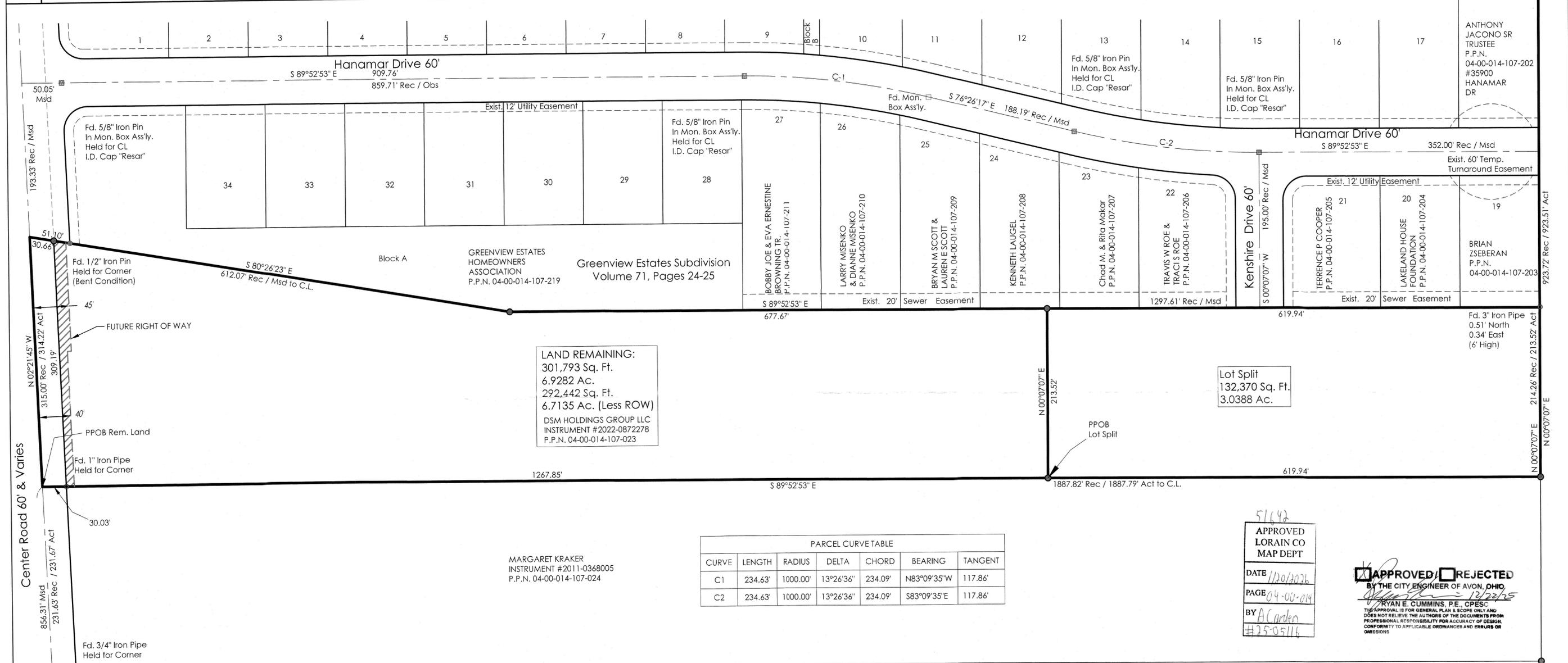


REV. No.	DATE	BY	DATE: 12/9/2025 DRAWN: <u>mps</u>
			SCALE: HOR. 1"=60' VERT. 1"=00'
			FOLDER: <u>DWG/Proj. Surveying</u>
			FILENAME: <u>23089 Lot Split (04-00-014-107-023)</u>
			TAB: <u>01-Lot Split (04-00-014-107-023)</u>
			BNDY. BY: <u>XXX</u>
			BASE. BY: <u>XXX</u>

# 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 DSM HOLDINGS GROUP LLC BY INSTRUMENT #2022-0872278 OF  
LORAIN COUNTY RECORDS  
P.P.N. 04-00-014-107-023:  
DECEMBER 9, 2025 SCALE 1" = 60'



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'

51642  
APPROVED  
LORAIN CO  
MAP DEPT  
DATE 12/20/2025  
PAGE 04-00-014  
BY A. Carden  
#25-05116

APPROVED / REJECTED  
BY THE CITY ENGINEER OF AVON, OHIO  
RYAN E. CUMMINS, P.E., CPESC  
12/22/25

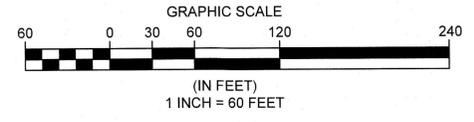
**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE 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*  
MICHAEL P. SPELLACY P.S. #8169 DATE 12/09/2025

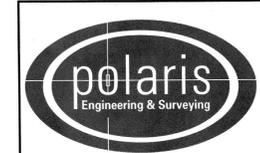


**BASIS OF BEARINGS**  
BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) EPOCH 2010.0 REFERENCE FRAME, GEOID MODEL 2018.

- 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)



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



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

PARCEL 04-00-014-107-023  
3441 CENTER ROAD  
CITY OF AVON - LORAIN COUNTY - OHIO

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

CONTRACT No.	
23089	
SHEET	OF
1	1

PLANNING COMMISSION  
DATE 12/22/25  
AVON, OHIO  
*Chairperson*  
*Secretary*