

**PLAT OF LOT SPLIT  
SITUATED IN THE CITY OF AVON,  
COUNTY OF LORAIN, AND STATE OF OHIO  
PART OF ORIGINAL AVON TOWNSHIP SECTION 23  
MARCH 11, 2019 SCALE 1 INCH = 50 FEET**

**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* 3/16/19 03/11/2019  
MICHAEL P. SPELLACY P.S. #8169

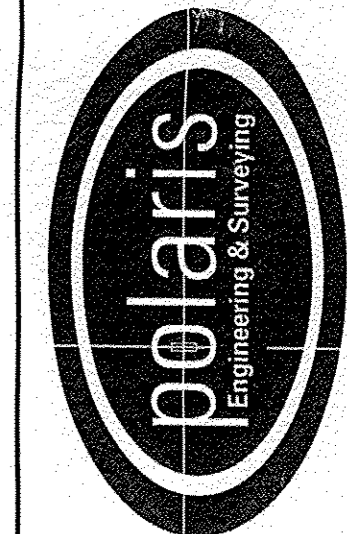


APPROVED  
LORAIN CO.  
MAYOR  
DATE 4-25-19  
PAGE 4-00-023  
BY R. MAINES  
#19-03960

04-00-023-105-293 thru  
-296

**PLAT OF LOT SPLIT**  
**PAULINE Z. AND**  
**RICHARD A. SCHNEIDER**  
CITY OF AVON - COUNTY OF LORAIN -  
STATE - OF OHIO

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

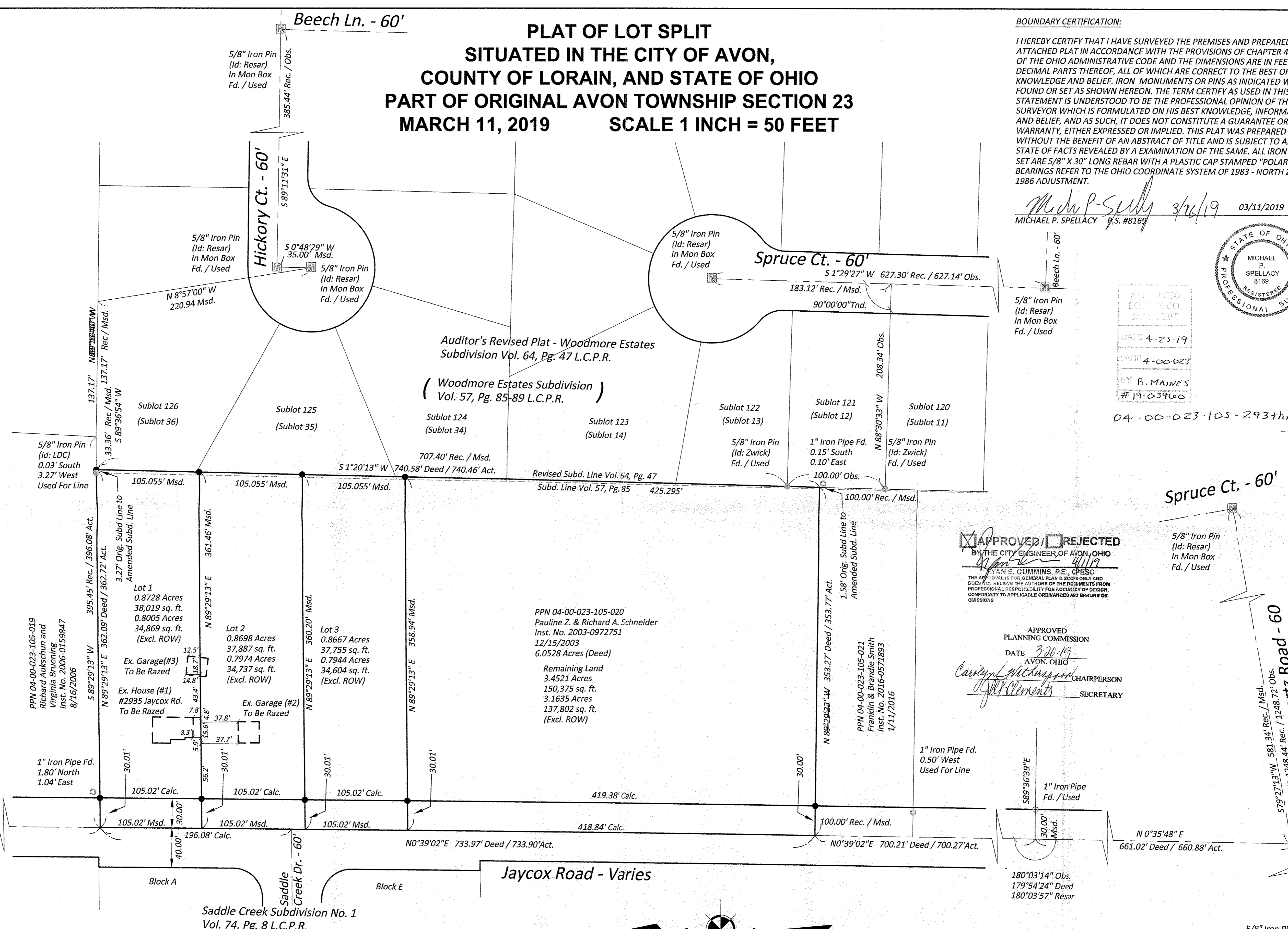


**PPN 04-00-023-105-020**  
**2935 JAYCOX ROAD**

CONTRACT No.

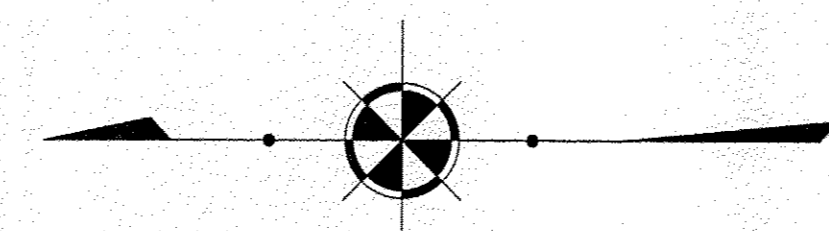
**19012**

SHEET	OF
1	1

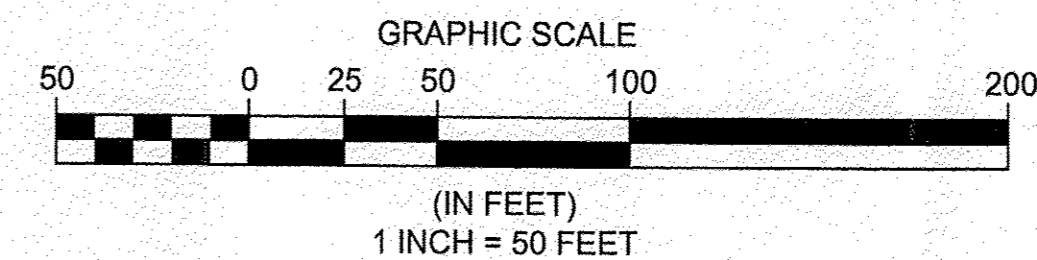


APPROVED /  REJECTED  
BY THE CITY ENGINEER OF AVON, OHIO  
*Yan E. Cummins*  
YAN E. CUMMINS, P.E., CPESC  
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND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

APPROVED  
PLANNING COMMISSION  
DATE 3-20-19  
AVON, OHIO  
*Carlynn Williams* CHAIRPERSON  
*John Clements* SECRETARY



**BASIS OF BEARINGS**  
BEARINGS SHOWN HEREON ARE  
BASED ON THE OHIO STATE  
PLANE COORDINATE SYSTEM OF  
1983 - NORTH ZONE,  
1986 ADJUSTMENT



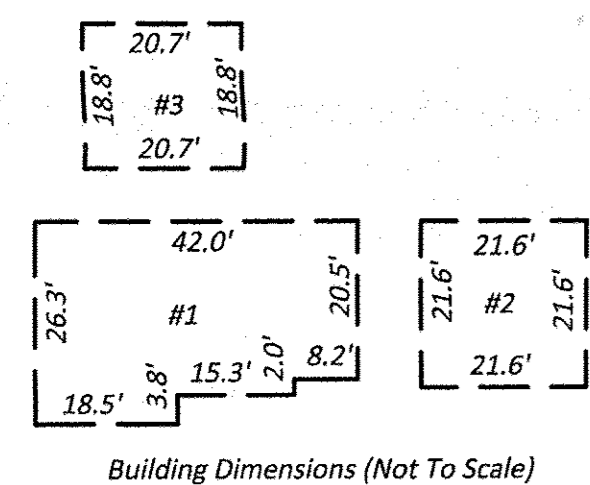
**Boundary Survey Legend**

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

REV. No.	DATE	BY	DESCRIPTION

DATE: 03/11/2019
SCALE: HOR. 1" = 50'
VERT. 1" = 100'
FOLDER: DWG/SURVEYS
FILENAME: LOT SPLIT
TAB: 01-LOT SPLIT
DRAWN: MPS



Keller Subdivision No. 2  
Vol. 18, Pg. 15 L.C.P.R.

PPN 04-00-023-105-019  
Richard Aukstern and  
Virginia Broering  
Inst. No. 2006-0159847  
8/16/2006

3.27' Orig. Subd Line to  
Amended Subd. Line

Lot 1  
0.8728 Acres  
38,019 sq. ft.  
0.8005 Acres  
34,869 sq. ft.  
(Excl. ROW)

Lot 2  
0.8698 Acres  
37,887 sq. ft.  
0.7974 Acres  
34,737 sq. ft.  
(Excl. ROW)

Lot 3  
0.8667 Acres  
37,755 sq. ft.  
0.7944 Acres  
34,604 sq. ft.  
(Excl. ROW)

Ex. Garage (#3)  
To Be Razed

Ex. House (#1)  
#2935 Jaycox Rd.  
To Be Razed

Ex. Garage (#2)  
To Be Razed

PPN 04-00-023-105-020  
Pauline Z. & Richard A. Schneider  
Inst. No. 2003-0972751  
12/15/2003  
6.0528 Acres (Deed)

Remaining Land  
3.4521 Acres  
150,375 sq. ft.  
3.1635 Acres  
137,802 sq. ft.  
(Excl. ROW)

Saddle Creek Subdivision No. 1  
Vol. 74, Pg. 8 L.C.P.R.