

LOT SPLIT and CONSOLIDATION PLAT

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION No. 25.

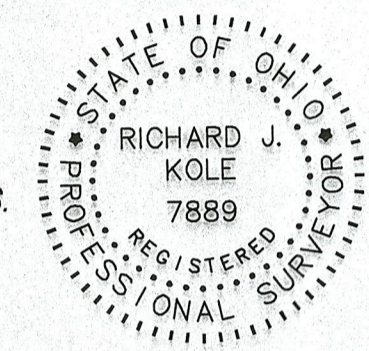
Survey Certification:

I do hereby certify that I have surveyed the premises and prepared this plat in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. Dimensions shown are expressed in feet and decimal parts thereof, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole 8/2/24
Richard J. Kole, Registered Land Surveyor #7889

Basis of Bearings:

State Plane Grid North, NAD 83 (2011), Ohio North Zone. Tied by GNSS to O.D.O.T. VRS.



SURVEY REFERENCES:

- COUNTRYSIDE ESTATES 1 VOL. 46, PG. 46 (11/2/1990)
- SURVEY by HAPONEK & ASSOC. SURVEY No. 43224 (March 1991)
- WYANDOT VILLAGE VOL. 31, PG. 60 (10/29/1975)

51269

APPROVED
LORAIN CO
MAP DEPT

DATE 9/9/24

PAGE 04-00-025

BY ACorden
#24-04902

P.N. 04-00-025-000-577
HILLIARD PARTNERSHIP, LLC
DOC. No. 2018-0693698
11/2/2018
59.7404 Ac.

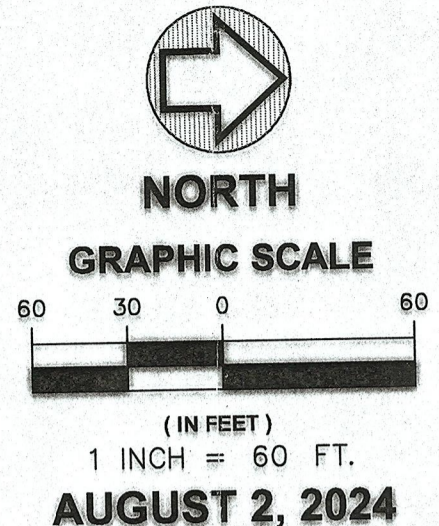
APPROVAL BY THE CITY OF AVON,
LORAIN COUNTY OHIO NO PLAT REQUIRED

Carolyn Wickham CHAIRPERSON
Jan Stepi SECRETARY
8.29.24 DATE

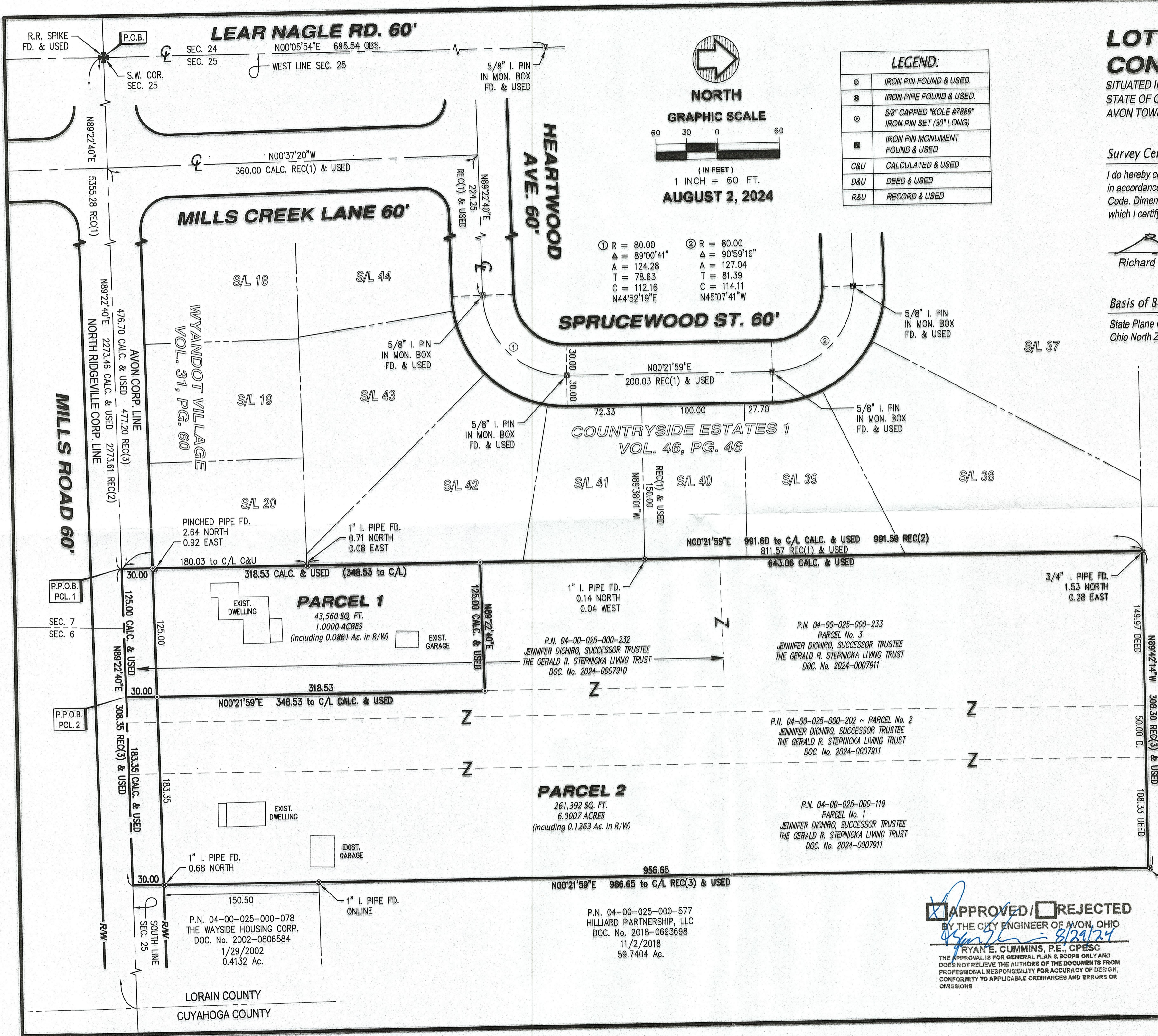
APPROVED / **REJECTED**
BY THE CITY ENGINEER OF AVON, OHIO
Ryan E. Cummins 8/29/24
RYAN E. CUMMINS, P.E., CPESC
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS

Prepared by
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File No. 24127 LSC

LEGEND:	
○	IRON PIN FOUND & USED.
⊙	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "KOLE #7889" IRON PIN SET (30" LONG)
■	IRON PIN MONUMENT FOUND & USED
C&U	CALCULATED & USED
D&U	DEED & USED
R&U	RECORD & USED



① R = 80.00 A = 89°00'41" T = 124.28 C = 78.63 N44°52'19"E	② R = 80.00 A = 90°59'19" T = 127.04 C = 81.39 N45°07'41"W
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LORAIN COUNTY
CUYAHOGA COUNTY