04-00-003-101-063

FAIRFIELD ESTATES SUBD. NO. 2
VOL. 89, PP. 76-77

Sublot 32 | Sublot 33 | Sublot 34 | Sublot 35 | Sublot 36 | Sublot 37 | Sublot 38 | Sublot 39 | Subd. #2 / Subd. #1 | Sublot 12 | Sublot 13 | Sublot 14

Westfield Drive 60'

5/8" I. Pin Id. LDC Fd./Used

34.54' Rec. / Msd.

Block C | Block B

PPN 04-00-003-101-405 Frontier Fairfield LLC Inst.# 2015-0533805

N87°42'47"W 200.00' Rec. / Msd.

5/8" I.Pin Fd./Used Mon. Box

Fairfield Drive 60'

FAIRFIELD ESTATES SUBD. NO. 1
VOL. 82, PP. 73-75

Sublot 15 | Sublot 16 | Sublot 17 | Sublot 18 | Sublot 19 | Sublot 20 | Sublot 21

5/8" I.Pin Fd./Used Mon. Box

200.01' R/M

5/8" I.Pin Fd./Used I.D. POLARIS @30.00'

N02°17'13"E 1896.92' Adj. Plat / Msd. To Centerline

Block A

N02°12'01"E 1872.12' Act. / 1871.65' Deed To Centerline

1616.85'

40.00'

S02°12'01"W 255.27' Msd. 21.13'

S87°47'59"E 98.65'

LAND REMAINING IN
PPN 04-00-003-101-063
MARGARET M. DILUCIANO, TRUSTEE
38,724 sq.ft. 0.8890 acres
32,376 sq.ft. 0.7432 acres
Excl. Right of Way

5/8" I. Pin Fd. / Used Id. LDC @ 40.00'

Ex.House #39660

N45°27'27"E 63.43'

77.3'

50.0'

N43°28'59"E 26.46'

S01°54'31"W 190.00' Msd.

158.61' | 158.61' Msd.

17.5' | 23.6'

338.10'

Lot Split 2
19,000 sq.ft. 0.4362 acres
15,000 sq.ft. 0.3444 acres
Excl. Right of Way

S01°54'31"W 190.00' Msd.

100.00' Msd. | 100.00' Msd. | 100.00'

Lot Split 3
19,000 sq.ft. 0.4362 acres
15,000 sq.ft. 0.3444 acres
Excl. Right of Way

S01°54'31"W 190.00' Msd.

S88°05'29"E 521.44'

N86°05'29"W 871.37' Obs.

Lot Split 4
26,587 sq.ft. 0.6103 acres
20,932 sq.ft. 0.4805 acres
Excl. Right of Way

138.10' Msd. | 140.99' | 141.76' Msd.

Sheffield French Creek Road 60' 21.07' D/M

Interstate 90 (LOR-90-17.21)
(Vol. 24 Pg. 78 L.C.P.R.)

N 46°04'07" E 351.06' Obs. 296.51'

N44°58'47"E 408.37' Act. 405.01' Rec.

5/8" I. Pin Fd./Used Id. POLARIS

5/8" I. Pin Fd./Used Id. POLARIS

1169.66'

N03°00'45"E 1359.69' Obs. (No Deed Distance)

PPN 4-00-003-500-001
Pennsylvania Lines LLC
Inst.# 20020851798

190.03'

40.01'

Original Avon Twp. Section 3 | Original Avon Twp. Section 2

Original Avon Twp. Section 3 149.93' Calc.

Mon. Box With / 1" I.Pipe Fd. / Used

Original Avon Twp. Section 3
Lot 5 - Sheffield Village

Original Avon Twp. Section 3
Lot 5 - Sheffield Village

Combination Of
Lot Split 1 and PPN
04-00-003-101-405
731,028 sq.ft. 16.7821 acres (Total)
730,184 sq.ft. 16.7627 acres (Less Right of Way)

APPROVED / REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
RYAN E. CUMMINS, P.E., CPESC
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENT(S) FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

Lot Split 1
688,637 sq.ft.
15.8089 acres

APPROVED
PLANNING COMMISSION
DATE
AVON, OHIO
CHAIRPERSON Sign Here
SECRETARY

Prior to Consolidation

PPN 04-00-003-101-063 18.1806 acres

PPN 04-00-003-101-405 0.9732 acres

After Lot Splits

Split 1

PPN 04-00-003-101-405 0.9732 acres

Split 4 | Split 3 | Split 2 | Rem Lands

After Consolidation

Combination 16.7821 acres

No 03424
APPROVED
LORAIN CO.
MAP DEPT.
DATE 9/18/15
DATE 4-00-003
BY T. Spellacy
NO. # 15-03424
DATE

Scan # 48707

SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES SHOWN HEREON, AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MONUMENTS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON.

Michael P. Spellacy
MICHAEL P. SPELLACY P.S. #8169 — 08/20/2015 DATE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 INCH = 60 FEET

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FRENCH CREEK ROAD - N88°05'29"W AS SHOWN BY PLAT RECORDED IN VOLUME 82, PAGEG 73-75 OF LORAIN COUNTY PLAT RECORDS

north

STATE OF OHIO
MICHAEL P. SPELLACY S-8169
REGISTERED
PROFESSIONAL SURVEYOR

Proposed 40' Right of Way
To be Dedicated to the City of Avon
Upon Recording of Plat
For Fairfield Estates Subdivision 3

BOUNDARY SURVEY LEGEND

5/8" Iron Pin Set	Stone/Concrete Monument Found
Iron Pin/Pipe Found	Drill Hole Set
Mon Box Found With Pin/Pipe	Drill Hole Found
Monument Box Found (Empty)	Railroad Spike Set
Survey Nail Set	Railroad Spike Found
Survey Nail Found	

REV. No.		DATE	BY	CH'K'D

DATE: 08/20/2015
SCALE: HOR. 1"=60'
VERT. 1"=0'
FOLDER: Dwg/Surveys
FILENAME: Lot Split
TAB: 01-consolidation
DRAWN: MPS

Plat of Consolidation And Lot split

City of Avon - Lorain County - Ohio

polaris Engineering & Surveying

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

Part of Original Avon Township Section 3

CONTRACT No. 14125

SHEET 01 OF 01