

PLAT OF LOT SPLIT AND CONSOLIDATION

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO;
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 12, FURTHER KNOWN AS BEING A LOT
SPLIT OF LAND CONVEYED TO LAWRENCE J. AND MARY KAY RAK BY DEED RECORDED AS
INSTRUMENT NUMBER 2013-0467283 OF LORAIN COUNTY RECORDS (PPN 04-00-012-102-053)
OCTOBER 2, 2023 SCALE 1" = 60'

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
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED

Herbert H. and Margaret A. Stockard, Trustees
Inst: 2009-0317720
PPN: 04-00-012-102-048

April L. & Brent Rieman
Inst: 2018-0687246
PPN: 04-00-012-102-047

Edgar R. M. Marr
Inst: 2001-0774917
PPN: 04-00-012-102-042

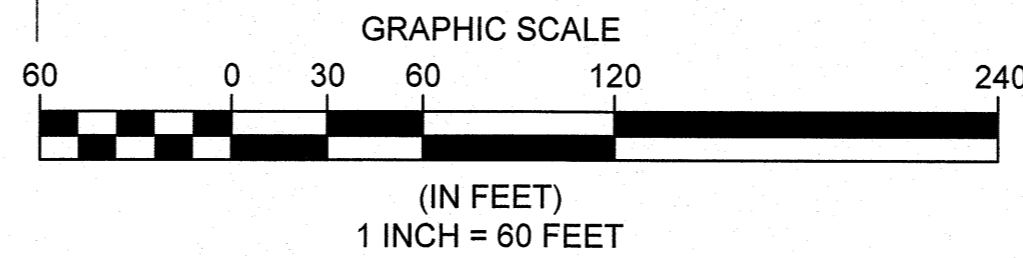
Vince J. & Linsey F. Libassi, Trustees
Inst: 2017-0639308
PPN: 04-00-012-102-043

Erin E. & Tyler Randall
Inst: 2021-0806651
PPN: 04-00-012-102-033

Mary B. & Roy V. Saladonis
PPN: 04-00-012-102-034
Inst: 2020-0746027

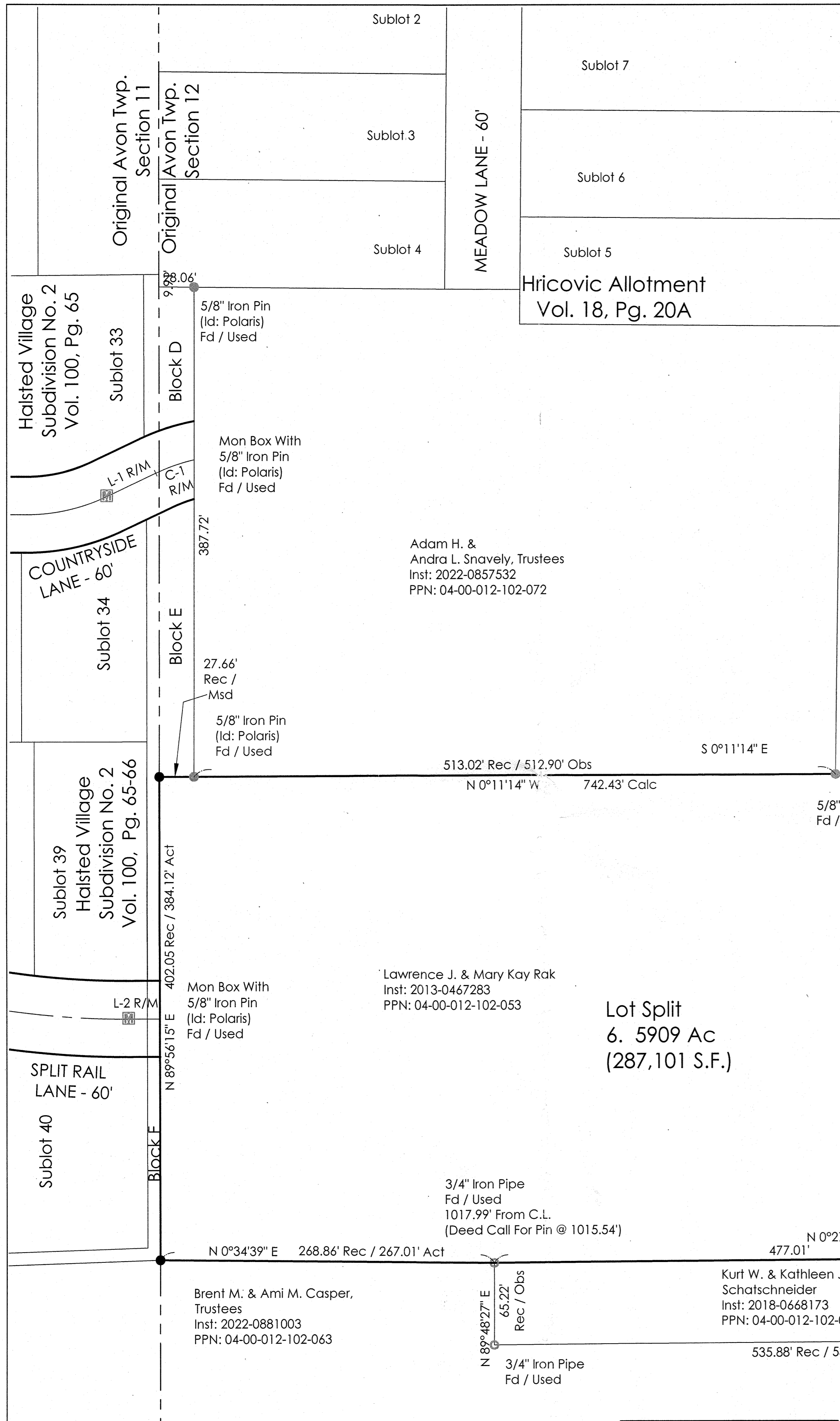
James O. & Sharon K. Bland
PPN: 04-00-012-102-035
Val 757, Pg 550 O.R.
8/19/93

James Patrick & Nancy Z. Roach
PPN: 04-00-012-102-036



PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	32.35'	150.00'	12°21'27"	32.29'	N19°05'07"W	16.24'

PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L1	43.25'	S25°15'51"E
L2	25.18'	S0°06'39"E



P.P.O.B. SPLIT

P.P.O.B. REMAINDER



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 9/22/2023
MICHAEL P. SPELLACY P.S. #8169 DATE

APPROVED LORAIN CO MAP DEPT
DATE 12/20/23
PAGE 04-00-012
BY J.P.
23-04801
#51093

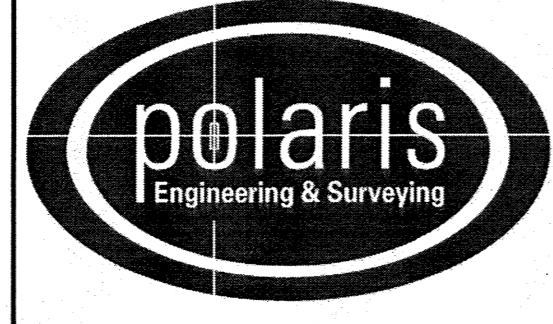
APPROVED PLANNING COMMISSION
DATE 11/10/23
AVON, OHIO
CHAIRPERSON
SECRETARY

APPROVED REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
DATE 11/9/23
CHAIRPERSON
SECRETARY

APPROVED PLANNING COMMISSION
DATE
AVON, OHIO
CHAIRPERSON
SECRETARY

DATE: 10/2/2023 DRAWN: XXX
SCALE: HOR. 1"=60' VERT. 1"=00'
FOLDER: DWG/Proj. Surveying
FILENAME: Survey Base
TAB: 01-lot split
BNDY. CHK: XXX-xx/xx/20xx
BASE. CHK: XXX-xx/xx/20xx

PART OF ORIGINAL AVON TOWNSHIP SECTION 12



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

PLAT OF LOT SPLIT 3889 LONG ROAD

CITY OF AVON - LORAIN COUNTY - OHIO

PREPARED FOR:
Lawrence J. & Mary Kay Rak
Avon, Ohio
PHONE: 440-934-6472

CONTRACT No.	
09123	
SHEET	OF
1	1