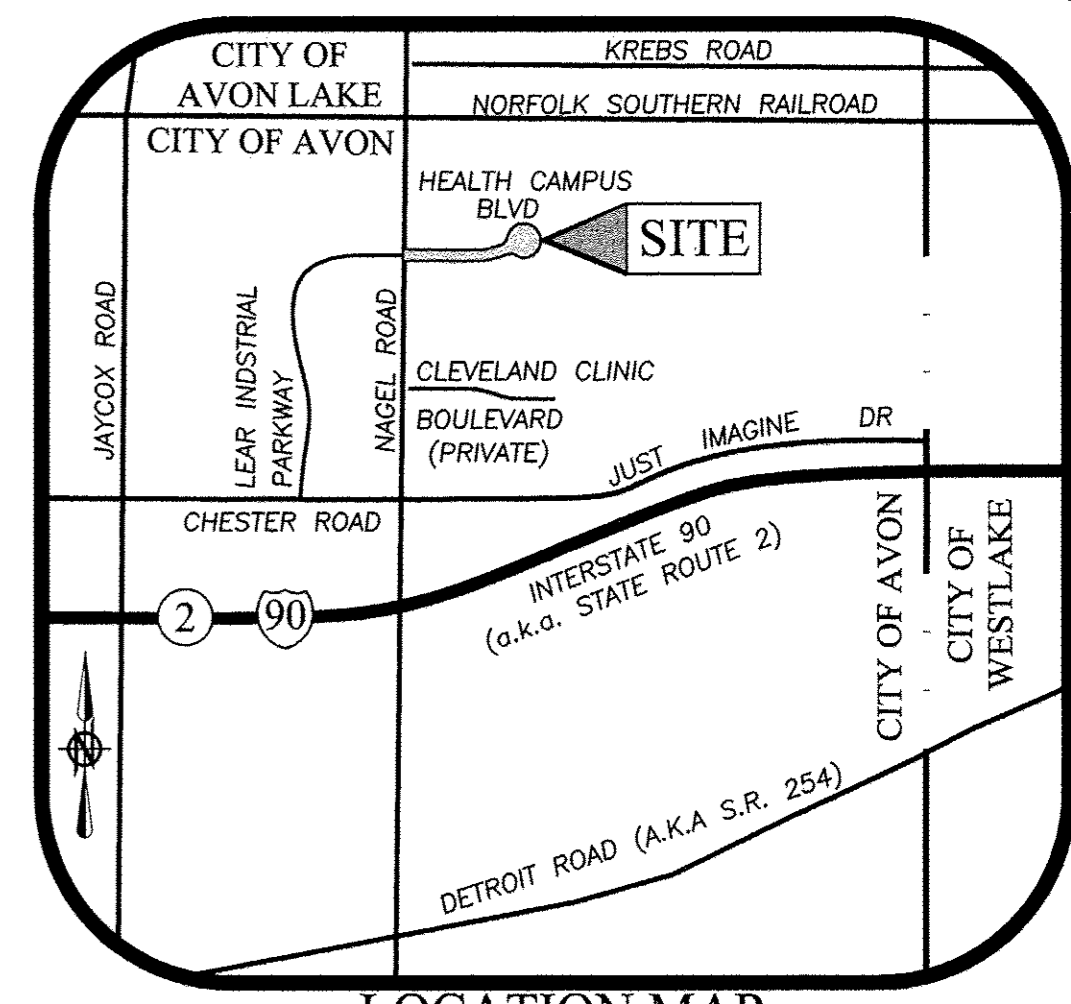


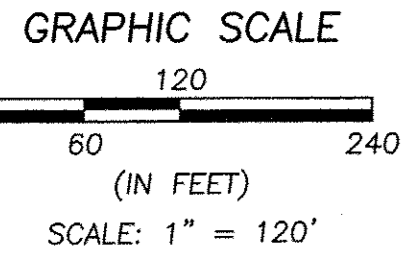
HEALTH CAMPUS BOULEVARD DEDICATION PLAT

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 28.



LOCATION MAP - NOT TO SCALE

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF NAGEL ROAD AS SHOWN ON ODOT R/W PLANS LOR-90-22.26 NORTH 00° 31' 30" EAST



AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING CO., INC. IN FEBRUARY 2015

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE DEDICATION PLAT AS SHOWN HEREON AND CONTAINING 2.471 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 28, LORAIN COUNTY, OHIO, AT ALL POINTS THUSLY INDICATED. IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED. IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY 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.

Amy M. Kelly
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469



12/4/2015

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF A PARCEL OF LAND DESCRIBED IN A DEED TO JG AVON LLC AS RECORDED IN INSTRUMENT NUMBER 2013-0482288 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 2.471 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 28, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED JG AVON LLC HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "HEALTH CAMPUS BOULEVARD DEDICATION PLAT", INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, HEALTH CAMPUS BOULEVARD (80 FEET WIDE) AND EASEMENTS, SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE MUNICIPALITY OF AVON, OHIO, FOR THE BENEFIT OF ITSELF AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 7th DAY OF December, 2015.

JG AVON LLC BY RES REALTY LLC, ITS MANAGER
BY: *Rebecca S. Riggsby*
(PRINT NAME, TITLE) DATE

Rebecca S. Riggsby
WITNESS

Yvonne K. Moran
WITNESS

NOTARIAL SEAL

STATE OF OHIO)
SS)
COUNTY OF LORAIN)
ON THIS 7th DAY OF December, 2015, BEFORE ME PERSONALLY APPEARED,
AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS (THEIR) FREE ACT AND DEED FOR THE
PURPOSES HEREON MENTIONED.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Rebecca S. Riggsby
NOTARY PUBLIC IN AND FOR LORAIN COUNTY, OHIO
REBECCA S. RIGGSBY
Notary Public - State of Ohio
Recorded in Lorain County
My Commission Expires 3/13/2018



TRANSFERRED
IN COMPLIANCE WITH SEC. 319.095
OHIO REV. CODE
OCT 6 6 2016
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

APPROVAL ON BEHALF OF THE CITY OF AVON:

APPROVAL BY THE CITY OF AVON DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY IMPROVEMENTS DEDICATED HEREON.

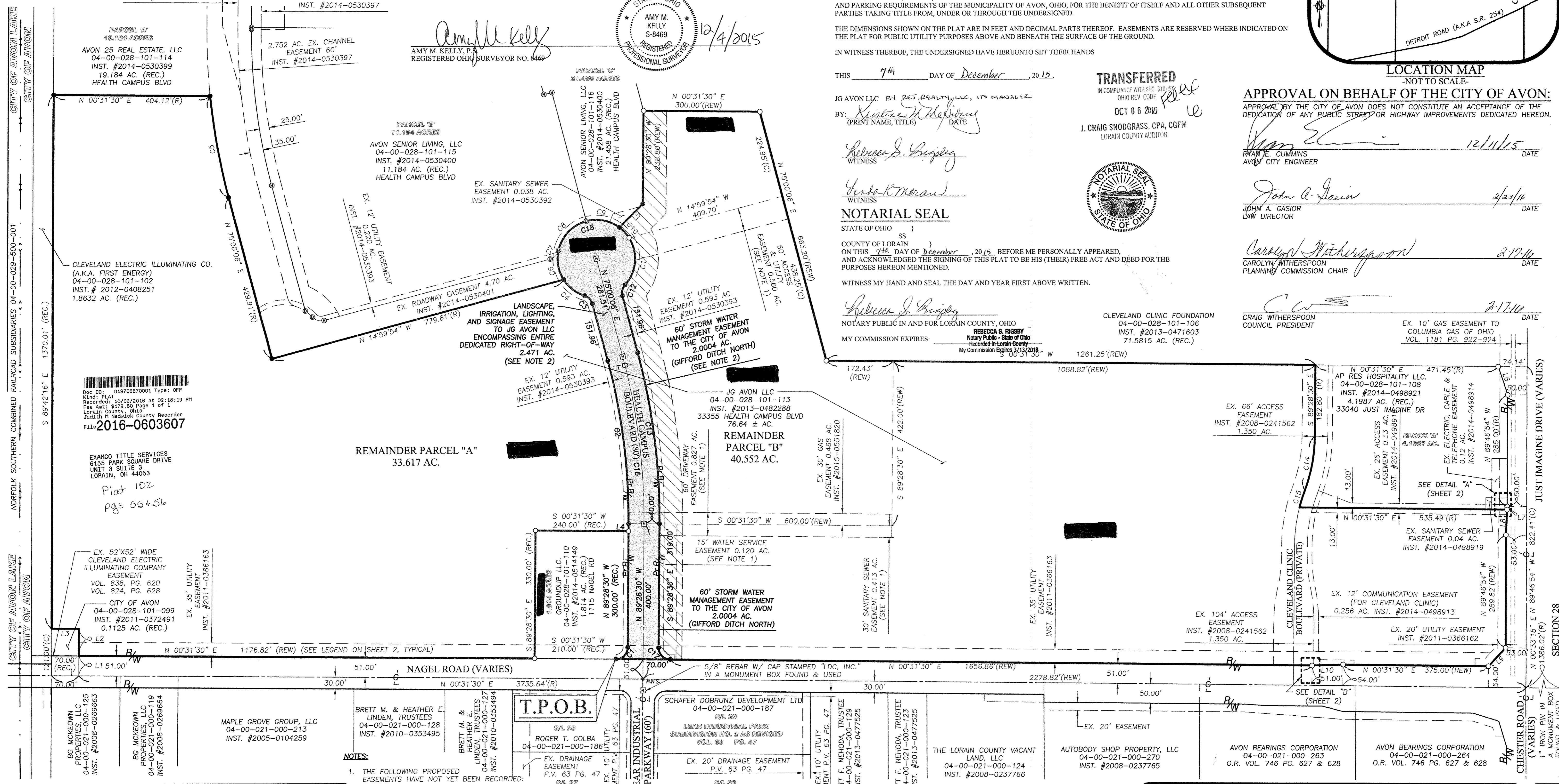
Vern E. Cummins 12/11/15
VERN E. CUMMINS
AVON CITY ENGINEER

John A. Gasior 2/23/16
JOHN A. GASIOR
LAW DIRECTOR

Carolyn Witherspoon 2/17/16
CAROLYN WITHERSPOON
PLANNING COMMISSION CHAIR

Craig Witherspoon 2/17/16
CRAIG WITHERSPOON
COUNCIL PRESIDENT

EX. 10' GAS EASEMENT TO COLUMBIA GAS OF OHIO VOL. 1181 PG. 922-924



Doc ID: 019706870001 Type: OFF
Kind: PLAT
Recorded: 10/06/2016 at 02:18:19 PM
Fee Amt: \$172.80 Page 1 of 1
Lorain County, Ohio
Judith M. Medwick County Recorder
FL13-2016-0603607

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053
Plat 102
pgs 55+56

EX. 52'X52' WIDE CLEVELAND ELECTRIC ILLUMINATING COMPANY EASEMENT VOL. 838, PG. 620 VOL. 824, PG. 628
CITY OF AVON 04-00-028-101-099 INST. #2011-0372491 0.1125 AC. (REC.)
EX. 35' UTILITY EASEMENT INST. #2011-0366163

MAPLE GROVE GROUP, LLC
04-00-021-000-213
INST. #2005-0104259

BRETT M. & HEATHER E. LINDEN, TRUSTEES
04-00-021-000-128
INST. #2010-0353495

T.P.O.B.
ROGER T. GOLBA
04-00-021-000-186
INST. #2010-0353494

SCHAFAER DOBRUNZ DEVELOPMENT LTD
04-00-021-000-187
INST. #2010-0353494

LEAR INDUSTRIAL PARK SUBDIVISION NO. 2 AS REVISED VOL. 63 PG. 47

THE LORAIN COUNTY VACANT LAND, LLC
04-00-021-000-124
INST. #2008-0237766

AUTOBODY SHOP PROPERTY, LLC
04-00-021-000-270
INST. #2008-0237765

AVON BEARINGS CORPORATION
04-00-021-000-263
O.R. VOL. 746 PG. 627 & 628

AVON BEARINGS CORPORATION
04-00-021-000-264
O.R. VOL. 746 PG. 627 & 628

DATE	BY	DESCRIPTION
06-19-2015	AMK	ISSUE TO CLIENT
06-26-2015	AMK	REVISIONS PER CLIENT
09-21-2015	AMK	UPDATED PER CITY COMMENTS
10-19-2015	AMK	UPDATED PER CITY COMMENTS

- NOTES:
- THE FOLLOWING PROPOSED EASEMENTS HAVE NOT YET BEEN RECORDED:
 - 60' DRIVEWAY EASEMENT 0.827 AC.
 - 15' WATER SERVICE EASEMENT 0.120 AC.
 - 30' SANITARY SEWER EASEMENT 0.413 AC.
 - 60' ACCESS & UTILITY EASEMENT 0.560 AC.
 - THE 60' STORM WATER MANAGEMENT EASEMENT AND THE LANDSCAPE, IRRIGATION, LIGHTING AND SIGNAGE EASEMENT WILL BE RECORDED BY DEVELOPER IN A SEPARATE DOCUMENT.

DRAWN BY: JAD
CHECKED BY: AMK

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

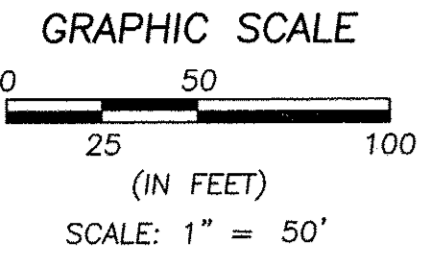
SHEET 1 OF 2
JOB NO. 14-3834E

HEALTH CAMPUS BOULEVARD DEDICATION PLAT

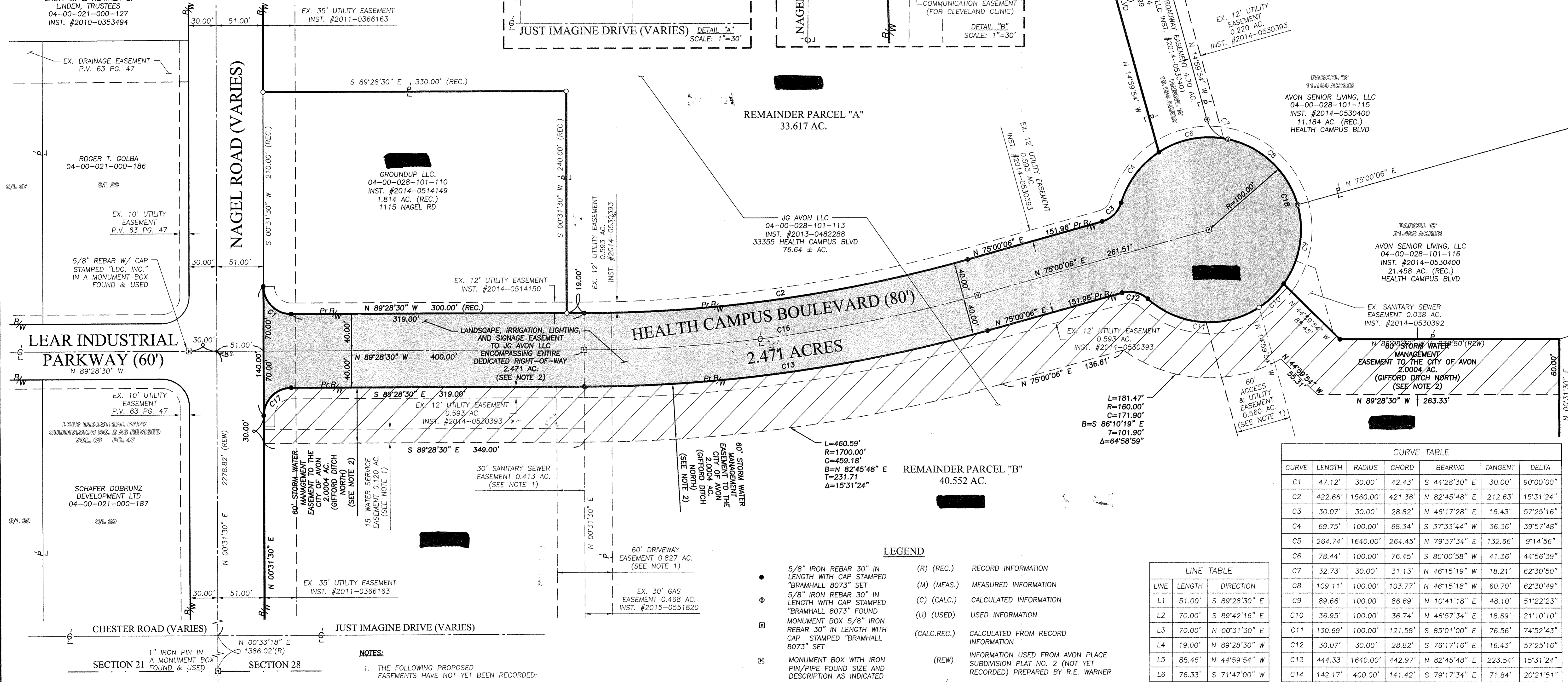
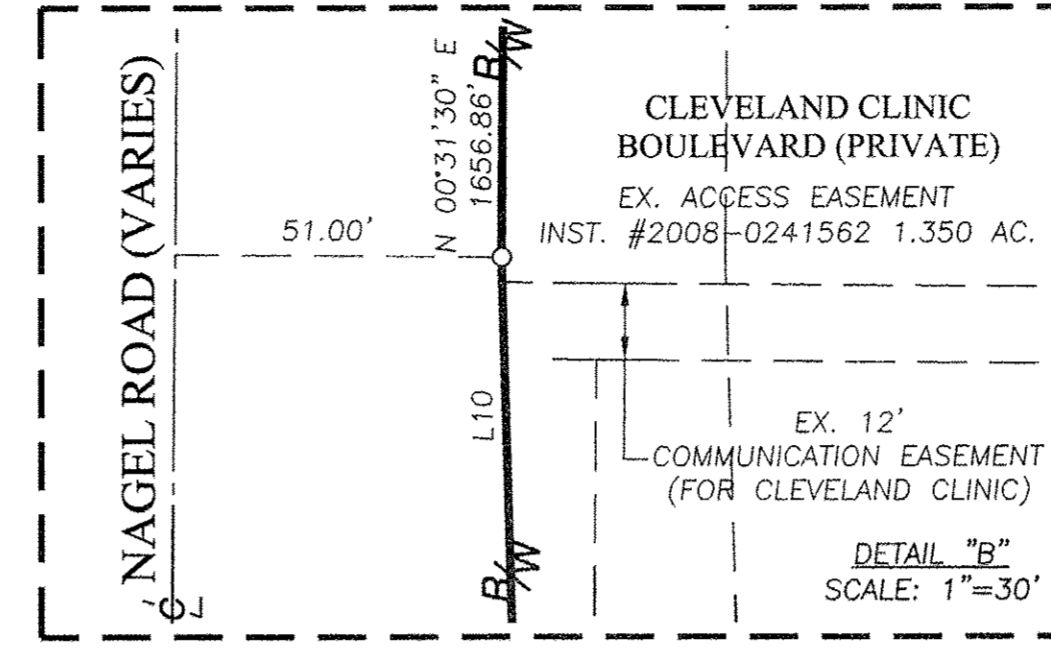
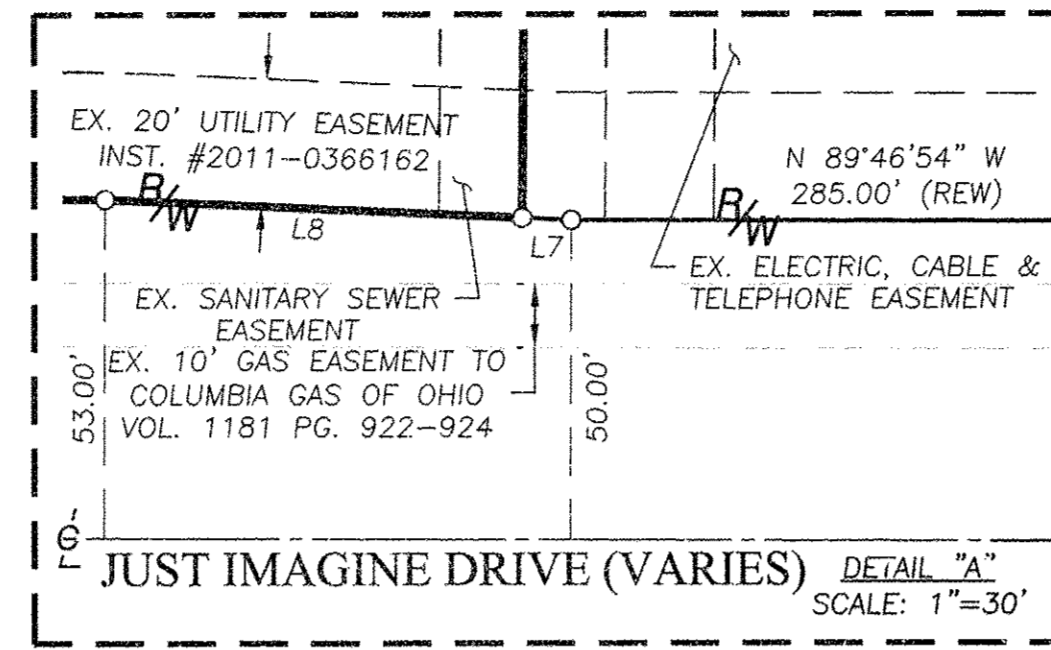
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 28.

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF NAGEL ROAD AS SHOWN ON ODOT R/W PLANS LOR-90-22.26 NORTH 00° 31' 30" EAST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING CO., INC. IN FEBRUARY 2015



BRETT M. & HEATHER E. LINDEN, TRUSTEES
04-00-021-000-127
INST. #2010-0353494



PARCEL "B"
11.184 ACRES
AVON SENIOR LIVING, LLC
04-00-028-101-115
INST. #2014-0530400
11.184 AC. (REC.)
HEALTH CAMPUS BLVD

PARCEL "C"
21.458 ACRES
AVON SENIOR LIVING, LLC
04-00-028-101-116
INST. #2014-0530400
21.458 AC. (REC.)
HEALTH CAMPUS BLVD

REMAINDER PARCEL "A"
33.617 AC.

JG AVON LLC
04-00-028-101-113
INST. #2013-0482288
33355 HEALTH CAMPUS BLVD
76.64 ± AC.

REMAINDER PARCEL "B"
40.552 AC.

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	47.12'	30.00'	42.43'	S 44°28'30" E	30.00'	90°00'00"
C2	422.66'	1560.00'	421.36'	N 82°45'48" E	212.63'	15°31'24"
C3	30.07'	30.00'	28.82'	N 46°17'28" E	16.43'	57°25'16"
C4	69.75'	100.00'	68.34'	S 37°33'44" W	36.36'	39°57'48"
C5	264.74'	1640.00'	264.45'	N 79°37'34" E	132.66'	9°14'56"
C6	78.44'	100.00'	76.45'	S 80°00'58" W	41.36'	44°56'39"
C7	32.73'	30.00'	31.13'	N 46°15'19" W	18.21'	62°30'50"
C8	109.11'	100.00'	103.77'	N 46°15'18" W	60.70'	62°30'49"
C9	89.66'	100.00'	86.69'	N 10°41'18" E	48.10'	51°22'23"
C10	36.95'	100.00'	36.74'	N 46°57'34" E	18.69'	21°10'10"
C11	130.89'	100.00'	121.58'	S 85°01'00" E	76.56'	74°52'43"
C12	30.07'	30.00'	28.82'	S 76°17'16" E	16.43'	57°25'16"
C13	444.33'	1640.00'	442.97'	N 82°45'48" E	223.54'	15°31'24"
C14	142.17'	400.00'	141.42'	S 79°17'34" E	71.84'	20°21'51"
C15	45.02'	400.00'	45.00'	S 72°20'07" E	22.53'	06°26'56"
C16	433.49'	1600.00'	432.17'	N 82°45'48" E	218.08'	15°31'24"
C17	47.12'	30.00'	42.43'	N 45°31'30" E	30.00'	90°00'00"
C18	514.61'	100.00'	107.69'	N 14°59'54" W	63.89'	294°50'31"

LEGEND

- 5/8" IRON REBAR 30" IN LENGTH WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ 5/8" IRON REBAR 30" IN LENGTH WITH CAP STAMPED "BRAMHALL 8073" FOUND
- ⊠ MONUMENT BOX WITH IRON PIN/PIPE FOUND SIZE AND DESCRIPTION AS INDICATED
- 5/8" IRON REBAR WITH CAP STAMPED "R.E. WARNER 8616" (UNLESS OTHERWISE NOTED)
- M.N.S. MASONRY NAIL SET
- ▨ LANDSCAPE, IRRIGATION, LIGHTING, AND SIGNAGE EASEMENT TO JG AVON LLC
- ▨ 60' STORM WATER MANAGEMENT EASEMENT TO THE CITY OF AVON

LINE	LENGTH	DIRECTION
L1	51.00'	S 89°28'30" E
L2	70.00'	S 89°42'16" E
L3	70.00'	N 00°31'30" E
L4	19.00'	N 89°28'30" W
L5	85.45'	N 44°59'54" W
L6	76.33'	S 71°47'00" W
L7	7.72'	N 87°25'42" W
L8	65.34'	N 87°25'42" W
L9	64.64'	N 47°17'04" W
L10	80.06'	N 01°37'21" W

- NOTES:**
- THE FOLLOWING PROPOSED EASEMENTS HAVE NOT YET BEEN RECORDED:
 - 60' DRIVEWAY EASEMENT 0.827 AC. (SEE NOTE 1)
 - 15' WATER SERVICE EASEMENT 0.120 AC. (SEE NOTE 1)
 - 30' SANITARY SEWER EASEMENT 0.413 AC. (SEE NOTE 1)
 - 60' ACCESS & UTILITY EASEMENT 0.560 AC. (SEE NOTE 1)
 - THE 60' STORM WATER MANAGEMENT EASEMENT AND THE LANDSCAPE, IRRIGATION, LIGHTING AND SIGNAGE EASEMENT WILL BE RECORDED BY DEVELOPER IN A SEPARATE DOCUMENT.

- REFERENCES**
- LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - AVON PLACE SUBDIVISION NO. 2, PREPARED BY R.E. WARNER, DATED 04-21-2014. (NOT RECORDED)
 - PARCEL A, B & C LOT SPLIT, PREPARED BY BRAMHALL ENGINEERING & SURVEYING, DATED 11-24-2014.

DATE	BY	DESCRIPTION
06-19-2015	AMK	ISSUE TO CLIENT
06-26-2015	AMK	REVISIONS PER CLIENT
09-21-2015	AMK	UPDATED PER CITY COMMENTS
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SHEET
2 OF 2
JOB NO.
14-3834E

J:\143834E Dedications\Plat Health Campus Drive\Drawings\14-3834E Master.dwg, Plotter: Dec 04, 2015, 2:14pm