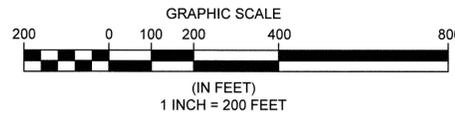
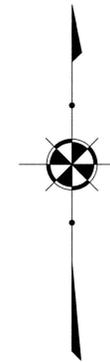


**BOUNDARY SURVEY**

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO:  
 PART OF ORIGINAL AVON TOWNSHIP SECTION 9  
 BEING LAND CONVEYED TO SHAMROCK INVESTMENTS BY DEED RECORDED  
 IN VOLUME 1132, PAGE 142 OF LORAIN COUNTY OFFICIAL RECORDS  
 (PPN 04-00-009-000-009) AND DEED RECORDED IN VOLUME 1204, PAGE 815 OF  
 LORAIN COUNTY OFFICIAL RECORDS (PPN 04-00-009-000-008)  
 JANUARY 26, 2026  
 SCALE 1" = 200'

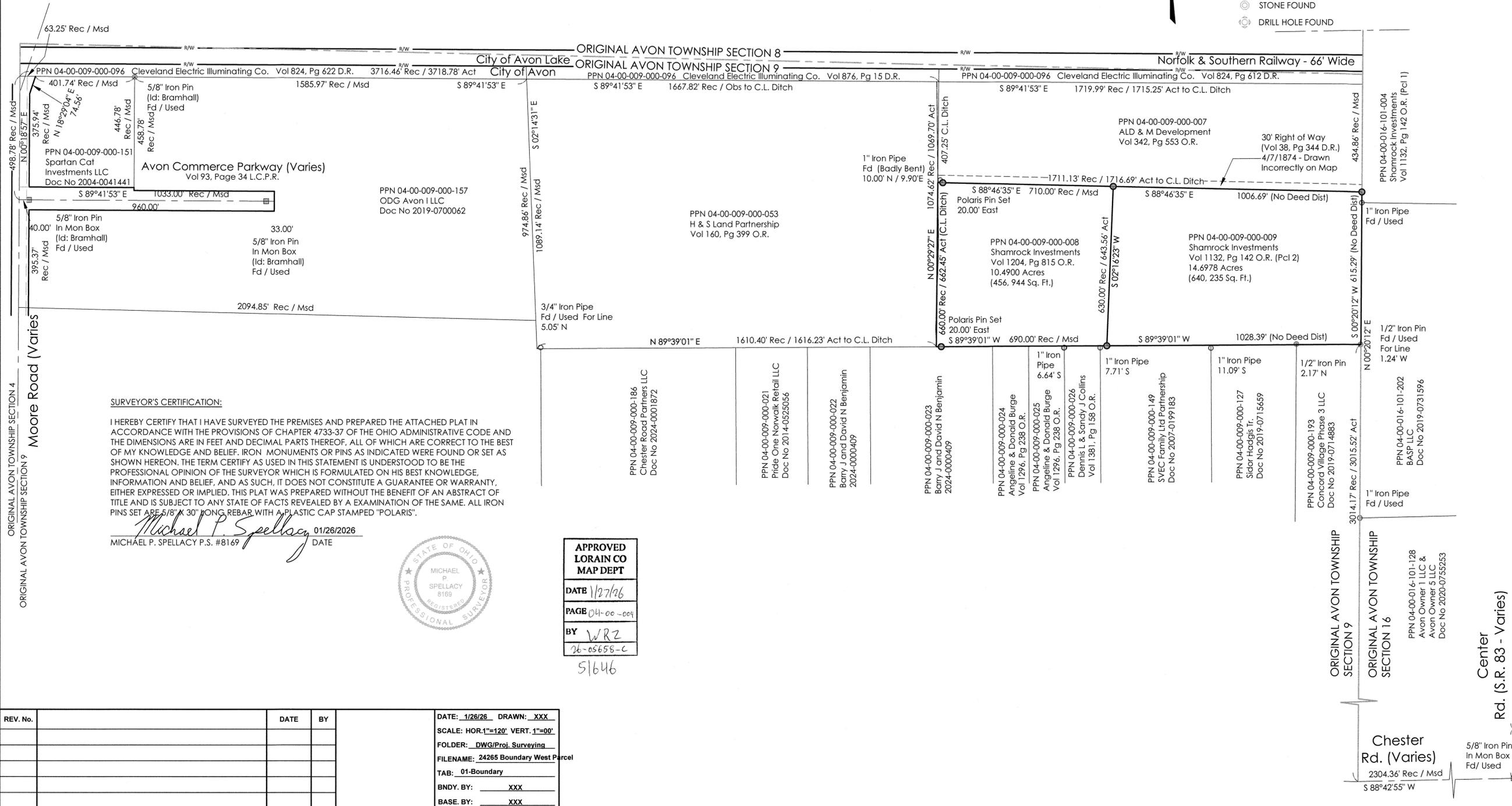


**BASIS OF BEARINGS**  
 BEARINGS REFER TO THE OHIO  
 STATE COORDINATE SYSTEM OF  
 1983 (NORTH ZONE) BASED ON THE  
 ODOT CORS/VRS SYSTEM NAD83  
 (2011) EPOCH 2010.0 REFERENCE  
 FRAME, GEOID MODEL 2018.



**BOUNDARY SURVEY LEGEND**

- MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- SURVEY MARKER NAIL SET
- DRILL HOLE SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED
- MONUMENT BOX FOUND (EMPTY)
- SURVEY MARKER NAIL FOUND
- STONE FOUND
- 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* 01/26/2026  
 MICHAEL P. SPELLACY P.S. #8169 DATE



**APPROVED**  
**LORAIN CO**  
**MAP DEPT**

DATE 1/27/26  
 PAGE 04-00-009  
 BY WRZ  
 26-05658-C

51646

REV. No.	DATE	BY	DESCRIPTION

DATE: 1/26/26 DRAWN: XXX  
 SCALE: HOR: 1"=120' VERT. 1"=00'  
 FOLDER: DWG/Proj. Surveying  
 FILENAME: 24265 Boundary West Parcel  
 TAB: 01-Boundary  
 BNDY. BY: XXX  
 BASE. BY: XXX

**Boundary - PPN**  
**04-00-016-101-202**  
**Center Road**  
 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



**Map of Land**

PREPARED FOR:  
 COMPANY ADDRESS  
 CITY, STATE  
 PHONE: (XXX) XXX-XXXX  
 CONTACT:

CONTRACT No.

**24265**

SHEET	OF
1	1