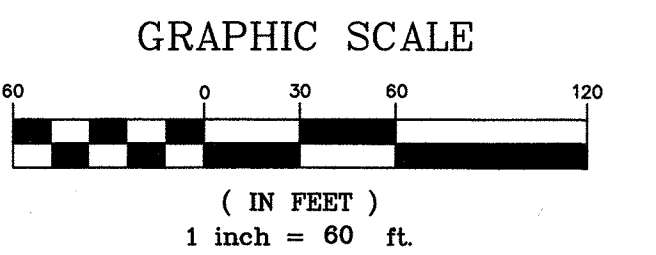


# LOT SPLIT & COMBINATION SURVEY

Situated in the City of Avon, County of Lorain, State of Ohio, and known as being part of original Avon Township Section 14

PPN 0400014102024  
PPN 0400014102041  
2758 Center Road

APPROVED  
LORAIN CO  
MAP DEPT  
DATE 7/9/24  
PAGE A-00-014  
BY T. Spillman  
# 24-04881  
Scan # 51226



The "Basis of Bearings" for this survey is Grid North of the NAD83 (2011), Ohio State Plane, North Zone as established by GPS Observation.

**PARCEL ACREAGE BREAKDOWN**

PPN 0400014102024	2,566.0 AC PER SURVEY
PPN 040014102026	0.8673 AC PER SURVEY
PPN 0400014102041	25.0654 AC PER SURVEY
- 3.4754 AC PARCEL 2	
- 0.2244 AC LOT SPLIT AREA	
= 21.3656 AC REMAINDER AREA	
(0.0852 AC IN R/W)	
<b>COMBINATION PARCEL</b>	<b>2,566.0 AC</b>
+ 21.3656 AC	
<b>23,931.6 AC TOTAL</b>	
(0.1403 AC IN R/W)	
<b>PARCEL 1</b>	<b>0.8673 AC</b>
+ 0.2244 AC	
<b>1.0917 AC</b>	
(0.0854 AC IN R/W)	

**SURVEY LEGEND**

- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
  - - Monument Box Found & Described
  - - Iron Pin Found & Described
  - ⊙ - Iron Pipe Found & Described
  - △ - MAG Nail Set
- Fnd. (F) - Found (D) - Record Deed  
Usd. (U) - Used R/W - Right of Way  
(P) - Plat

APPROVED PLANNING COMMISSION  
DATE 6-25-24  
AVON, OHIO  
Joseph A. Spillman CHAIRPERSON  
Sharon Pitz SECRETARY

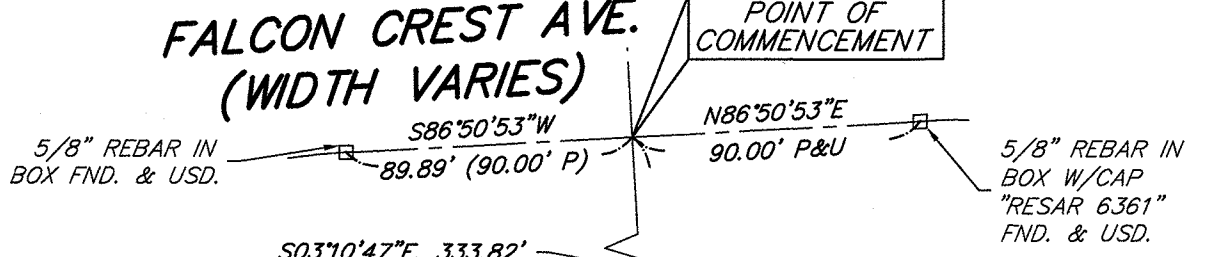
Lewis Land Professionals, Inc.

Civil Engineering & Surveying  
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281  
Phone: (330) 335-8232  
www.landprosinc.com

DATE: MARCH 2024  
SHEET 1 OF 2

PROJ. No. 24-057 DRAWING NAME 24-057 LS.dwg

**FALCON CREST AVE. (WIDTH VARIES)**



**WEST PARK RD. (50' WIDTH)**

**PARCEL 1**  
AREA = 1.0917 AC.  
(0.0854 AC IN R/W)

**PARCEL 2**  
AREA = 3.4754 AC.  
(0.2107 AC IN R/W)

**COMBINATION PARCEL**  
AREA = 23.9316 AC.  
(0.1403 AC IN R/W)

JOSEPH A. & SUSAN KEARNEY  
PPN 040014104017  
DOCUMENT NO. 1998-0537407

JEANNIE M. & VINCENT BRUNORI  
PPN 040014104018  
DOCUMENT NO. 2021-0806524

DANIEL J. & MANDY R. FORBIS  
PPN 040014104019  
DOCUMENT NO. 2021-0854176

KIMBERLY DITTO  
PPN 040014102041  
DOCUMENT NO. 2021-0842187  
RECORD 24.92 AC.  
SURVEY 25.0654 AC.

KIMBERLY DITTO  
PPN 040014102041  
DOCUMENT NO. 2021-0842187  
RECORD 24.92 AC.  
SURVEY 25.0654 AC.

KIMBERLY DITTO  
PPN 040014102026  
DOCUMENT NO. 2021-0842186  
RECORD 0.87 AC.  
SURVEY 0.8673 AC.

KIMBERLY DITTO  
PPN 040014102024  
DOCUMENT NO. 2021-0842190  
RECORD 2.57 AC.  
SURVEY 2.5660 AC.

EDWIN J. & JANET L. BRUNORI  
PPN 040014102023  
DEED VOLUME 1390, PAGE 522

FAITH LUTHERAN CHURCH  
PPN 040014102018  
DEED VOLUME 828, PAGE 398

THERESA WALSH  
PPN 040014102016  
DOCUMENT NO. 2020-0764400

BAUERDALE AVE. (60' WIDTH)  
PLAT BOOK 19, PAGE 17

THOMAS W. & LAUREL J. ANDREWS  
PPN 040014102049  
O.R. VOLUME 71, PAGE 360

CREEKVIEW SUBDIVISION NO. 2  
PLAT BOOK 41, PAGES 35-36

BREAK LINE - SEE SHEET 2

APPROVED / REJECTED  
BY THE CITY ENGINEER OF AVON, OHIO  
6/25/24

RYAN E. CUMMINS, P.E., CPESC  
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	76.07'	30.00'	145°17'05"	S78°34'14"W	57.27'

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

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and known as being part of  
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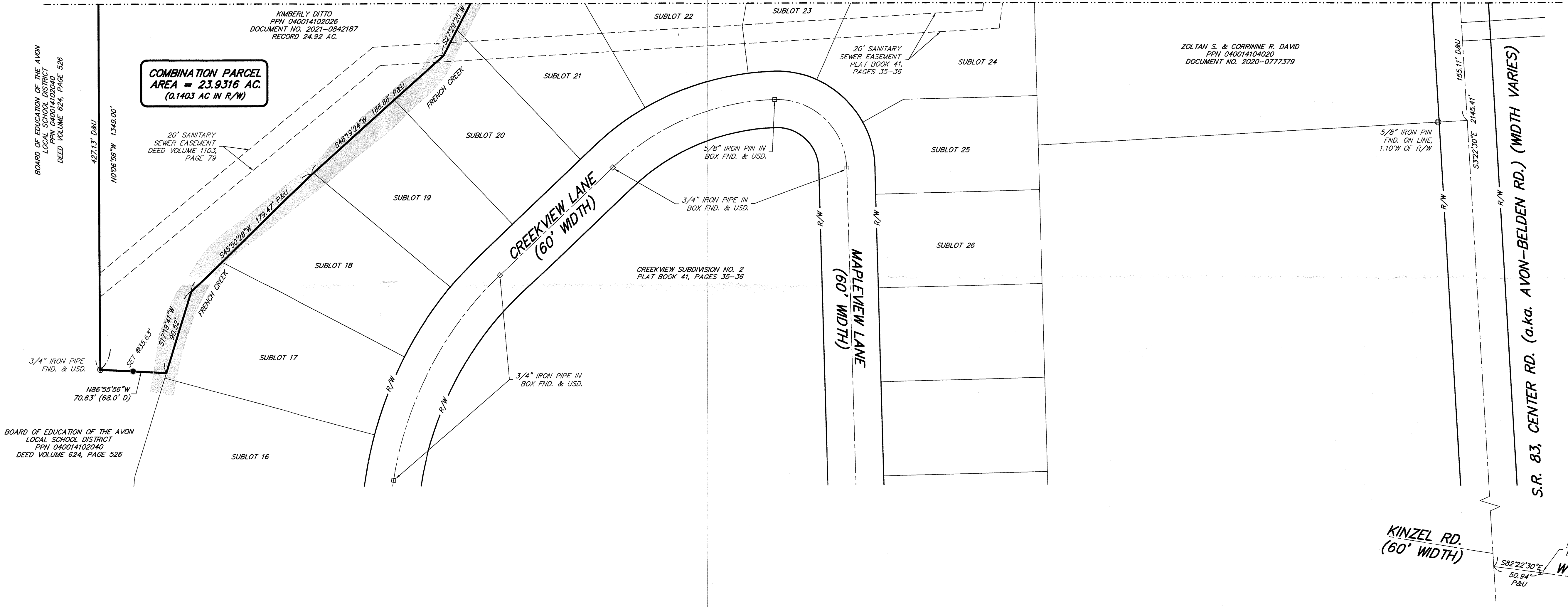
**REFERENCES**  
**LORAIN COUNTY RECORDER'S RECORDS**

DEEDS & PLATS AS SHOWN & LISTED  
PLAT BOOK 46, PAGES 67-68  
PLAT BOOK 51, PAGE 62  
PLAT BOOK 58, PAGES 54-55

**REFERENCES**  
**LORAIN COUNTY ENGINEER'S RECORDS**

SURVEY NO: 42928, 42989, 47119, 47321,  
48881, 50204, 50386

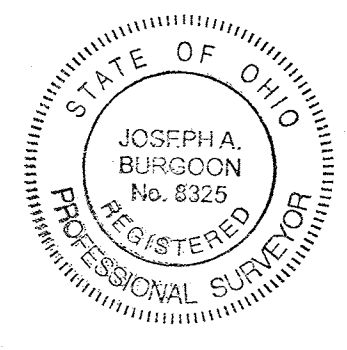
**BREAK LINE - SEE SHEET 1**



**SURVEYOR'S CERTIFICATION**

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

*Joseph A. Burgoon* Date: 6/20/2024  
Reg. Ohio Surveyor No. PS-#8325



Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.