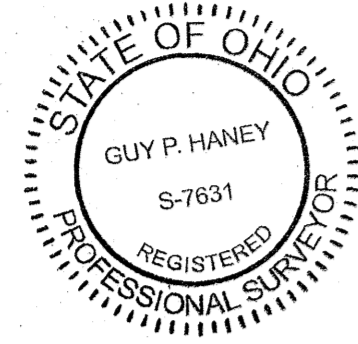


SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set as shown.

Guy P. Haney P.S. No. 5-7631 April 18, 2023 Date



NOTES

- REFERENCES:**
Deed & Plat documents as referenced by survey.
- "Lot Split and Consolidation Map for Barbara Linden" by Michael Mackay, P.S. 7344, on file in Survey No. 47304 of the Lorain County Recorder's Records.
 - "Plat of Survey and Split for James and Judith Keske, Masa Matsunaga and Lorain County Metro Parks", by Thomas A. Simon, P.S. 7775, on file in Survey No. 20280 of the Lorain County Plat Records.
 - "Land Split", by James J. Krall, P.S. 7621, on file in Survey No. 21216 of the Lorain County Plat Records.
 - "Survey for Angelica Dehlinger", by J.W. Warden, on file in Survey No. 40951 of the Lorain County Plat Records.

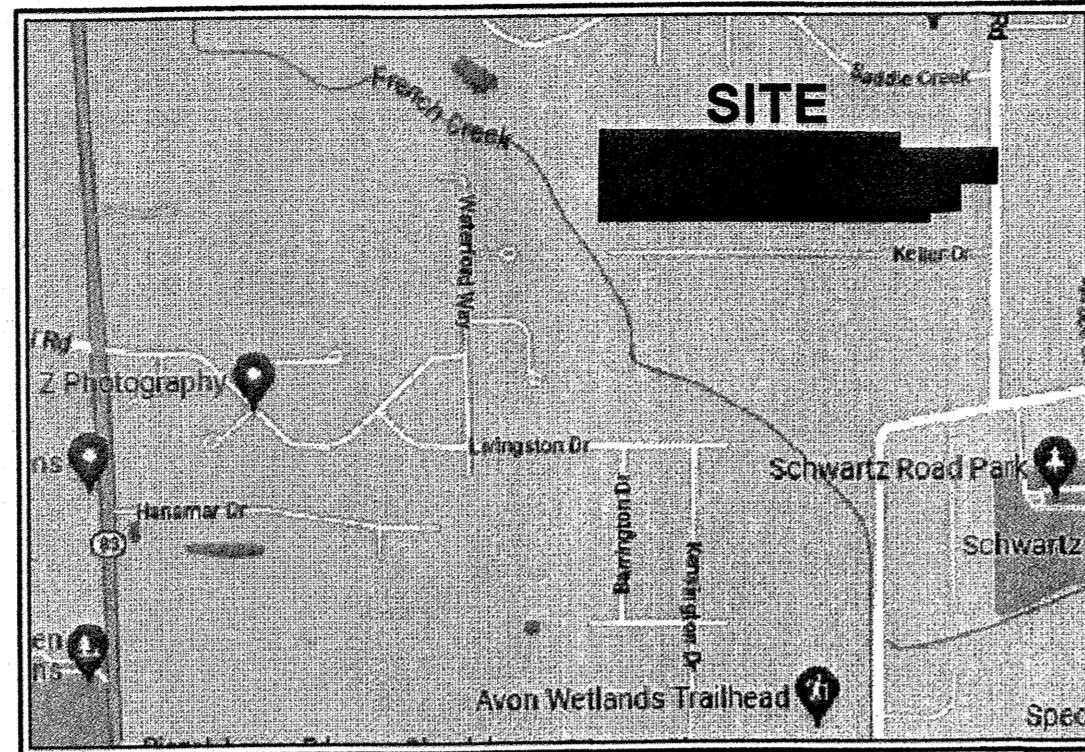
BASIS OF BEARINGS:

Centerline bearing of Jaycox Road was calculated to be South 00°42'18" West between monuments found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.

INTENT OF SURVEY:

The intent of this survey is to split 0.0622 acres of land from P.P.N. 04-00-023-102-157 and consolidate it with P.P.N. 04-00-023-102-024 and P.P.N. 04-00-023-102-025.

LOCATION MAP
LATITUDE: 41°26'37.7"
LONGITUDE: 82°00'16.6"



Plat of Split and Consolidation

of land owned by Scott Wiles

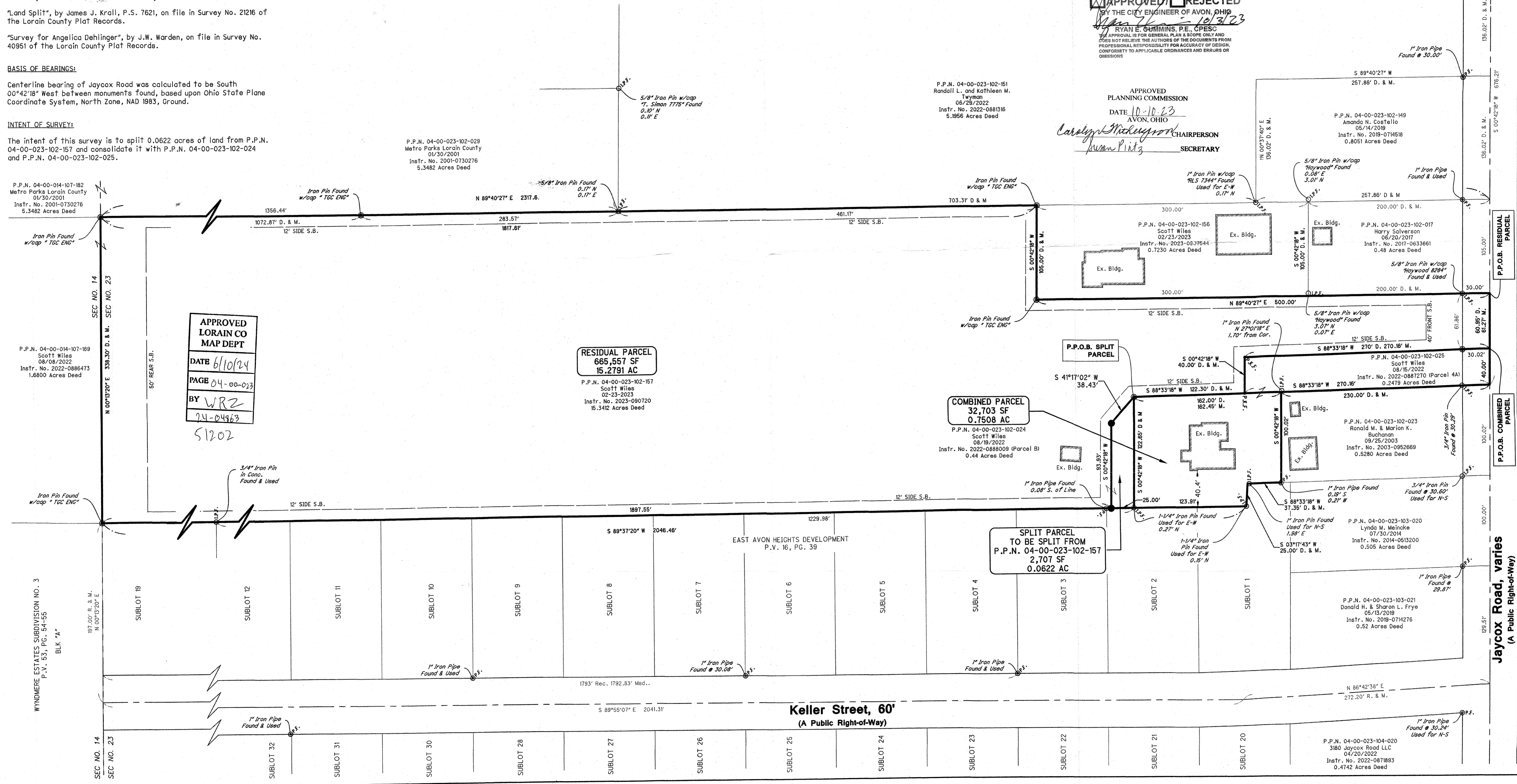
City of Avon, Ohio

Situated in the City of Avon, County of Lorain and State of Ohio and known as being part of Original Avon Township Section No. 23.

LEGEND

- MAG NAIL SET
- MONUMENT BOX FND WITH 1" IRON PIN
- DRILL HOLE
- IRON PIN FOUND (SURVEYOR)
- PK NAIL FOUND
- 5/8" x 30" IRON PIN SET WITH CAP READING "DRG ENG 7631-8557"
- 5/8" x 30" IRON PIN SET WITH CAP READING "TGC ENG 7631-8557", UNLESS OTHERWISE NOTED
- CENTERLINE PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ORIGINAL PROP. LINE
- ORIGINAL LOT LINE

APPROVED REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
DATE 10-10-23
Ryan E. Summins, P.E., CPESC
CHAIRPERSON
Julian Prutz, SECRETARY



APPROVED LORAIN CO MAP DEPT
DATE 6/10/24
PAGE 04-00-023
BY WRZ
74-04363
51202

RESIDUAL PARCEL
665,557 SF
15.2791 AC
P.P.N. 04-00-023-102-157
Scott Wiles
02-23-2023
Instr. No. 2023-090720
15.342 Acres Deed

COMBINED PARCEL
32,703 SF
0.7508 AC
P.P.N. 04-00-023-102-024
Scott Wiles
08/19/2022
Instr. No. 2022-0868009 (Parcel B)
0.44 Acres Deed

SPLIT PARCEL TO BE SPLIT FROM
P.P.N. 04-00-023-102-157
2,707 SF
0.0622 AC

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.390.8000 (FAX) 888.820.8423

DAVEY Resource Group

JAYCOX ROAD SPLIT AND CONSOLIDATION
PLAT OF SURVEY

PROJECT NUMBER: 1828
DATE: 2023-04-18

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