

# LOT SPLIT PLAT

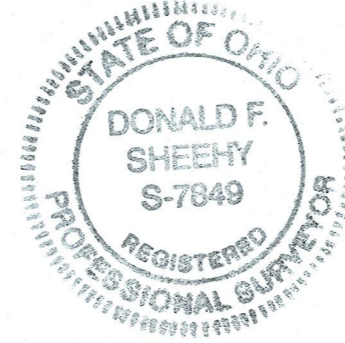
FOR  
 KOOSH ENTERPRISES LLC  
 CITY OF AVON, LORAIN COUNTY, OHIO

Situated in the City of Avon, County of Lorain and State of Ohio and known as being part of Original Avon Township section 27.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON, THAT IRON PINS WERE FOUND OR SET AT POINTS INDICATED. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN INDICATE ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF.

*Donald F. Sheehy*  
 DONALD F. SHEEHY  
 2-1-2023  
 P.S. NO 7849



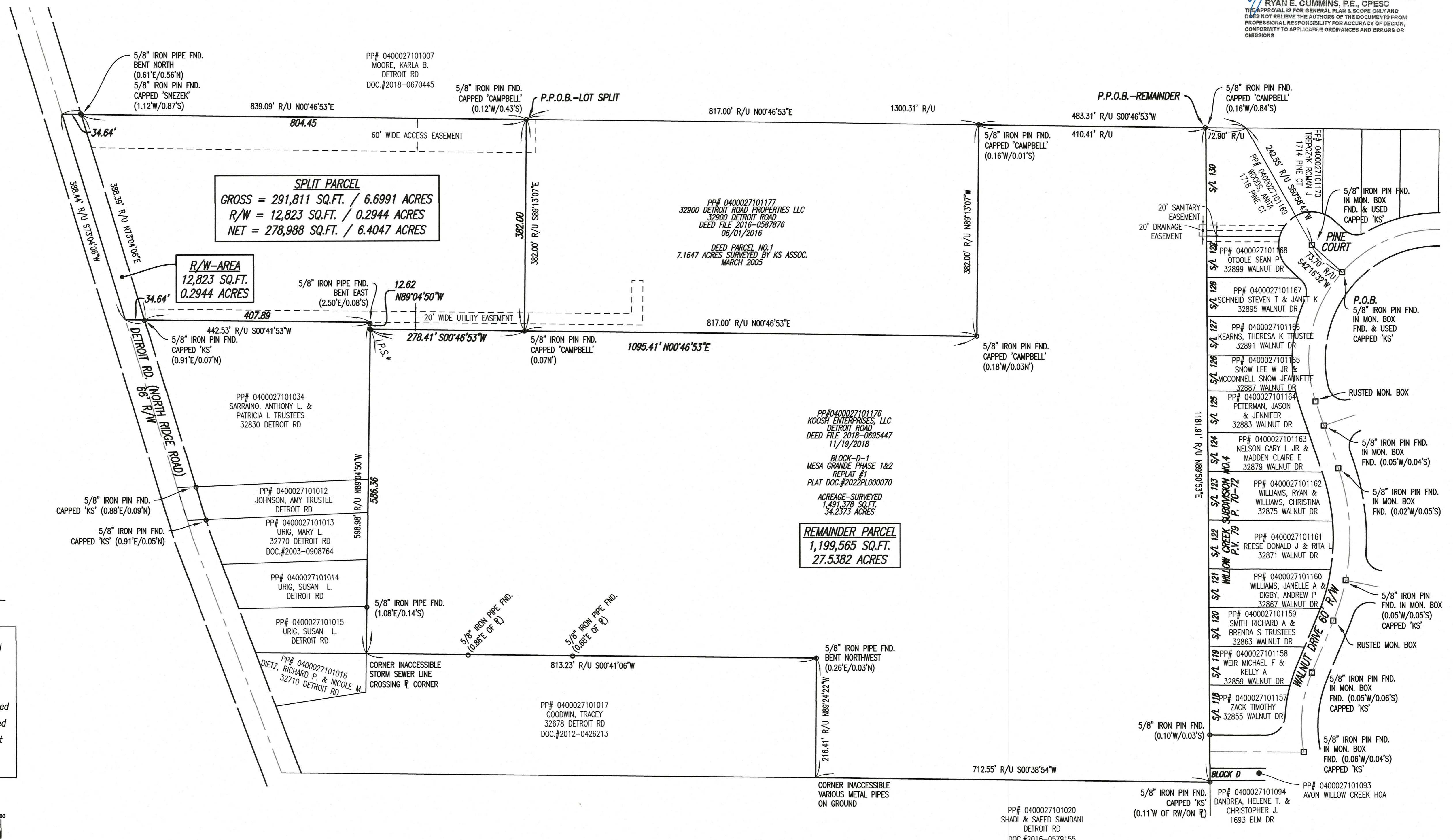
BASIS OF BEARING FOR THIS PLAT IS SOUTH 42°16'32" WEST AS THE CENTERLINE OF PINE COURT (60 FEET WIDE) AS EVIDENCED BY MONUMENTS FOUND AND IS THE SAME AS CALCULATED AND REPRODUCED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3401 BY TIES TO THE O.D.O.T. VRS NETWORK AND ARE USED TO INDICATE ANGLES ONLY.

THERE WAS 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.

INTENT OF THIS PLAT IS TO SPLIT A 6.6991 ACRES SPLIT PARCEL, LEAVING A 27.5382 ACRES REMAINDER PARCEL.

RECORDS USED:  
 O.D.O.T. R/W PLANS LOR-90-22.26 CENTERLINE SURVEY PLAT SHEET 1 & 2 OF 6 WILLOW CREEK SUB'D NO. 1, 3 AND 4 PLAT VOL.79, P.70, VOL.77, PG. 77 & VOL.73, PG.22 BOUNDARY & LOT SPLIT SURVEY BY KS & ASSOC. DATED 11/20/2007  
 BOUNDARY SURVEY & PARCEL SPLIT BY KS & ASSOC. DATED 02/28/2005

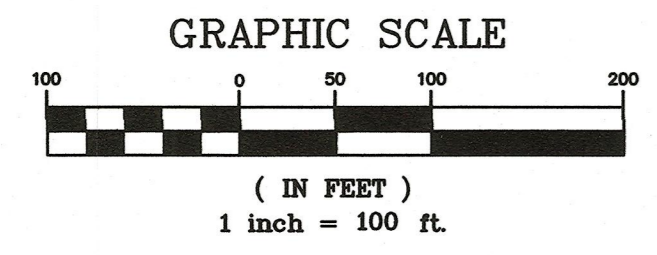
EASEMENT RECORD NOTE  
 20' WIDE EASEMENT NON EXCLUSIVE TO CONSTRUCT, ERECT, REPLACE, REPAIR VARIOUS UTILITIES DEED FILE 2016-0587876 EASEMENT PARCEL NO.2 REC.11-8-1963 IN VOL.861 PG.231  
 60' WIDE EASEMENT NON EXCLUSIVE FOR ACCESS DEED FILE 2016-0587876 EASEMENT PARCEL NO.2 REC.11-8-1963 IN VOL.861 PG.227



APPROVED  REJECTED  
 BY THE CITY ENGINEER OF AVON, OHIO  
*Ryan E. Cummins*  
 RYAN E. CUMMINS, P.E., CPESC  
 THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHOR OF THE DOCUMENT FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS.

50910  
 APPROVED  
 LORAIN CO  
 MAP DEPT  
 DATE 6/7/2023  
 PAGE 64-00-027  
 BY A.Carden  
 #23-04707

LEGEND  
 C = Centerline M/Msd. = Measured  
 P = Property Line U/Usd. = Used  
 R/W = Right-of-Way Fnd. = Found  
 R/Rec. = Record Vol. = Volume  
 C/Calc. = Calculated Pg. = Page  
 ○ = Existing Iron Pin or Pipe Found as noted  
 □ = Indicates Monument Box Found as noted  
 ⊕ = CVE Traverse Point - Magnetic Nail Set  
 ● = I.P.S.\* - 5/8"x30" Iron Pin Set (W/Cap "D.F. SHEEHY, P.S.#7849)



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 www.cveengineers.com

PLAT OF SURVEY  
 LOT SPLIT  
 FOR KOOSH ENTERPRISES LLC  
 DETROIT ROAD  
 CITY OF AVON, LORAIN COUNTY, OHIO

DESIGNED BY: BAS  
 DRAWN BY: BAS  
 CHECKED BY: DFS  
 DATE: JANUARY, 2023  
 SCALE: 1"=100'  
 PROJECT NUMBER  
**22383**  
 Drawing Name  
 SHEET: 1  
 TOTAL SHEETS: 1