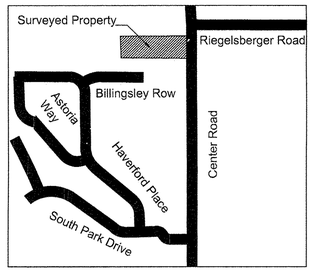
576, 577, 578
04-00-013-000-003

Plat of Lot Split & Consolidation
Intending to Leave
1.0000 Acres of Residual Land
After Splitting 0.9900 Acres
From P.P.N. 04-00-013-000-003
To Be Combined With
PPN 04-00-013-000-004
Known as Being a part of
Original Avon Township Section No.13
Now in the City of Avon - Cuyahoga County - Ohio
June, 2016 Scale 1"= 40'



Vicinity Map: Not To Scale

PPN 04-00-014-105-054
Cemetery Management
Services of Ohio, LLC
Inst No. 2008-0239571
01/29/2008

Original Section 14
Original Section 13
N89°43'05"W 759.00' Deed / Msd.
1/2" Iron Pin
Fd. / Used
0.24' South
30.00'
Msd.
Riegelsberger
Road - 60'
Original Section 14
Original Section 13

PPN 04-00-013-000-002
Mark A. Durdak
Inst No. 2001-0766597
07/25/2001

131.75' Deed / Msd.
3/4" Iron Pipe
Fd. / Used For Line
0.36' East
131.77'
132.50' Deed / 131.78' Act.
S89°42'15"E 755.62' Deed / 754.48' Act. to C.L.
1" Iron Pipe
Fd. At 28.51'
Used For Line
30.00'
375.69' Msd.
12' Sideyard
PPN 04-00-013-000-003
Eleanor S. Oehker
Inst No. 2012-0431370 (50%)
10/04/2012
Vol. 775, Pg. 116 (50%)
378.80' Msd. to C.L.
12' Sideyard
105.8'
Ex. House
3740
Split "A"
0.9900 acres
Ex. Garage
28.9'
19.8'
50' Rear Setback
50' Front Setback
S00°41'33"E
115.21' Msd.
Residual Parcel "C"
To CL - 1.0000 acres
To R/W - 0.9209 acres
31.1'
114.85'
115.04' Deed / 114.81' Act.
N00°41'33"W 362.94' Rec. / Msd.
12' Sideyard
1" Iron Pipe
Fd. At 28.66'
Used For Line
378.79' Msd. to C.L.
30.00'
N02°39'29"W 364.12' Adj. Deed / Msd.
115.52' Deed / 115.74' Act.
232.37' Msd.
3/4" Iron Pipe
Fd. / Used For Line
0.11' East
371.71' Msd.
S89°45'53"E 751.08' Deed / 750.50' Act. to C.L.
12' Sideyard
PPN 04-00-013-000-001
Cemetery Management
Services of Ohio, LLC
Inst No. 2008-0239571
01/29/2008
PPN 04-00-013-000-004
Jon W. Oebker & Joyce O. Cahalan
Inst No. 2005-0056543
02/18/2005
(Vacant)
Consolidated Lot "B"
To CL - 2.9901 acres
To R/W - 2.9100 acres
116.35'
116.60' Deed / 116.35' Act.
116.73' Deed / 116.62' Act.
3/4" Iron Pipe
Fd. / Used
5/8" Iron Pin
Fd. / Used
On Line
0.18' West
12' Sideyard
S89°46'33"E
746.50' Deed / Msd. to C.L.
30.00'
Center Road - 60' (S.R. 83)

Highland Park Subdivision No. 12
Vol. 72, Page 45-47 L.C.P.R.
S/L 340
S/L 341
S/L 342
S/L 343
S/L 344
S/L 345
S/L 346
S/L 347
N00°13'27"E
190.00' Rec. / Msd.
N00°13'27"E
190.00' Rec. / Msd.
PPN 04-00-013-000-006
Thomas E. & Leona A. Stubenhofer
Inst No. 2000-0677510
04/06/2000
1-1/2" Iron Pipe
Fd. At 28.38'
0.18' South of Line
S89°46'33"E
451.13' Rec. / Obs.
Billingsley Row - 60'
Mon. Box With
5/8" Iron Pin
(Id: LDC)
Fd. / Used
Mon. Box With
5/8" Iron Pin
(Id: LDC)
Fd. / Used

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FEET

APPROVED
PLANNING COMMISSION
DATE 6-22-16
AVON, OHIO
CHAIRPERSON
SECRETARY

Boundary
Survey Legend
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- MONUMENT BOX FOUND (AS NOTED)

BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 NORTH ZONE 1986 ADJUSTMENT.

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 A 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
MICHAEL P. SPELLACY P.S. #8169 06/07/2016

STATE OF OHIO
MICHAEL P. SPELLACY
8169
REGISTERED
PROFESSIONAL SURVEYOR

03542
APPROVED
LORAIN CO.
MAP DEPT
DATE 7-25-16
PAGE 04-00-013
BY JHatfield
#16-03542

REV. No.		DATE	BY
1	Revisions Per Avon City Engineer	6/7/16	MPS

DATE: 06/07/2016
SCALE: HOR. 1"= 40'
VERT. 1"=00'
FOLDER: Survey
FILENAME: Survey Base
TAB: 01 - Lot Split
DRAWN: MPS

PPN 04-00-013-000-003
and 04-00-013-000-004
3740 Center Road
City of Avon - Lorain County - Ohio

POLARIS ENGINEERING & SURVEYING, INC.
3460D CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

Plat of Lot Split
And Consolidation

CONTRACT No.
16125

SHEET	OF
1	1