

04-00-023-105-300  
-301  
-302

APPROVED  
LORAIN CO.  
ENGR DEPT  
DATE 1-15-21  
PPN 4-00-023  
R. MAINES  
#21-04239

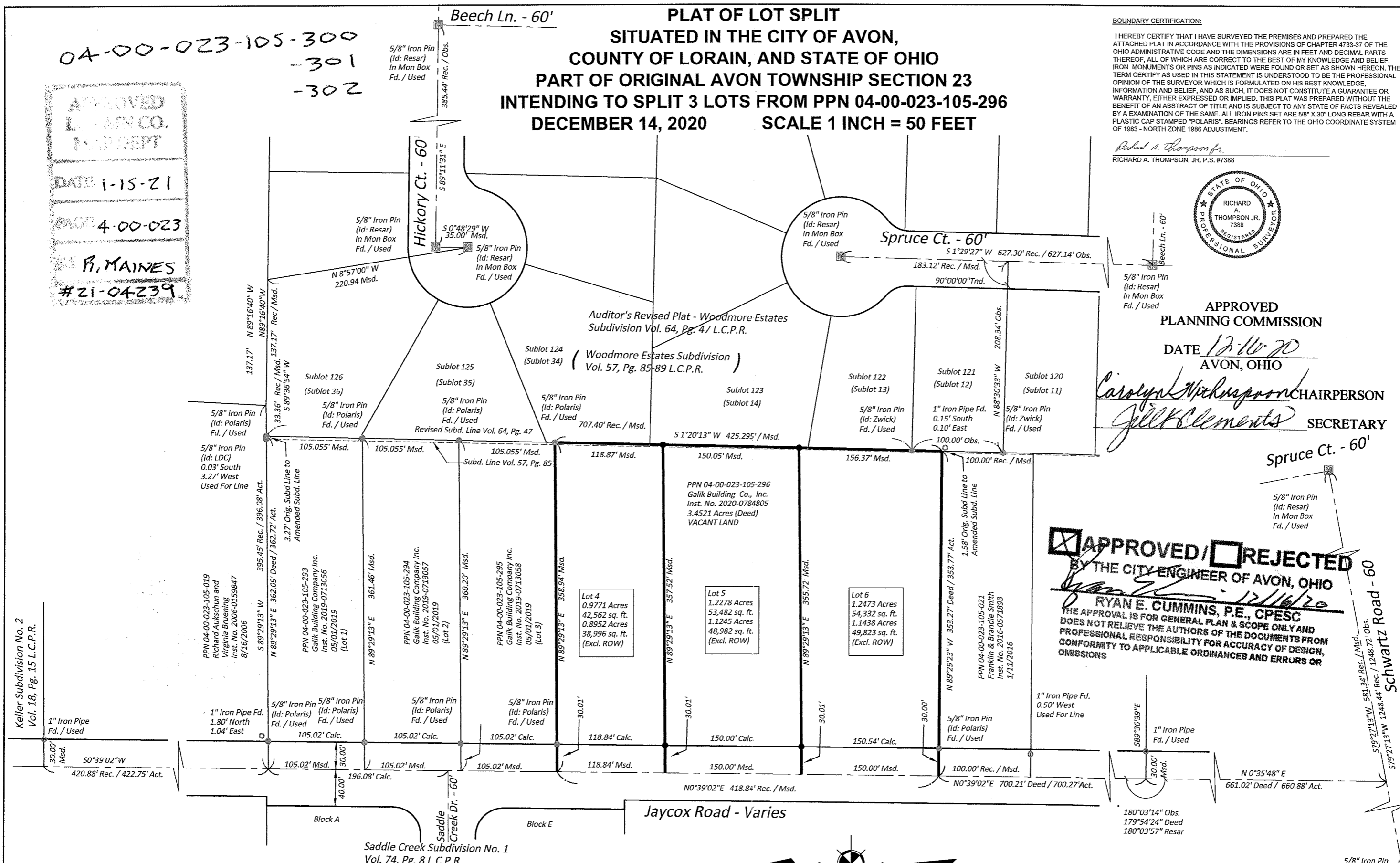
**PLAT OF LOT SPLIT**  
**SITUATED IN THE CITY OF AVON,**  
**COUNTY OF LORAIN, AND STATE OF OHIO**  
**PART OF ORIGINAL AVON TOWNSHIP SECTION 23**  
**INTENDING TO SPLIT 3 LOTS FROM PPN 04-00-023-105-296**  
**DECEMBER 14, 2020 SCALE 1 INCH = 50 FEET**

**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 9/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

*Richard A. Thompson Jr.*  
RICHARD A. THOMPSON, JR. P.S. #7388



APPROVED  
PLANNING COMMISSION  
DATE 12-16-20  
AVON, OHIO  
*Carolyn Thompson* CHAIRPERSON  
*Jill Clements* SECRETARY



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

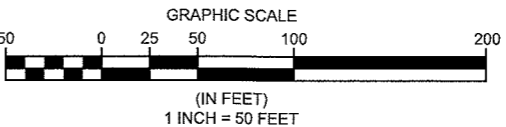
REV. No.	DATE	BY	DESCRIPTION

DATE: 12/14/2020  
SCALE: HOR. 1"=50'  
VERT. N/A  
FOLDER: DWG/SURVEYS  
FILENAME: LOT SPLIT  
TAB: 01-LOT SPLIT  
DRAWN: RMK

**Boundary Survey Legend**

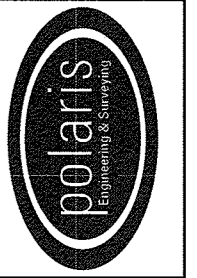
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED

**BASIS OF BEARINGS**  
BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT



**PLAT OF LOT SPLIT**  
CITY OF AVON - COUNTY OF LORAIN - STATE - OF OHIO

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



**PPN 04-00-023-105-296**  
**JAYCOX ROAD**

CONTRACT No.	
19012	
SHEET	OF
1	1