

LOT SPLIT

MADE AT THE INSTANCE OF
ATTILA NAGY

KNOWN AS BEING PART OF A 3.7931 ACRE PARCEL OF LAND
SPLIT FOR WINIFRED I. GUNDERSON BY LAND DESIGN CONSULTANTS DATED APRIL, 2007
OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 13
NOW IN THE CITY OF AVON COUNTY OF LORAIN, STATE OF OHIO

I hereby state that this plot is a true and accurate representation of the premises shown hereon, and was based on an actual survey performed on the ground, and is in accordance with the minimum standards for boundary surveys as adopted by the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses given are based on the centerline of Avon Belden Road bearing N 00° 01'15" W " and are used to indicate angles only.

HOFMANN-METZKER, INC.

Registered Professional Surveyors
24 Beech St., P.O. Box 343
Berea, Ohio 44017
(440) 234-7360
email: gs@hmf.com

George K. Hofmann
Registered Surveyor No. 6752



ORDER #22-009
Data Collector
george/nagy/attilanagycenterroad
3-03-22
REV 4-13-2022

REV 6-02-2022 City
Review comments

ACCEPTANCE

I (We) the undersigned, owner(s) of the land shown on this map and designated as P.P. 04-013-000-563, do hereby accept this "Lot Split as shown hereon.

Attila Nagy
06.30.22
ATTILA NAGY
print name date

NOTARY

QUINCY COUNTY
STATE OF OHIO
S.S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED Attila Nagy, WHO DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE "HIS/HER/THEIR" FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO THIS 30 DAY OF June, 2022.



Richard S. Belder
Notary Public

REFERENCES

- LOT SPLIT FOR WINIFRED I. GUNDERSON BY LAND DESIGN CONSULTANTS DATED APRIL 2007
- TITLE DEED AND ADJOINERS DEEDS

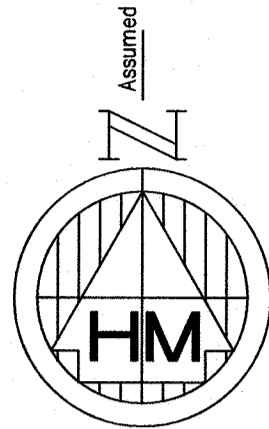
I.P.S. INDICATES 5/8" REBAR -30" LONG CAPPED 6752/7477

VARIANCES GRANTED

- 5-04-2022 Approved a variance of 3' and 5' from CO 1262 (c) (1) (C) Lot and Yard Requirements to allow a lot split to create a flag lot with only 57' of frontage on Parcel A and Parcel B to have 95' of frontage along Center Road

SPECIAL USE PERMIT GRANTED

6-27-2022 Ordinance No. 84-22



GRAPHICAL SCALE
(FEET)
1" = 30'

PPN 04-00-013-000-036
Cathy Kowalczyk, Tr
Lester Demaline, Tr
Tax Mailing Address
PO Box 299
Avon, Ohio 44011

PPN 04-00-013-000-161
David & Laine Laboda
DV 892, P. 274 OR
Tax Mailing Address
37698 Lorrie Blvd
Avon, Ohio 44011

PPN 04-00-013-000-562
Maureen J. Nice
Inst. # 2007-0214090
4615 Center Road
Avon, Ohio 44011

PPN 04-00-013-000-488
Richard H. &
Rita Z. Fitch
Inst. # 2003-0899009
4413 Center Road
Avon, Ohio 44011

APPROVED / REJECTED
BY THE CITY ENGINEER OF AVON, OHIO

RYAN E. CUMMINS, P.E., CPESC
THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHOR OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

PPN 04-00-013-000-037
Kildeer Lane Properties, LLC
4676 Center Road
Avon, Ohio 44011

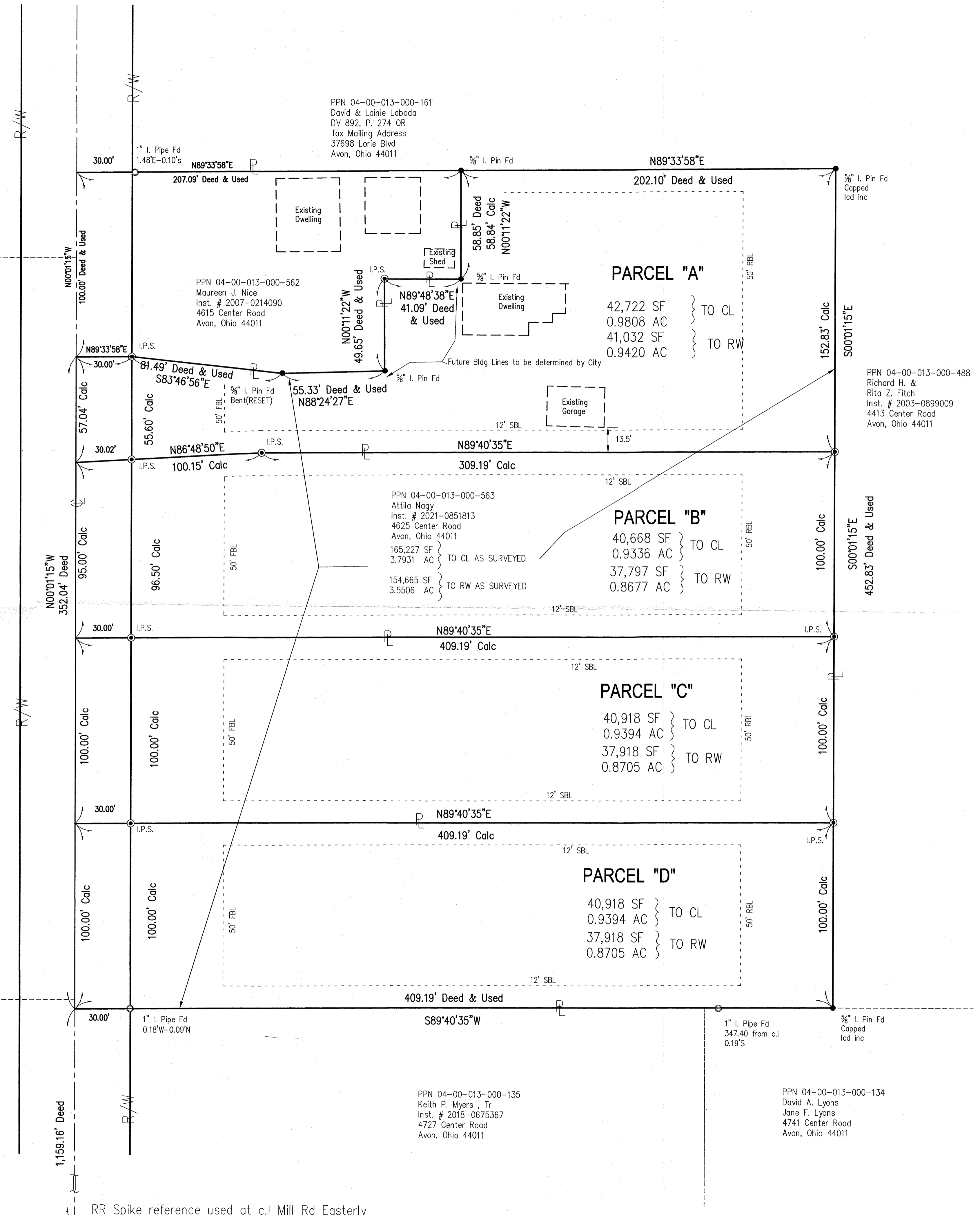
APPROVED
LORAIN CO.
MAY DEPT
DATE 7/21/22
PAGE 04-00-013
BY WRZ
22-04513
50644

PPN 04-00-013-000-038
Thomas L. Demaline
Barbara J. Demaline
4740 Center Road
Avon, Ohio 44011

PPN 04-00-013-000-135
Keith P. Myers, Tr
Inst. # 2016-0675367
4727 Center Road
Avon, Ohio 44011

PPN 04-00-013-000-134
David A. Lyons
Jane F. Lyons
4741 Center Road
Avon, Ohio 44011

AVON BELDEN ROAD 60' (CENTER ROAD) SR 83



RR Spike reference used at c.I Mill Rd Easterly