PENZVALTO

COUNTY OF Lorain } S.S.
STATE OF OHIO

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR PAL & GRACE PENZVALTO WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT

Lorain, OHIO, THIS 11th DAY OF July, 2011.
NOTARY PUBLIC, *Susan M. Phillips*
MY COMMISSION EXPIRES: SUSAN M. PHILLIPS
NOTARY PUBLIC, State of Ohio
My Commission Expires 8/8/2016

APPROVAL

THIS PLAT APPROVED BY THE CITY OF AVON

THIS 7th DAY OF July, 2011.
James A. Smith
JAMES A. SMITH, MAYOR

SURVEYOR'S CERTIFICATION

THIS MAP AND THE SURVEY ON WHICH IT IS BASED ARE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE TO INDICATE ANGLES ONLY.

IP SET INDICATES 1/2" IRON PIN SET WITH CAP #7344.

ALL OF WHICH I CERTIFY TO BE CORRECT.

Michael Mackay
MICHAEL MACKAY, P.S. #7344
July 6, 2011
DATE