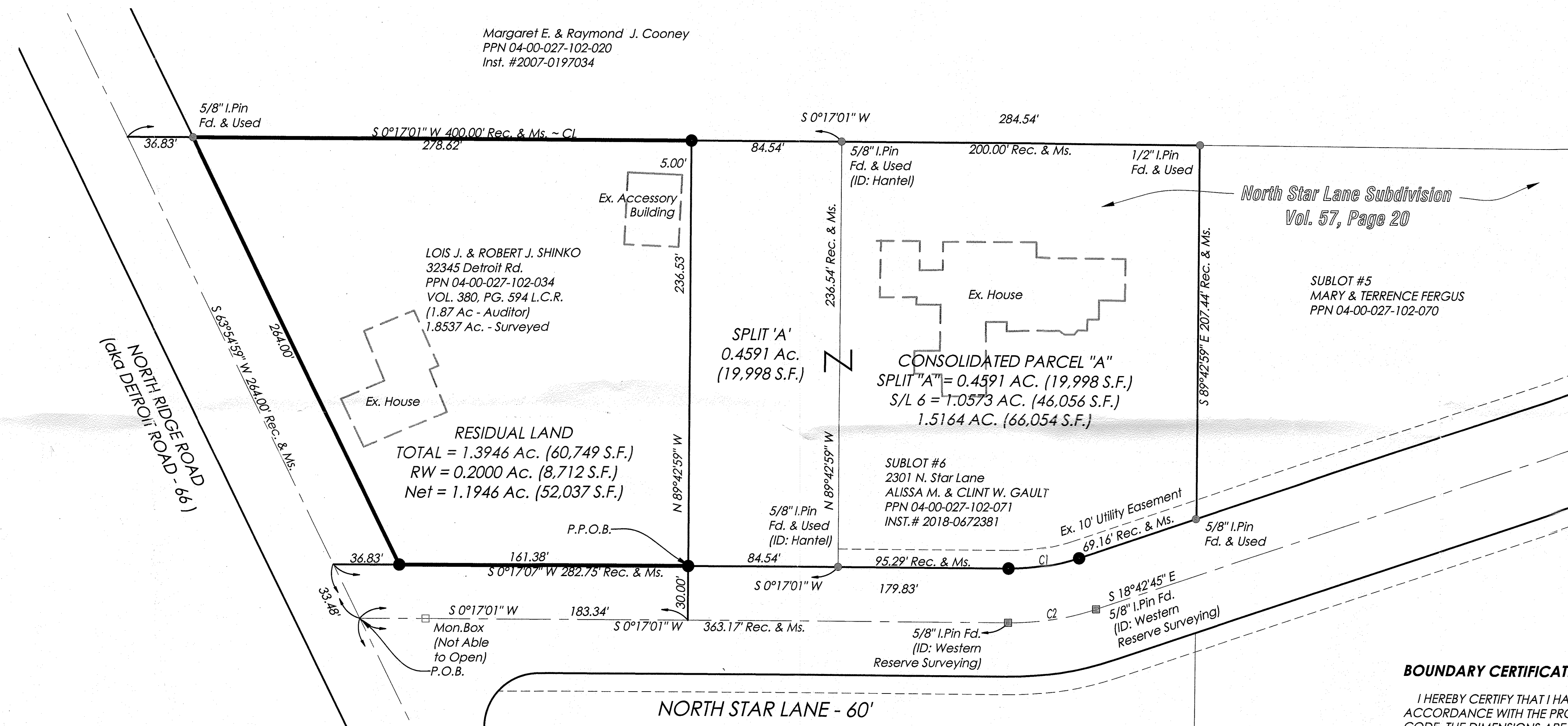
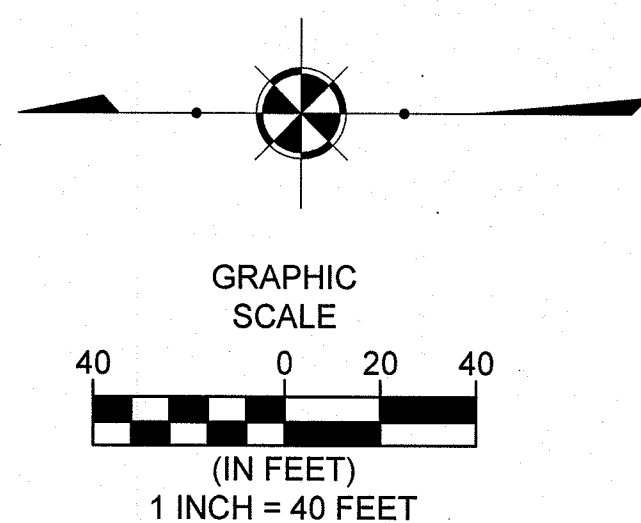


# Lot Split & Consolidation

P.P.N. : 04-00-027-102-034 & 071

Situated in the City of Avon, County of Lorain and State of Ohio,  
and further known as being part of Section 27 Original Avon Township,  
Being Township Number 7 in the 16th Range  
of Townships in the Connecticut Western Reserve  
Nov. 2020 Scale 1"=40'



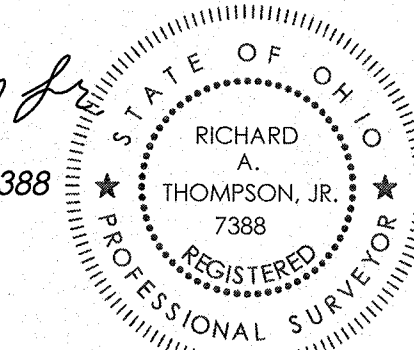
APPROVED  
LORAIN COUNTY  
MAINTENANCE  
DATE 12-15-20  
PAGE 4-00-027  
BY R. MAINES  
#20-04228

04-00-027-102-071  
- 082  
- 083

### 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. 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 DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83(2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP POLARIS "7388", AS SHOWN HEREON (●).

Richard A. Thompson Jr.  
RICHARD A. THOMPSON, JR.  
OHIO PROFESSIONAL SURVEYOR #7388  
DATE: 11/16/20



11/16/20

APPROVED  REJECTED  
BY THE CITY ENGINEER OF AVON, OHIO

RYAN E. CUMMINS, P.E., CPESC  
11/20/20  
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHOR OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

APPROVED  
PLANNING COMMISSION  
DATE 11.18.20  
AVON, OHIO

Carolyne W. Halpern  
CHAIRPERSON  
Ray Fester  
SECRETARY  
Planning Coordinator

### SURVEY LEGEND

- MONUMENT BOX ASSEMBLY FOUND - SEE SURVEY FOR DETAILS
- STONE FOUND - SEE SURVEY FOR DETAILS
- IRON PIPE FOUND - SEE SURVEY FOR DETAILS
- IRON PIN FOUND - SEE SURVEY FOR DETAILS

(AFN) = AUTOMATIC FILE NUMBER	(OBS.) = OBSERVED DISTANCE
(ACT.) = ACTUAL DISTANCE	(O.L.) = ORIGINAL LOT LINE
(CALC.) = CALCULATED DISTANCE	(RP) = RECORDED PLAT
(CL) = CENTERLINE	(O.R.) = OFFICIAL RECORD
(C.S.R.) = CITY SURVEY RECORDS	(P.P.N.) = PERMANENT PARCEL NUMBER
(DD.) = RECORDED DEED DISTANCE	(P.C.) = POINT OF CURVATURE
(D.R.) = DEED RECORD	(P.T.) = POINT OF TANGENCY
(DOC.) = RECORDED DOCUMENT	(POB) = PLACE OF BEGINNING
(ENCR.) = ENCROACHMENT	(PPOB) = PRINCIPAL PLACE OF BEGINNING
(FD.) = FOUND IN FIELD	(REC.) = RECORD DISTANCE
(INST.) = INSTRUMENT	(RW) = RIGHT-OF-WAY
(MS.) = MEASURED DISTANCE	(TRM) = TURNED ANGLE
(MON.BOX) = MONUMENT BOX ASS'LY	(SL) = SUBLOT

BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT  
● = 5/8 X 30 INCH IRON PIN TO BE SET W/ I.D. CAP STAMPED "POLARIS S-7087" UNLESS OTHERWISE NOTED

ALL CURVE DATA IS RECORD & MS.

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	40.05'	120.76'	19°00'09"	39.87'	S9°13'04"E	20.21'
C2	50.00'	150.76'	19°00'09"	49.77'	S9°13'04"E	25.23'

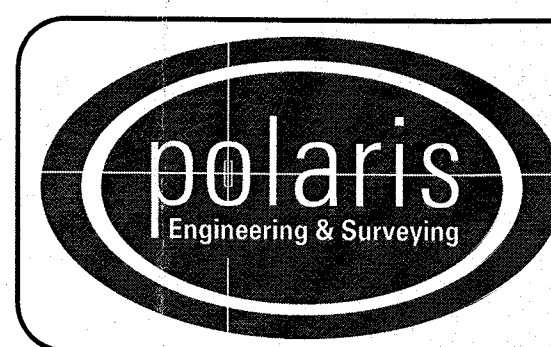
### Survey References

- North Star Lane Subdivision: Vol. 57, Page 20 Lorain County Records
- Deeds as specified on plans

### Survey Intent

The intent of this survey is to split 0.4591 Ac. from PPN 04-00-027-102-034 (Shinko = Seller) and consolidate it with PPN 04-00-027-102-071 (Gault = Purchaser)

DATE: 11/16/20  
SCALE: HOR. 1"=40'  
VERT. 1"=100'  
FOLDER: Survey  
FILENAME: Lot Split  
TAB: Lot Split



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

CONTRACT No.	
20198	
SHEET	OF
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