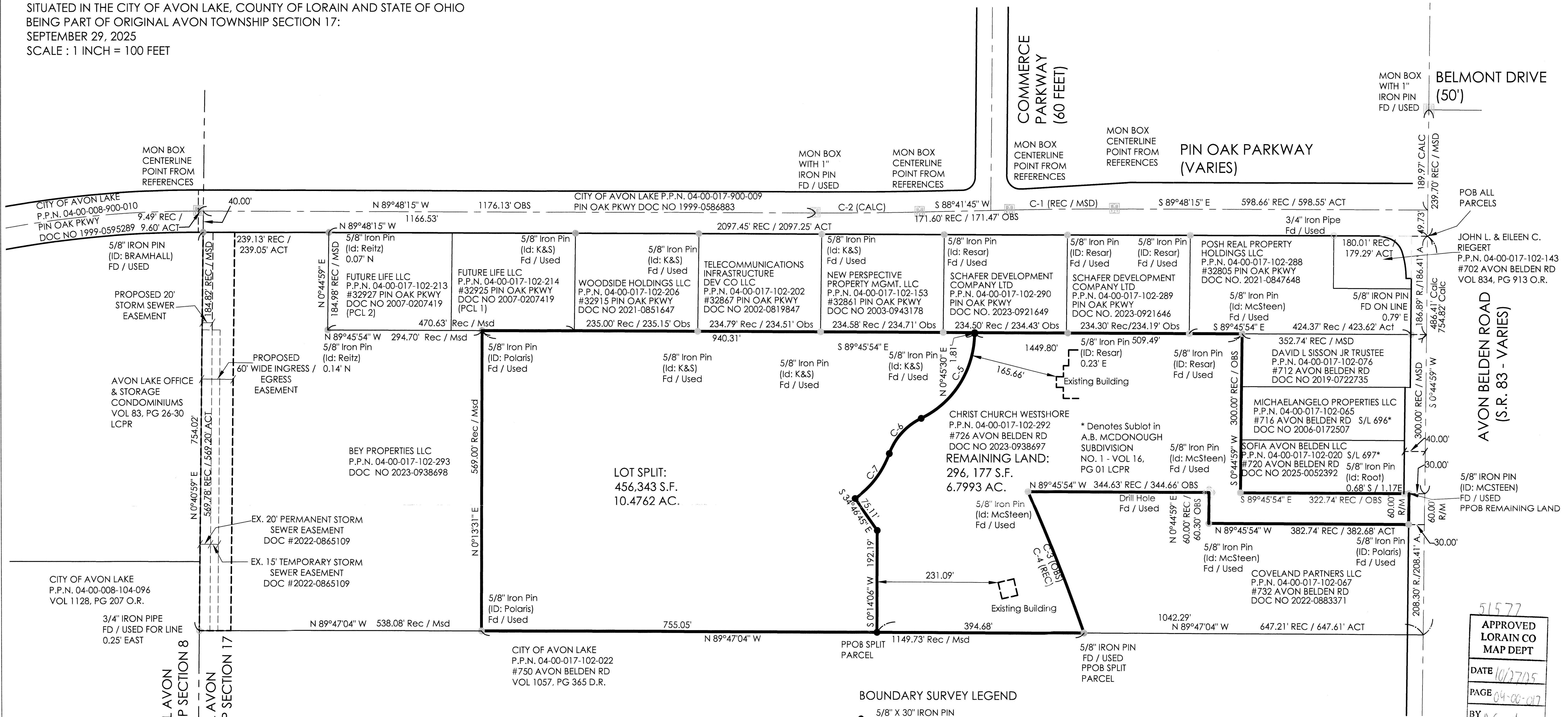


PLAT OF LOT SPLIT

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 17:
SEPTEMBER 29, 2025
SCALE : 1 INCH = 100 FEET



DATE: 9/29/25 DRAWN: MPS
SCALE: HOR. 1"=50' VERT. N/A
FOLDER: DWG/Prol. Surveying
FILENAME: 23059 LOT SPLIT
TAB: 03-LOT SPLIT
BNDY. CHK: XXX-xx/20xx
BASE. CHK: XXX-xx/20xx

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	200.00'	7639.44'	1°30'00"	199.99'	S89°26'45"W	100.01'
C2	200.00'	7639.41'	1°30'00"	199.99'	S89°26'45"W	100.01'
C3	289.60'	4206.44'	3°56'41"	289.54'	S21°31'11"E	144.86'
C4	289.55'	4206.44'	3°56'38"	289.49'	S22°03'37"E	144.83'
C5	200.22'	180.00'	63°43'53"	190.05'	N32°37'26"E	111.89'
C6	92.61'	120.00'	44°13'05"	90.33'	S42°22'50"W	48.75'
C7	109.80'	180.00'	34°56'57"	108.10'	N37°44'46"E	56.67'

APPROVALS

Approved This 18th Day Of OCTOBER, 2025
By The City of Avon Lake Code Administrator.
Ted Esborn
Ted Esborn

Approved This 13th Day Of OCTOBER, 2025
By The City of Avon Lake Engineer.
Chris Howard
Chris Howard P.E.

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
- DRILL HOLE FOUND

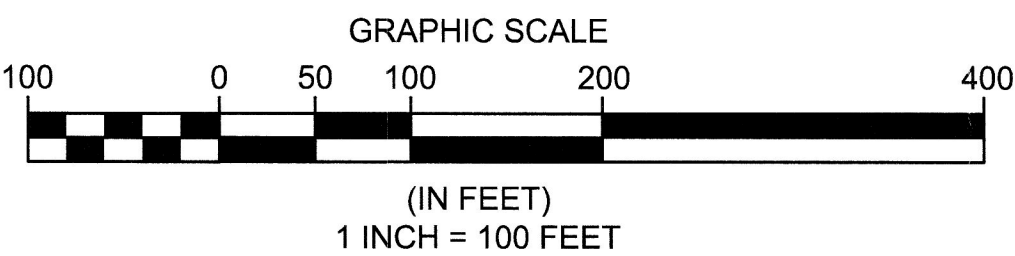
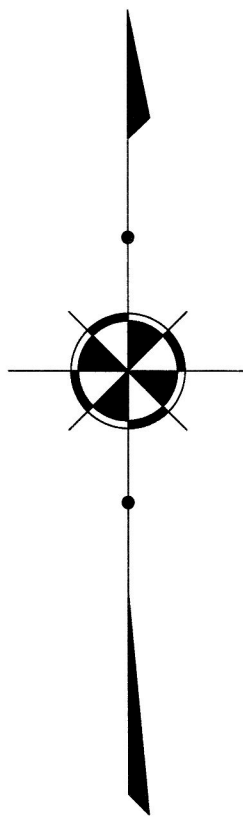
SURVEYOR'S CERTIFICATION:

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 9/29/2025
MICHAEL P. SPELLACY P.S. #8169 DATE

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".



AVON BELDEN ROAD

CITY OF AVON LAKE - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (fax)
www.polaris-es.com



LOT SPLIT

PREPARED FOR:
SCHAFER DEVELOPMENT
1471 LEAR INDUSTRIAL PKWY
AVON, OHIO
PHONE: (440) 336-1179

CONTRACT No.

23059

SHEET	OF
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