

CONSOLIDATION OF LAND

Being Land Remaining in P.P.N. 04-00-026-108-020 and 04-00-026-108-019

After Recording of Fieldstone Landings Subdivision No. 1

As Shown By Plat Recorded In Volume 113, Pages 81-83 Of Lorain County Plat Records
Sited in the City of Avon, County of Lorain and State of Ohio, and further known as being part of
Section 26 of Original Avon Township, Being Township Number 7 in the 16th Range of Townships in the
Connecticut Western Reserve

May 6, 2024

Scale 1"= 50'

**FIELDSTONE LANDINGS
SUBDIVISION NO. 2
(PROPOSED)**
CITY OF AVON - 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



**PLAT OF CONSOLIDATION
OF LAND REMAINING
AFTER SUBDIVISION**

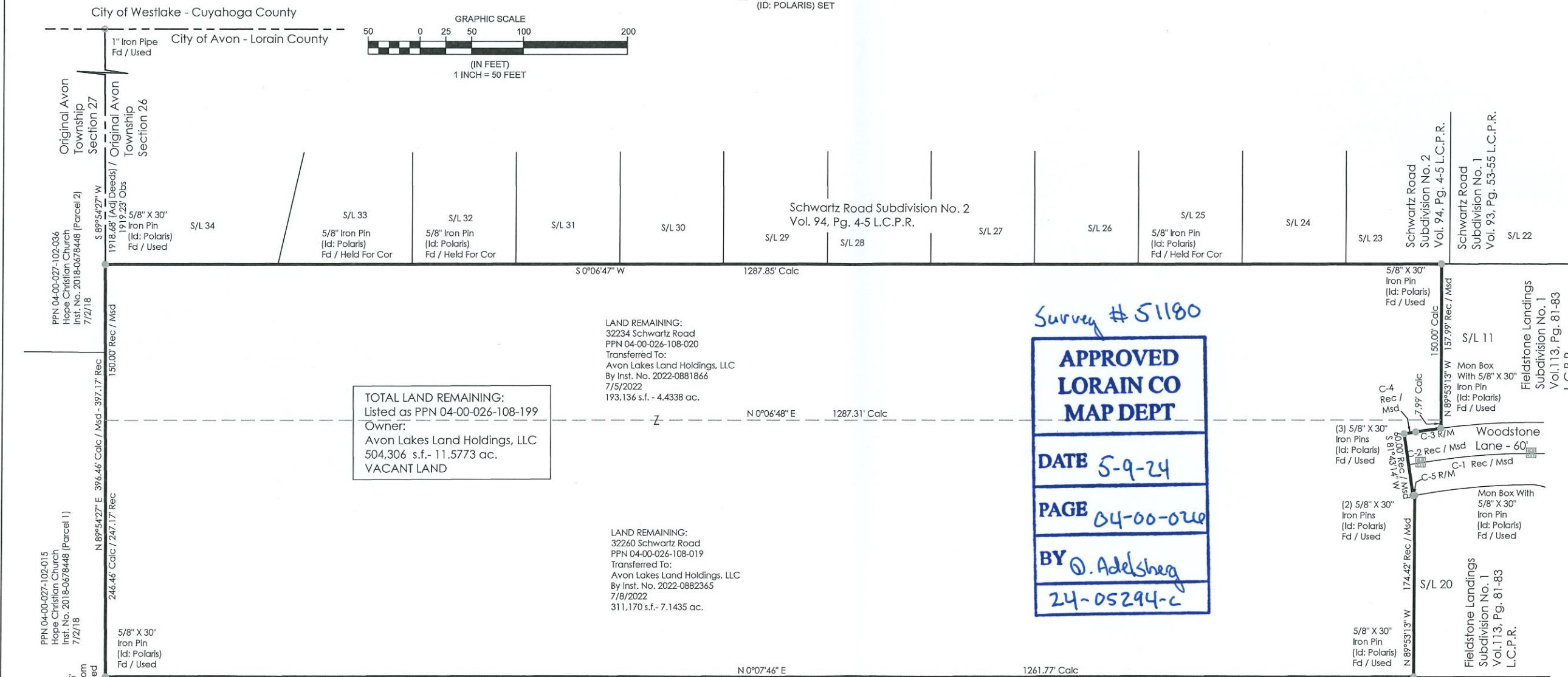
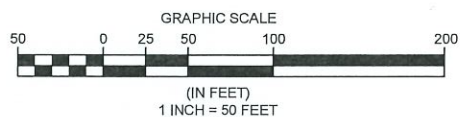
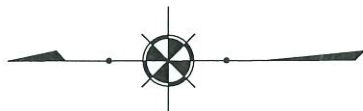
CONTRACT No.
21184
SHEET 1 OF 1

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
- ⊙ STONE FOUND
- MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET



TOTAL LAND REMAINING:
Listed as PPN 04-00-026-108-199
Owner:
Avon Lakes Land Holdings, LLC
504,306 s.f. - 11.5773 ac.
VACANT LAND

LAND REMAINING:
32234 Schwartz Road
PPN 04-00-026-108-020
Transferred To:
Avon Lakes Land Holdings, LLC
By Inst. No. 2022-0881866
7/5/2022
193,136 s.f. - 4.4338 ac.

LAND REMAINING:
32260 Schwartz Road
PPN 04-00-026-108-019
Transferred To:
Avon Lakes Land Holdings, LLC
By Inst. No. 2022-0882365
7/8/2022
311,170 s.f. - 7.1435 ac.

Survey # 51180
**APPROVED
LORAIN CO
MAP DEPT**
DATE 5-9-24
PAGE 04-00-026
BY O. Adelsberg
24-05294-C

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 A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A
PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM
OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

Michael P. Spellacy 5/7/2024
MICHAEL P. SPELLACY P.S. #8169 DATE



PPN 04-00-026-108-040
Catholic Cemeteries Association
Inst.# 1999-0620817 (Deed Parcel 1)

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	107.11'	650.00'	9°26'28"	106.99'	N4°36'27"W	53.67'
C2	11.89'	650.00'	1°02'54"	11.89'	S8°48'14"E	5.95'
C3	24.22'	680.00'	2°02'28"	24.22'	N8°18'27"W	12.11'
C4	11.35'	620.00'	1°02'54"	11.34'	S8°48'14"E	5.67'
C5	1.77'	680.00'	0°08'57"	1.77'	S8°21'15"E	0.89'

REV. No.	DATE	BY	DESCRIPTION
1			
2			
3			
4			

DATE: 5/6/24 DRAWN: MPS
SCALE: HOR. 1"=50' VERT. 1"=50'
FOLDER: DWG/Proj_Surveying
FILENAME: LOT_SPLIT_OF_SUB_2
TAB: 00-Record Plat Subd 2
BNDY. CHK: MPS 12/17/2021
BASE. CHK: XXX-xxxj20xx