

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

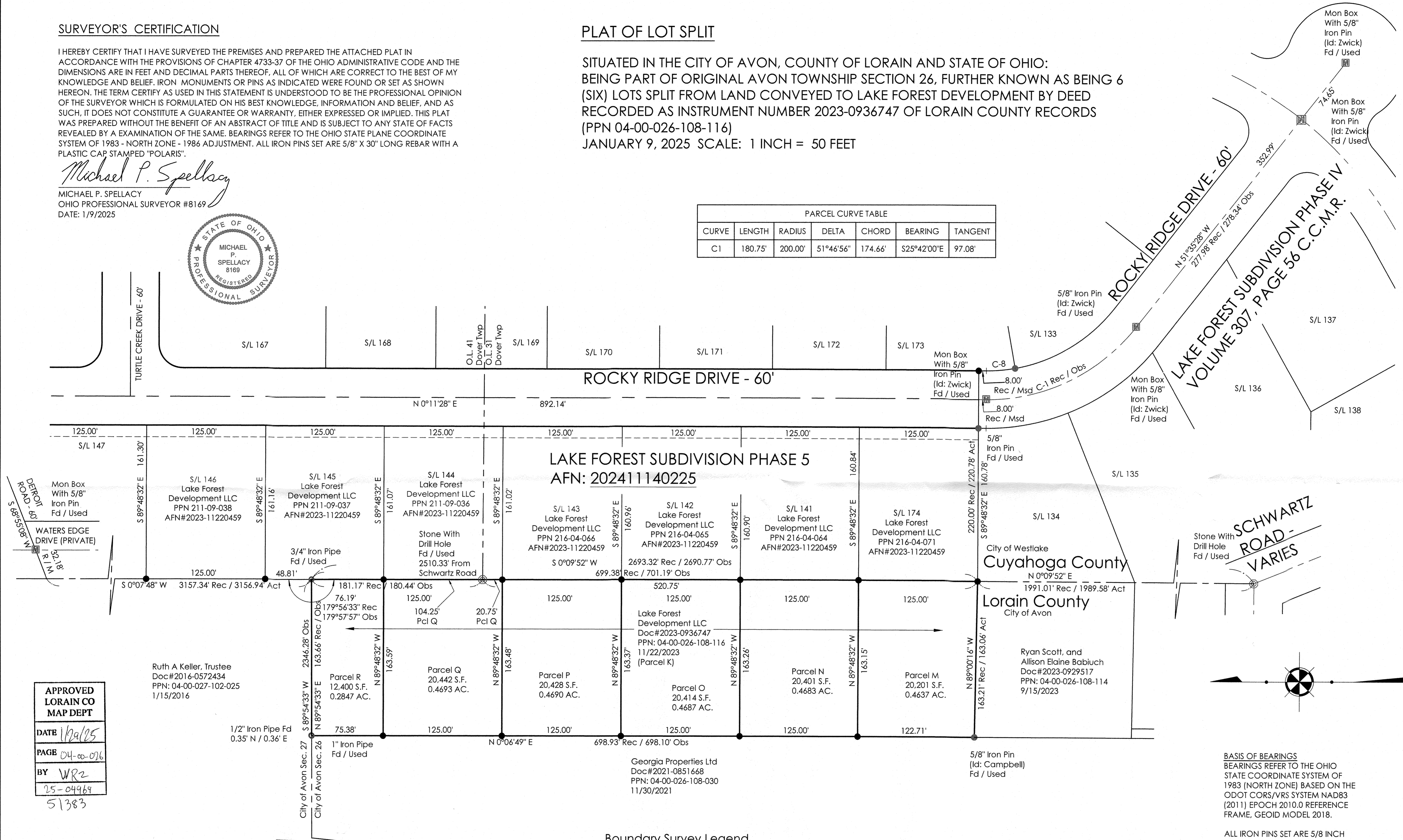
Michael P. Spellacy
 MICHAEL P. SPELLACY
 OHIO PROFESSIONAL SURVEYOR #8169
 DATE: 1/9/2025



PLAT OF LOT SPLIT

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO:
 BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 26, FURTHER KNOWN AS BEING 6
 (SIX) LOTS SPLIT FROM LAND CONVEYED TO LAKE FOREST DEVELOPMENT BY DEED
 RECORDED AS INSTRUMENT NUMBER 2023-0936747 OF LORAIN COUNTY RECORDS
 (PPN 04-00-026-108-116)
 JANUARY 9, 2025 SCALE: 1 INCH = 50 FEET

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	180.75'	200.00'	51°46'56"	174.66'	S25°42'00"E	97.08'



APPROVED
 LORAIN CO
 MAP DEPT
 DATE 1/21/25
 PAGE 04-00-026
 BY WR2
 25-04969
 51383

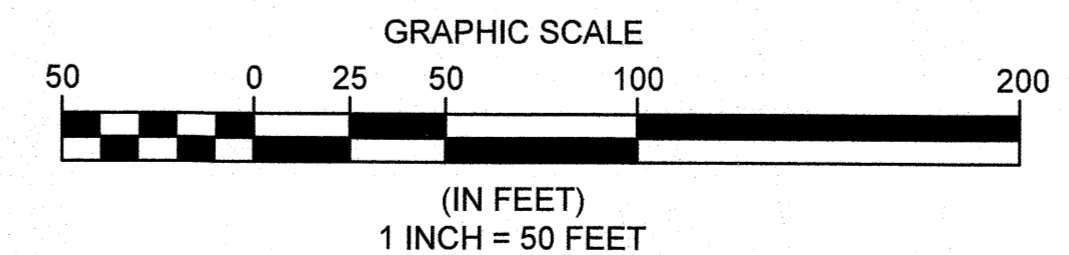
PPN 04-00-027-102-015
 Hope Christian Church
 Inst. No. 2018-0678448 (Parcel 1)
 7/2/18

PPN 04-00-027-102-059
 Catholic Cemeteries Association
 Vol. 1029, Pg 25 O.R.
 1/6/1995

APPROVED / **REJECTED**
 BY THE CITY ENGINEER OF AVON, OHIO
Ryan E. Cummins, P.E., CPESC
 1/15/25
 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

Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- Ⓜ MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) TO BE SET
- Ⓜ MONUMENT BOX FOUND AS NOTED
- ⊙ STONE FOUND



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".

APPROVED
 PLANNING COMMISSION
 DATE 1-15-25
 AVON, OHIO
Cariann Walkerpool CHAIRPERSON
Russell Pindy SECRETARY

LAKE FOREST SUBDIVISION

CITY OF WESTLAKE - CUYAHOGA COUNTY - OHIO

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 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com



PLAT OF LOT SPLITS IN THE CITY OF AVON LORAIN COUNTY

CONTRACT No.	
23020	
SHEET	OF
01	01