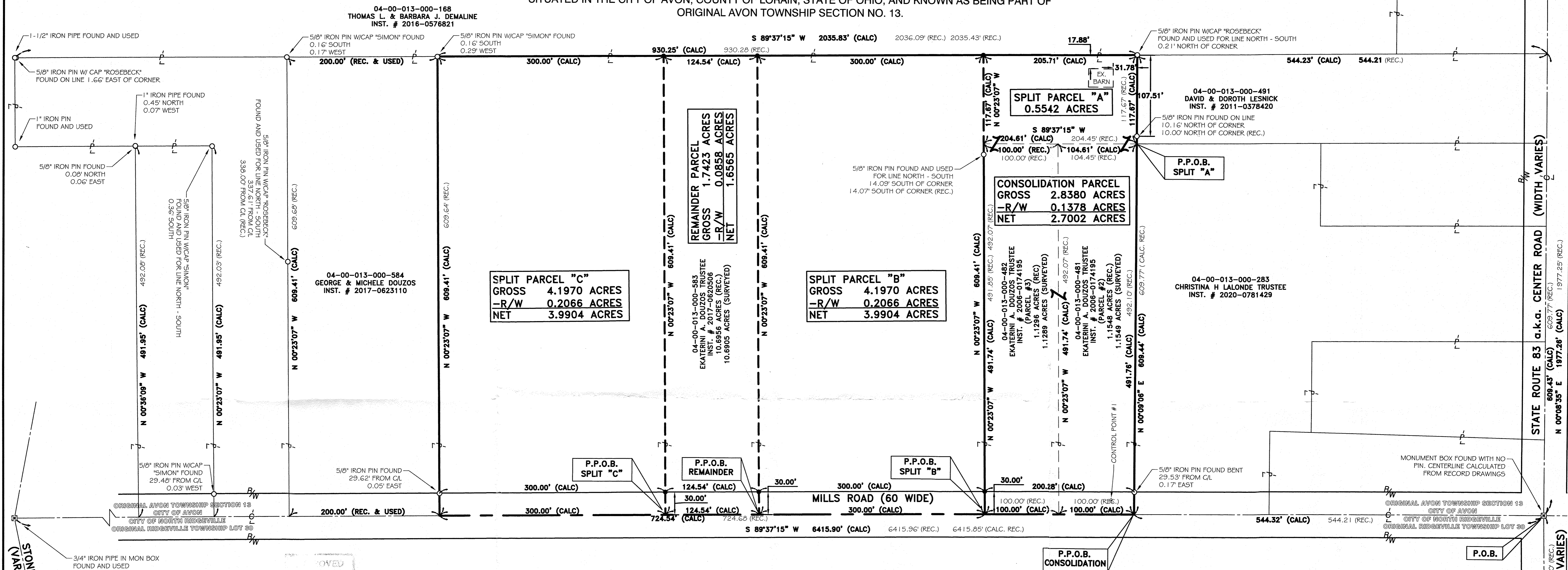


# LOT SPLIT & CONSOLIDATION SURVEY

FOR

5D CONSTRUCTION LLC

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 13.



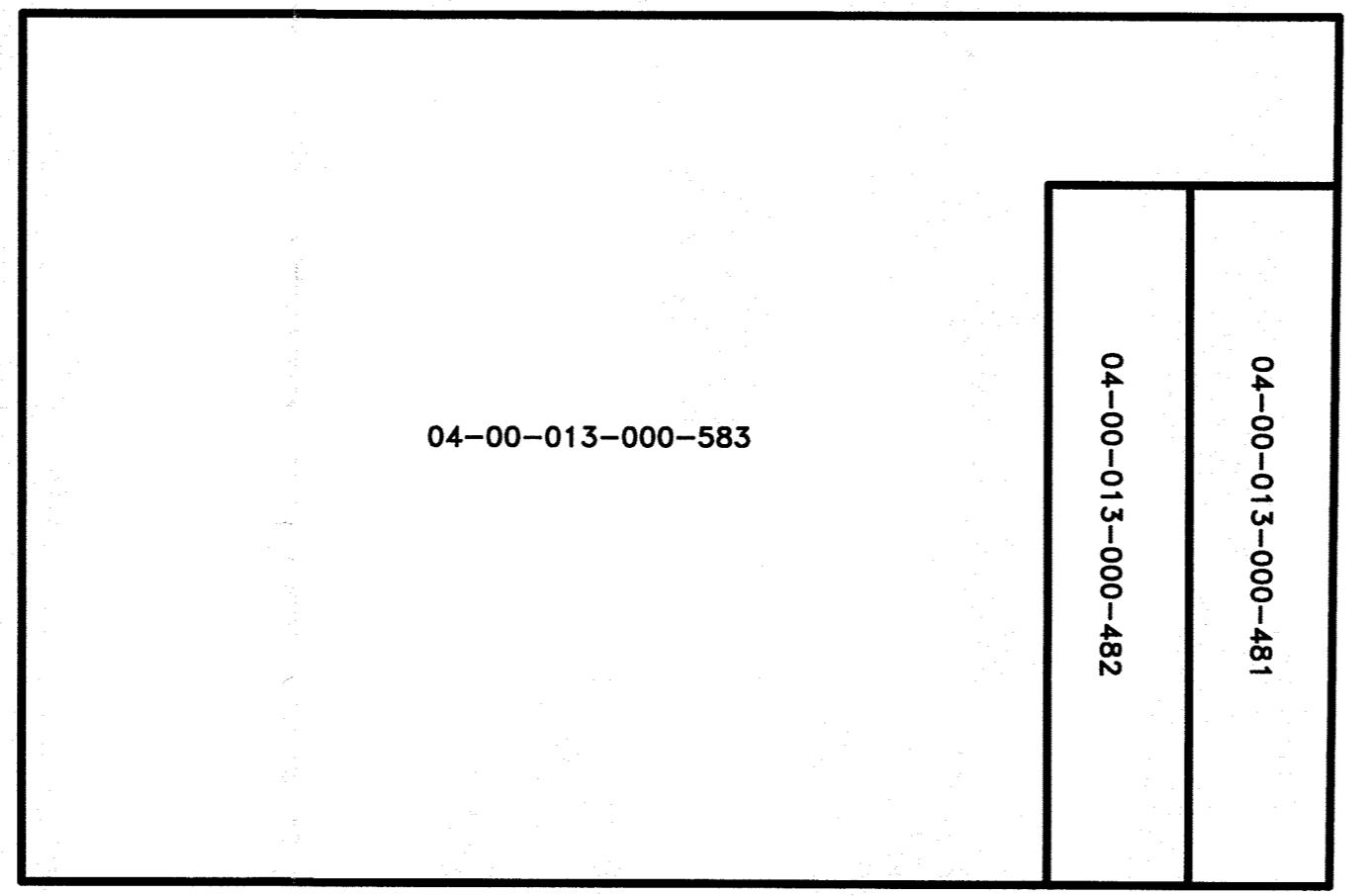
STONEY RIDGE RD  
(VARIABLE WIDTH)

APPROVED  
DATE 1-7-21  
#20-04232  
P. MAINES

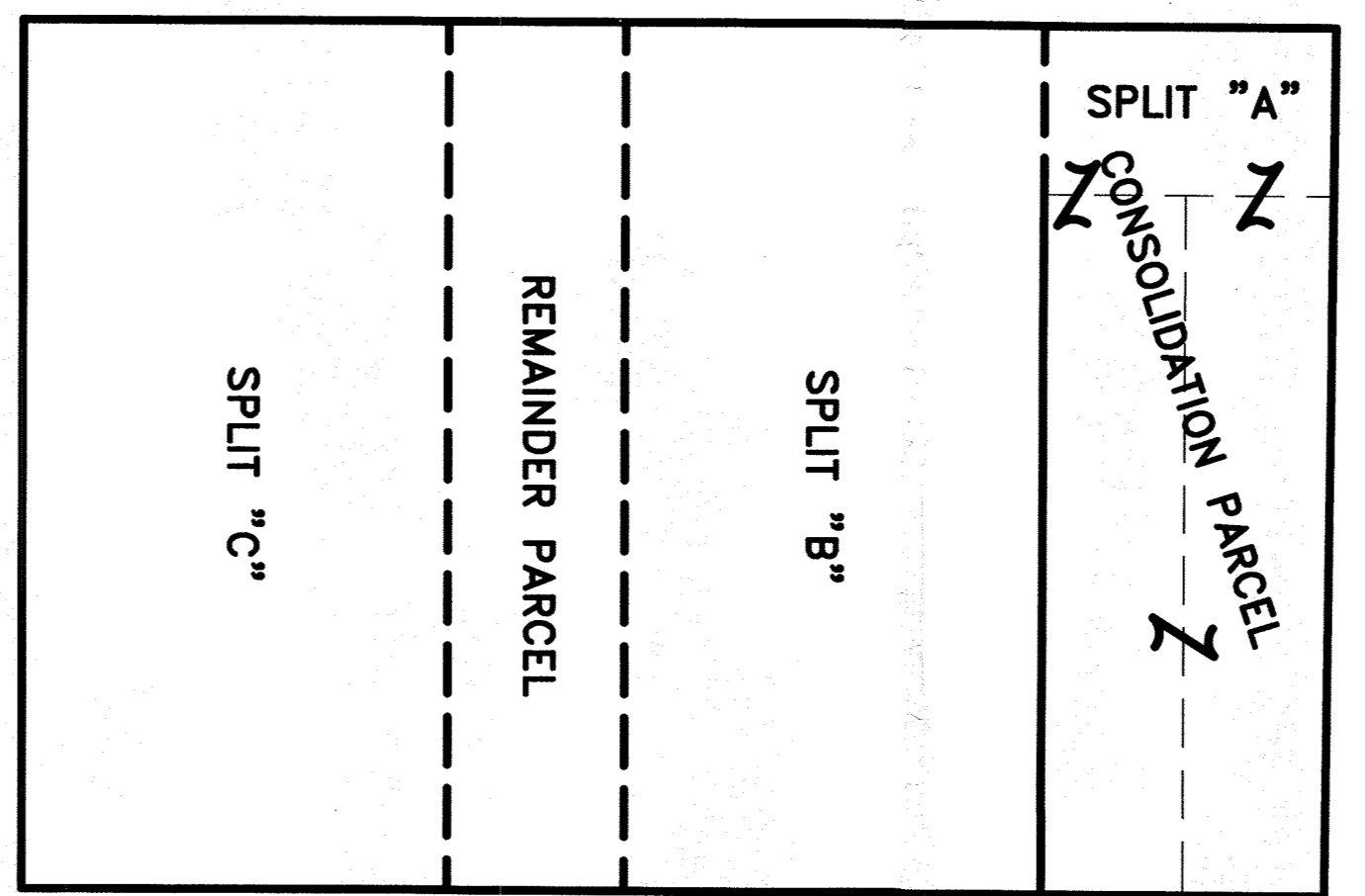
- REFERENCES USED**
- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
  - ASHLAND COUNTY TAX MAPS
  - PLAT OF SURVEY PREPARED BY THOMAS A. SIMON, FOR EKATERINI A. DOUZOS, TR. AND GEORGE DOUZOS, DATED JANUARY 17, 2017.
  - PLAT OF SURVEY PREPARED BY P.A. ROSEBECK AND ASSOCIATES, FOR THOMAS AND EKATERINI A. DOUZOS, DATED MARCH 13, 2003.
  - PLAT OF SURVEY PREPARED BY KERG SURVEYING, FOR BOB LALONDE, NOT DATED.
  - PLAT OF SURVEY PREPARED BY JAMES FAETANINI, FOR GEORGE DOUZOS, DATED MARCH 17, 2002.
  - PLAT OF SURVEY PREPARED BY ROBERT MARTINI, FOR WILLIAM HYDE, DATED SEPTEMBER, 1965.

**BASIS OF BEARINGS**  
BASIS OF BEARING IS SOUTH 89°37'15" WEST AS THE CENTERLINE OF MILLS ROAD BETWEEN MONUMENTS FOUND, BASED UPON OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983, GROUND AND ARE USED TO INDICATE ANGLES ONLY.

REV.	BY	DATE	DESCRIPTION
1	JSR	10-20-2020	ISSUE TO CLIENT
2	JSR	11-03-2020	UPDATED PER ENGINEER COMMENTS



**APPROVED / REJECTED**  
BY THE CITY ENGINEER OF AVON, OHIO  
DATE 11/8/20  
AVON, OHIO  
CHAIRPERSON  
SECRETARY



**SURVEY NOTE:**  
THE INTENT OF THIS PLAT IS TO CREATE SPLIT PARCELS A, B, AND C FROM P.P.N. 04-00-013-000-058, AS SHOWN HEREON.

THE INTENT OF THE PLAT IS ALSO TO CONSOLIDATE SPLIT PARCEL A WITH P.P.N. 04-00-013-000-482 AND P.P.N. 04-00-013-000-481.

**SURVEYORS CERTIFICATE:**  
THIS SURVEY IS PREPARED IN ACCORDANCE WITH STANDARDS AND ACCURACY REQUIREMENTS OF O.A.S. 1170-37.

**LEGEND:**

- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH CAP STAMPED "Rafter A Ltd" (LINE PINS = GREEN, CORNER PINS = YELLOW)
- ☒ MONUMENT BOX FOUND AS NOTED

**WESTMINSTER AVE. (PRIVATE)**  
S 89°23'42" W 30.00' (R&U)

**JOSHUA S. RIEDY**  
P.S. 8700  
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF OHIO  
11-03-2020

**GRAPHIC SCALE**  
0 30 60 120  
(IN FEET)  
SCALE: 1" = 60'

**LOT SPLIT & CONSOLIDATION SURVEY FOR 5D CONSTRUCTION LLC**  
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 13.

**5D CONSTRUCTION LLC**  
36344 MILLS RD.  
AVON, OHIO 44011

**RAFTER A, LTD**  
LAND SURVEYING & ENGINEERING  
Office: 440-458-6294  
Fax: 440-458-4483  
www.RafterA.com  
700 Oberlin-Elyria Road  
Elyria, Ohio 44035

DRAWN BY: JSR  
JOB No: 2571-20

CHECKED BY: RAF  
SHEET 1 of 1