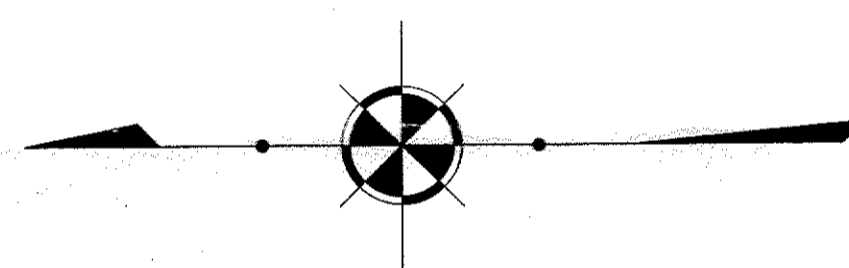
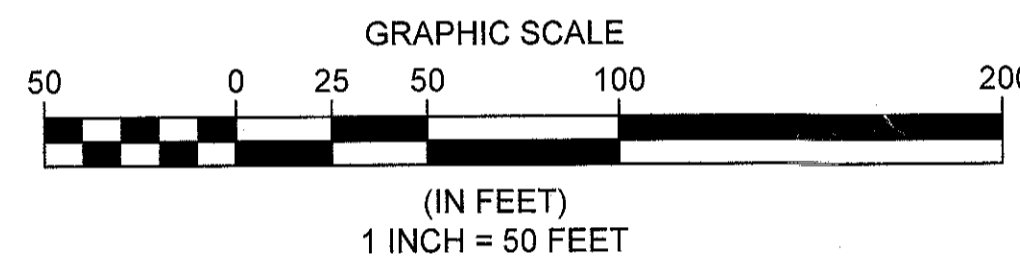


Plat of Lot Split & Consolidation
 Known as Being a part of Original Avon Township Section No.26:
 Intending to Combine 0.1361 Acres Split (Parcel 3) From PPN
 04-00-026-108-016 With 0.5504 Acres Split (Parcel 4) From PPN
 04-00-026-108-015 - And to Combine 1.6419 Acres Remaining (Parcel 5)
 In PPN 04-00-026-108-016 After Lot Split With 1.2290 Acres Remaining
 (Parcel 6) In PPN 04-00-026-108-015 After Lot Split
 To Create Parcels 1 and 2 as Shown Hereon
 Now in the City of Avon - Lorain County - Ohio
 September 15, 2020 Scale 1"= 50'

APPROVED
 IN CO.
 DEPT
 DATE: 11-13-20
 PPN: 04-00-026
 B. MAINES
 # 2004213



BEARINGS REFER TO THE OHIO
 STATE PLANE COORDINATE SYSTEM
 OF 1983 NORTH ZONE 1986 ADJUSTMENT.
 -WHICH DENOTE THE CENTERLINE OF
 SCHWARTZ ROAD - SOUTH 89°44'05" EAST.

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 STATE PLANE
 COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT - WHICH DENOTE THE
 CENTERLINE OF SCHWARTZ ROAD - SOUTH 89°44'05" EAST.

Michael P. Spellacy 10/23/2020
 MICHAEL P. SPELLACY P.S. #8169 9/15/2020



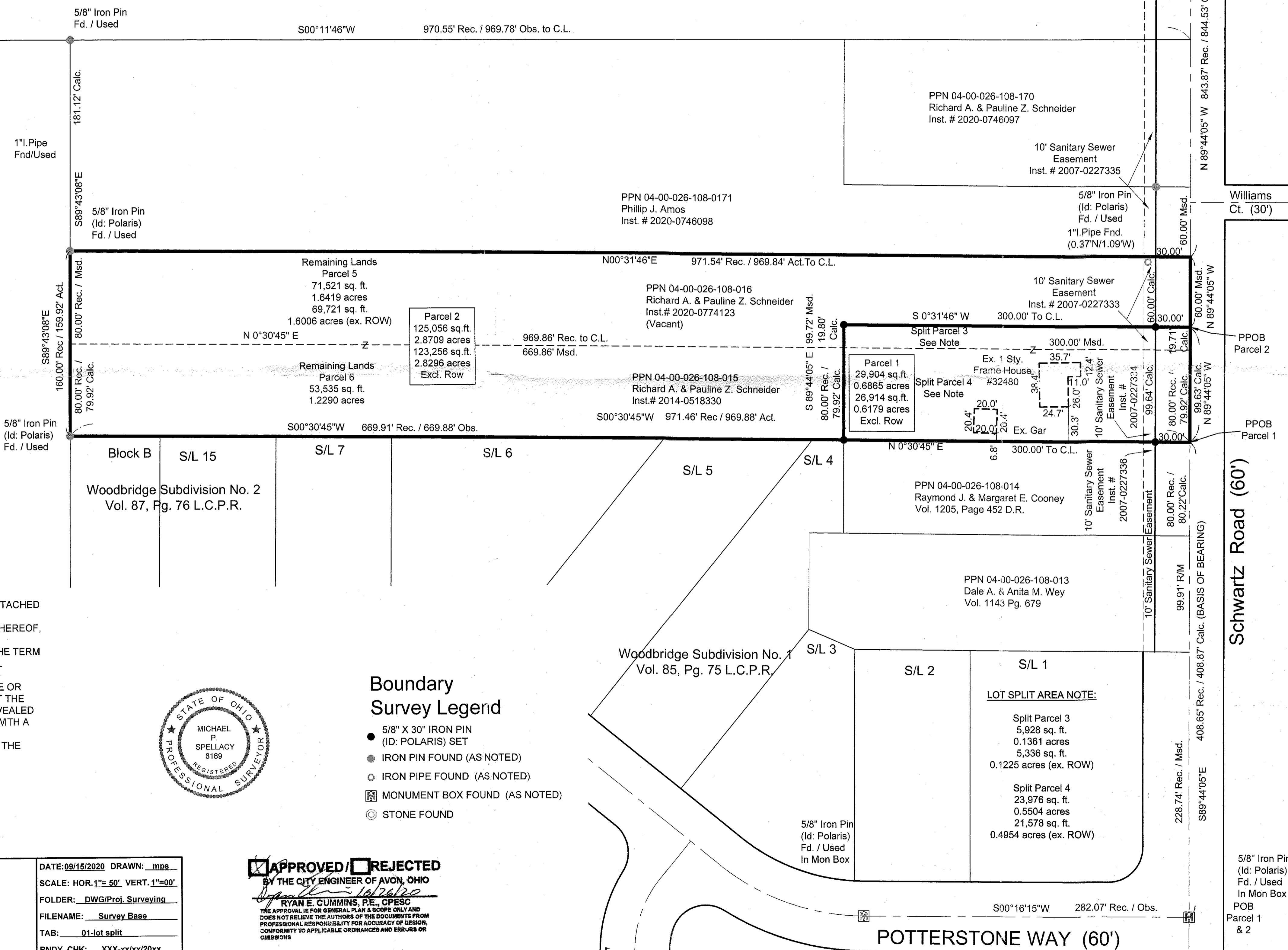
- Boundary Survey Legend**
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
 - IRON PIN FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - MONUMENT BOX FOUND (AS NOTED)
 - STONE FOUND

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 AUTHOR OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMANCE TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

REV. No.	DATE	BY	DESCRIPTION

STONE WHEEL RUN STREET 60'
 Schwartz Road Subdivision No. 1
 Vol. 93, Pg. 53 L.C.P.R.

APPROVED
 PLANNING COMMISSION
 DATE: 10-26-20
 AVON, OHIO
Carlynn Wickham CHAIRPERSON
Jill Clements SECRETARY



LOT SPLIT AREA NOTE:

Split Parcel 3
 5,928 sq. ft.
 0.1361 acres
 5,336 sq. ft.
 0.1225 acres (ex. ROW)

Split Parcel 4
 23,976 sq. ft.
 0.5504 acres
 21,578 sq. ft.
 0.4954 acres (ex. ROW)

PPN 04-00-026-108-015
 AND 04-00-026-108-016
 CITY OF AVON - COUNTY OF LORAIN - STATE - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARLTON 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.	
20129	
SHEET	OF
1	1