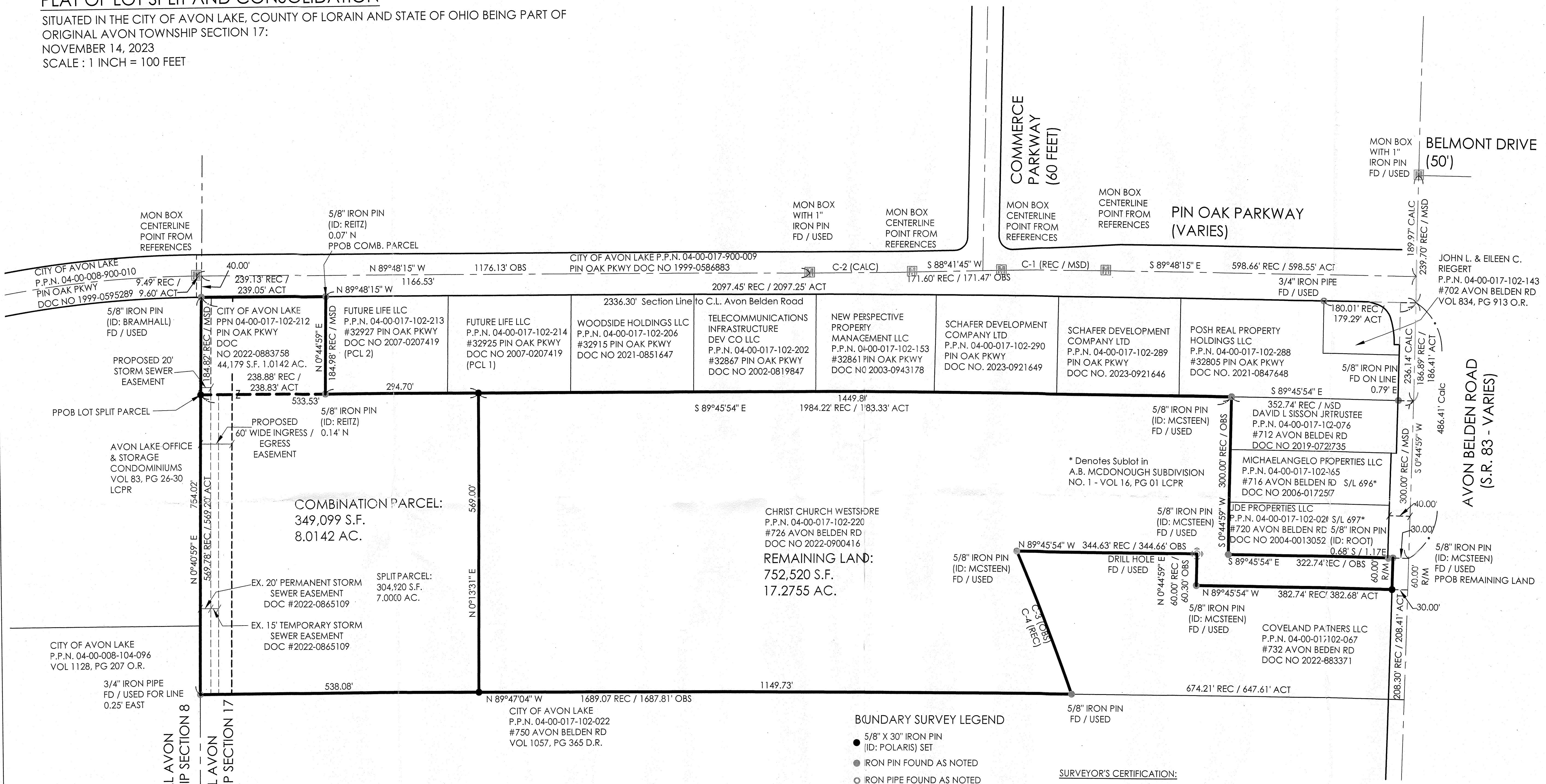


PLAT OF LOT SPLIT AND CONSOLIDATION

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 17:
 NOVEMBER 14, 2023
 SCALE: 1 INCH = 100 FEET



APPROVED
 LORAIN CO
 MAP DEPT
 DATE 11/20/23
 PAGE 64.06 OF 77
 BY S.P.
 23-04783
 #51060

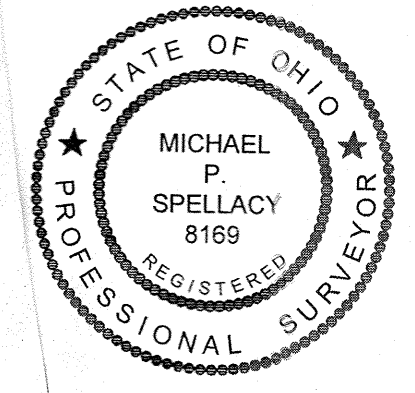
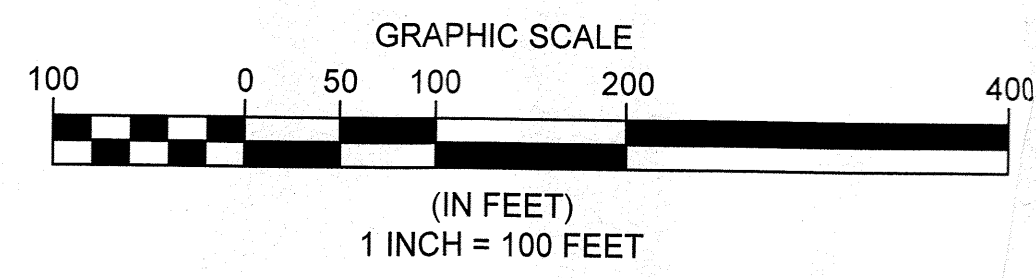
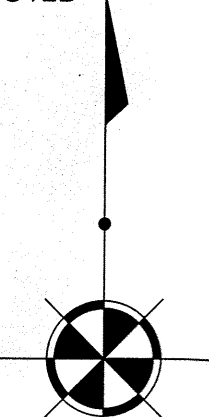
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	200.00'	7639.44'	1°30'00"	199.99'	S89°2'45"W	100.01'
C2	200.00'	7639.41'	1°30'00"	199.99'	S89°2'45"W	100.01'
C3	289.60'	4206.44'	3°56'41"	289.54'	S21°3'11"E	144.86'
C4	289.55'	4206.44'	3°56'38"	289.49'	S22°0'37"E	144.83'

DATE: 11/14/23 DRAWN: MPS
 SCALE: HOR. 1"=50' VERT. N/A
 FOLDER: DWG/Prof. Surveying
 FILENAME: 23059 LOT SPLIT
 TAB: 03-LOT SPLIT
 BANDY. CHK: XXX-xx/xx/20xx
 BASE. CHK: XXX-xx/xx/20xx

APPROVALS
 Approved This 16th Day Of November, 2023
 By The City of Avon Lake Code Administrator.
 Ted Esborn
 Approved This 16th Day Of November, 2023
 By The City of Avon Lake Engineer.
 Chris Howard P.E.

- BOUNDARY SURVEY LEGEND**
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
 - IRON PIN FOUND AS NOTED
 - IRON PIPE FOUND AS NOTED
 - ☐ MONUMENT BOX FOUND AS NOTED
 - DRILL HOLE FOUND

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'.



PIN OAK PARKWAY AVON BELDEN ROAD
 CITY OF AVON LAKE - LORAIN COUNTY - OHIO

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

LOT SPLIT / CONSOLIDATION

PREPARED FOR:
 SCHAFER DEVELOPMENT
 1471 LEAR INDUSTRIAL PKWY
 AVON, OHIO
 PHONE: (440) 336-1179

CONTRACT No.
23059

SHEET	OF
1	1