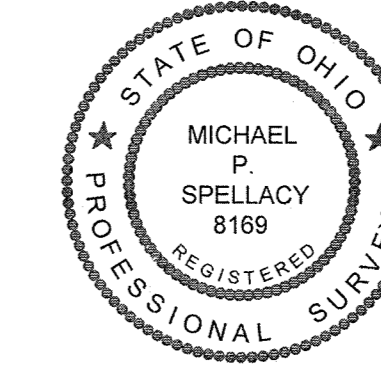


Plat of Lot Split
 Known as Being a part of Original Avon Township Section No.17:
 Intending to Split 0.8345 Acres From PPN 04-00-017-102-141
 Now in the City of Avon Lake - Lorain County - Ohio
 September 8, 2021 Scale 1"= 50'

BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 NORTH ZONE 1986 ADJUSTMENT. -WHICH DENOTES THE CENTERLINE OF KINZEL ROAD - SOUTH 81°01'07" EAST.

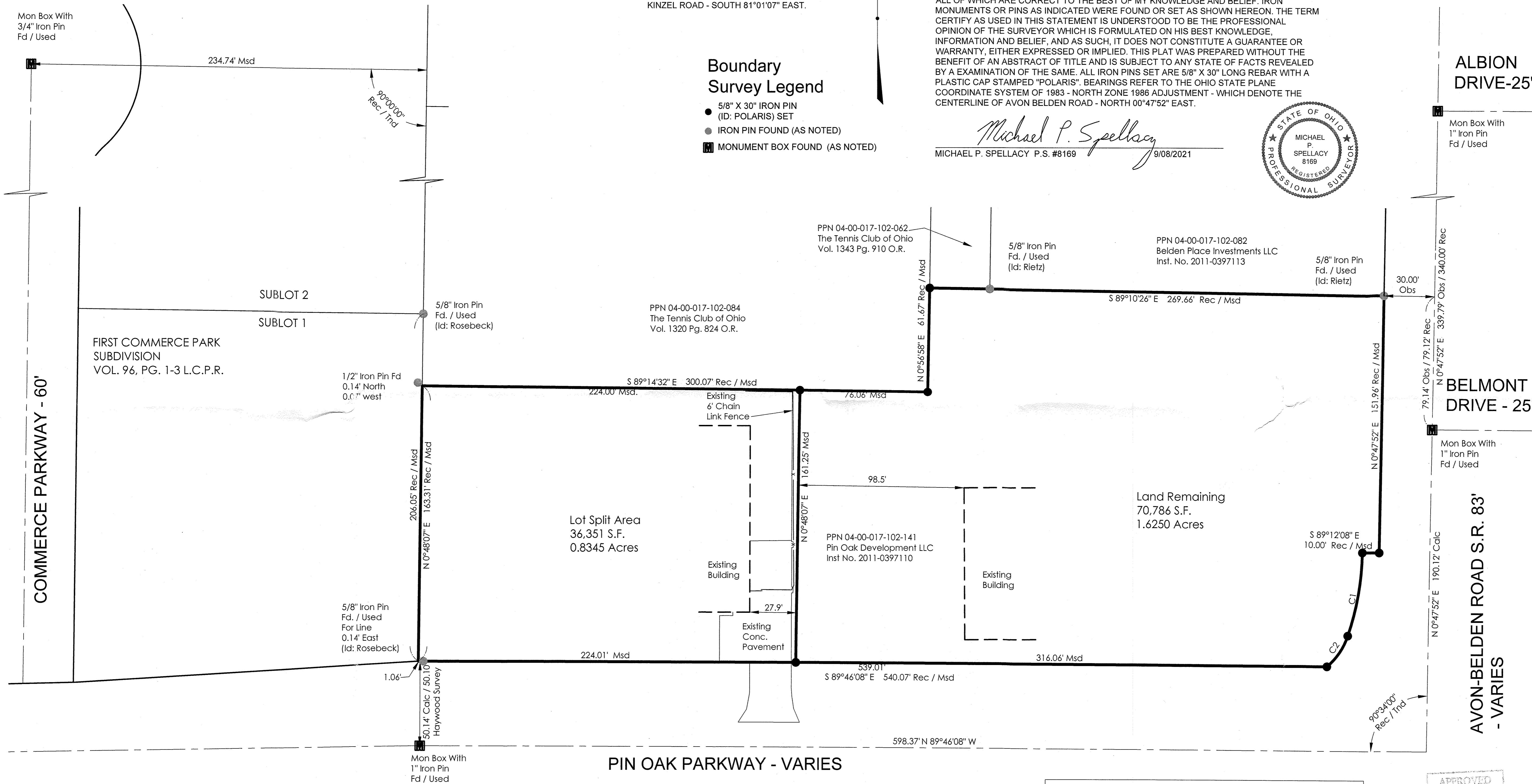
BOUNDARY CERTIFICATION:
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE 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 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT - WHICH DENOTE THE CENTERLINE OF AVON BELDEN ROAD - NORTH 00°47'52" EAST.

Michael P. Spellacy
 MICHAEL P. SPELLACY P.S. #8169 9/08/2021



Boundary Survey Legend

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



PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	50.21'	160.00'	17°58'48"	50.00'	N9°47'13"E	25.31'
C2	22.25'	40.00'	31°52'15"	21.96'	N34°02'52"E	11.42'

APPROVED
 LORAIN CO. MAP DEPT
 DATE 9/18/21
 PAGE 01 of 01
 BY WR2
 21-04381
 50404

REV. No.	DATE	BY	DESCRIPTION

DATE: 09/08/2021 DRAWN: mps
 SCALE: HOR. 1"= 50' VERT. 1"= 100'
 FOLDER: DWG/Proj. Surveying
 FILENAME: Survey_Base16017_split
 TAB: 01-lot split
 BNDY. CHK: XXX-xx/xx/20xx
 BASE. CHK: XXX-xx/xx/20xx

PIN OAK DEVELOPMENT LLC
 CITY - AVON LAKE - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
 3460 CHARDON ROAD - SUITE D
 CHARDON, OHIO 44024
 (440) 944-4433
 (440) 944-3722 (fax)
 www.polaris-es.com

PLAT OF LOT SPLIT

CONTRACT No. **16017**

SHEET **1** OF **1**