

PLAT OF LOT SPLIT
 Of P.P.N. 04-00-022-102-073
 Situated in the City of Avon, County of Lorain and State of Ohio,
 And further known as being part of Section 22 of
 Original Avon Township, Being Township Number 7 in the 16th Range of Townships
 In the Connecticut Western Reserve
 June 21, 2022 Scale 1"= 150'

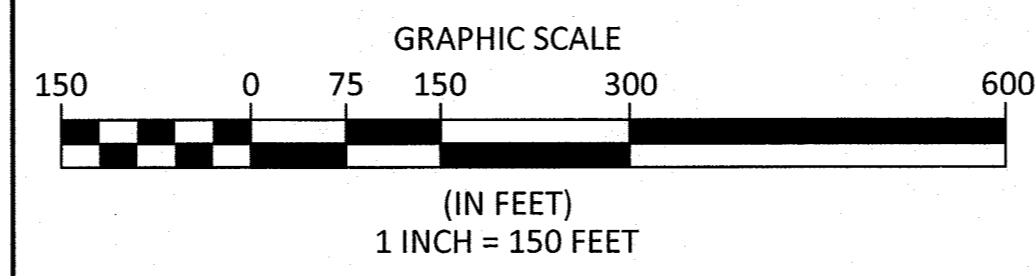
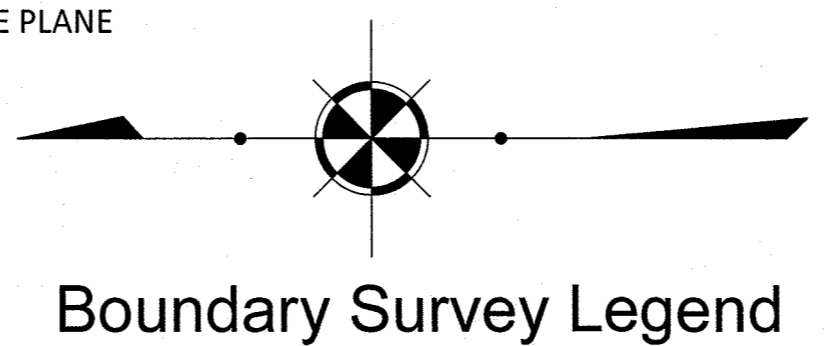
APPROVAL BY THE CITY OF AVON,
 LORAIN COUNTY OHIO NO PLAT REQUIRED
Carlynn M. ...
 CITY ENGINEER
 DATE 6/27/22

APPROVED / **REJECTED**
 BY THE CITY ENGINEER OF AVON OHIO
 RYAN E. CURRIMINS, 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

APPROVED
 LORAIN CO.
 MAP DEPT
 DATE 6/23/22
 PAGE 04-00-022
 BY WRZ
 02-04511
 50616

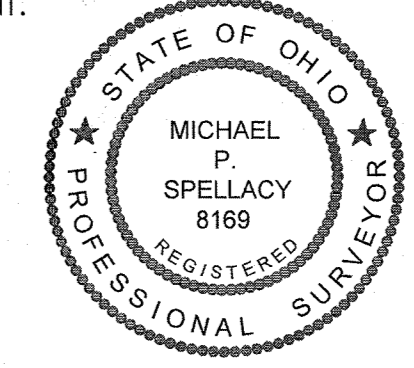
SURVEY REFERENCES USED:
 RECORD PLAT FOR NORTON PLACE SUBDIVISION NO. 1 VOL. 103, PAGE 86 L.C.P.R.
 RECORD PLAT FOR WEST WICKHAM SUBDIVISION VOL. 106, PAGE 28 L.C.P.R.
 ASSEMBLY PLAT PREPARED BY J.A.R. ENGINEERING AND SURVEYING DATED 02/16/2012
 DEED FOR PPN 04-00-022-102-006 - DJMG PROPERTIES LLC - INST# 2017-0652100 (DEED PARCEL 1)
 DEED FOR PPN 04-00-022-102-072 - DJMG PROPERTIES LLC - INST# 2017-0652100 (DEED PARCEL 2)
 DEED FOR PPN 04-00-022-102-073 - JAMES A. JR. & KAREN A. CONANT INST# 2012-04067584 (SUBJECT PROPERTY)
 DEED FOR PPN 04-00-022-102-003 - ROBERT J. HERBST, RICHARD E. HERBST, & HELEN C. HERBST INST# 2007-0789573
 OHIO DEPARTMENT OF TRANSPORTATION CENTERLINE PER PLANS DATED MARCH 1930

BASIS OF BEARINGS
 BEARINGS SHOWN HEREON ARE
 BASED ON THE OHIO STATE PLANE
 COORDINATE SYSTEM OF
 1983 - NORTH ZONE,
 1986 ADJUSTMENT



SURVEYOR'S 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 AN 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 COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

Michael P. Spellacy 06/21/2022
 MICHAEL P. SPELLACY P.S. #8169 DATE

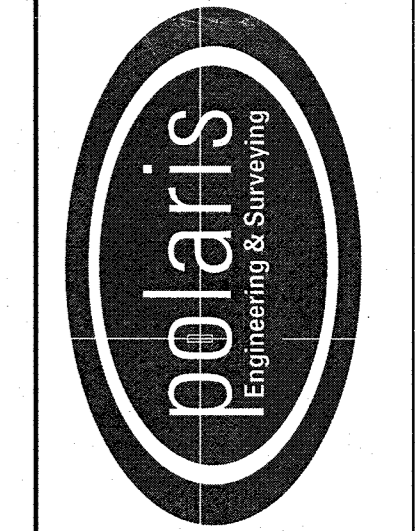


REV. No.	DATE	BY	DESCRIPTION

DATE: 06/21/2022 DRAWN: mps
 SCALE: HOR 1"= 150' VERT. 1"= 60'
 FOLDER: DWG/Proj. Surveying
 FILENAME: Survey Base
 TAB: 01 Lot Split
 BNDY. CHK: XXX-xx/xx/20xx
 BASE. CHK: XXX-xx/xx/20xx

PPN 04-00-022-102-073
JAMES A. CONANT JR.
34440 DETROIT RD.
 CITY OF AVON - LORAIN COUNTY - OHIO STATE

POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (fax)
 www.polaris-es.com



PLAT OF LOT SPLIT

CONTRACT No.	
19065	
SHEET	OF
1	1