

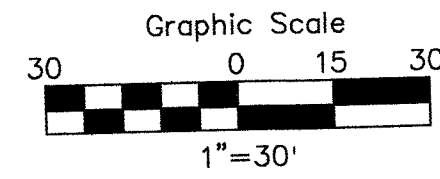
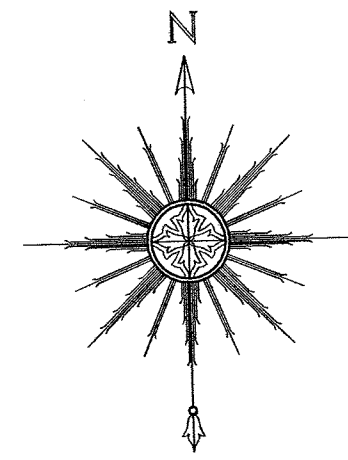
# Plat of Lot Split & Consolidation

For: Alan Scoco

Situated in the City of Avon, County of Lorain and State of Ohio  
and known as being part of Original Avon Township Lot 27  
November 2021 Scale 1"=30'

## ZONING

The surveyed property is zoned R-1, Residential

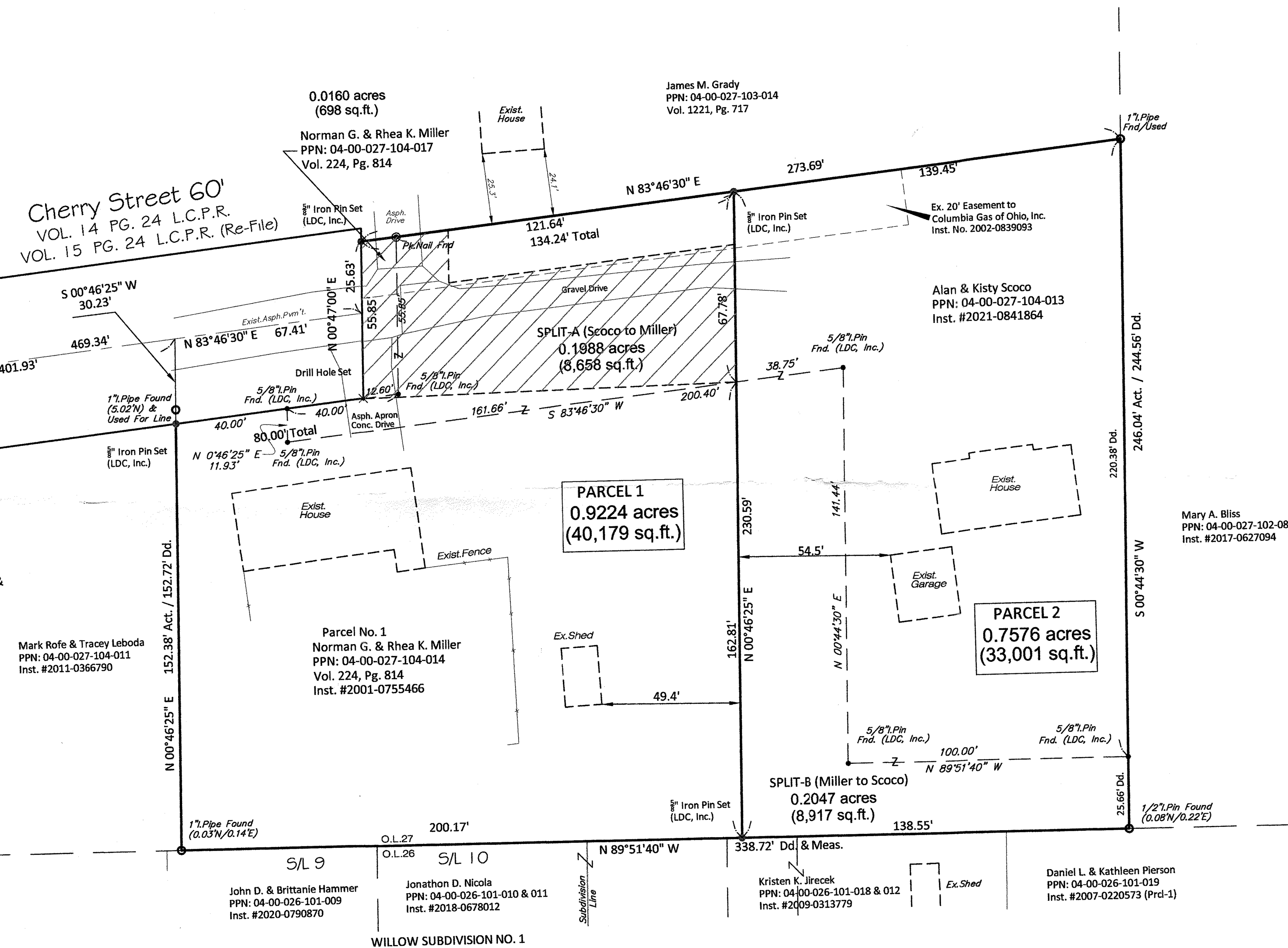


### LEGEND

- Iron Pin Found
  - Iron Pipe Found
  - Iron Pin Set
  - Ⓜ Monument Box Found
  - Monument Box Empty
  - ▲ PK Set
  - △ PK Found
  - ⊙ Stone Found
  - ⊕ Drill Hole Found
  - ⊖ Drill Hole Set
  - △ Horizontal Control Point
  - Vertical Control Point
  - ⊕ Hub Found
  - ⊖ Hub Set
  - ⊕ Railroad Spike Found
  - ⊖ Railroad Spike Set
- Meas. = Measured      Dd. = Deed  
Plat = Subdivision Plat      Rec. = Record  
D./M. = Deed & Measured      Act. = Actual

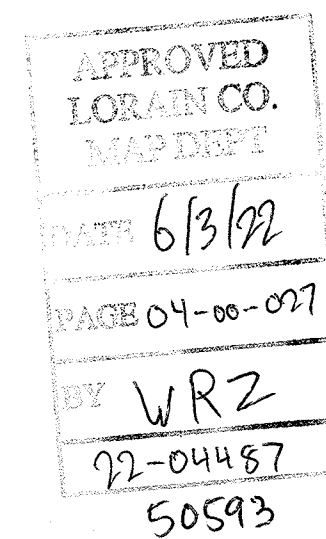
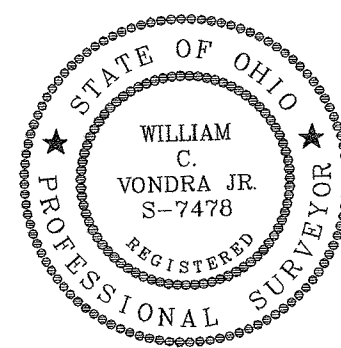
Lear Nagle Road 60'

Proposed Ingress / Egress & Utility Easement  
0.1450 Acres (6,318 sq.ft.)



I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions measured are expressed in feet and decimal parts thereof. Bearings refer to the previous split on the same property done by Richard A. Thompson, Jr (Then of LDC, Inc.) All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. 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.

*William C. Vondra, Jr.*  
William C. Vondra, Jr., P.S. # 7478



APPROVED  
PLANNING COMMISSION  
DATE 1/22/22  
AVON, OHIO  
*Caryn M. Chapman* 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	CHKD

**LAND DESIGN consultants**  
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TEL: (440) 255-8463 (440) 951-LAND  
(440) 354-6938 FAX: (440) 255-9575

**Alan Scoco**  
City of Avon - Lorain County - Ohio

DATE 12/03/2021  
SCALE: HOR. 1"=30'  
VERT.        
FILENAME Split-Avon  
COMPUTER S:  
TAB NAME Plat

**Lot Split & Consolidation**

SHEET	OF
1	1
CONTRACT No. SCOCA1-2101	