

# LOT SPLIT SURVEY

Situated in the City of Avon, County of Lorain, State of Ohio, and known as being part of Original Avon Township Section 22

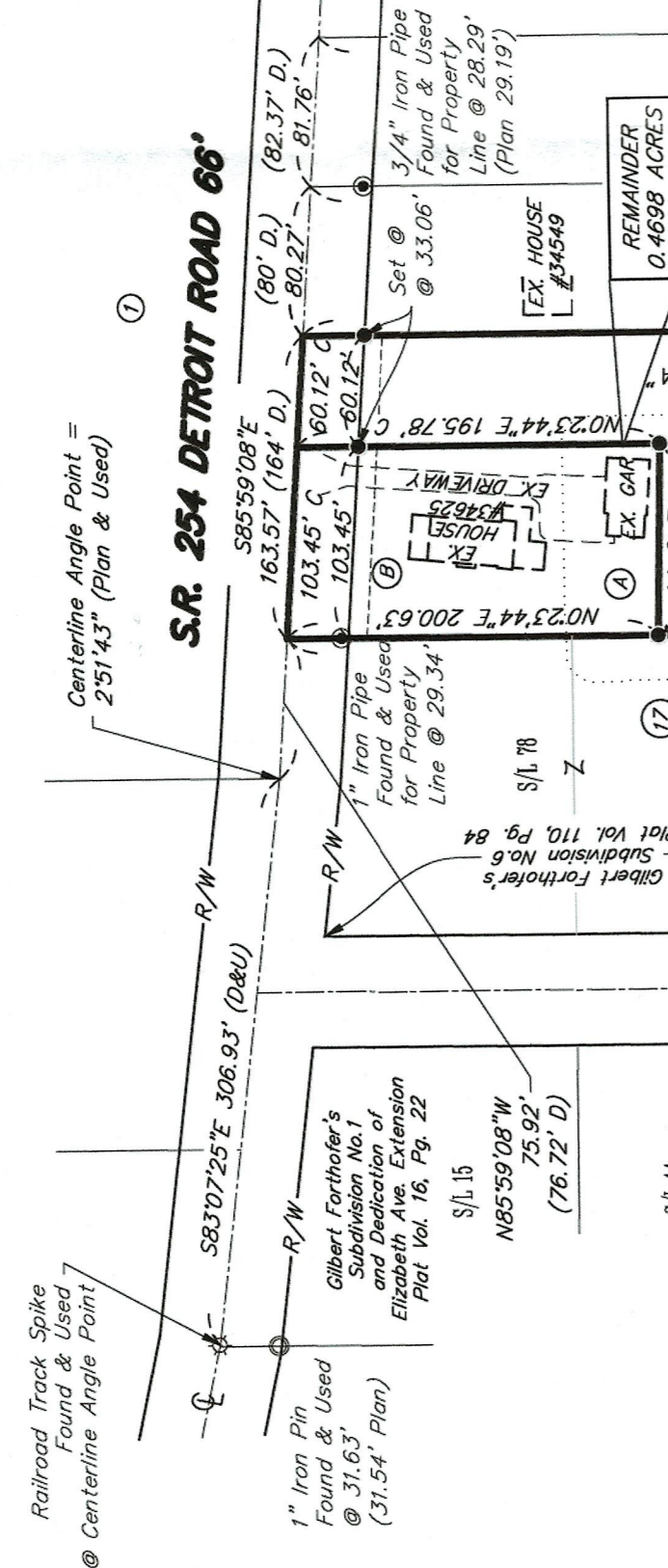
Line Table		
Line #	Length	Direction
L1	103.26'	S88°40'24"E



**SPLIT PARCEL**  
4.4978 ACRES  
(0.0455 ACRES IN R/W)

**REMAINDER PARCEL**  
0.4698 ACRES  
(0.0784 ACRES IN R/W)

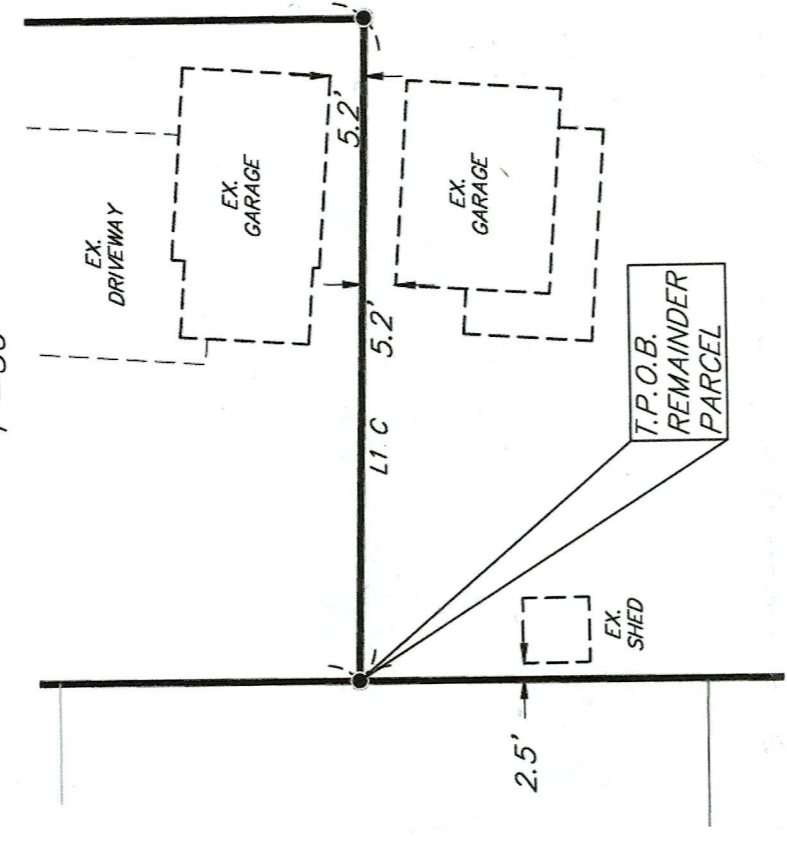
\* THE EXISTING SHED & GARAGES ARE TO REMAIN. A VARIANCE WILL BE REQUESTED THROUGH THE CITY OF AVON PLANNING DEPARTMENT.



**SUBJECT PARCEL OWNER:**

- 1 KATHLEEN R. & JOHN T. GORBACH  
34625 DETROIT ROAD  
PPN: 0400022105014  
INST. #2021-07996.33  
1/22/2021
- 2 BRET H. & JENNIFER L. HOWELL  
34549 DETROIT RD  
PPN: 0400022105015  
INST. #2021-08375.53
- 3 WILLIAM A. & MARILYN S. HELSEL  
34412 PUTH DRIVE  
PPN: 0400023106004
- 4 SHERYL MUNSON  
34426 PUTH DRIVE  
PPN: 0400023106003
- 5 PATRICIA M. GARGALANOS  
2749 ELIZABETH AVENUE  
PPN: 0400023106001
- 6 LISA M. FRYE  
2735 ELIZABETH AVENUE  
PPN: 0400022105013
- 7 MARTIN D. DIFILIPPO  
2719 ELIZABETH AVENUE  
PPN: 0400022105012
- 8 KYLE & KELSEY SLOVICK  
2701 ELIZABETH AVENUE  
PPN: 0400022105011
- 9 ROBERT L. & LAURA MENZING  
2685 ELIZABETH AVENUE  
PPN: 0400022105010
- 10 THOMAS R. & JUNE F. MITCHELL  
2669 ELIZABETH AVENUE  
PPN: 0400022105009
- 11 EUGENE E. DECHANT  
2651 ELIZABETH AVENUE  
PPN: 0400022105008
- 12 HAROLD R. & BARBARA J. AULT  
2633 ELIZABETH AVENUE  
PPN: 0400022105007
- 13 ALICE LENGEN TR  
2617 ELIZABETH AVENUE  
PPN: 0400022105006
- 14 THOMAS J. LITTLE  
2599 ELIZABETH AVENUE  
PPN: 0400022105005
- 15 AMRON M. & DANIELLE BENTLEY  
2581 ELIZABETH AVENUE  
PPN: 0400022105004
- 16 BRUCE D. & CAROLE A. THEISS  
2565 ELIZABETH AVENUE  
PPN: 0400022105003
- 17 JANET L. LOWRY  
34675 DETROIT ROAD  
PPN: 0400022105049

DETAIL "A"  
1" = 30'



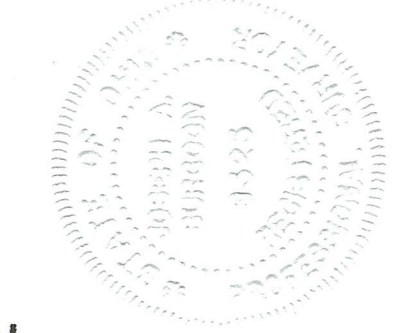
50690  
APPROVED  
LOBA. CO.  
MAP. DEPT  
DATE 9/16/22  
PAGE 04-00-021-6  
BY A. Carden  
#22-04553

The "Basis of Bearings" for this survey is Grid North of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

**SURVEY LEGEND**

- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
  - - Iron Pin Found & Described
  - ◻ - Monument Found & Described
  - ◼ - Iron Pipe Found & Described
  - ★ - Railroad Spike Set
  - ☆ - Railroad Spike Found
  - ⊙ - Fence Post Found
- Frnd. (F) - Found  
Msd. (M) - Measured  
Usd. (U) - Used  
(P) - Plat
- Obs. (O) - Observed  
Deed (D) - Deed  
Calc. (C) - Calculated

**APPROVED/REJECTED**  
BY THE CITY ENGINEER OF AVON, OHIO  
RYAN E. CUMMINS, P.E., CPESC  
DATE 12/15/22



**APPROVED PLANNING COMMISSION**

DATE 12/15/22  
AVON, OHIO

*Caryn M. Anderson* CHAIRPERSON  
*Jill Clements* SECRETARY

**SURVEYOR'S CERTIFICATION**

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon, exist or shall be set at all lot corners and radius returns.

Joseph A. Burgoon  
Date: 12/17/2021  
Reg. Ohio Surveyor No. PS-#8325

**REFERENCES**

LORAIN COUNTY RECORDER'S RECORDS  
DEEDS & PLATS AS SHOWN & LISTED.

**REFERENCES**

LORAIN COUNTY ENGINEER'S RECORDS  
SURVEY NO: 34919; 35766

**REFERENCES**

CITY OF AVON & ODOT RECORDS  
ELIZABETH AVENUE, JOSEPH STREET, PUTH DRIVE, AND DETROIT ROAD SANITARY SEWER IMPROVEMENT PHASE 2 PLANS (2020-1160)

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

**Lewis Land Professionals, Inc.**  
Civil Engineering & Surveying  
8891 Wadsworth Rd., Suite 100 Wadsworth, Ohio 44281  
Phone: (330) 335-8232  
www.landproinc.com  
SURVEY DATE: MARCH 2021  
PROJ. No. 21-108 DRAWING NAME 21-108.dwg