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. 10,00 / glarold e Delle HAROLD E. DUCK

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. PRINT NAME/TITLE **NOTARY** COUNTY OF LORAIN STATE OF OHIO BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DECLEMENT K. DO II HEAVOID E. DOIL , 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 Eliza OHIO, THIS 318 DAY OF October, 2025. NOTARY PUBLIC OF THE STATE OF T CHRISTINE M. BRADLEY NOTARY PUBLIC . STATE OF CHILD **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 **APPROVED** LORAIN CO MAP DEPT = Centerline C/Calc. = Calculated DATE (= Property Line U/Usd. = Used R/W = Right-of-Way Fnd. = Found[PAGE 04-00-004 Vol. = Volume Pg. = PageR/Rec. = Record• Existing Iron Pin or Pipe Found as noted 25-05071 □ = Indicates Monument Box Found as noted 51560 $\bullet = 1.P.S.* - 5/8"x30"$ Iron Pin Set

(W/ Yellow Cap "CVE LTD")

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.

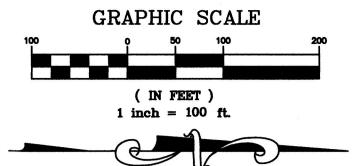
THERE WAS NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD. ENCUMBRANCES. RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

<u>RECORDS USED:</u> 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

4.5459 AC. Parcel A

7.7120 AC. Parcel B Total 12.2579 AC. (AS SURVEYED) (12.1990 AC. PER DEED)



CHAGRIN VALLEY ENGINEERING, LTD

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 P.S. NO 8495

8/20/2025

FRENCH CREEK WAS LOCATED PER FIELD SURVEY ON

JULY 18TH, 2025

I" Iron Pipe Fnd. Usd. For Line STONE FND. & U ¬ - 1.5" Iron Pin Fnd. / 1" Iron Pin Fnd. In Mon Box E 0.69' Usd. For Line PLACE OF BEGINNING S 0.25' SHEFFIELD TOWNSHIP 7 VILLAGE OF SHEFFIELD N 00° 03' 32" W 523.85' Calc. 523.77 (R2) N 00° 03' 32" W 748.12' Calc. 748.20' Deed CITY OF AVON AVON TOWNSHIP AVON TOWNSHIP SECTION 4 - L= 120.6' R&U (R2) 121.70' (D) SECTION 3 / R= SPIRAL PPN# 04-00-004-103-001 PPN# 04-00-004-103-016 CB= N 74° 34' 31" 1.5" iron Pin Fnd. Arlene Griffith Arlene Griffith P.P.O.B PARCEL A CD= 120.60' R&U (R2) 121.70' (D) 1" Iron Pin Fnd. ~ S 0.05' "Parcel No. 1" "Parcel No. 2" P.P.O.B PARCEL B E 0.48' Doc# 20100328678 N 0.27' Doc# 20100328678 1" Iron Pin Fnd. & U ~ W 0.03' 1" Iron Pin Fnd. In Mon. Box N 00° 03' 32" W 1310.62' Calc. 1311.73' Deed 1.5" Iron Pin Fnd. — N 0.53' N 00° 03' 32" W 747.45' Calc. 747.53 Deed N 00° 03' 32" W 563.17' Calc. 564.16' Deed L=44.14' R&U (R2) 43.77' (D) E 0.05' R=1392.40' CB=S77*56'20"W PARCEL B CD=44.14' R&U (R2) 43.25' (D) 335936 SQ. FT. L=312.05' Calc. 312.36' Deed 7.7120 AC R=1392.40' PPN# 04-00-004-103-017 Harold E. & Jerlean K. Dull CB=N85°15'26"E CD=311.40' Calc. 311.71' Deed Vol. 1130 Pg. 800 L=9.93' CALC. 9.73' REC. R=1372.40' R/U PARCEL A CB=N88'07'06"W PPN# 04-00-003-101-494 198019 SQ. FT. CD=9.93' CALC. 9.73' REC. City of Avon Doc# 20070184353 4.5459 AC S 08" 07' 21" E 558.22' CALC. S 08° 07' 21" E 1094.63' Calc. 1094.35 (R2) 1095.35 Deed "BRAMHALL 8073" S 0.25' S 08° 07' 21" E 536.41' CALC. W 0.16' 5/8" Cap Pin Fnd. -121.56' R/U Approx. Location Ex 20' Water Main Easement (R2), "BRAMHALL 8073" FND. & U L=157.29' R/U S 00° 22' 09" W R=1372.40' R/U PPN# 04-00-004-103-031 Waterline marker sign City of Avon CB=N79°42'22"W 1.5" Iron Pin Fnd. 251.08' Calc. Doc# 20070184354 CD=157.20' R/U N 0.03' 251.60' Deed W 0.19' Sanitary line N 04° 09' 14" W 707.25' (R&U) MILLER RD. (60' R/W) 25.37' (R&U)-N 00° 06' 50" E 570.90' (R&U) RECREATION LN. (R/W VARIES) 25.00' (R&U) 5/8" Cap Pin Fnd.
"C. DEMPSY 6914" N 0.51 W 0.52

> APPROVED/ REJECTED BY THE CITY ENGINEER OF AVON, OHIO RYAN E. CUMMINS, P.E., CPESO DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN CONFORMITY TO APPLICABLE ORDINANCES AND ERRURS OR

APPROVED PLANNING COMMISSION DATE 8-20-25 AVON, OHIO wolin Withers por CHAIRPERSON PROJECT NUMBER 25252

Designed by: ____

DRAWN BY: LJH

CHECKED BY: RAS DATE: JULY 2025

SCALE: 1"=100'

DULL LOT 39651 CO OF AVON, LC

SHEET:

Drawing Name

TOTAL SHEETS: