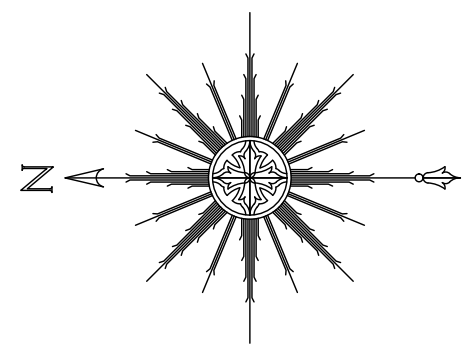


Plat of Lot Split & Assembly

Of P.P.N.'s 216-31-063, 316-31-067, & 216-31-072
Situating in the City of Westlake, County of Cuyahoga, and State of Ohio,
and known as being all of Sublots 19 & 23 of the Avalon Estates Subdivision
recorded in Volume 295, Page 56 of Cuyahoga County Records,
and all of Parcels 'A' & 'B' of the Lot Split & Assembly Plat
recorded in AFN: 202004300349 of Cuyahoga County Records,
and further known as being part of Lot 44, Original Dover Township, Being
Township No. 7 in the 15th Range of Townships in the Connecticut Western Reserve.
June, 2026 Scale 1"=20'



Approvals:

THIS PLAT AND CONSOLIDATION IS ACCEPTED AND APPROVED BY THE
PLANNING COMMISSION OF THE CITY OF WESTLAKE FOR RECORDING
PURPOSES ONLY
THIS _____, DAY OF _____, 202__.

JAMES BEDELL - DIRECTOR OF PLANNING

THIS PLAT AND CONSOLIDATION IS ACCEPTED AND APPROVED BY THE
DIRECTOR OF ENGINEERING OF THE CITY OF WESTLAKE FOR RECORDING
PURPOSES ONLY
THIS _____, DAY OF _____, 202__.

JAMES J. SMOLIK, P.E. - DIRECTOR OF ENGINEERING

Boundary 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. 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. BEARINGS REFER TO THE OHIO STATE
COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83
(2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH
IDENTIFICATION CAP "POLARIS 7388" AS SHOWN HEREON (●).

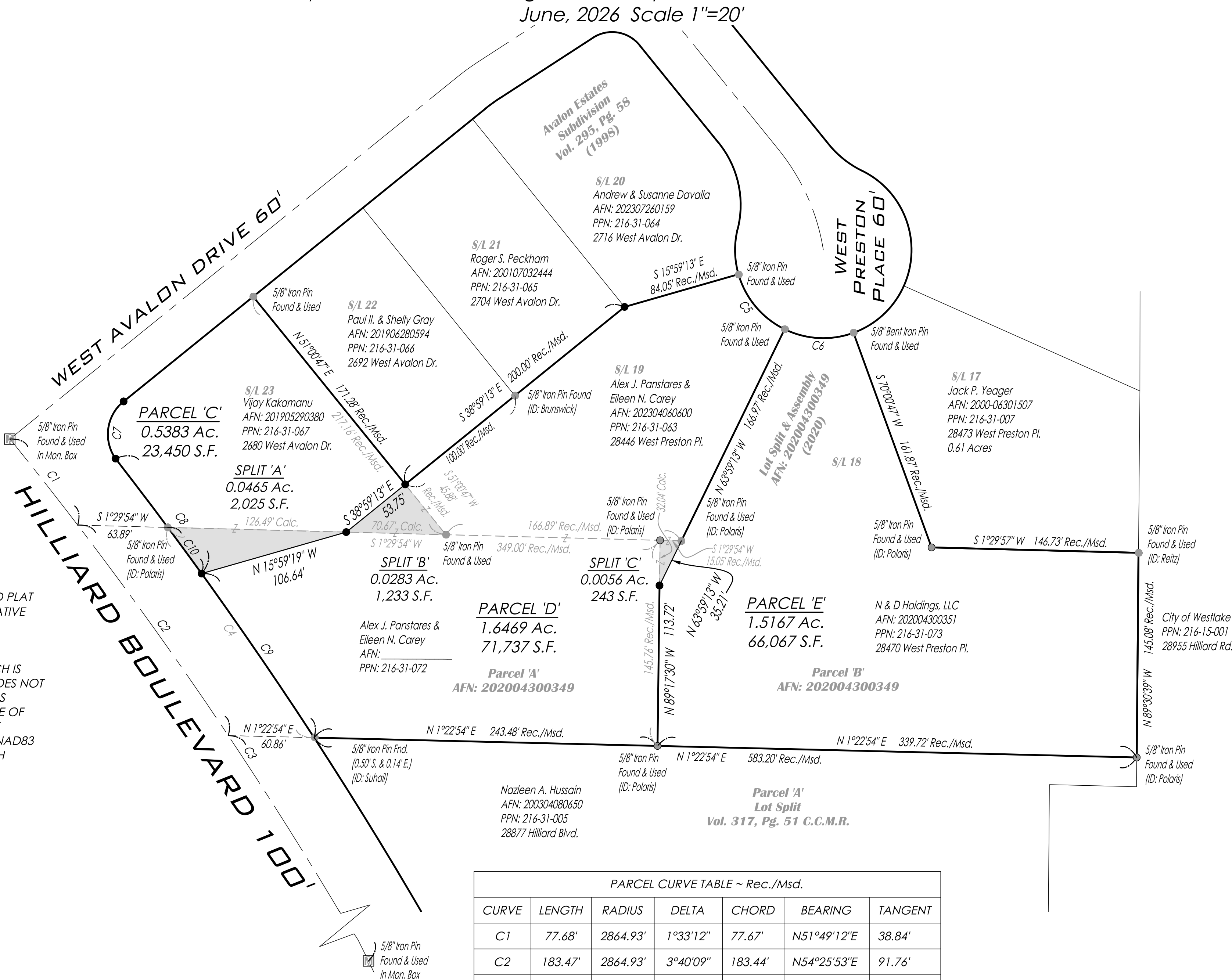
Richard A. Thompson Jr.
RICHARD A. THOMPSON, JR.
OHIO PROFESSIONAL SURVEYOR #7388
FIELD SURVEY DATE: 5/12/2026
MAP DATE: 6/3/2026



Survey References:

COUNTY TAX MAPS (AS NOTED)
COUNTY RECORD DEEDS (AS NOTED)
COUNTY RECORD PLATS (AS NOTED)
COUNTY ROAD RECORDS (AS NOTED)
SURVEY PERFORMED BY (AS NOTED)

DATE: 6/3/2026
SCALE: HOR. 1"=50'
VERT. N/A
FOLDER: DWG/Survey
FILENAME: Lot Split
TAB: 01-Plat



PARCEL CURVE TABLE ~ Rec./Msd.						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	77.68'	2864.93'	1°33'12"	77.67'	N51°49'12"E	38.84'
C2	183.47'	2864.93'	3°40'09"	183.44'	N54°25'53"E	91.76'
C3	382.26'	2864.93'	7°38'41"	381.98'	N60°05'18"E	191.41'
C4	181.56'	2914.93'	3°34'07"	181.53'	N55°10'11"E	90.81'
C5	52.36'	62.50'	48°00'00"	50.84'	S50°00'47"W	27.83'
C6	50.18'	62.50'	46°00'00"	48.84'	S3°00'47"W	26.53'
C7	46.51'	30.00'	88°49'39"	41.99'	N83°24'03"W	29.39'
C8	101.79'	2914.93'	2°00'03"	101.78'	N53°10'53"E	50.90'
C9	141.05'	2914.93'	2°46'21"	141.04'	N55°34'04"E	70.54'
C10	40.51'	2914.93'	0°47'46"	40.51'	N53°47'01"E	20.25'

Owners Acceptance:

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON,
DO HEREBY ACCEPT THIS PLAT AND CONSOLIDATION OF THE SAME.

ALEX J. PANSTARES

EILEEN N. CAREY

NOTARY:
STATE OF OHIO }
COUNTY OF CUYAHOGA }

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO
ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT
AND THAT IT WAS THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREONTO SET MY HAND AND OFFICIAL
SEAL

AT _____, OHIO THIS _____ DAY OF _____,
202__.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Owners Acceptance:

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON,
DO HEREBY ACCEPT THIS PLAT AND CONSOLIDATION OF THE SAME.

N & D HOLDINGS, LLC PRINT NAME

NOTARY:
STATE OF OHIO }
COUNTY OF CUYAHOGA }

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO
ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND
THAT IT WAS THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREONTO SET MY HAND AND OFFICIAL
SEAL

AT _____, OHIO THIS _____ DAY OF _____, 202__.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Owners Acceptance:

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON,
DO HEREBY ACCEPT THIS PLAT AND CONSOLIDATION OF THE SAME.

VIJAY KAKAMANU

NOTARY:
STATE OF OHIO }
COUNTY OF CUYAHOGA }

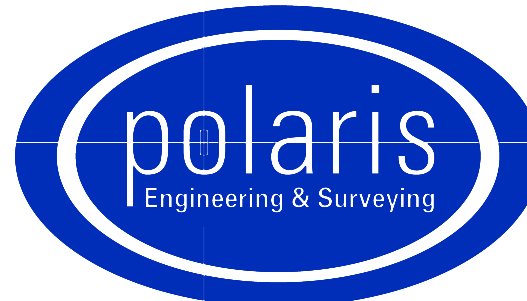
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
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IN WITNESS WHEREOF I HAVE HEREONTO SET MY HAND AND OFFICIAL
SEAL

AT _____, OHIO THIS _____ DAY OF _____, 202__.

NOTARY PUBLIC

MY COMMISSION EXPIRES



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

CONTRACT No.

23162

SHEET

OF

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