

LOT SPLIT

MADE AT THE INSTANCE OF
ATTILA NAGY

KNOW ALL MEN PART OF A 3.7531 ACRES PARCEL OF LAND
SPLIT FOR IMPROVED L. GARDENSON BY LAND DESIGN
CONSULTANTS, DATED APRIL, 2007
OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 13
NOW IN THE CITY OF AVON COUNTY OF LORAIN, STATE OF OHIO

I hereby state that this plat is a true and accurate representation of the premises shown herein,
and was based on an actual survey performed on the ground, and is in accordance with the
minimum standards for boundary surveys as adopted by the State of Ohio Chapter 4723-27 of
the Ohio Administrative Code. As to the best of my knowledge, information and personal belief,
distances are given in feet and decimal parts thereof. Courses given are based on the meridian
of Avon (Belden Road bearing N 00° 07' 15" W) and are used to indicate angles only.

HOFMANN-METZKER, INC.

Registered Professional Surveyors
24 South St., P.O. Box 243
Barnes, Ohio 44011
(440) 326-7220
www.hofmann-metzker.com

Registered Surveyor: George A. Hofmann
Surveyor: George A. Hofmann

DESIGN: 02-000
Data Collector:
george.hofmann@hofmann-metzker.com
3-13-2022
REV: 4-13-2022

REV: 4-01-2022 City
Review comments:

ACCEPTANCE

(We) the undersigned, owner(s) of the land shown on this map and designated as
"P.P.", 02-01-2022-02-02, do hereby accept this map split on above terms.

Attila Nagy

P.P. owner: date

NOTARY

I, the undersigned, a Notary Public in and for said County and State,
do hereby certify that the above named Attila Nagy and do acknowledge the
signing of the foregoing instrument to be "AS/AN/PROPR" FREE ACT AND DEED, IN
TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, AT
OHIO THIS 20th DAY OF 2022.

Henry Pulaski

REFERENCES

1. LOT SPLIT FOR IMPROVED L. GARDENSON BY LAND DESIGN
CONSULTANTS DATED APRIL, 2007
2. TITLE DEED AND ADDRESS RECORDS

I.P.S. INDICATES 3/4" REBAR - 30" LONG CAPPED 6752/7477

VARIANCES GRANTED

1. 2-04-2022 Approved a variance of 3' and 3' from E3 1282 (d) (1) (b)
Lot and Yard Requirements (a) where a 30' right to create to Sep 1st and only 57' of
Setbacks on Parcel A and Parcel B to be done 90' of Setbacks along Center Road



GRAPHICAL SCALE
1" = 30'

PPN 04-00-013-000-034
Cathy Kenedy, Tr.
Lester Demuth, Tr.
Tax Mailing Address
PO Box 229
Avon, Ohio 44011

PPN 04-00-013-000-037
Gloria Lane Properties, LLC
4676 Center Road
Avon, Ohio 44011

PPN 04-00-013-000-038
Thomas L. Demuth
Barbara A. Demuth
4740 Center Road
Avon, Ohio 44011

AVON BELDEN ROAD 60' (CENTER ROAD) SR 83

