

Plat of Lot Split

Out Of P.P.N. 04-00-023-101-004 ~ 2732 Jaycox Road
 Situated in the City of Avon, County of Lorain, and State of Ohio,
 and further known as being part of Lot 23, Original Avon Township, Being
 Township No. 16 in the 7th Range of Townships in the Connecticut Western Reserve.
 April, 2022 Scale 1"=20'

PALMER VILLAGE
 SUBDIVISION NO.5
 VOL. 101 PAGES 84-86
 L.C.P.R.

Eddie C. Towles II
 Inst: 2016-003902
 PPN: 04-00-023-101-056

SUBLOT 45
 Eddie C. Towles II
 Inst: 2016-0591308
 PPN: 04-00-023-101-057

5/8" Iron Pin
 Found & Used
 For Line
 (ID: Polaris)

N 89°44'03" E 575.00' (Dd./Ms.) - C/L

5/8" Iron Pin
 Found & Used
 (ID: Polaris)

5/8" Iron Pin
 Found & Used
 For Line (1.00' E)
 (ID: Polaris)

60.39' Rec. & Ms.

66.00' (Dd./Ms.)

30.00'

180.90' Rec. & Ms.

30.00'

90°55'13" Rec./Tnd.

40.00'

30.00'

30.00'

30.00'

30.00'

JAYCOX ROAD (60' WIDE)

BENTLEY PARK
 SUBDIVISION NO. 3
 VOL. 78 PAGES 04
 L.C.P.R.

Matthew C. &
 Kathleen Dougherty
 Inst: 2012-0413873
 PPN: 04-00-023-101-029

Matthew C. &
 Kathleen Dougherty
 Inst: 2012-0413873
 PPN: 04-00-023-101-019

Part of S/L 7 John Grifftner Plat
 VOL. 11 Pg. 20 L.C.P.R.

RESIDUAL
 0.8495 Ac. TOTAL
 (0.0455 Ac. In R/W)
 0.8040 Ac. Net

The 83 22 LLC
 Inst: 2022-083845
 PPN: 04-00-023-101-004
 2732 Jaycox Rd.
 0.8711 Acres (to CL)
 0.8257 Acres (to ROW)

APPROVAL BY THE CITY OF AVON,
 LORAIN COUNTY OHIO NO PLAT REQUIRED
 Carolyn Michalski
 SECRETARY
 DATE 4/14/22
 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 ERRORS OR
 OMISSIONS

Survey # 50570
 APPROVED
 LORAIN CO.
 MARCH 2022
 DATE 5-17-22
 PAGE 04-00-023
 BY [Signature]

Craig A. & Nancy M. Stinard
 Inst: 2020-0751955
 PPN: 04-00-023-101-008

- Monument Legend:**
- ☐ MON. BOX ASSEMBLY FOUND (AS NOTED)
 - EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
 - STONE FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - IRON PIN FOUND (AS NOTED)
 - 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
 - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
 - DRILL HOLE FOUND (AS NOTED)
 - DRILL HOLE SET (AS NOTED)
 - ▲ P.K. NAIL FOUND (AS NOTED)
 - ▲ P.K. NAIL SET (AS NOTED)



RW Curve Data:
 Arc Length: 17.13'
 Radius: 430.00'
 Delta: 2°18'59"
 Chord: 17.13'
 Course: S62°38'26"W

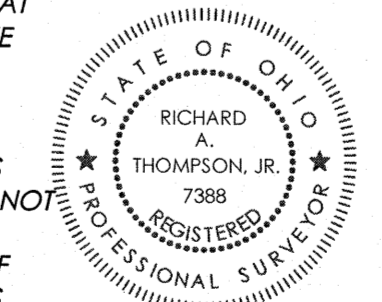
CL Curve Data:
 Arc Length: 197.33'
 Radius: 400.00'
 Delta: 28°15'55"
 Chord: 195.33'
 Course: S75°37'54"W

EMORY DRIVE (60' WIDE)

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. 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 AN EXAMINATION OF THE SAME. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30 INCH LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388" AS SHOWN HEREON (●).

Richard A. Thompson, Jr.
 RICHARD A. THOMPSON, JR.
 OHIO PROFESSIONAL SURVEYOR #7388
 DATE: 4/13/2022



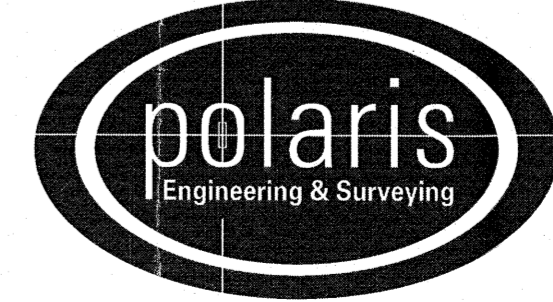
Intent of Plat:
 0.0217 Acre split parcel to be conveyed to Sheila Cooper, Trustee (P.P.N. # 04-00-023-101-017)

Survey Abbreviations:

(A.F.N.) = AUTOMATIC FILE NUMBER	(Obs.) = OBSERVED DISTANCE
(ACT.) = ACTUAL DISTANCE	(O.L.) = ORIGINAL LOT LINE
(CALC.) = CALCULATED DISTANCE	(O.R.) = OFFICIAL RECORD
(CL) = CENTERLINE	(PL) = PROPERTY LINE
(C.S.R.) = CITY SURVEY RECORDS	(P.P.N.) = PERMANENT PARCEL NUMBER
(Dd.) = DEED DISTANCE	(P.C.) = POINT OF CURVATURE
(D.R.) = DEED RECORD	(P.T.) = POINT OF TANGENCY
(Doc.) = DOCUMENT NUMBER	(POB) = PLACE OF BEGINNING
(Encr.) = ENCROACHMENT	(PPOB) = PRINCIPAL PLACE OF BEGINNING
(Fd.) = FOUND	(Rec.) = RECORD DISTANCE
(Inst.) = INSTRUMENT NUMBER	(R.P.) = RECORDED PLAT
(Ms.) = MEASURED DISTANCE	(RW) = RIGHT-OF-WAY
(Mon.Box) = MONUMENT BOX ASSEMBLY	(Trn.) = TURNED ANGLE
	(S/L) = SUBLOT

DATE: 4/13/2022
 SCALE: HOR. 1"=20'
 VERT. N/A
 FOLDER: Survey Base
 FILENAME: Lot Split
 TAB: 01-Lot Split

Survey References:
 COUNTY TAX MAPS (AS NOTED)
 COUNTY RECORD DEEDS (AS NOTED)
 COUNTY RECORD PLATS (AS NOTED)
 COUNTY ROAD RECORDS (AS NOTED)
 SURVEY PERFORMED BY (AS NOTED)



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 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
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 www.polaris-es.com

CONTRACT No.	
18124	
SHEET	OF
01	01