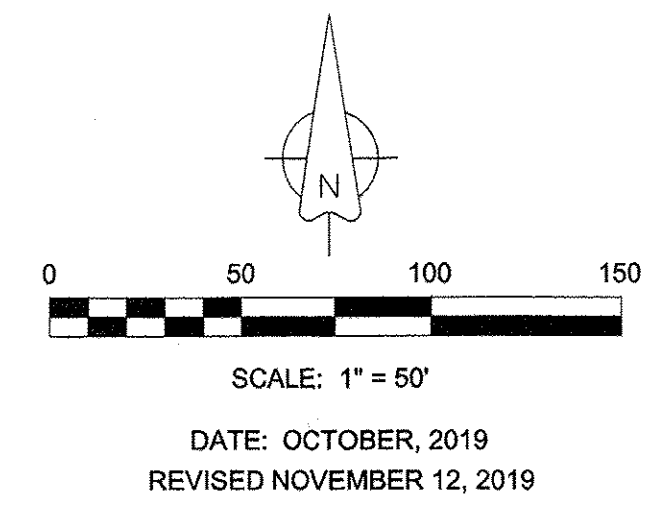
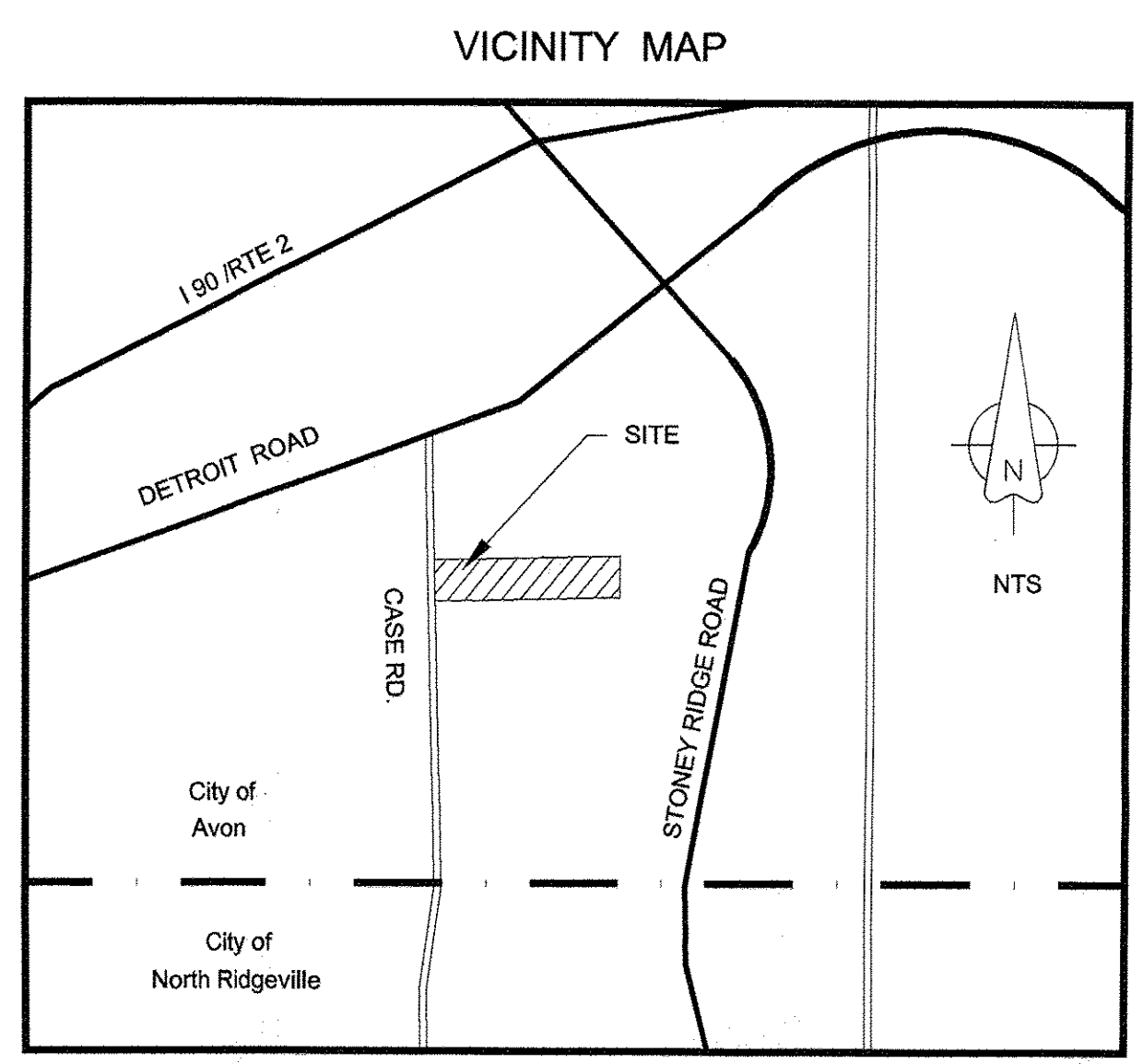
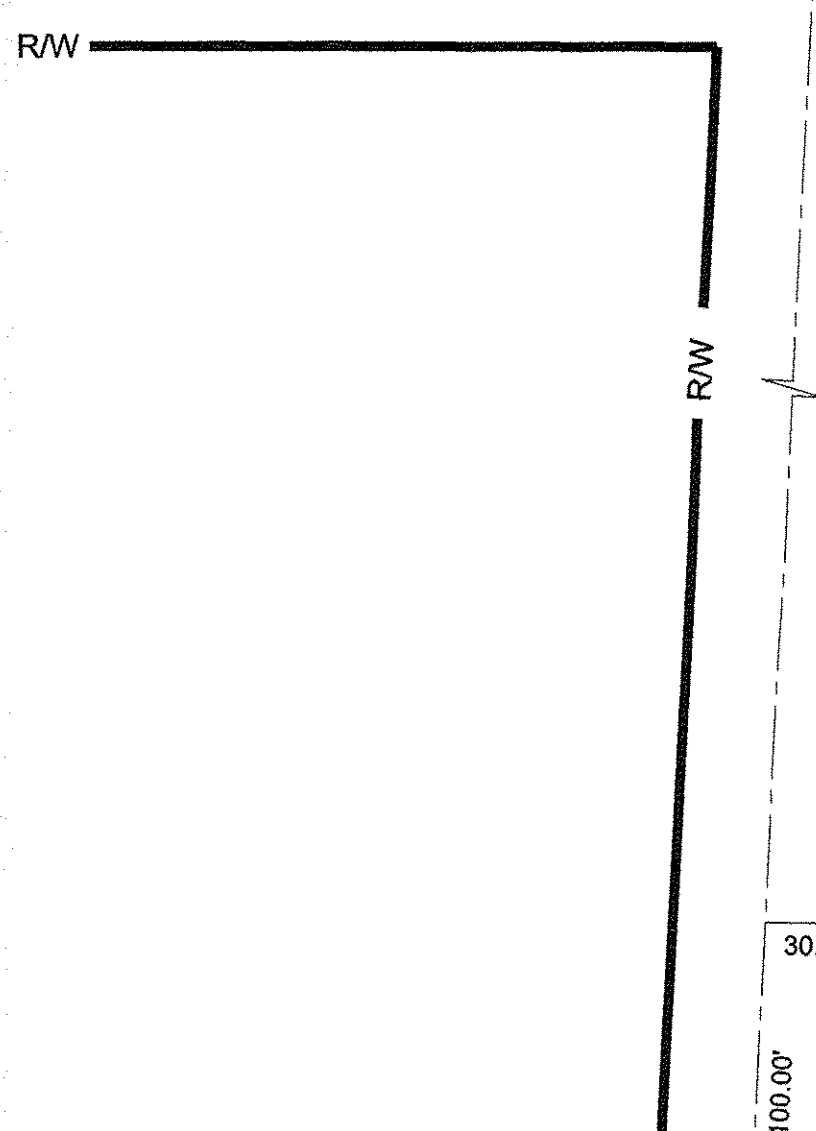


**PLAT OF LOT SPLIT  
PREPARED FOR  
FREY**

SITUATED IN THE CITY AVON, COUNTY OF LORAIN AND STATE OF OHIO; AND KNOWN AS  
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 1



EVERGREEN DRIVE 60'



CASE ROAD (R/W VARIES)  
N 03°06'00\"/>

12-9-19  
A-00-001  
R. MAINES  
#19-6406Z

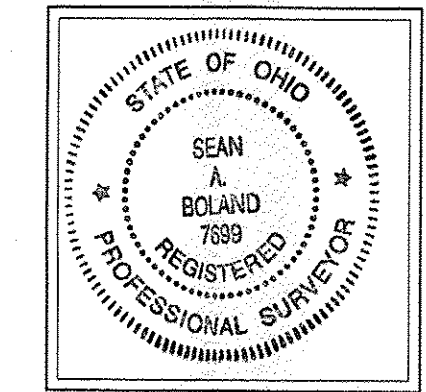
APPROVED  
PLANNING COMMISSION  
DATE 11-25-19  
AVON, OHIO  
*Caryn Strickland* CHAIRPERSON  
*Jill Clements* SECRETARY

**APPROVED / REJECTED**  
BY THE CITY ENGINEER OF AVON, OHIO  
*Ryan E. Cummins* 12/5/19  
RYAN E. CUMMINS, P.E., CPESC  
THIS 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 EXHIBITS OR OMISSIONS

**PARCEL A**  
Total Area  
195618.8 Sq. Feet  
4.491 Acres  
Area in R/W  
1801.1 Sq. Feet  
0.041 Acres

**PARCEL B**  
Total Area  
31232.6 Sq. Feet  
0.717 Acres  
Area in R/W  
3277.8 Sq. Feet  
0.075 Acres

- LEGEND**
- IPF = Iron Pin Found as noted
  - IPMF = Iron Pin Monument Found
  - IPCS = Iron Pin Capped Set (5/8" x 30" rebar W/Cap (BLS 7699)
  - IPCF = Iron Pin Capped Found as noted
  - = Iron Pipe Found as noted as noted
  - ⊗ = Rail Road Spike Found as noted



**CERTIFICATION**  
THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED DEEDS AND LORAIN COUNTY RECORDS, BEARINGS SHOWN HEREON ARE CALCULATED FROM DEED AND SURVEY RECORD, DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I BELIEVE TO BE CORRECT.

*S-A Boland* 11/19/19  
SEAN A. BOLAND, P.S.  
REGISTERED OHIO PROFESSIONAL  
SURVEYOR NO. 7699  
Boland Land Surveying LLC  
bolandsurveying@gmail.com  
440-785-2943

Section No. 1  
O.L.. 43  
P.O.B.  
3/4" Iron Pipe in Mon. Box Fnd. & Used  
City of Avon  
City of Ridgeville

Parcel no. 0400001103315  
City of Avon  
Veteran's Memorial Park Subdivision  
Volume 85, Page 31