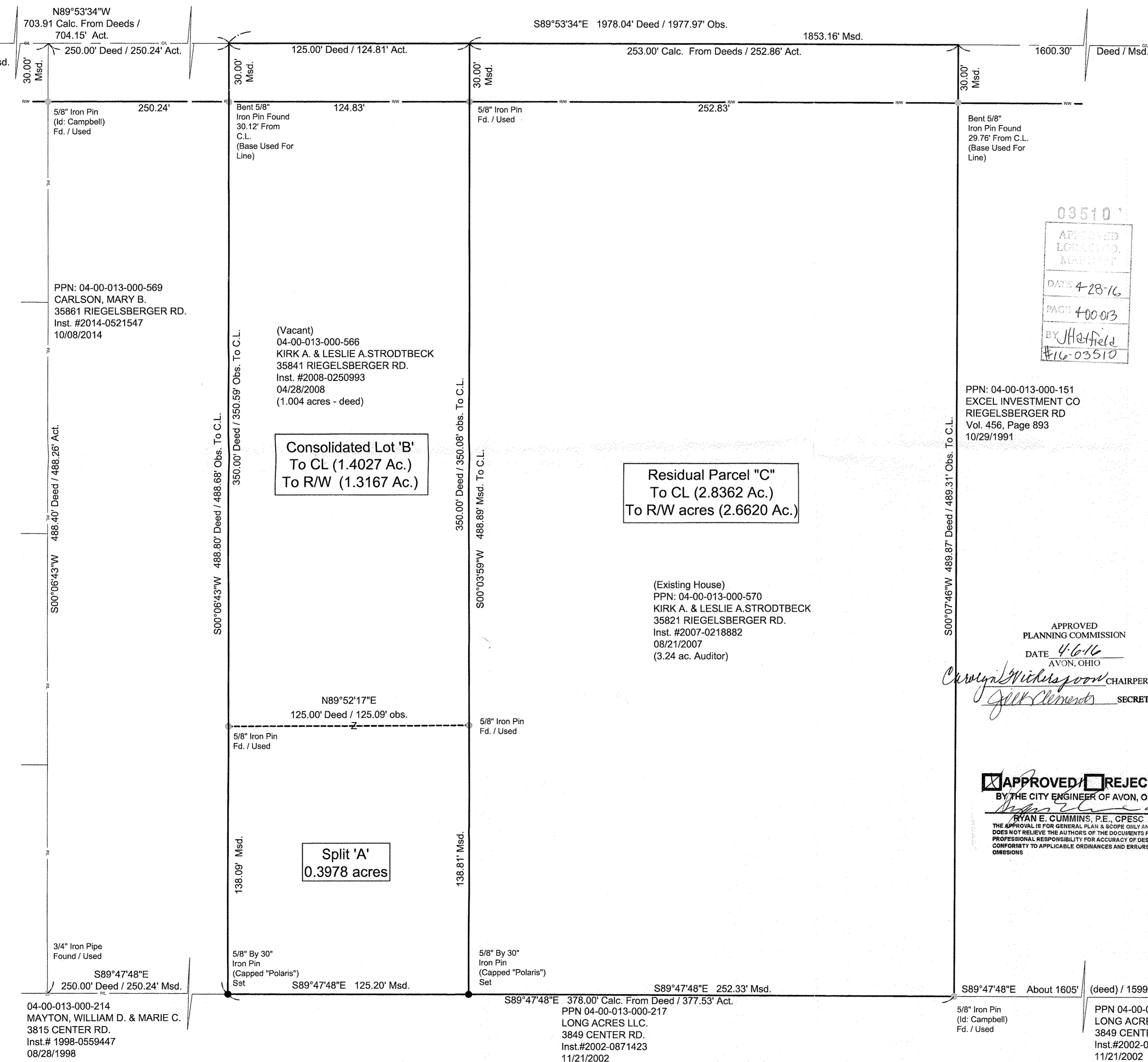


Plat of Lot Split & Consolidation
Intending to Split 0.3978 Acres From P.P.N. 04-00-013-000-570
To Be Combined With 04-00-013-000-566
Known as Being a part of Original Avon Township Section No.13
Now in the City of Avon - Cuyahoga County - Ohio
March 2016 Scale 1"=30'

Riegelsberger Road - 60'

Center Road - 60'

Kensington Drive - 60'
(Kensington Park Estates Subdivision
Vol. 52, Pg. 34 L.C.P.R.)

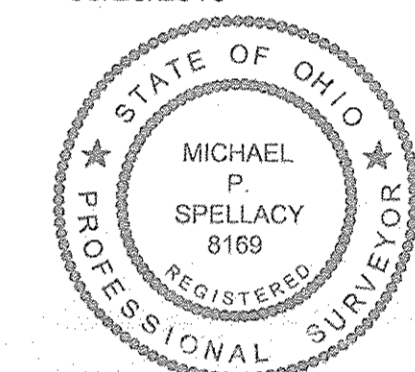


Original Avon Twp. Sec. 14
Original Avon Twp. Sec. 23
Original Avon Twp. Sec. 24

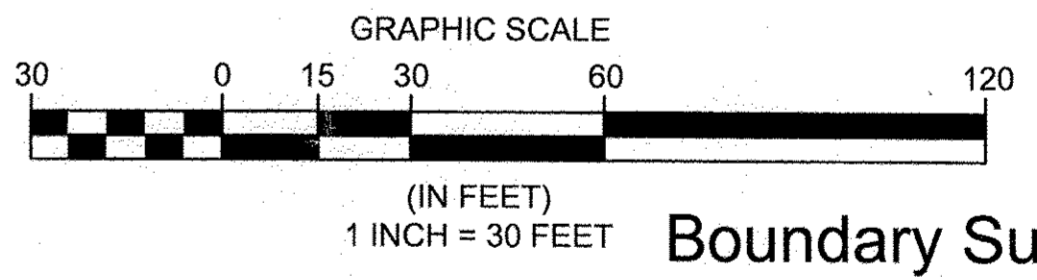
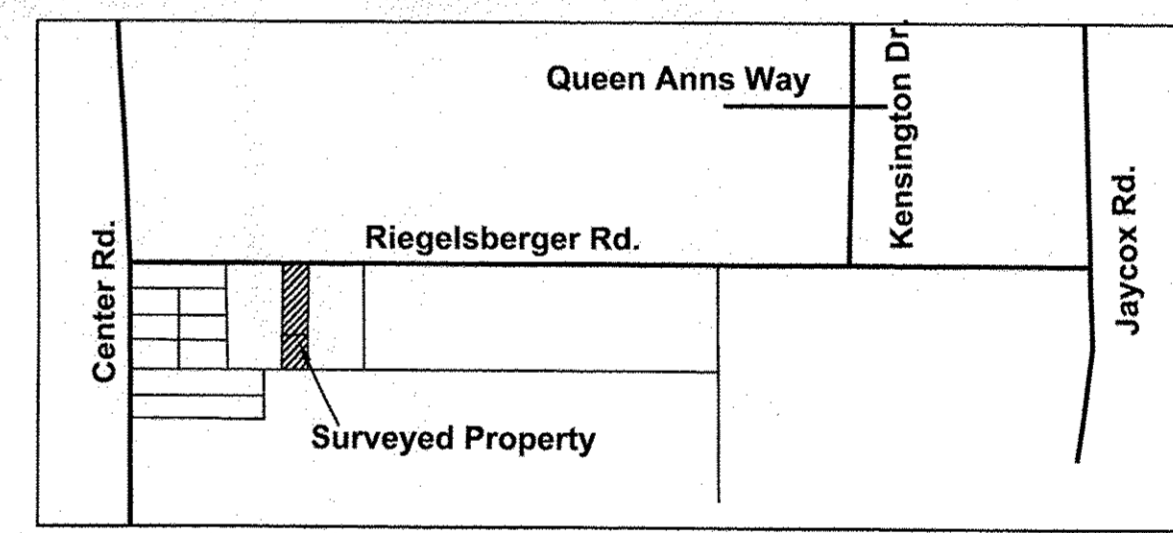
BOUNDARY CERTIFICATION:

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 AN 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.

Michael P. Spellacy 3/21/2016
MICHAEL P. SPELLACY P.S. #8169 03/23/2016



04-00-024-101-156
WORDEN WILLIAM M &
BARBARA E
35291 RIEGELSBERGER RD
Inst. #2011-0368170
03/24/2011



Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND
- IRON PIPE FOUND
- MONUMENT BOX FOUND
- (ACT.) = ACTUAL DISTANCE
- (CALC.) = CALCULATED DISTANCE
- (DEED) = RECORDED DEED DISTANCE
- (FD.) = FOUND IN FIELD
- (MSD.) = MEASURED DISTANCE
- (OBS.) = OBSERVED DISTANCE
- (P.P.N.) = PERMANENT PARCEL NUMBER
- (REC.) = RECORD DISTANCE

03510
APPROVED LONG ACRES MAYTON
DATE 4-28-16
PAGE 100013
BY J.H. HOFFMANN
#16-03510

PPN: 04-00-013-000-151
EXCEL INVESTMENT CO
RIEGELSBERGER RD
Vol. 456, Page 893
10/29/1991

APPROVED PLANNING COMMISSION
DATE 4-6-16
AVON, OHIO
Caryn Williams CHAIRPERSON
Jill Clements SECRETARY

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

DATE: 03/23/2016
SCALE: HOR. 1"=30'
VERT. 1"=40'
FOLDER: Survey
FILENAME: Survey Base
TAB: 01 - Lot Split-Consolidation
DRAWN: MPS

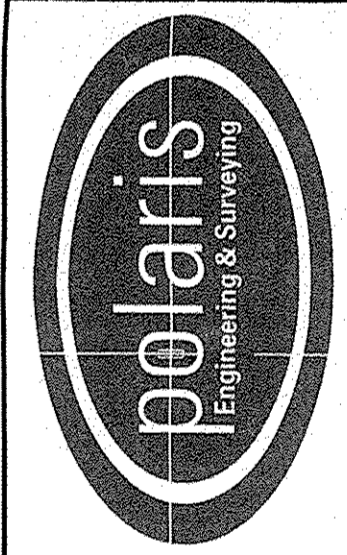
Consolidated Lot 'B'
To CL (1.4027 Ac.)
To R/W (1.3167 Ac.)

Residual Parcel "C"
To CL (2.8362 Ac.)
To R/W acres (2.6620 Ac.)

Split 'A'
0.3978 acres

PLAT OF LOT SPLIT & CONSOLIDATION

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



STRODTBECK PROPERTY
35821 & 35841
RIEGELSBERGER RD
CITY OF AVON - LORAIN COUNTY - OHIO

CONTRACT No.	
16034	
SHEET	OF
1	1