

**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".

*Michael P. Spellacy* 6/26/2024  
 MICHAEL P. SPELLACY P.S. #8169 DATE

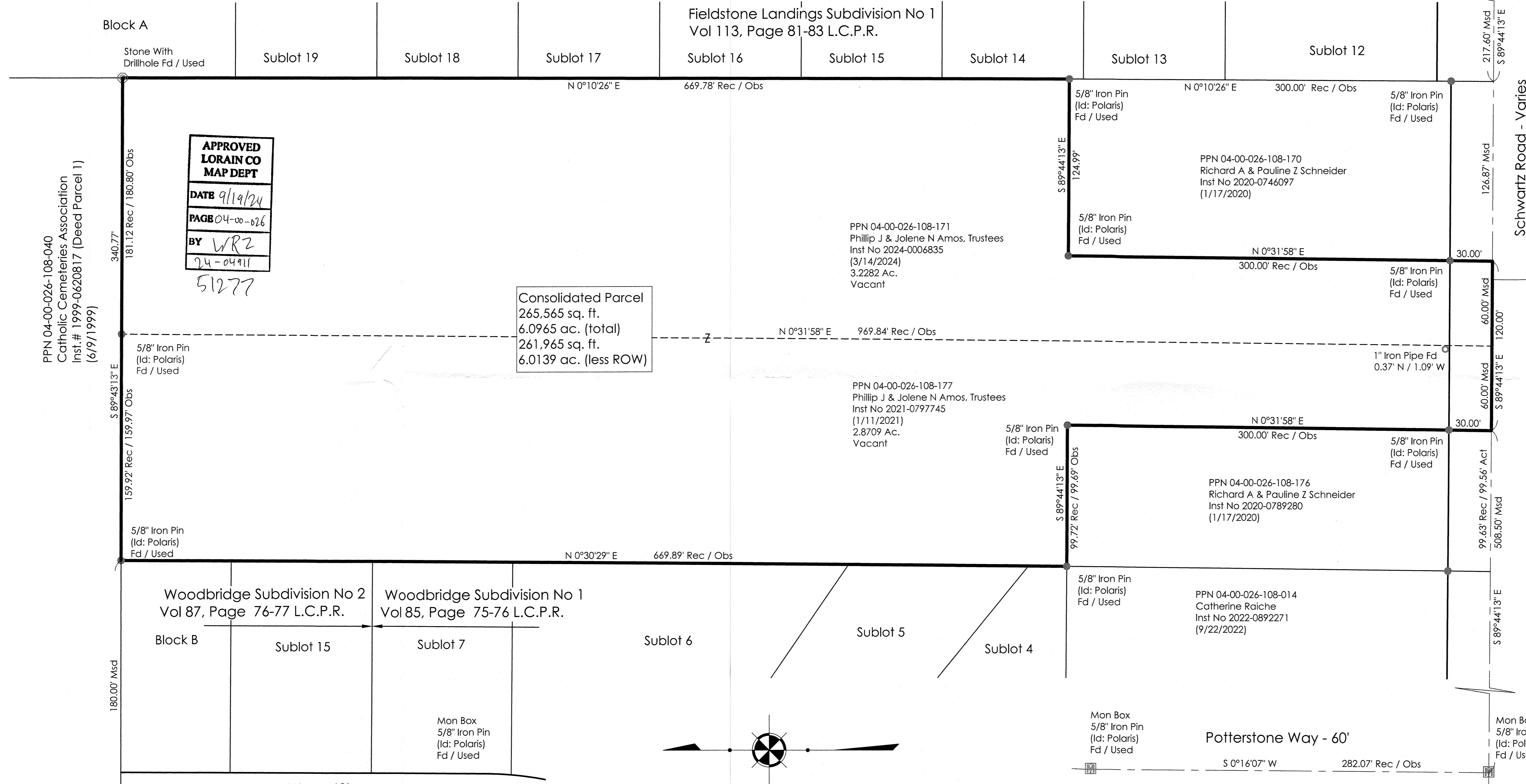


**Plat of Lot Split & Consolidation**

Known as Being a part of Original Avon Township  
 Section No. 26:  
 Intending to Combine All of PPN 04-00-026-108-171 With  
 All of PPN 04-00-026-108-177 To Create The Combined  
 Parcel as Shown Hereon.  
 Now in the City of Avon - Lorain County - Ohio  
 June 26, 2024 Scale 1"= 40'

Original Avon Twp. Section 26  
 City of Westlake - Cuyahoga County  
 City of Avon - Lorain County  
 Stone With Drillhole Fd / Used

Woodstone Lane - 60'  
 N 0°15'47" E  
 Mon Box 5/8" Iron Pin (Id: Polaris) Fd / Used 98.67' Rec / Obs  
 Mon Box 5/8" Iron Pin (Id: Polaris) Fd / Used 40.00' Rec / Msd  
 2314.67' Rec / Obs



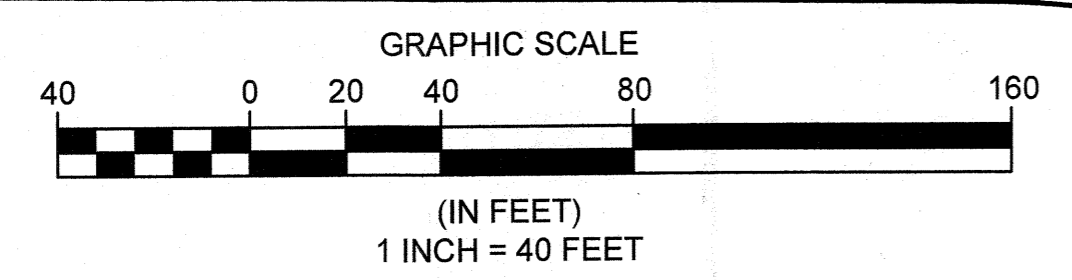
**APPROVED LORAIN CO MAP DEPT**  
 DATE 9/19/24  
 PAGE 04-00-626  
 BY WRZ  
 24-04911  
 51277

Consolidated Parcel  
 265,565 sq. ft.  
 6.0965 ac. (total)  
 261,965 sq. ft.  
 6.0139 ac. (less ROW)

**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



**APPROVED** /  **REJECTED**  
 BY THE CITY ENGINEER OF AVON, OHIO  
 RYAN E. CUMMINS, P.E., CPESC  
 DATE 7-23-24  
 AVON, OHIO  
 Chairperson: Carolyn Nicholson  
 Secretary: Susan Pritz

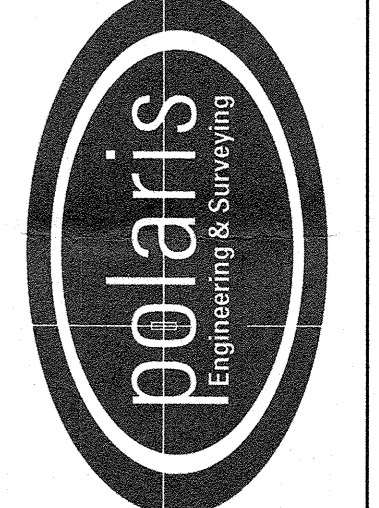
**SURVEY REFERENCES USED**  
 PLAT: FIELDSTONE LANDINGS SUBDIVISION NO 1 - VOL 113, PG 81 L.C.P.R.  
 PLAT: WOODBRIDGE SUBDIVISION NO 1 - VOL 85, PG 75-76 L.C.P.R.  
 PLAT: WOODBRIDGE SUBDIVISION NO 2 - Vol 87, Page 76-77 L.C.P.R.  
 PLAT OF LOT SPLIT AND CONSOLIDATION FOR RICHARD A AND PAULINE SCHNEIDER (MAY 2019)  
 PLAT OF LOT SPLIT AND CONSOLIDATION FOR RICHARD A AND PAULINE SCHNEIDER (SEPTEMBER 2020)  
 RECORD DEEDS AS NOTED

REV. No.	DATE	BY
1.	6/26/24	mps

DATE: 6/13/24 DRAWN: mps  
 SCALE: HOR. 1"= 40' VERT. 1"= 40'  
 FOLDER: DWG/Proj. Surveying  
 FILENAME: 24129-Consolidation  
 TAB: 01-Survey Map  
 BNDY. BY: mps  
 BASE. BY: XXX

**CONSOLIDATION SCHWARTZ ROAD**  
 CITY OF AVON - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.  
 3460 CLARION ROAD, SUITE D  
 COLUMBIANA, OHIO 44094  
 (440) 944-4433  
 www.polaris-es.com



**MAP OF LANDS**

PREPARED FOR:  
 Phillip J. Amos  
 36711 American Way 2-F  
 Cleveland, Ohio 44011  
 PHONE: (440) 934-4102

CONTRACT No.	
24129	
SHEET	OF
1	1