

**ABBREVIATIONS**

AC	ACRES
C	CALCULATED
EXCL.	EXCLUDE
FD	FOUND
INCL.	INCLUDE
INST	INSTRUMENT
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.V.	PLAT VOLUME
R	RECORD
S	SURVEYED
SEC.	SECTION

**LEGEND**

- ☒ MONUMENT BOX FOUND AS NOTED
- ⊙ IRON PIN/PIPE FOUND AS NOTED
- 5/8" CAPPED REBAR SET LABELED "KS ASSOCIATES INC PROP MARKER"
- ⊙ MAG NAIL SET

---	CENTER LINE
---	PROPERTY LINE
---	RIGHT OF WAY

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT; THE SURVEY SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY THAT HAS BEEN PERFORMED BY ME OR UNDER MY SUPERVISION; THAT THE SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 (MINIMUM STANDARDS FOR BOUNDARY SURVEYS) OF THE OHIO ADMINISTRATIVE CODE; THAT IT IS A SURVEY OF THE LANDS CONVEYED TO B & L TRIO PROPERTIES, LLC AS RECORDED IN INSTRUMENT NO. 2006-0166347 OF THE LORAIN COUNTY RECORDS AND LIBERTY UNLIMITED, LLC AS RECORDED IN INSTRUMENT NO. 2005-0119334 OF THE LORAIN COUNTY RECORDS.

TREVA A. BIXLER, P.S. DATE 4-10-21  
 PROFESSIONAL SURVEYOR OHIO REG. NO. 7730  
 DATES OF SURVEY: APRIL 5 AND 9, 2021

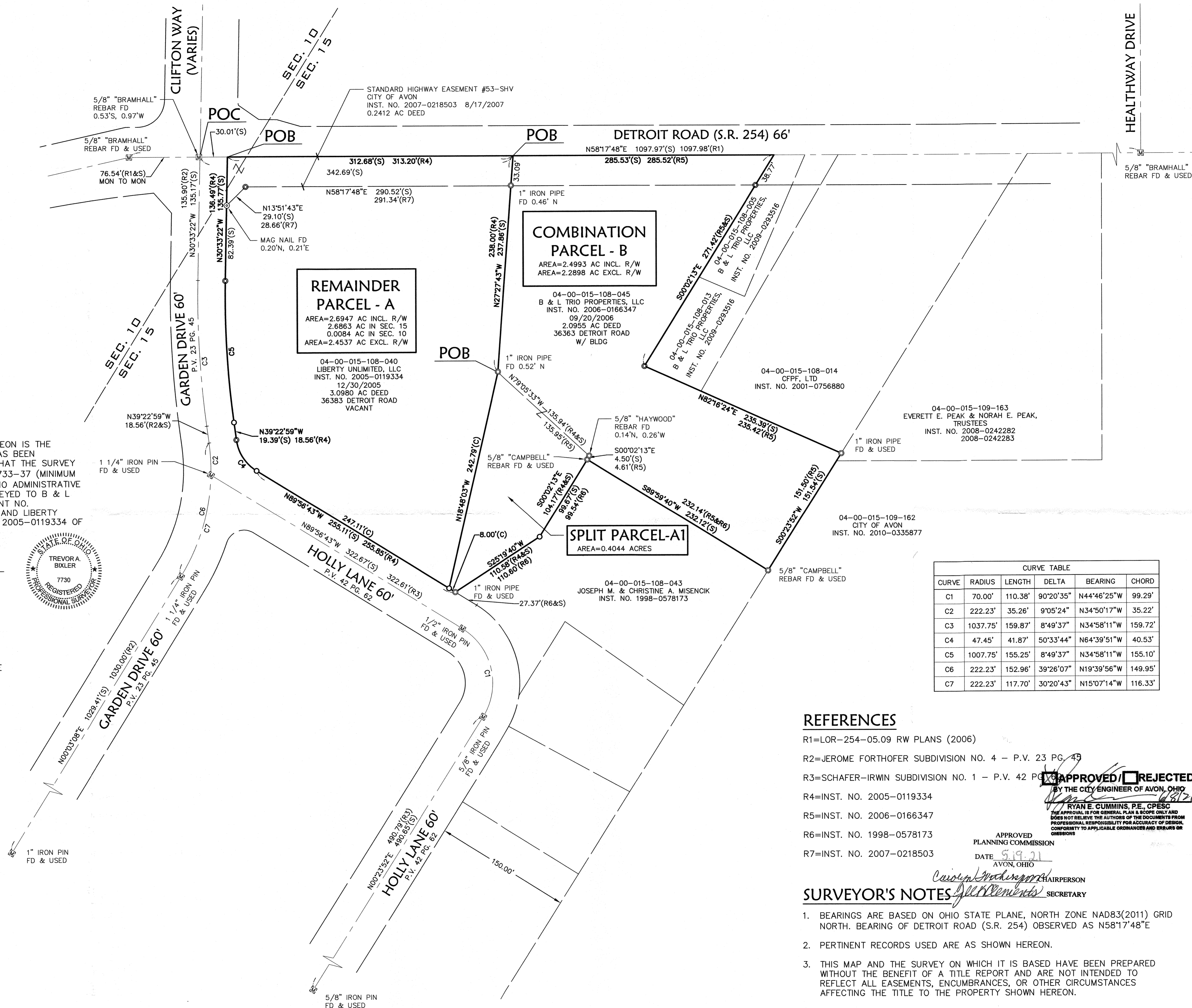
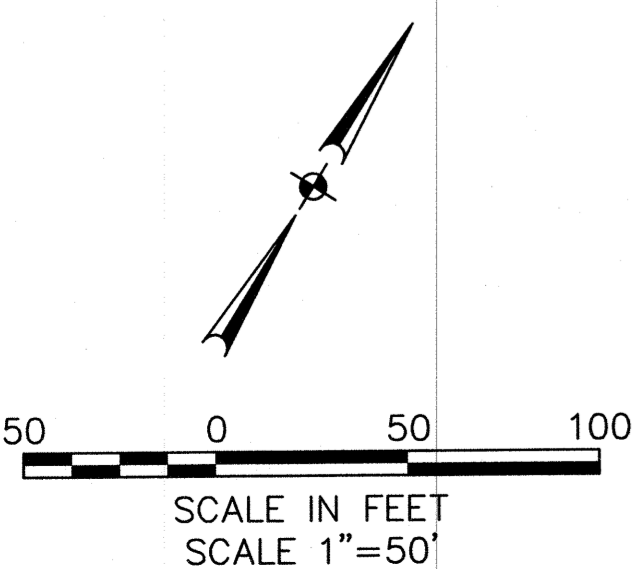


THE INTENT OF THIS PLAT IS TO SPLIT 0.4044 AC FROM PARCEL 04-00-015-108-040 AND COMBINE WITH PARCEL 04-00-015-108-045.

Survey # 50327

APPROVED
LORAIN CO. MAINT
DATE 7-16-21
PAGE 04-00-015
BY: [Signature]

04-00-015-108-040  
-045



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	70.00'	110.38'	90°20'35"	N44°46'25"W	99.29'
C2	222.23'	35.26'	9°05'24"	N34°50'17"W	35.22'
C3	1037.75'	159.87'	8°49'37"	N34°58'11"W	159.72'
C4	47.45'	41.87'	50°33'44"	N64°39'51"W	40.53'
C5	1007.75'	155.25'	8°49'37"	N34°58'11"W	155.10'
C6	222.23'	152.96'	39°26'07"	N19°39'56"W	149.95'
C7	222.23'	117.70'	30°20'43"	N15°07'14"W	116.33'

**REFERENCES**

- R1=LOR-254-05.09 RW PLANS (2006)
- R2=JEROME FORTHOFER SUBDIVISION NO. 4 - P.V. 23 PG. 49
- R3=SCHAFFER-IRWIN SUBDIVISION NO. 1 - P.V. 42 PG. 16
- R4=INST. NO. 2005-0119334
- R5=INST. NO. 2006-0166347
- R6=INST. NO. 1998-0578173
- R7=INST. NO. 2007-0218503

**APPROVED / REJECTED**  
 BY THE CITY ENGINEER OF AVON, OHIO

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 DEPARTS OR OMISSIONS

APPROVED PLANNING COMMISSION  
 DATE 5-19-21  
 AVON, OHIO

**SURVEYOR'S NOTES**

- BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011) GRID NORTH. BEARING OF DETROIT ROAD (S.R. 254) OBSERVED AS N58°17'48"E
- PERTINENT RECORDS USED ARE AS SHOWN HEREON.
- THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE NOT INTENDED TO REFLECT ALL EASEMENTS, ENCUMBRANCES, OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE PROPERTY SHOWN HEREON.

DATE	4-10-21
REVISIONS	
DESCRIPTION	
BY	TAB

DRAWN BY: PRP	KS Associates, Inc.
CHK'D BY: TAB	260 Burns Road, Suite 100
DWG. NAME: 21075-BOUNDARY	Elvira, OH 44035
PATH: CIVIL_3D_2019	P 440 365 4730
F.B.	F 440 365 4790
	www.ksassociates.com

**KS ASSOCIATES**

**LOT SPLIT AND COMBINATION PLAT**

PART OF ORIGINAL AVON TOWNSHIP SEC. 10 & 15, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1	OF 1
JOB NO. 21075	

R:\21000\21075\CIVIL 3D 2019\CURRENT DRAWINGS\DWG\21075-boundary.dwg 2021-05-20