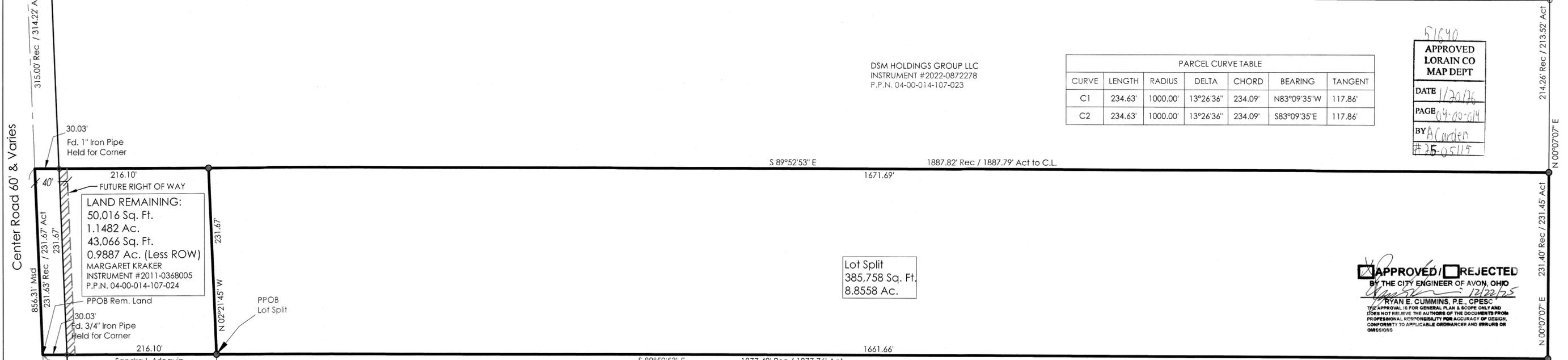
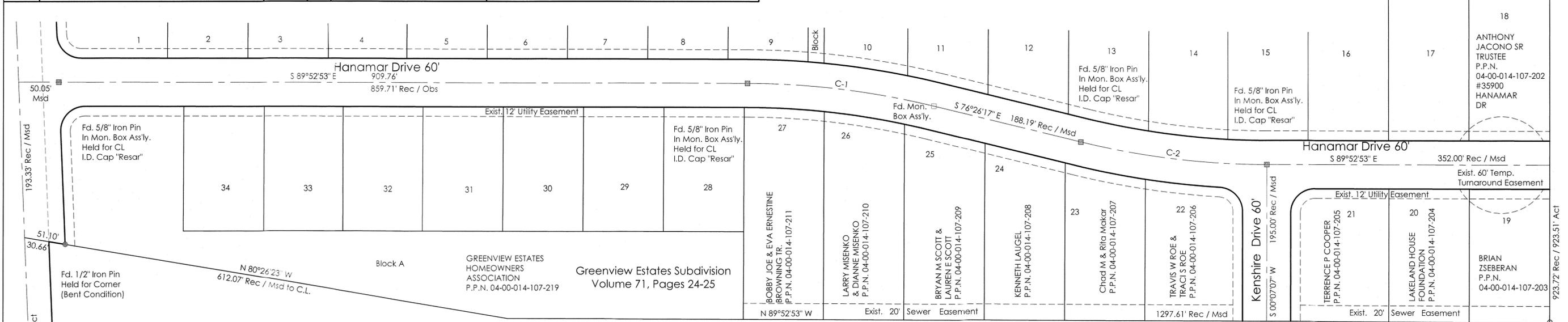


REV. No.	DATE	BY	DATE: 12/9/2025 DRAWN: mps
			SCALE: HOR. 1"=60' VERT. 1"=90'
			FOLDER: DWG/Proj. Surveying
			FILENAME: 23089 Lot Split (04-00-014-107-024)
			TAB: 01-Lot Split (04-00-014-107-023)
			BNDY. BY: RAT
			BASE. BY: N/A

LOT SPLIT PLAT

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 MARGARET KRAKER BY INSTRUMENT #2011-0368005
 OF LORAIN COUNTY RECORDS
 P.P.N. 04-00-014-107-024:
 DECEMBER 9, 2025 SCALE 1" = 60'

Wyndemere Estates Subdivision 2
 Volume 51, Pages 1-2
 Fd. 5/8" Iron Pin
 Held for Corner



DSM HOLDINGS GROUP LLC
 INSTRUMENT #2022-0872278
 P.P.N. 04-00-014-107-023

PARCEL CURVE TABLE						
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'

51640
APPROVED
LORAIN CO
MAP DEPT
 DATE 12/22/25
 PAGE 04-00-014
 BY A. Carden
 #25-05115

APPROVED / **REJECTED**
 BY THE CITY ENGINEER OF AVON, OHIO
 RYAN E. GUMMINS, 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 ORDINANCES AND REGULATIONS OR OMISSIONS

SURVEYOR'S CERTIFICATION:

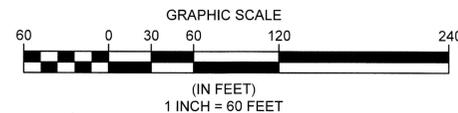
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS 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 12/09/2025
 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.

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



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)

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



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

PARCEL 04-00-014-107-024
CENTER ROAD
 CITY OF AVON - LORAIN COUNTY - OHIO

PREPARED FOR:
DRES 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

Caitlyn Michalski CHAIRPERSON
Bruce Pitz SECRETARY