

AVON CROSSING SUBDIVISION No. 6

OF P.P.N. 04-00-016-102-084,
SITUATED IN THE CITY OF AVON, COUNTY OF
LORAIN, STATE OF OHIO

BEING A RE-SUBDIVISION OF BLOCK "U" IN THE
AVON CROSSING SUBDIVISION No. 5
V.100, PG.21
2014-0512473

CREATING BLOCK V and W

OWNERS SIGNATURE AND ACCEPTANCE:

I, THE UNDERSIGNED BEING THE OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE "AVON CROSSING SUBDIVISION No. 6" AND DO HEREBY ACCEPT THIS PLAT OF SAME.

CHESTER 83 LLC
BY: Marcia M. McGivney ITS Treasurer
PRINT Kristine M. McGivney

NOTARY:

STATE OF OHIO }
COUNTY OF Cuyahoga
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) WHO ACKNOWLEDGED, THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN. REBECCA S. RUSBY HER
IN WITNESS WHEREOF Kristine M. McGivney HAS HERE UNTO SET HIS HAND AND OFFICIAL SEAL THIS 11th DAY OF March, 2016

MY COMMISSION EXPIRES March 13, 2018

APPROVALS:

THIS LOT SPLIT PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.
THIS 5th DAY OF April, 2016

Jill Clements
SIGNATURE-PLANNING COMMISSION - CLERK
PRINT Jill Clements

THIS LOT SPLIT PLAT WAS APPROVED BY THE SAFETY DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.
THIS 5th DAY OF April, 2016

Bryan Jensen
SIGNATURE-SAFETY DIRECTOR
PRINT Bryan Jensen

THIS LOT SPLIT PLAT WAS APPROVED BY THE DIRECTOR OF ENGINEERING OR THE CITY OF AVON FOR RECORDING PURPOSES ONLY.
THIS 5th DAY OF April, 2016

Ryan E. Cummins, P.E.
SIGNATURE-ENGINEER, CITY OF AVON
PRINT Ryan E. Cummins, P.E.

THIS LOT SPLIT PLAT WAS APPROVED BY THE LORAIN COUNTY AUDITOR FOR RECORDING PURPOSES ONLY.
THIS DAY OF , 20

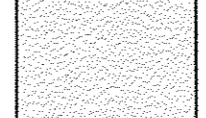
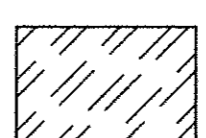
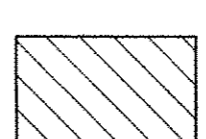
SIGNATURE-LORAIN COUNTY AUDITOR
PRINT

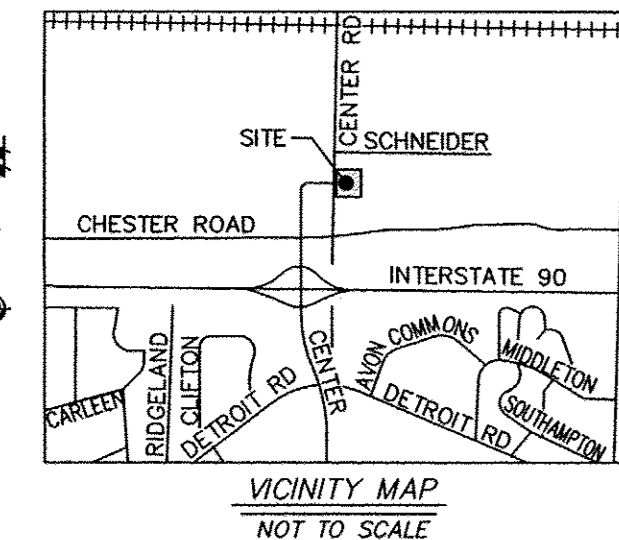
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Kind: PLAT
Recorded: 04/08/2016 at 12:18:05 PM
Fee Amt: \$90.40 Page 1 of 1
Lorain County, Ohio
Judith H. Woodcock County Recorder
File # **2016-0581353**

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE 48E EX
APR 08 2016 PAS
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

EXAMOR TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053
Vol 102-806

-  ACCESS EASEMENT BY AVON CROSSING SUBDIVISION No. 4 V.99, PG.35
-  PROPOSED WATER EASEMENT
-  EXISTING 20' SEWER EASEMENT OR 830, PAGE 672



LEGEND:

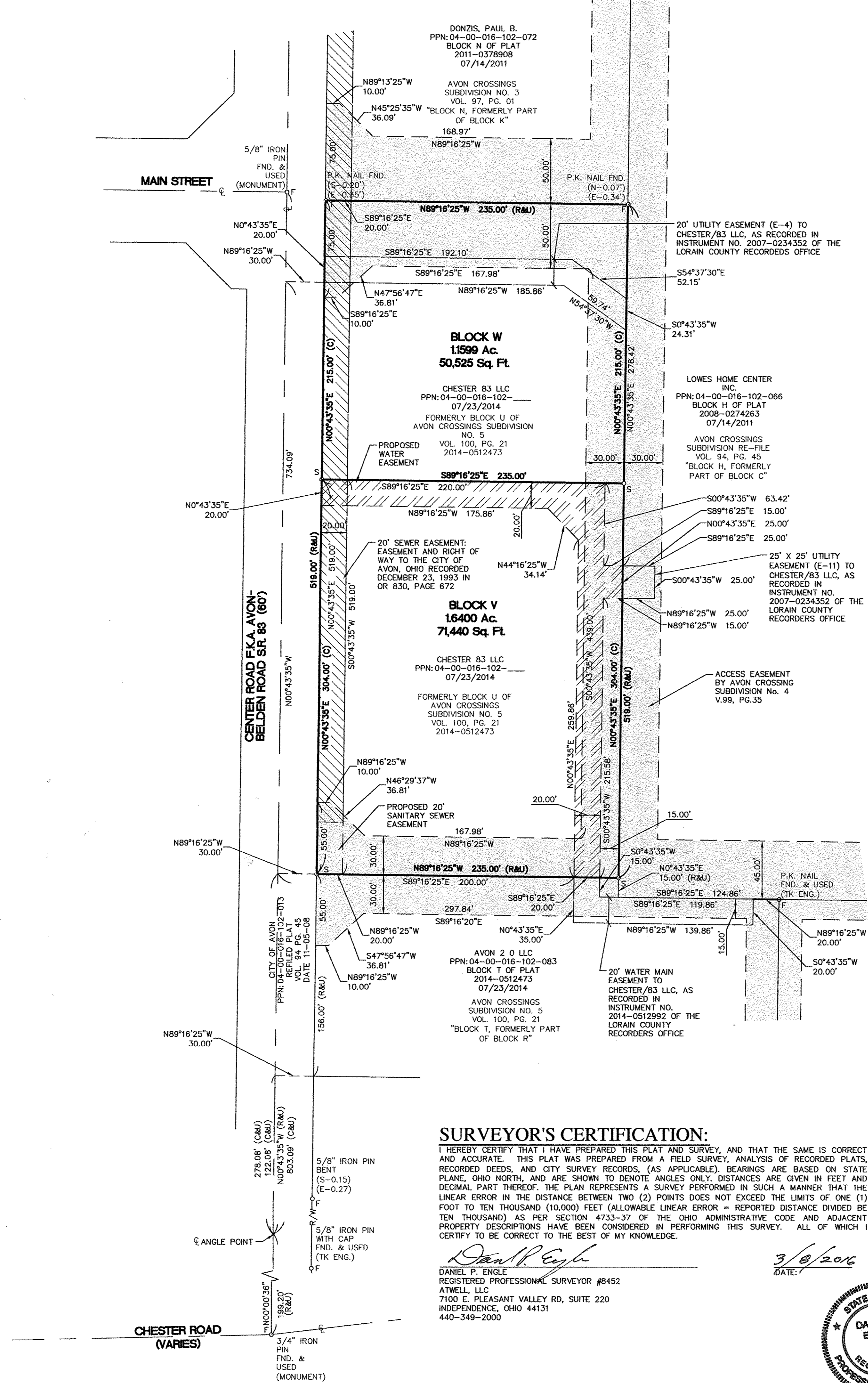
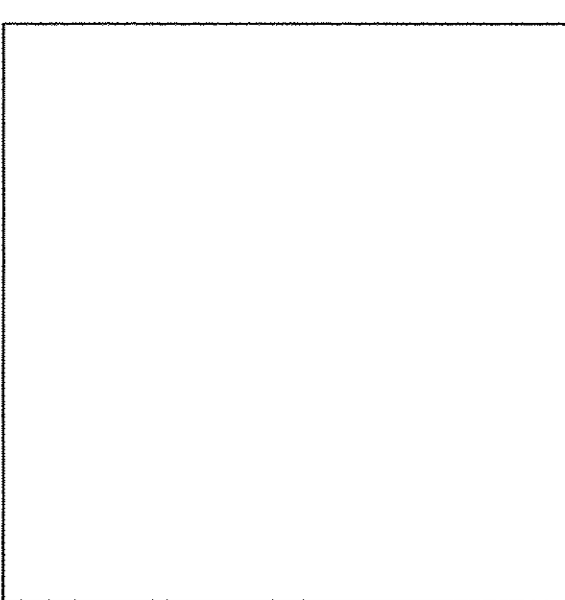
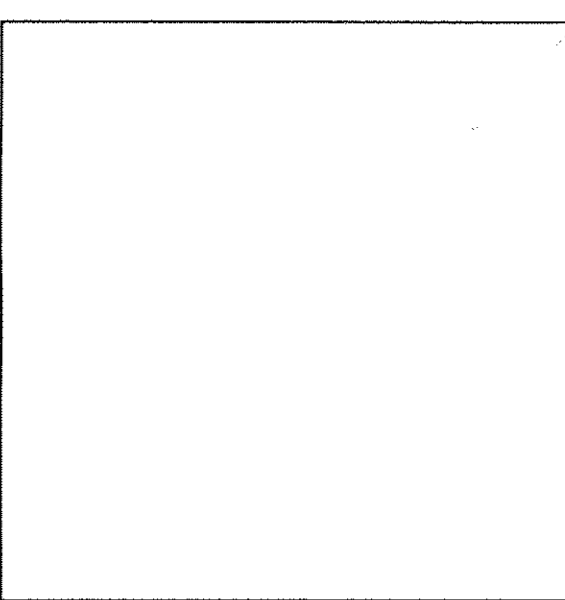
- o S SET 5/8" BY 30" STEEL PIN WITH CAP "ATWELL"
- o F FOUND MONUMENTATION AS NOTED
- o M FOUND MONUMENT BOX WITH STEEL PIN
- D.H. DRILL HOLE
- o C CENTERLINE
- R/W RIGHT OF WAY
- P.P.N. PARCEL NUMBER
- O.L. ORIGINAL LOT
- TR TRACT
- C. CALCULATED
- R. RECORD
- M. MEASURED
- N/F NOW OR FORMERLY
- Z LAND HOOK
- U. USED

SURVEY REFERENCES:

1. MAIN STREET SUBDIVISION PREPARED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY AS RECORDED UNDER VOL.92, PAGE 1 OF THE LORAIN COUNTY RECORDS DATED 4/6/2007.
2. MIDDLE ROAD DEDICATION PLAT PREPARED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY AS RECORDED UNDER VOL.98, PAGE 54 OF THE LORAIN COUNTY RECORDS DATED 3/21/2013.
3. CENTER ROAD ESTATES SUBDIVISION AS RECORDED UNDER VOL.19, PAGE 43 OF THE LORAIN COUNTY RECORDS DATED 10/20/1959.
4. AVON CROSSING SUBDIVISION RE-FILE, VOL. 94, PG. 45 OF THE LORAIN COUNTY RECORDS
5. AVON CROSSING SUBDIVISION No. 2, VOL. 95, PG. 64 OF THE LORAIN COUNTY RECORDS
6. AVON CROSSING SUBDIVISION No. 3, VOL. 97, PG. 01 OF THE LORAIN COUNTY RECORDS
7. AVON CROSSING SUBDIVISION No. 5, VOL. 100, PG. 21 OF THE LORAIN COUNTY RECORDS

BASIS OF BEARINGS:

STATE PLANE COORDINATE SYSTEM NAD 83 OHIO NORTH, ESTABLISHED BY GPS OBSERVATION IN SEPTEMBER 2015



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER 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 TO THE BEST OF MY KNOWLEDGE.

Daniel P. Engle
DANIEL P. ENGLE
REGISTERED PROFESSIONAL SURVEYOR #8452
ATWELL, LLC
7100 E. PLEASANT VALLEY RD, SUITE 220
INDEPENDENCE, OHIO 44131
440-349-2000

DATE: 3/8/2016

