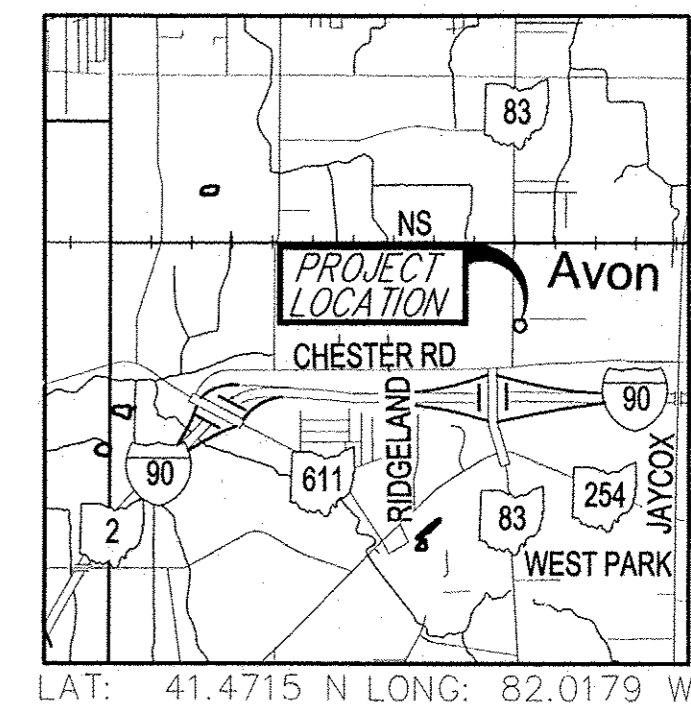
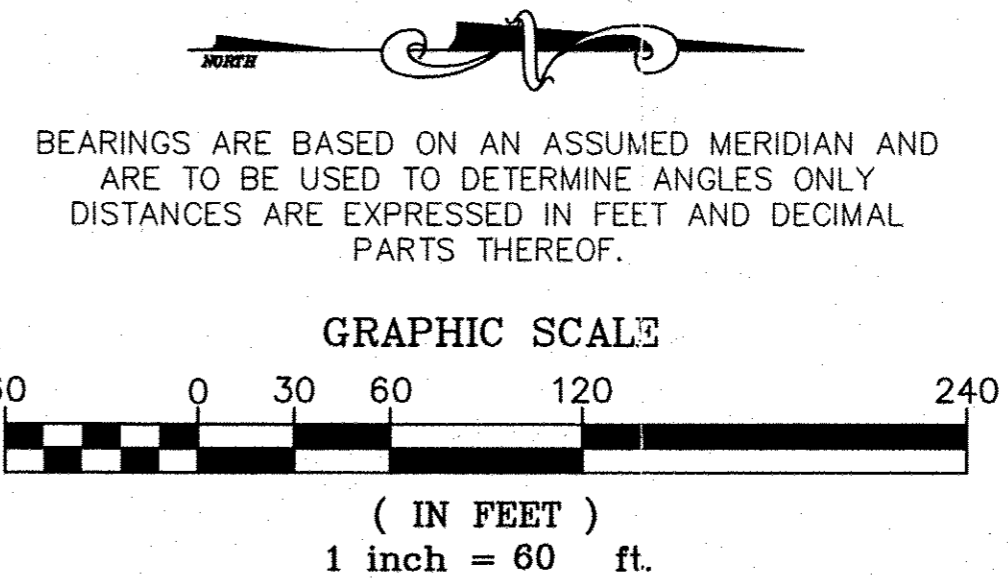


AVON CROSSING SUBDIVISION NO. 5

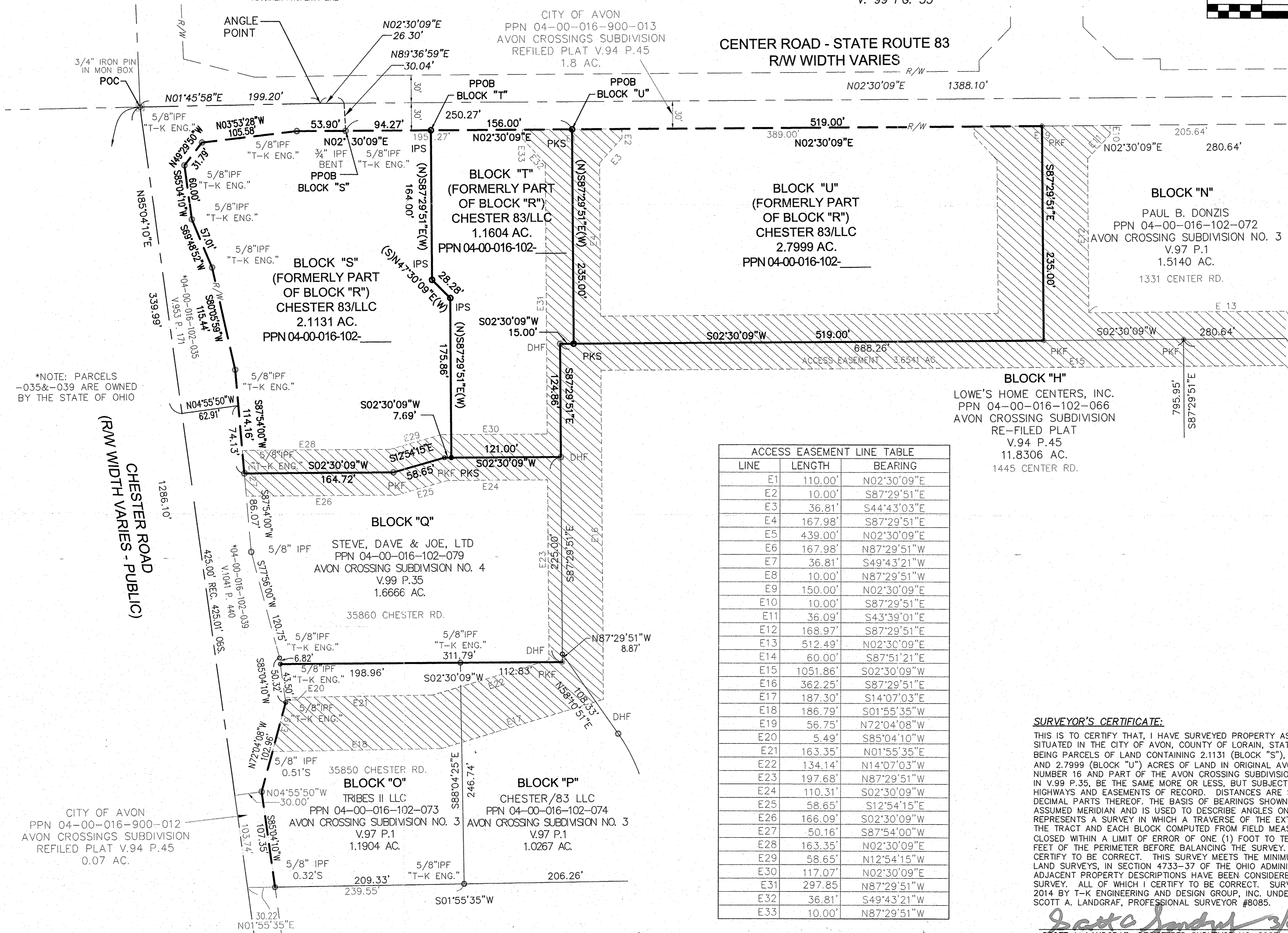
AVON, OHIO

SITUATED IN THE CITY OF AVON, TOWNSHIP OF AVON,
O.L. SECTION 16, COUNTY OF LORAIN, STATE OF OHIO

BEING A RE-SUBDIVISION OF BLOCK "R" IN AVON CROSSING SUBDIVISION NO. 4
V. 99 PG. 35



- LEGEND OF SYMBOLS**
- IRON PIN SET (IPS) - 5/8"x30" REBAR CAPPED "T-K ENG. #8085"
 - IRON PIN OR PIPE FOUND (IPF)
 - DRILL HOLE FOUND (DHF)
 - DRILL HOLE SET (DHS)
 - P.K. NAIL FOUND (PKF)
 - P.K. NAIL SET (PKS)
- SUBJECT PROPERTY LINE
 - - - EXISTING CENTERLINE
 - - - RIGHT OF WAY (R/W)
 - ADJOINER PROPERTY LINE
- ▨ ACCESS EASEMENT BY AVON CROSSING SUBDIVISION NO. 4 V.99 P.35



*NOTE: PARCELS -035&-039 ARE OWNED BY THE STATE OF OHIO

CHESTER ROAD (R/W WIDTH VARIES - PUBLIC)

CITY OF AVON
PPN 04-00-016-900-012
AVON CROSSINGS SUBDIVISION
REFILED PLAT V.94 P.45
0.07 AC.

5/8" IRON PIN FOUND & USED IN MONUMENT BOX

CHESTER SQUARE LTD
04-00-016-102-055
INSTR. NO. 20070195689
5.92 AC. REC.

CITY OF AVON
PPN 04-00-016-900-013
AVON CROSSINGS SUBDIVISION
REFILED PLAT V.94 P.45
1.8 AC.

CENTER ROAD - STATE ROUTE 83
R/W WIDTH VARIES

BLOCK "S"
(FORMERLY PART OF BLOCK "R")
CHESTER 83/LLC
1.1604 AC.
PPN 04-00-016-102-

BLOCK "T"
(FORMERLY PART OF BLOCK "R")
CHESTER 83/LLC
1.1604 AC.
PPN 04-00-016-102-

BLOCK "U"
(FORMERLY PART OF BLOCK "R")
CHESTER 83/LLC
2.7999 AC.
PPN 04-00-016-102-

BLOCK "N"
PAUL B. DONZIS
PPN 04-00-016-102-072
AVON CROSSING SUBDIVISION NO. 3
V.97 P.1
1.5140 AC.
1331 CENTER RD.

BLOCK "H"
LOWE'S HOME CENTERS, INC.
PPN 04-00-016-102-066
AVON CROSSING SUBDIVISION
RE-FILED PLAT
V.94 P.45
11.8306 AC.
1445 CENTER RD.

ACCESS EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	110.00'	N02°30'09"E
E2	10.00'	S87°29'51"E
E3	36.81'	S44°43'03"E
E4	167.98'	S87°29'51"E
E5	439.00'	N02°30'09"E
E6	167.98'	N87°29'51"W
E7	36.81'	S49°43'21"W
E8	10.00'	N87°29'51"W
E9	150.00'	N02°30'09"E
E10	10.00'	S87°29'51"E
E11	36.09'	S43°39'01"E
E12	168.97'	S87°29'51"E
E13	512.49'	N02°30'09"E
E14	60.00'	S87°51'21"E
E15	1051.86'	S02°30'09"W
E16	362.25'	S87°29'51"E
E17	187.30'	S14°07'03"E
E18	186.79'	S01°55'35"W
E19	56.75'	N72°04'08"W
E20	5.49'	S85°04'10"W
E21	163.35'	N01°55'35"E
E22	134.14'	N14°07'03"W
E23	197.68'	N87°29'51"W
E24	110.31'	S02°30'09"W
E25	58.65'	S12°54'15"E
E26	166.09'	S02°30'09"W
E27	50.16'	S87°54'00"W
E28	163.35'	N02°30'09"E
E29	58.65'	N12°54'15"W
E30	117.07'	N02°30'09"E
E31	297.85'	N87°29'51"W
E32	36.81'	S49°43'21"W
E33	10.00'	N87°29'51"W

SCHNEIDER COURT
60' PUBLIC BY R/W EASEMENT
V. 1218 P. 7

OWNERS ACCEPTANCE
The undersigned owner of P.P. No. 04-00-016-102-080, Chester/83 LLC, does hereby accept this said map of lotsplit.
Kristine M. McGivney
Chester/83 LLC
Kristine M. McGivney
Printed
County of Cuyahoga,)
State of Ohio)

Before me, a Notary Public, in and for said County and State, did personally appear *Kristine M. McGivney* of Chester/83 LLC, who did acknowledge the signing of the foregoing instrument to be his free act and deed. In testimony whereof I have hereunto set my hand and official seal at *Westlake, Ohio* this *3rd* day of *April*, 2014.

Rebecca S. Riggsby
Notary Public
My commission expires
REBECCA S. RIGGSBY
Notary Public - State of Ohio
Recorded in Lorain County
My Commission Expires 3/13/2016

APPROVAL AND ACCEPTANCE SIGNATURES:
THIS MAP OF LOT SPLIT IS APPROVED BY THE PLANNING COMMISSION CLERK OF THE CITY OF AVON, FOR RECORDING PURPOSES ONLY.
THIS 4 DAY OF April, 2014.
Jack Clements
PLANNING COMMISSION - CLERK

THIS MAP OF LOT SPLIT IS APPROVED BY THE SAFETY DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.
THIS 4 DAY OF April, 2014.
RA
SAFETY DIRECTOR

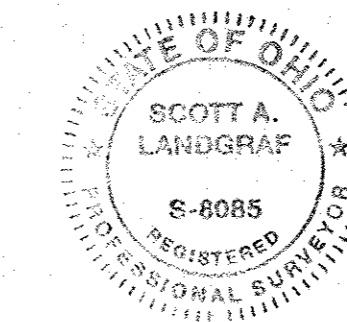
THIS MAP OF LOT SPLIT IS APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.
THIS 4 DAY OF April, 2014.
[Signature]
ENGINEER, CITY OF AVON

THIS MAP OF LOT SPLIT IS APPROVED BY THE LORAIN COUNTY AUDITOR FOR RECORDING PURPOSES ONLY. THIS 4 DAY OF April, 2014.
Michelle M. Daugherty
LORAIN COUNTY AUDITOR for **J. Craig Snodgrass, CPA, CMA, CFPA**
Lorain County Auditor

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT, I HAVE SURVEYED PROPERTY AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN BEING PARCELS OF LAND CONTAINING 2.1131 (BLOCK "S"), 1.1604 (BLOCK "T") AND 2.7999 (BLOCK "U") ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 16 AND PART OF THE AVON CROSSING SUBDIVISION NO. 4 AS RECORDED IN V.99 P.35, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARINGS SHOWN IS BASED ON AN ASSUMED MERIDIAN AND IS USED TO DESCRIBE ANGLES ONLY. THE DRAWING REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. THIS SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. SURVEYED IN JANUARY 2014 BY T-K ENGINEERING AND DESIGN GROUP, INC. UNDER THE SUPERVISION OF SCOTT A. LANDGRAF, PROFESSIONAL SURVEYOR #8085.

Scott A. Landgraf 3/6/14
SCOTT A. LANDGRAF REGISTERED SURVEYOR, NO. 8085 DATE

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053
V. 2 100
P. 6 21



T-K Engineering & Design Group Inc.
"Concept...Thru...Construction"
TELEPHONE 440-205-0484 • FAX 205-0486
6801 HOPKINS ROAD MENTOR, OHIO 41606

Z:\TK 2014 JOB\52014003 - REG AVON CROSSING SUBDIV 5_1-17-14.dwg 1/18/2014 2:45:59 PM EST