

PLAT OF LOT SPLIT AND CONSOLIDATION

SITUATED IN THE CITY OF AVON COUNTY OF LORAIN, AND STATE OHIO BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION 11 INTENDING TO SPLIT 1.4500 ACRES FROM PPN 04-00-011-107-176 - CREATING A 1.4169 ACRE PARCEL AND A 0.0331 ACRE PARCEL TO BE COMBINED WITH PPN 04-00-011-107-096 JUNE 5, 2023 SCALE 1 INCH = 50 FEET

PPN 04-00-011-107-176
STONEY RIDGE ROAD
CITY OF AVON - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARLTON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



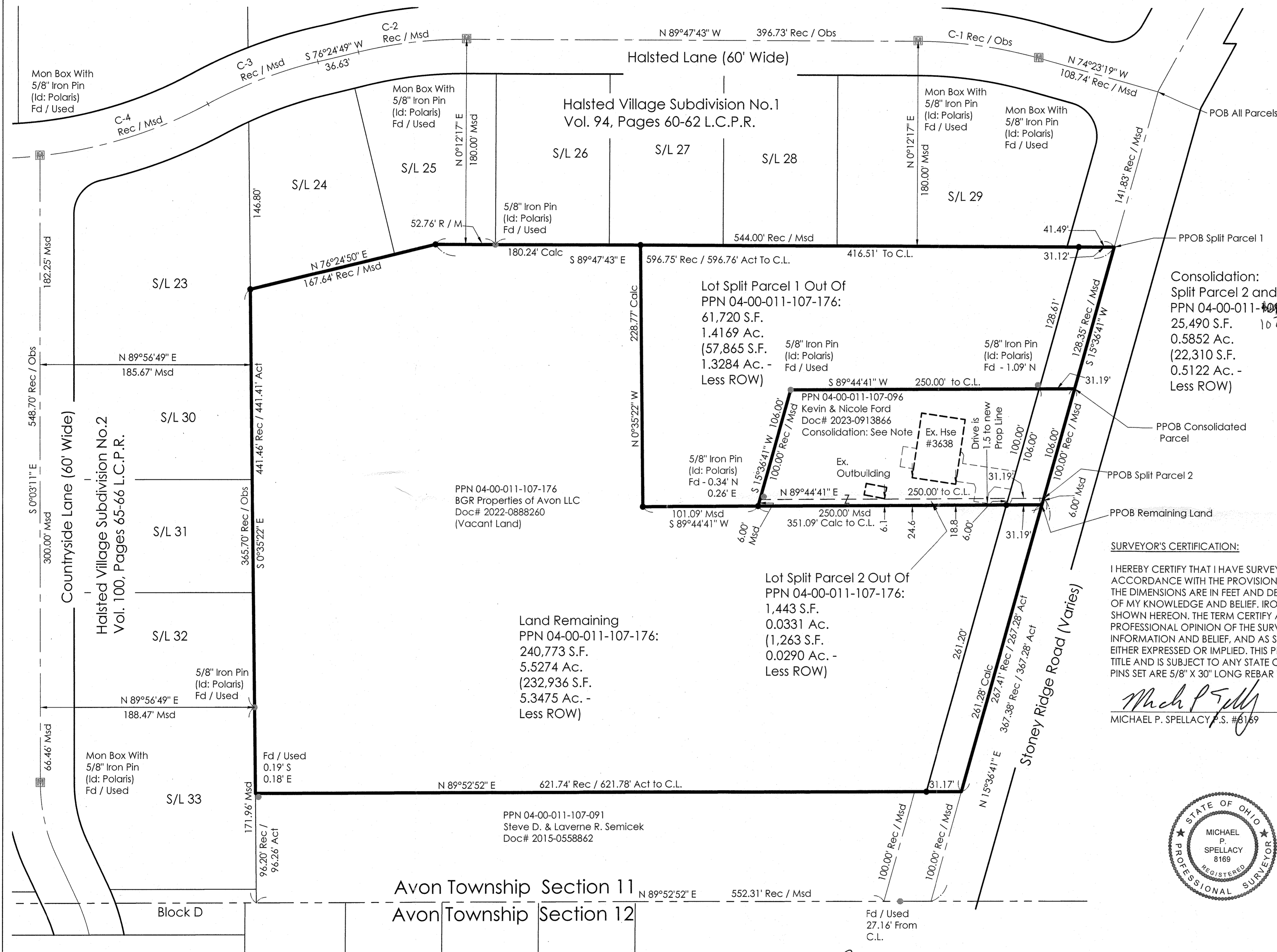
PLAT OF LOT SPLIT AND CONSOLIDATION

PREPARED FOR:
BGR PROPERTIES OF AVON LLC

CONTRACT No.

23054

SHEET	OF
1	1



PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	107.56'	400.00'	15°24'24"	107.24'	N82°05'31"W	54.11'
C2	96.28'	400.00'	13°47'28"	96.05'	S83°18'33"W	48.37'
C3	103.74'	400.00'	14°51'34"	103.45'	S68°59'02"W	52.16'
C4	155.77'	400.00'	22°18'45"	154.79'	N72°42'38"E	78.88'

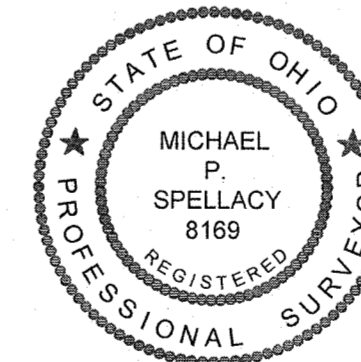
SURVEYOR'S CERTIFICATION:

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 AND 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 AN EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS".

Michael P. Spellacy 6/5/2023
MICHAEL P. SPELLACY, P.S. #8169 DATE

BASIS OF BEARINGS
BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.

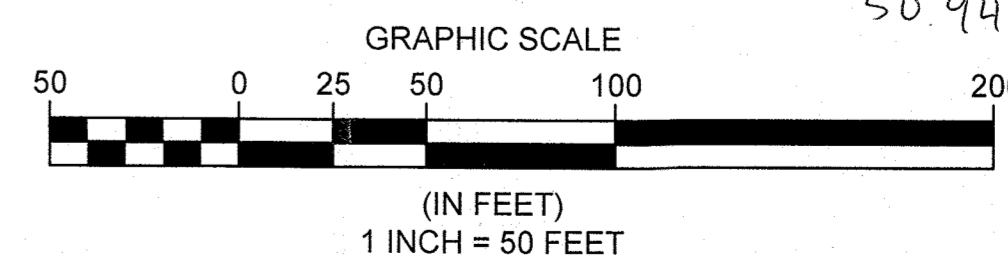
ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388".



Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED

APPROVED LORAIN CO MAP DEPT
DATE 7/13/23
PAGE 04-00-011
BY WRZ
23-07724
50.941



APPROVED / REJECTED
BY THE CITY ENGINEER OF AVON, OHIO

RYAN E. CUMMINS, P.E., CPESC
DATE 7/13/23
DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

APPROVED PLANNING COMMISSION

DATE 7-5-23
AVON, OHIO

Carolyn Wickham CHAIRPERSON
Jason Pentez SECRETARY

REV. No.	DATE	BY	DESCRIPTION

DATE: 06/05/2023 DRAWN: MPS
SCALE: HOR. 1"= 50', VERT. 1"= 50'
FOLDER: DWG/Proj_Surveying
FILENAME: Survey Base
TAB: 01-LOT SPLIT
BNDY. CHK: MPS-5/28/2023
BASE. CHK: MPS-5/28/2023