

NOTES

REFERENCES:

Deed & Plat documents as referenced by survey.

"Lot Split and Consolidation Map for Barbara Linden" by Michael Mackay, P.S. 7344, on file in Survey No. 47304 of the Lorain County Recorder's Records.

"Plat of Survey and Split for James and Judith Keske Masa Matsunaga and Lorain County Metro Parks", by Thomas A. Simon, P.S. 7775, on file in Survey No. 20280 of the Lorain County Plat Records.

"Land Split", by James J. Krall, P.S. 7621, on file in Survey No. 21216 of the Lorain County Plat Records.

"Survey for Angelica Dahlinger", by J.W. Warden, on file in Survey No. 40951 of the Lorain County Plat Records.

BASIS OF BEARINGS:

Centerline bearing of Jaycox Road was calculated to be South 00°42'18" West between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

INTENT OF SURVEY:

The intent of this survey is to split 1.7949 acres of land from P.P.N. 04-00-023-102-016 and consolidate it with P.P.N. 04-00-023-102-026 to form Parcel 1B with 0.7230 acre remainder Parcel 3.

LEGEND

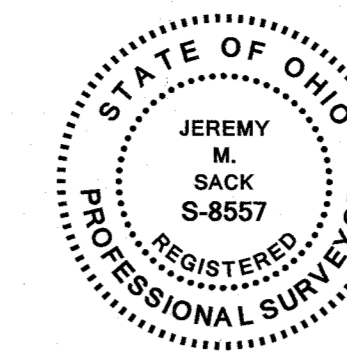
MAG NAIL SET	
MONUMENT BOX FND WITH 1" IRON PIN	
DRILL HOLE	
IRON PIN FOUND (SURVEYOR)	
PK NAIL FOUND	
5/8" x 30" IRON PIN SET WITH CAP READING "DRG ENG 7631-8557"	
5/8" x 30" IRON PIN SET WITH CAP READING "TGC ENG 7631-8557", UNLESS OTHERWISE NOTED	
CENTERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
EASEMENT LINE	
ORIGINAL PROP. LINE	
ORIGINAL LOT LINE	

Plat of Split and Consolidation

of land owned by
Scott Wiles
City of Avon, Ohio

Situated in the City of Avon, County of Lorain and State of Ohio and known as being part of Original Avon Township Section No. 23.

- (A) P.P.N. 04-00-023-102-025
Scott Wiles
08/15/2022
Instr. No. 2022-0881270 (Parcel 4A)
0.2479 Acres Deed
- (B) P.P.N. 04-00-023-102-024
Scott Wiles
08/19/2022
Instr. No. 2022-0888009 (Parcel B)
0.44 Acres Deed



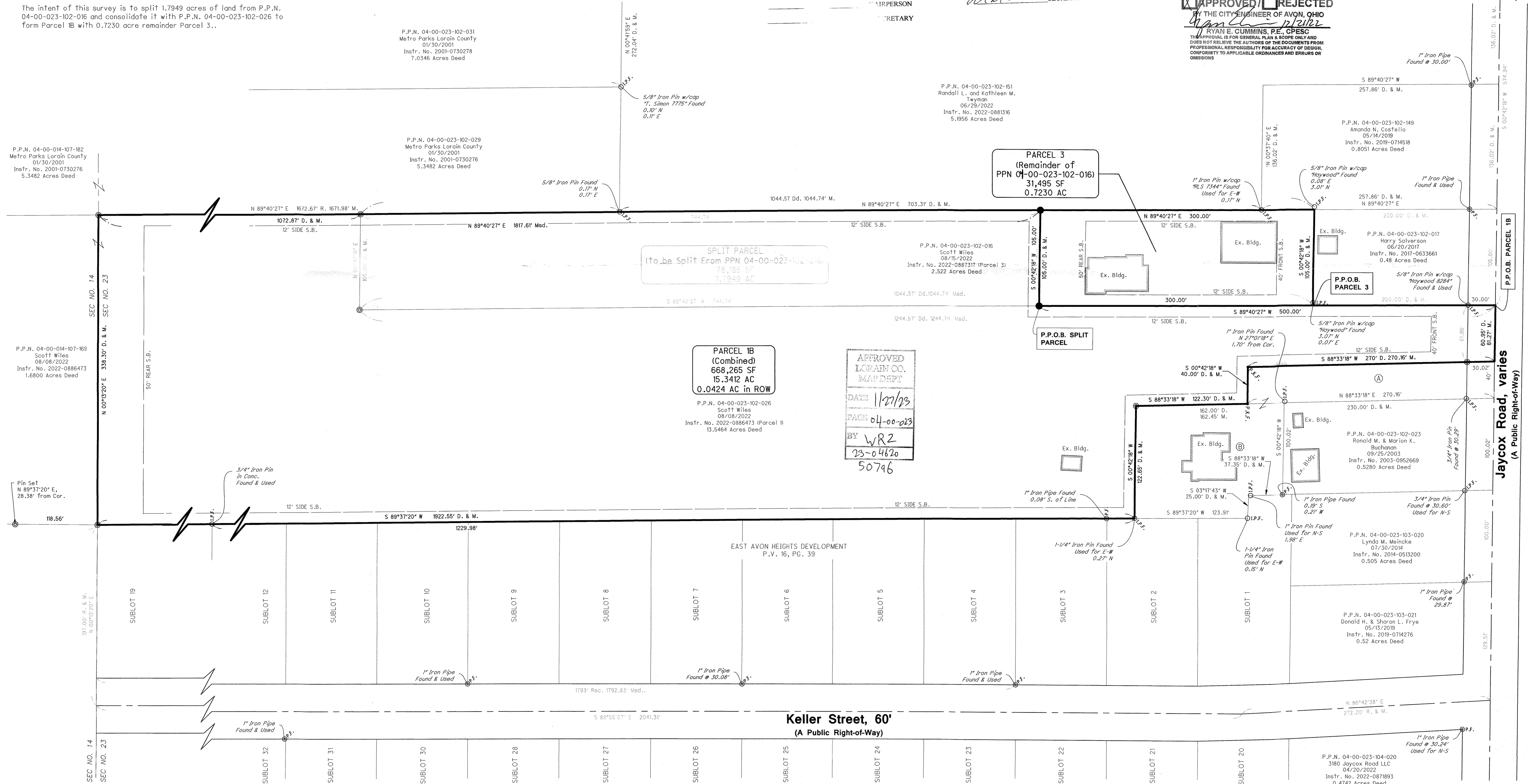
SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set as shown.

July 19, 2022
Date
Jeremy M. Sack, P.S. No. S-8557

APPROVED PLANNING COMMISSION
DATE: 12/21/22
AVON, OHIO
CHAIRPERSON: *Carolee M. Winkler*
SECRETARY: *[Signature]*

APPROVED/REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
DATE: 12/21/22
RYAN E. GUMMINS, P.E., CPESC
CHAIRPERSON
SECRETARY



DAVEY Resource Group
1310 SHARON OPLEY ROAD P.O. BOX 37
SHARON CENTER, OHIO 44274
(PHONE) 330.550.8004 FAX 330.888.8423

WILES LOT SPLIT AND CONSOLIDATION
PLAT OF SURVEY

PROJECT NUMBER: 1828-B
DATE: 2022-09-26

Scale: 1 inch = 50 feet