

DULL LOT SPLIT PLAT

CITY OF AVON, LORAIN COUNTY, OHIO

Situated in the City of Avon, County of Lorain and State of Ohio and known as being part of Original Avon Township Section 4 and being PPN# 04-00-004-103-017.

ACCEPTANCE

THE UNDERSIGNED OWNER OF THE LANDS SHOWN HEREON, HEREBY ACKNOWLEDGE THIS PLAT TO BE OUR FREE ACT AND DEED AND HEREBY ACCEPT THIS LOT SPLIT PLAT OF THE SAME.

Jerlean K. Dull
SIGNATURE DATE 10/3/25
Harold E. Dull
PRINT NAME/TITLE

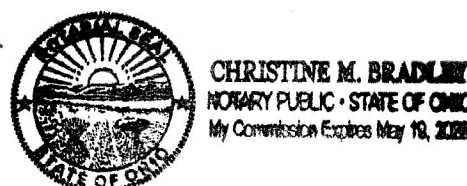
NOTARY

COUNTY OF LORAIN)
STATE OF OHIO) ss

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED *Jerlean K. Dull* and *Harold E. Dull*, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT *Ellettsville*, OHIO, THIS 3rd DAY OF October, 2025.

NOTARY PUBLIC *Christine M. Bradley*
MY COMMISSION EXPIRES 5/19/28
COMMISSION EXPIRES



APPROVALS

THIS LOT SPLIT PLAT IS ACCEPTED AND APPROVED BY THE COUNCIL PRESIDENT OF THE CITY OF AVON, THIS _____ DAY OF _____, 20____.

BRIAN FISCHER, COUNCIL PRESIDENT

THIS LOT SPLIT PLAT IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION CHAIRPERSON OF THE CITY OF AVON, THIS _____ DAY OF _____, 20____.

CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

THIS LOT SPLIT PLAT IS ACCEPTED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF AVON, THIS _____ DAY OF _____, 20____.

RYAN E. CUMMINS, P.E., CITY OF AVON CONSULTING ENGINEER

LEGEND
C = Centerline C/Calc. = Calculated
P = Property Line U/Used. = Used
R/W = Right-of-Way Fnd. = Found
D = Deed Vol. = Volume
R/Rec. = Record Pg. = Page
○ = Existing Iron Pin or Pipe Found as noted
□ = Indicates Monument Box Found as noted
+ = CVE Traverse Point - Magnetic Nail Set
● = I.P.S. - 5/8"x30" Iron Pin Set (W/ Yellow Cap "CVE LTD")

APPROVED
LORAIN CO
MAP DEPT
DATE 10/6/25
PAGE 04-00-004
BY WRZ
25-05071
51560

BASIS OF BEARING FOR THIS PLAT IS NORTH 00°03'32" WEST AS THE WEST LINE OF AVON TOWNSHIP SECTION 4 AS EVIDENCED BY MONUMENTS FOUND AND IS THE SAME AS CALCULATED AND REPRODUCED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3401 BY TIES TO THE O.D.O.T. VRS NETWORK AND ARE USED TO INDICATE ANGLES ONLY.

THERE WAS 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.

RECORDS USED:

DEEDS, PLATS, AND TAX MAPS AS SHOWN
R1- LCMR VOL. 46 PG. 76-77 - CENTER LINE SURVEY PLAT DATED 01/29/1991
R2- LCMR VOL. 95 PG. 78-84 - AVON RECREATION COMPLEX SUBDIVISION DATED 04/28/2010
R3- LCMR 39274 - BOUNDARY FOR THE CITY OF AVON
R4- OHIO WATER DEVELOPMENT AUTHORITY PLAN SET- INTERCEPTOR SEWERS AND WASTEWATER TREATMENT FACILITIES FOR FRENCH CREEK DISTRICT DATED JUNE 30, 1973

SURVEYED ACREAGE BREAKDOWN

Split
+ 4.5459 AC. Parcel A
+ 7.7120 AC. Parcel B
Total 12.2579 AC. (AS SURVEYED) (12.1990 AC. PER DEED)

SURVEYOR'S CERTIFICATE

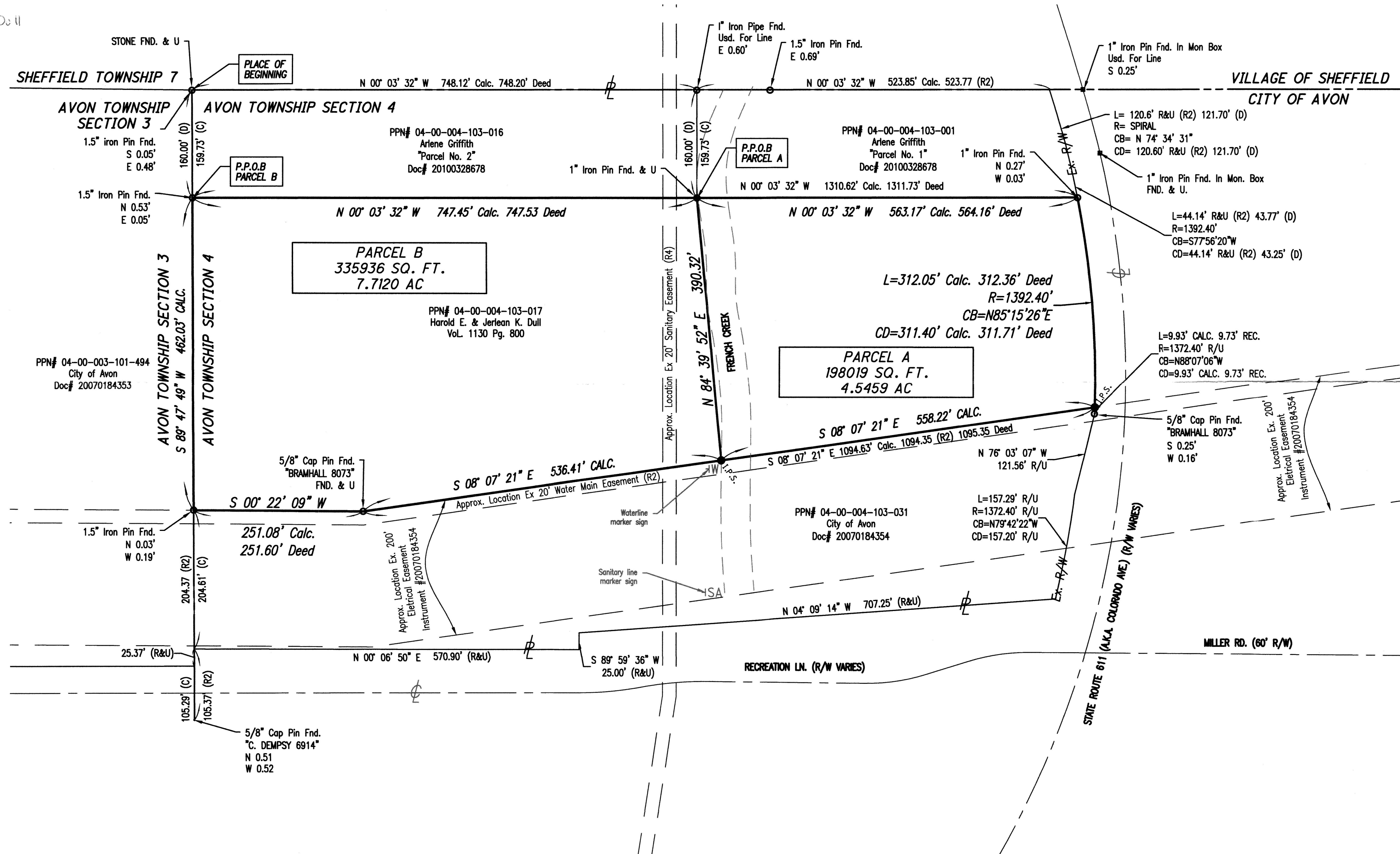
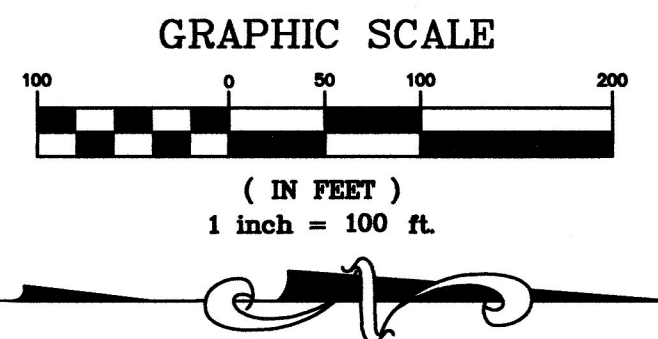
I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON, THAT IRON PINS WERE FOUND OR SET AT POINTS INDICATED. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN INDICATE ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF.

Ryan A. Snezek
RYAN A. SNEZEK P.S. NO 8495
DATE 8/20/2025



NOTE

FRENCH CREEK WAS LOCATED PER FIELD SURVEY ON JULY 18TH, 2025



APPROVED
BY THE CITY ENGINEER OF AVON, OHIO
Ryan E. Cummins
RYAN E. CUMMINS, P.E., CPES
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.

APPROVED
PLANNING COMMISSION
DATE 8-20-25
AVON, OHIO
Carolyn Witherspoon CHAIRPERSON
Brian Fischer SECRETARY

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REVISIONS

DULL LOT SPLIT PLAT
39651 COLORADO AVE
CITY OF AVON, LORAIN COUNTY, OHIO

DESIGNED BY: LWH
DRAWN BY: RAS
CHECKED BY: RAS
DATE: JULY 2025
SCALE: 1"=100'
PROJECT NUMBER
25252
Drawing Name
Master
SHEET: 1
TOTAL SHEETS: 1