

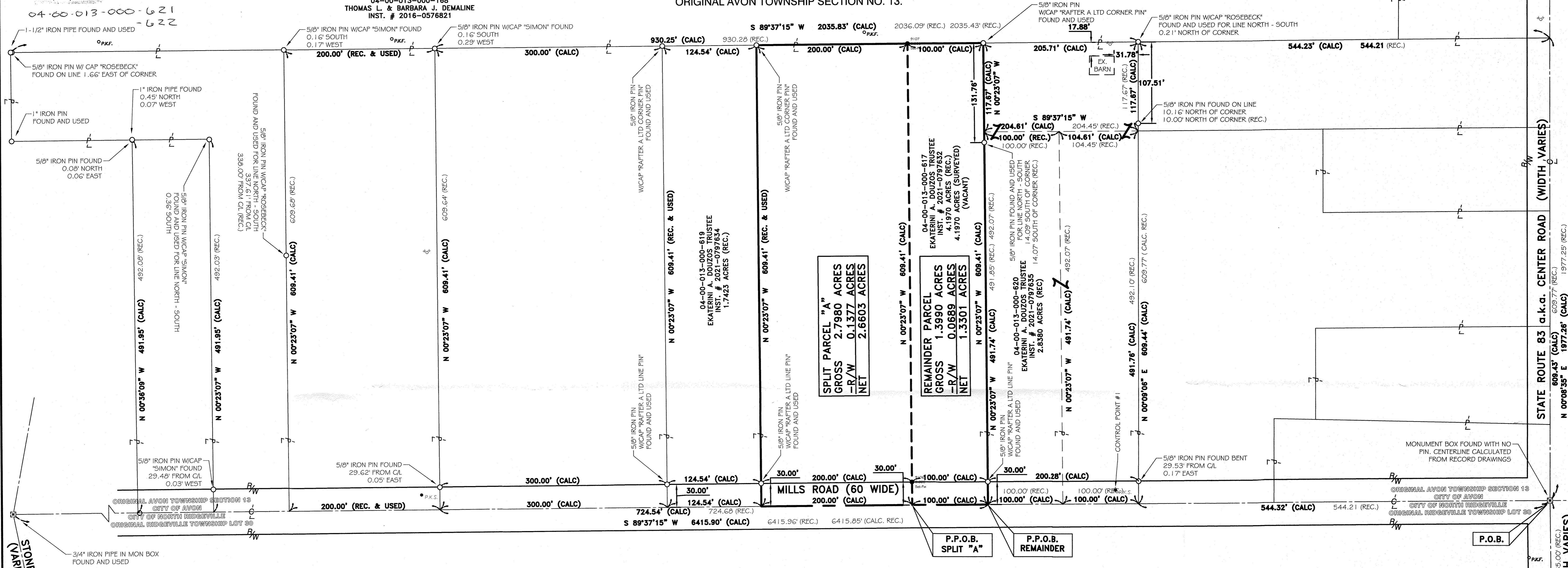
# LOT SPLIT SURVEY

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.

APPROVED  
LORAIN CO. DEPT.  
DATE 3-17-21  
PAGE 4-00-013  
R. MAINES  
#21-04-273



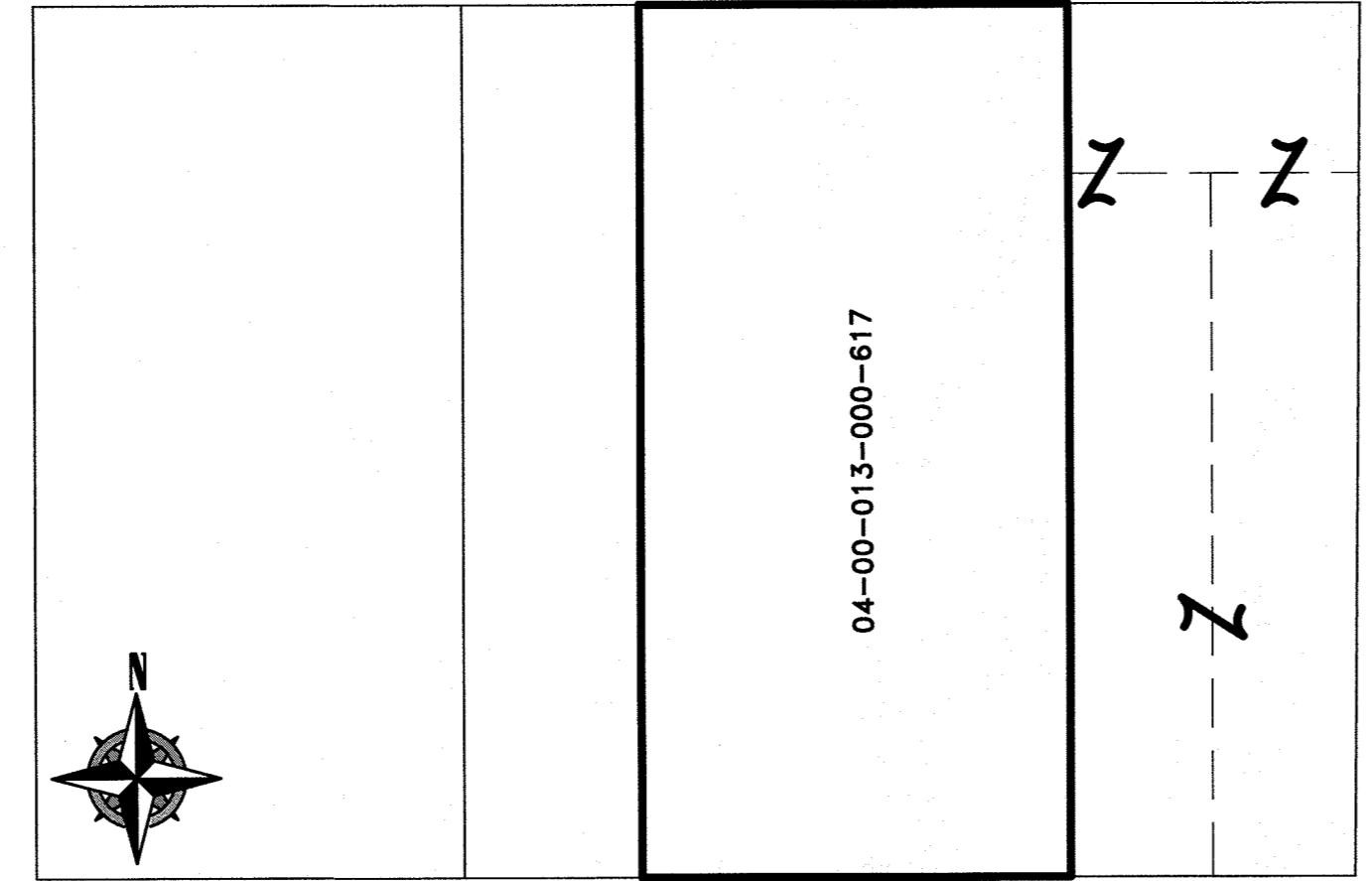
**SPLIT PARCEL "A"**  
GROSS 2.7980 ACRES  
-R/W 0.1377 ACRES  
NET 2.6603 ACRES

**REMAINDER PARCEL**  
GROSS 1.3990 ACRES  
-R/W 0.0689 ACRES  
NET 1.3301 ACRES

- 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, 1985.
  - PLAT OF SURVEY PREPARED BY RAFTER A LTD, FOR GEORGE DOUZOS, DATED NOVEMBER 03, 2020.

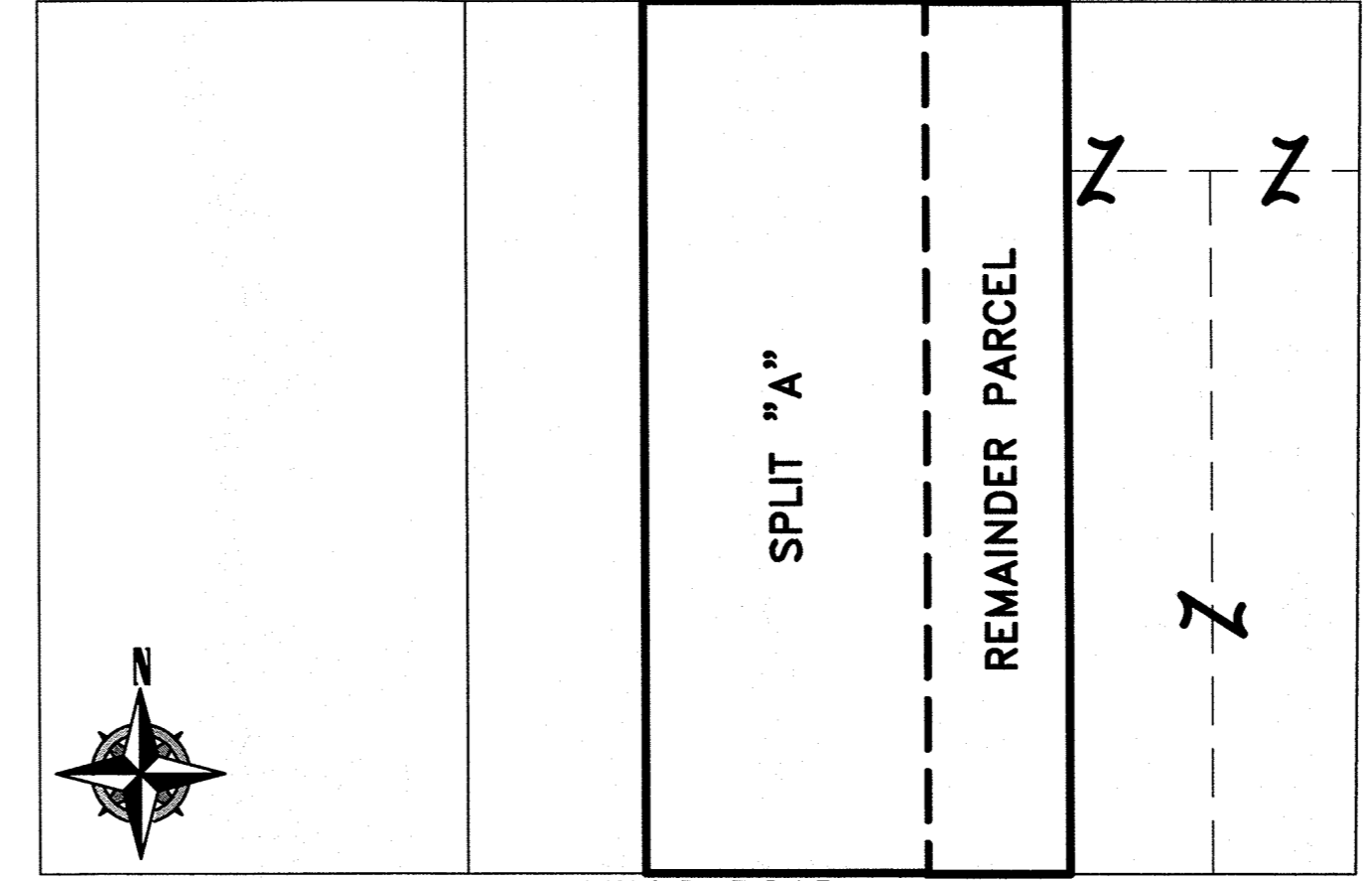
**BASIS OF BEARINGS**  
BASIS OF BEARING IS SOUTH 89°37'15" WEST AS THE CENTERLINE OF MILLS ROAD BETWEEN MONUMENTS FOUND, BASED UPON OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983. GROUND AND ARE USED TO INDICATE ANGLES ONLY.

REV.	BY	DATE	DESCRIPTION
1	JSR	01-05-2021	PRELIMINARY
2	JSR	01-13-2021	ISSUE TO CLIENT
3	JSR	01-29-2021	UPDATED PER CITY ENGINEER COMMENTS



**MILLS ROAD**  
**PRE-SPLIT PARCEL SUMMARY**  
-NOT TO SCALE-

**APPROVED** /  **REJECTED**  
BY THE CITY ENGINEER OF AVON, OHIO  
DATE 3/17/21  
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, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS



**MILLS ROAD**  
**POST-SPLIT/CONSOLIDATION PARCEL SUMMARY**  
-NOT TO SCALE-

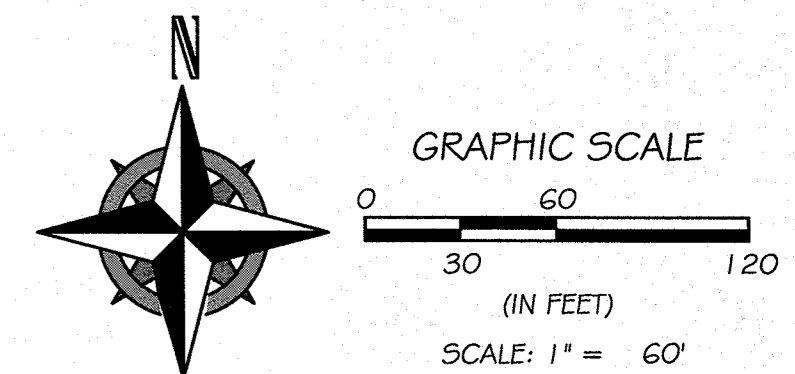
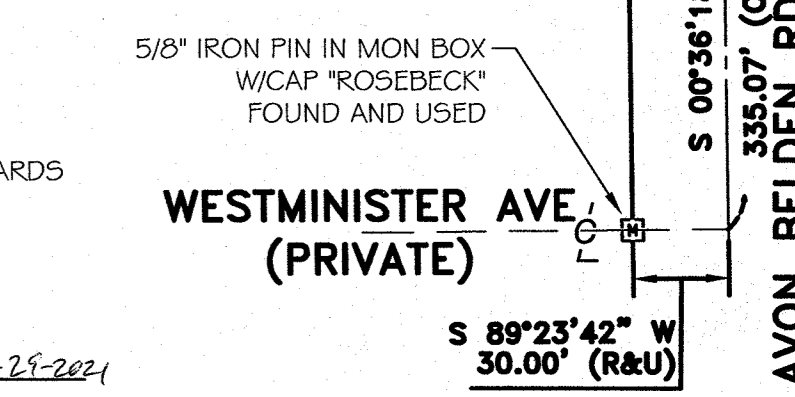
APPROVED  
PLANNING COMMISSION  
DATE 3/17/21  
AVON, OHIO  
CHAIRPERSON  
SECRETARY

**SURVEY NOTE:**  
THE INTENT OF THIS PLAT IS TO CREATE SPLIT PARCEL "A" FROM P.P.N 04-00-013-000-617, AS SHOWN HEREON.

**SURVEYORS CERTIFICATE:**  
THIS SURVEY IS PREPARED IN ACCORDANCE WITH STANDARDS AND ACCURACY REQUIREMENTS OF O.A.C. 4723-37.

JOSHUA S. RIEDY P.S. 8700  
STATE OF OHIO  
REGISTERED PROFESSIONAL SURVEYOR  
01-25-2021

- 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



LOT SPLIT 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  
CHECKED BY: RAF  
JOB No: 2571A-20  
SHEET 1 of 1