

Cuyahoga County

SURVEY ABBREVIATIONS

- (AFN) = AUTOMATIC FILE NUMBER
(OBS.) = OBSERVED DISTANCE
(ACT.) = ACTUAL DISTANCE
(C.O.L.) = ORIGINAL LOT LINE
(CALC.) = CALCULATED DISTANCE
(RP) = RECORDED PLAT
(C.L) = 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
(R/W) = RIGHT-OF-WAY
(MS.) = MEASURED DISTANCE
(TRN) = TURNED ANGLE
(MON.BOX) = MONUMENT BOX ASS'LY
(S/L) = SUBLOT

Plat of Lot Split

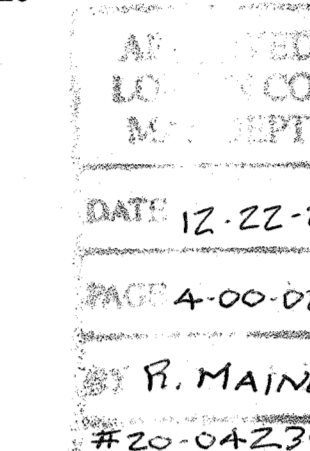
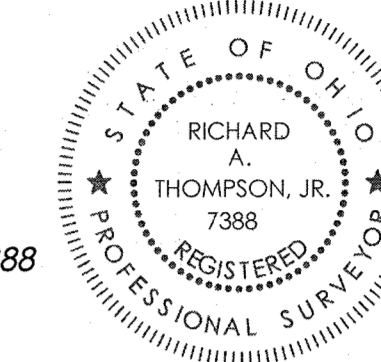
P.P.N. 04-00-026-110-030

Situated in the City of Avon, County of Lorain and State of Ohio, and further known as being part of Section 26 Original Avon Township, Being Township Number 7 in the 16th Range of Townships in the Connecticut Western Reserve Sept. 2020 Scale 1"=60'

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. BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE - 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS" AS SHOWN HEREON (●). THE INTENT OF THIS SURVEY IS TO SPLIT PARCEL A OUT OF THE SUBJECT PARCEL.

Richard A. Thompson Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
DATE: 9/9/20

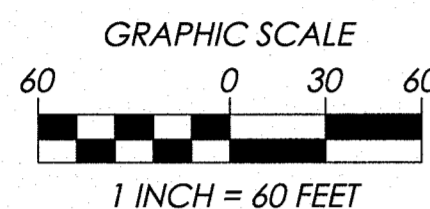
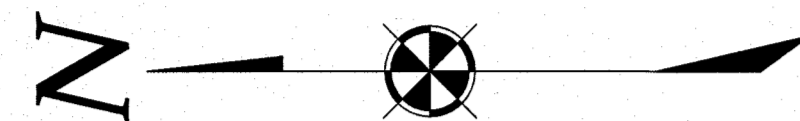


BART A. SHIRLEY
INST# 2013-0484452
(10/30/2013)
PPN: 04-00-026-110-034

Fd. 3/4" Pipe
(6" High)
Held for Line
1798.29' (Act.)-C.L.
1800.00' (Dd.)-C.L.

Fd. 3/4" Pipe
Held for Line
1849.06' (Act.)-C.L.
1850.24' (Dd.)-C.L.

MARK E. ROSHKOWSKI
& KRISTIN KEMPER
INST# 2005-076565 (6/03/2005)
PPN: 04-00-026-110-032



SCHWARTZ ROAD 60' & VARIES
"A PUBLIC RIGHT-OF-WAY"

STONE WHEEL RUN STREET 60'

Parcel A P.O.B.

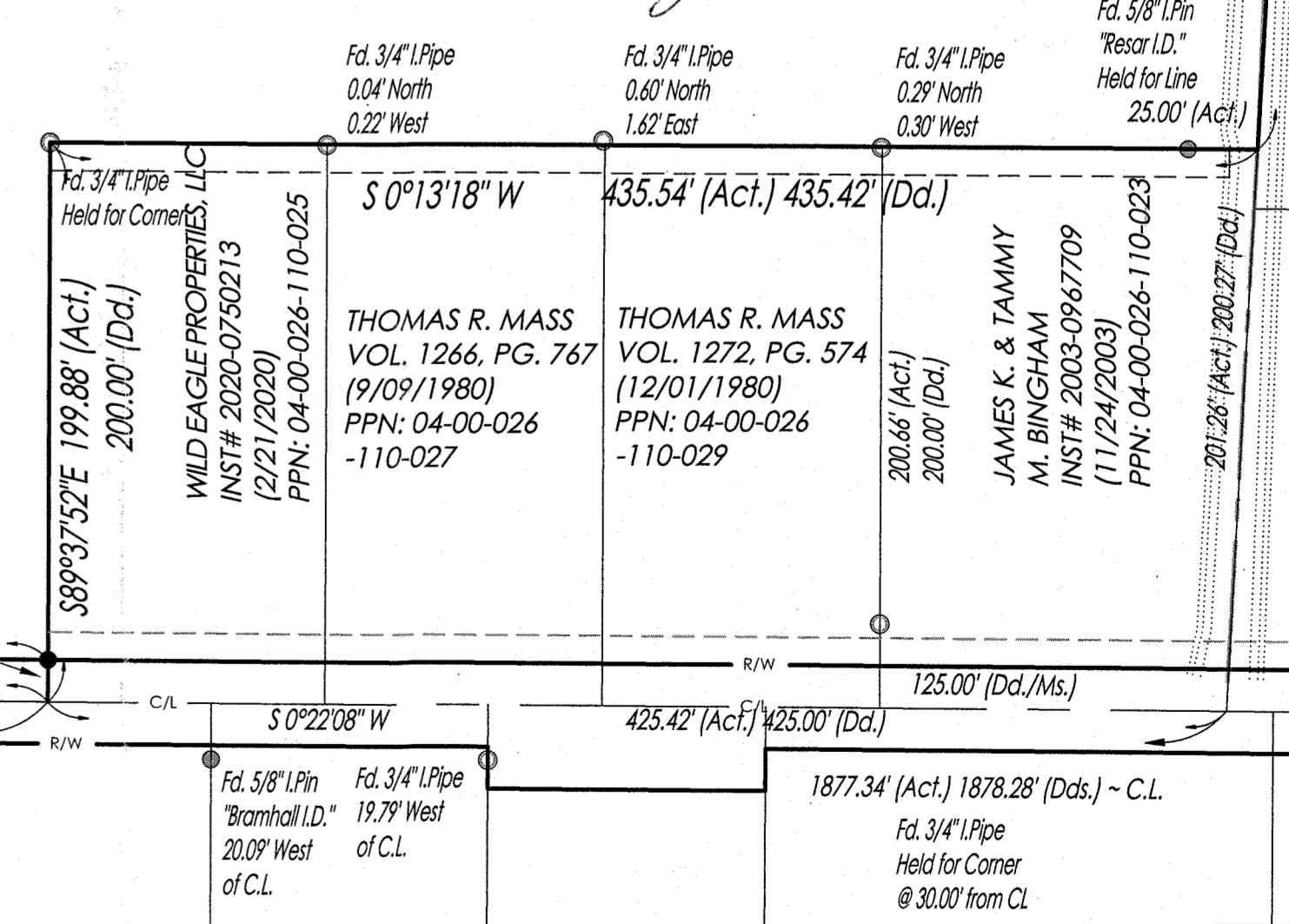
Lot Split Parcel "A"
R/W = 0.6138 Ac.
Net = 24.8395 Ac.
Total = 25.4533 Ac.

Residual Land
R/W = 0.3573 Ac.
Net = 2.6778 Ac.
Total = 3.0351 Ac.

THOMAS R. & PATSY M. MASS
INST# 2012-0431801
(10/09/2012)
PPN: 04-00-026-110-030
28.5704 Ac. Deed

APPROVED/REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
RYAN E. CUMMINS, P.E., CPESC

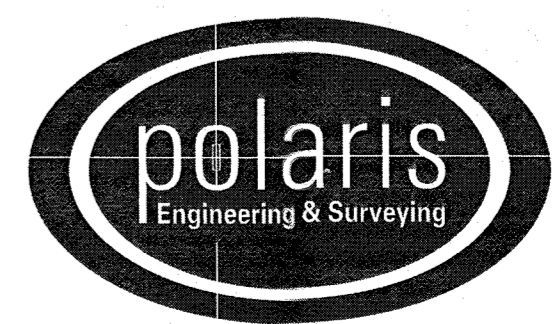
APPROVED PLANNING COMMISSION
DATE 12/16/20
CHAIRPERSON: Carolyn Hutchinson
SECRETARY: Jill Clements



WILLIAMS COURT 30' (& VARIES)
"A PUBLIC RIGHT-OF-WAY"

SURVEY REFERENCES:
LORAIN COUNTY DEEDS
LORAIN COUNTY TAX MAPS
LORAIN COUNTY REFERENCE SURVEYS
LORAIN COUNTY RECORD PLATS

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



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

Table with contract information: CONTRACT No. 18004, SHEET 01 OF 01.