

REV. No.	DATE	BY

DATE: 12/16/25 DRAWN: mps
 SCALE: HOR. 1"= 100' VERT. 1"= 60'
 FOLDER: DWG/Proj, Surveying
 23089 Lot Split
 FILENAME: 04-00-014-107-268
 TAB: 01-Lot Split (04-00-014-107-268)
 BNDY. BY: XXX
 BASE. BY: XXX

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 AN EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS".



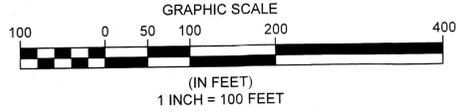
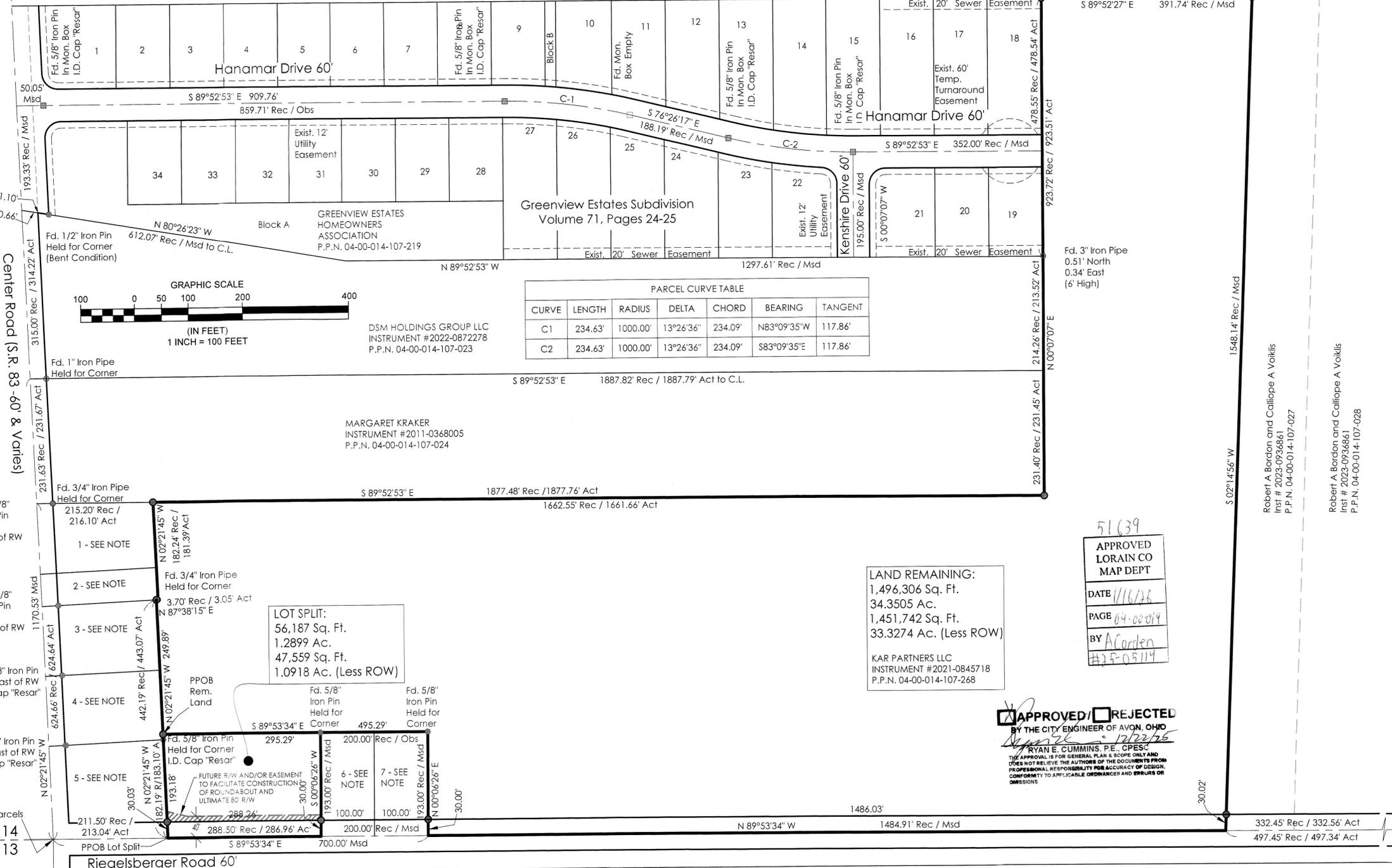
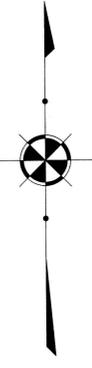
Michael P. Spellacy 12/16/2025
 MICHAEL P. SPELLACY P.S. #8169 DATE

LOT SPLIT
 SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 14, FURTHER BEING A LOT SPLIT OUT OF LAND CONVEYED TO KAR PARTNERS LLC BY INSTRUMENT #2021-0845718 OF LORAIN COUNTY RECORDS (PPN 04-00-014-107-268)
 DECEMBER 16, 2025 SCALE 1" = 100'

SURVEY DOCUMENTS USED
 Record Plat: Wyndemere Estates Subdivision II Volume 51, Pages 1 & 2
 Record Plat: Greenview Estates Subdivision Volume 71, Pages 24-25
 Recorded Deeds: As Shown
 Right of Way Plan for Center Road LOR-83-10.61 Dated 3/11/1938

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.

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
 ■ MONUMENT BOX FOUND (EMPTY)



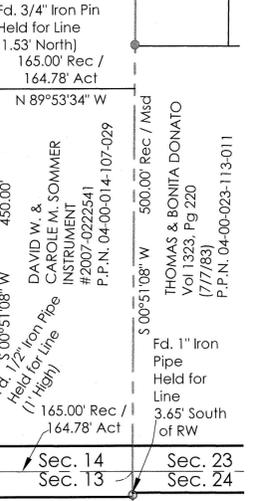
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	234.63'	1000.00'	13°26'36"	234.09'	N83°09'35"W	117.86'
C2	234.63'	1000.00'	13°26'36"	234.09'	S83°09'35"E	117.86'

LAND REMAINING:
 1,496,306 Sq. Ft.
 34,3505 Ac.
 1,451,742 Sq. Ft.
 33,3274 Ac. (Less ROW)

KAR PARTNERS LLC
 INSTRUMENT #2021-0845718
 P.P.N. 04-00-014-107-268

51639
 APPROVED
 LORAIN CO
 MAP DEPT
 DATE 11/16/25
 PAGE 04-00014
 BY A. Carden
 #25-05114

APPROVED **REJECTED**
 BY THE CITY ENGINEER OF AVON, OHIO
 RYAN E. CUMMINS, P.E. CPESC
 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 ORDINANCE AND ERRORS OR OMISSIONS



- OWNERSHIP NOTES**
- Sandra I. Arlequin
Instrument #2024-0036302
P.P.N. 04-00-014-107-262
 - MILAN JR. & IMELDA DUDUKOVICH TRUSTEE
Instrument #2021-0804439
P.P.N. 04-00-014-107-026
 - NICKOLAS M. NEJADFARD
INSTRUMENT #2022-0868731
P.P.N. 04-00-014-107-266
 - KAR PARTNERS LLC
INSTRUMENT #2021-0845716
P.P.N. 04-00-014-107-265
 - JOSHUA SPINNER (1/2 INTEREST, AND MATTHEW SPINNER (1/2 INTEREST)
INSTRUMENT #2025-0067193
P.P.N. 04-00-014-107-269
 - JOHN KRYSZTOWSKI
INSTRUMENT #2022-0871311
P.P.N. 04-00-014-107-083
 - TONI SHOBEY, LESLIE STRODTBECK, KIRK STRODTBECK
INSTRUMENT #2021-0828228
P.P.N. 04-00-014-107-084

PARCEL 04-00-014-107-268
35610 RIEGELSBERGER RD
 CITY OF AVON - LORAIN COUNTY - OHIO

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

LOT SPLIT PLAT

PREPARED FOR:
 DREES HOMES
 6860 W. SNOWVILLE RD
 BRECKSVILLE, OHIO 44141
 PHONE: (440) 746-6434

CONTRACT No. **23089**

SHEET	OF
1	1

APPROVED
 PLANNING COMMISSION
 DATE 12-22-25
 AVON, OHIO
Carole M. Sommer CHAIRPERSON
Justin P. ... SECRETARY