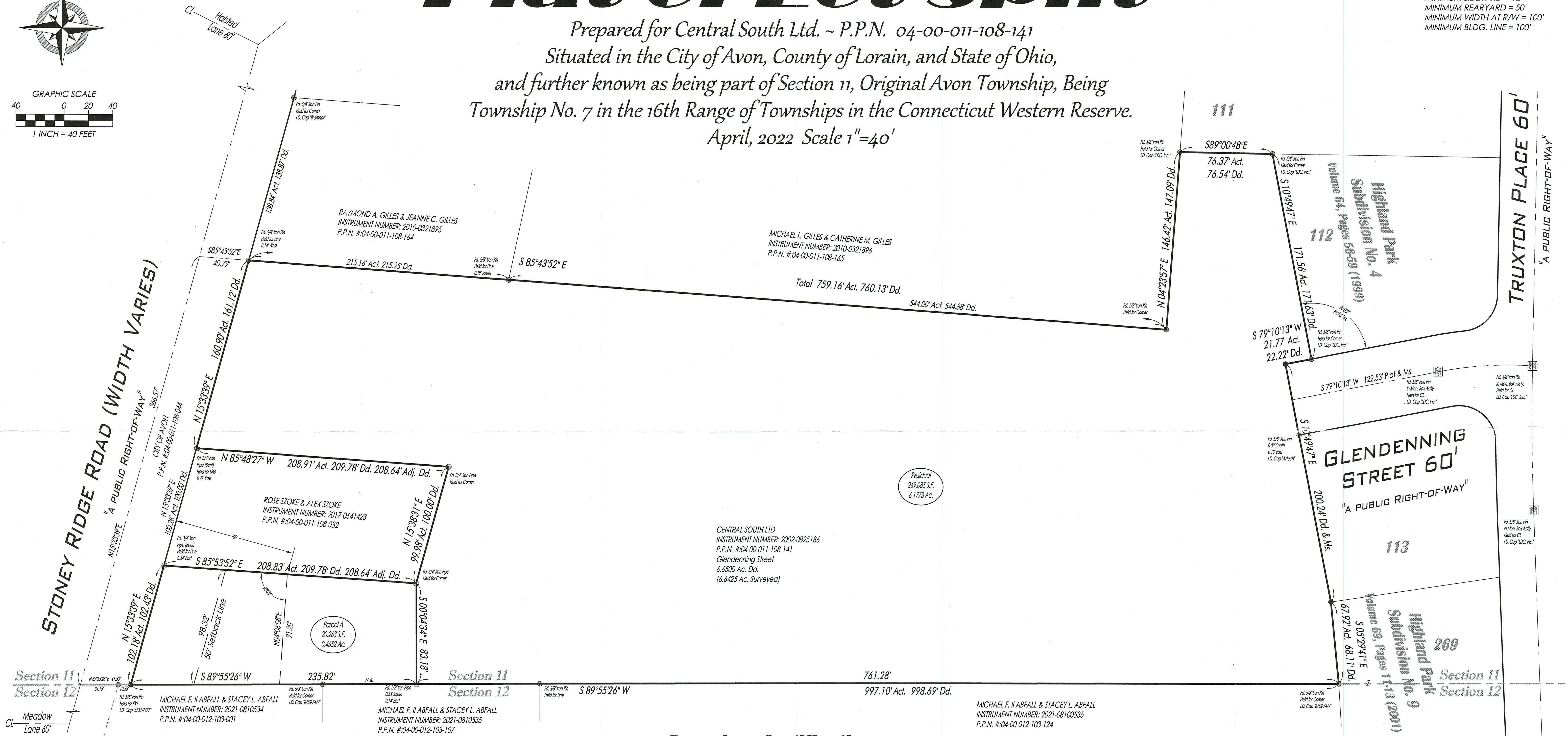
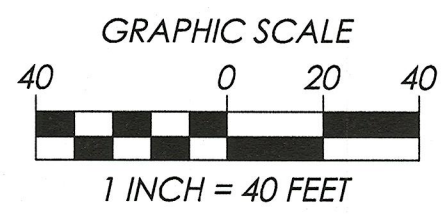
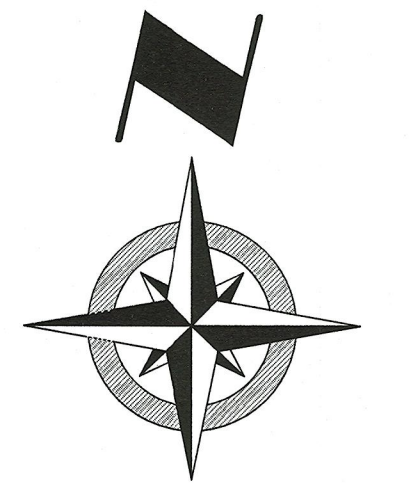


Plat of Lot Split

Prepared for Central South Ltd. ~ P.P.N. 04-00-011-108-141
 Situated in the City of Avon, County of Lorain, and State of Ohio,
 and further known as being part of Section 11, Original Avon Township, Being
 Township No. 7 in the 16th Range of Townships in the Connecticut Western Reserve.
 April, 2022 Scale 1"=40'

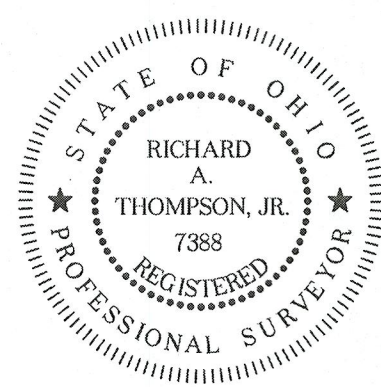
Zoning Summary:
 SURVEYED PROPERTY = R-1
 MINIMUM AREA = 15,000 S.F.
 MINIMUM SETBACK = 50'
 MINIMUM SIDYARD = 12'
 MINIMUM REARYARD = 50'
 MINIMUM WIDTH AT R/W = 100'
 MINIMUM BLDG. LINE = 100'



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 A 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: 04/11/22



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)

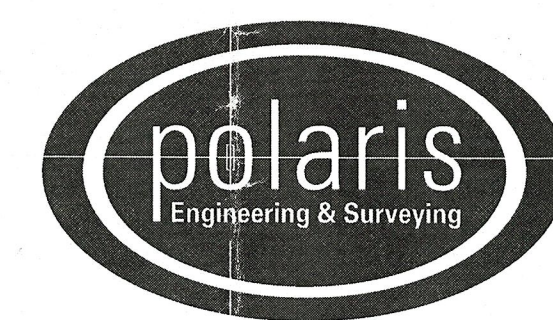
- Monument Legend:**
- ☐ MON. BOX ASSEMBLY FOUND (AS NOTED)
 - ☐ EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
 - STONE FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - IRON PIN FOUND (AS NOTED)
 - 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
 - 5/8" x 30" IRON PIN SET W/I.D. CAP POLARIS "7388"
 - DRILL HOLE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

DATE: 04/11/22
 SCALE: HOR. 1"=40'
 VERT. 1"=00'
 FOLDER: Survey Base
 FILENAME: 22031 Sur. Base
 TAB: 01 - Lot Split

APPROVED
 PLANNING COMMISSION
 DATE: 6/20/22
 AVON, OHIO

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 AUTHOR OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMANCE TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

50649
 APPROVED
 LORAIN CO.
 MAP DEPT
 DATE: 7/12/22
 PAGE: 04-00-011-14
 BY: A. Curden
 #22-04530



POLARIS ENGINEERING and SURVEYING, INC.
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 www.polaris-es.com

CONTRACT No.	
22031	
SHEET	OF
01	01