

MAY, 2016

DEDICATION PLAT

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO
 KNOWN AS PART OF ORIGINAL AVON TOWNSHIP SECTIONS NUMBERED 16 & 21.

THE INTENT OF THIS PLAT IS TO CONSOLIDATE AND SPLIT PARCELS ALONG THE EXISTING CENTERLINE OF CHESTER RD (60') AND DESIGNATE THE SPLIT PARCELS TO THE CITY OF AVON FOR THE PROPOSED CHESTER RD (100') RIGHT OF WAY PURPOSES, ADDITIONALLY AN EXISTING 15' GAS EASEMENT TO BE REPLACED BY A PROPOSED "20' GAS EASEMENT" ALONG THE SOUTHERLY PROPOSED RIGHT OF WAY, A "15' UTILITY EASEMENT" ALONG THE NORTHERLY PROPOSED RIGHT OF WAY, ALONG WITH A "10' TEMPORARY EASEMENT" FOR GRADING PURPOSES AND ADDITIONALLY "STORM EASEMENTS" ARE DETAILED, SHOWN HEREON.

#04-00-016-102-044 #04-00-021-000-248 #04-00-021-000-016 #04-00-021-000-198 #04-00-021-000-253 #04-00-021-000-252
 #04-00-021-000-251 #04-00-016-104-053 #04-00-016-104-019 #04-00-021-000-254 #04-00-021-000-247 #04-00-021-000-045

Overall Parcel - 179,8605 Acres
 Overall Parcel Residual - 173,6741 Acres
 Dedication Total Acreage - 6.1275 Acres

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORD FOR SUBJECT, ADJACENT & ADJOINING PARCELS
- ALTA/ACSM LAND TITLE SURVEY FOR REO HOLDINGS, LLC. & FIDELITY NATIONAL TITLE INSURANCE COMPANY, KS ASSOCIATES, INC., MAY 13TH 2008
- LORAIN COUNTY GPS SURVEY MONUMENTS (2002-16, 2002-17, LC065)
- LOT SPLIT PARCEL LINE OF PARCEL #04-00-016-102-044 PER BRAMHALL SUBMITTAL 4-01-2015
- LOT SPLIT PARCEL LINE OF PARCEL #04-00-016-104-053 PER BRAMHALL SUBMITTAL 4-01-2015
- ALTA/ACSM SURVEY OF JAYCOX-CHESTER ROAD (PARCEL A) FOR MAROON LIMITED KOPF CONSTRUCTION CORPORATION
- VOLUME 964 PAGE 333 - 15' GAS EASEMENT

BASIS OF BEARING

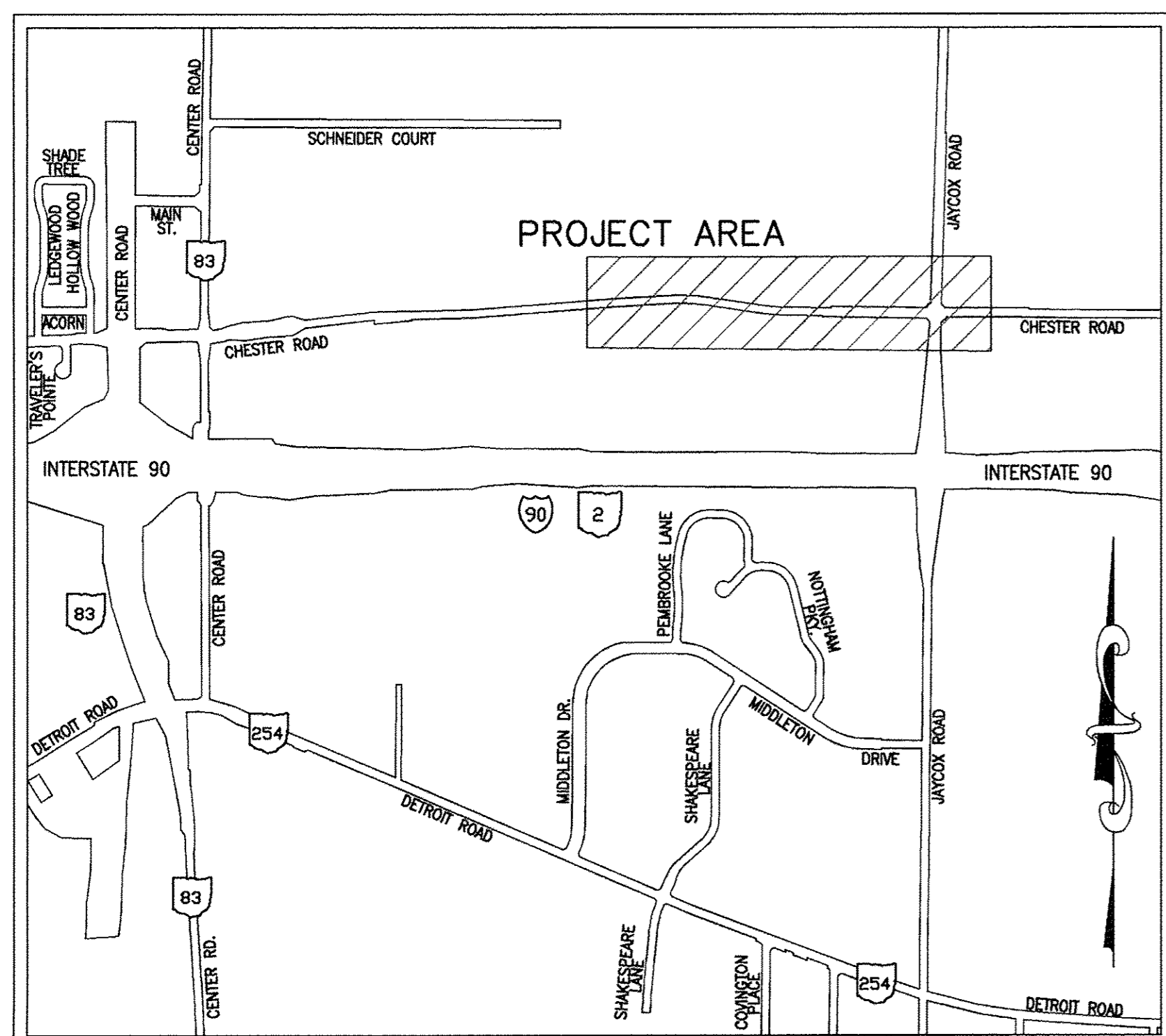
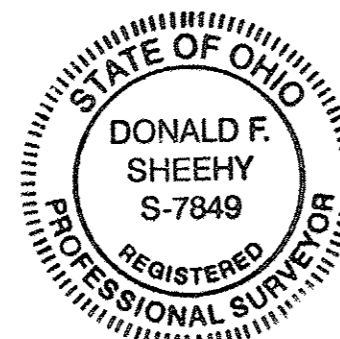
Basis of Bearings for this Plat is N 89° 06' 01" W along the existing centerline of Chester Rd (60') beginning at a monument found at the centerline of Jaycox Rd (R/W Varies) to a monument box found 1143.46' Northwest as shown on this Lot Split Plat and is evidence by centerline monuments found all of which I certify to be correct to the best of my knowledge, ability and belief. Survey control was established using monuments found utilizing GPS Receivers and known Lorain County Auditor's Office Geodetic Survey Marker monument records.

SURVEYOR'S CERTIFICATE

Monuments were found and set at all points as shown hereon. Dimensions shown on this plat are expressed in feet and decimal parts thereof. Basis of Bearings for this Plat is N 89° 06' 01" W along the existing centerline of Chester Rd (60') and is evidence by monuments found, all of which I certify to be correct to the best of my knowledge, ability and belief.

Donald F. Sheehy
 DONALD F. SHEEHY
 PROFESSIONAL SURVEYOR NO. 7849

8.9.2016
 DATE



LOCATION MAP

RESIDUAL PARCEL A2	SECT. NO. 16	2,417,772.82 SQ FT	55.5044 ACRES
	SECT. NO. 21	922,093.74 SQ FT	21.1683 ACRES
	OVERALL	3,339,866.56 SQ FT	76.6727 ACRES
RESIDUAL PARCEL E2	SECT. NO. 16	1,316,944.01 SQ FT	30.2329 ACRES
	SECT. NO. 21	2,023,249.54 SQ FT	46.4474 ACRES
	OVERALL	3,340,193.55 SQ FT	76.6801 ACRES
DEDICATION PARCEL	SECT. NO. 16	91,428.27 SQ FT	2.0989 ACRES
	SECT. NO. 21	175,489.80 SQ FT	4.0287 ACRES
	OVERALL	266,918.08 SQ FT	6.1276 ACRES

DEDICATION PLAT WITH EASEMENTS FOR CHESTER ROAD RECONSTRUCTION

IN THE CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

Being a Re-Subdivision of Part of Chester Rd. & Jaycox Rd. Dedication Plat Vol. 95 Pg. 39

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, NWQ JAYCOX I-90 LLC, 35350 GROUP PARTNERSHIP LLC., KOPF CONSTRUCTION CORP, AND THEIR SUCCESSORS AND ASSIGNS THEREIN AFTER REFERRED TO AS GRANTEEES, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE DEDICATION PLAT OF CHESTER ROAD RIGHT OF WAY AND EASEMENT AREAS, AND DOES HEREBY ACCEPT PLAT OF THE SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS CHESTER RD (100) FEET IN WIDTH.

AND DOES HEREBY GRANT COLUMBIA GAS OF OHIO, THEIR SUCCESSORS AND ASSIGNS THEREIN AFTER REFERRED TO AS GRANTEEES A "PERMANENT GAS EASEMENT" (20) FEET IN WIDTH PARALLEL WITH AND IMMEDIATELY ADJACENT ON THE SOUTHERLY CHESTER RD. RIGHT OF WAY (100) FEET IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREIN, THE INSTALLATION AND STRUCTURES WHICH MAY BE CONSTRUCTED, RECONSTRUCTED, REMOVED AND MAINTAINED IN, ON AND THROUGH THESE EASEMENTS SHALL INCLUDE ALL INCIDENTAL APPURTENANCES PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND SUCH AS GAS MAIN, MANHOLES, SERVICE LINES, AND VALVES, AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES DISTRIBUTING GAS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID GAS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE LINES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS ANY TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. POST INSTALLATION CONDITIONS SHALL MATCH IMPROVEMENTS PLANS FOR CHESTER ROAD RECONSTRUCTION 3/15/2016, OR APPROVED BY CITY OF AVON.

AND DOES HEREBY GRANT FIRST ENERGY CORPORATION (THE ILLUMINATING CO.), CENTURYLINK, FIBERTECH NETWORKS, TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS THEREIN AFTER REFERRED TO AS GRANTEEES, A "PERMANENT UTILITY EASEMENT" (15) FEET IN WIDTH PARALLEL WITH AND IMMEDIATELY ADJACENT ON THE NORTHERLY CHESTER RD. RIGHT OF WAY (100) FEET IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREIN, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES DUCTS CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE LINES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS ANY TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE. POST INSTALLATION CONDITIONS SHALL MATCH IMPROVEMENTS PLANS FOR CHESTER ROAD RECONSTRUCTION 3/15/2016, OR APPROVED BY CITY OF AVON.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON A "PERMANENT PATHWAY EASEMENT" (15) FEET IN WIDTH PARALLEL WITH AND IMMEDIATELY ADJACENT ON THE NORTHERLY CHESTER RD. RIGHT OF WAY (100) FEET IN WIDTH, BE THE SAME AS AFORESAID "PERMANENT UTILITY EASEMENT", OVER AND THROUGH ALL SUBLOTS SHOWN HEREIN. THE RIGHT TO INSTALL, REPAIR, AUGMENT, INSTALL STREET LANDSCAPING, AND MAINTAIN A PEDESTRIAN PATH, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "PERMANENT STORM EASEMENT" AREAS AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE AND OR REMOVE PIPE, MANHOLES, STRUCTURES, DITCHES, SWALES AND OR OTHER APPURTENANCES.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON AND APPROVED CONTRACTORS "TEMPORARY CONSTRUCTION EASEMENT" (10) FEET IN WIDTH PARALLEL WITH AND IMMEDIATELY ADJACENT ON THE NORTHERLY "PERMANENT EASEMENT" (15) FEET IN WIDTH, AS SHOWN HEREON FOR PURPOSES OF GRADING AND CONSTRUCTION PURPOSES.

INDIVIDUAL PROPERTY OWNERS OVER WHICH SAID EASEMENTS LIE SHALL BE RESPONSIBLE FOR THE DAILY NORMAL MAINTENANCE OF THE EASEMENT AREAS SUCH AS MOWING, LEAF COLLECTION AND DISPOSAL AND ANY OTHER SIMILAR MAINTENANCE NOT REQUIRING THE USE OF SPECIAL OR HEAVY EQUIPMENT. ANY DEGRADING OF THE EASEMENT AREA SHALL BE SUBJECT TO CITY CODES. ALL UTILITY CONNECTIONS, DRIVEWAY INSTALLATION, AND FUTURE CONSTRUCTION OVER SAID EASEMENT AREAS SHALL RESULT IN A FINISHED STATE THAT MATCHES THE PROPOSED SITE CONDITIONS AS DESIGNED FOR 'IMPROVEMENT PLANS FOR CHESTER ROAD RECONSTRUCTION' 2016.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED. (CONT.)

APPROVALS

Approved by the Engineer of the City of Avon this 13th day of December, 2016

John Elias
 City Engineer

Approved by the Mayor of the City of Avon this 1st day of February, 2017

John Elias
 City Mayor

Approved by the City of Avon Planning Commission this 6th day of January, 2017

John Elias
 Secretary of Planning Commission

Approved by the City of Avon Council President this 3rd day of February, 2017

John Elias
 Council President

(CONT.) **ACCEPTANCE AND DEDICATION**

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

I, KRISTINE M. MCGINNEY, THE TREASURER OF RES REALTY, LLC, MANAGER OF NWQ JAYCOX I 90 LLC, DO HEREBY ASSENT TO AND ADOPT THIS DEDICATION PLAT WITH EASEMENTS AND ACKNOWLEDGE THAT THE SAME WAS MADE ON BEHALF OF SAID ENTITY AND AT ITS REQUEST AS SAID OFFICER AND DO HEREBY AUTHORIZE THE RECORDING OF THE SAME.

NWQ JAYCOX I 90 LLC.

Kristine M. McGinney

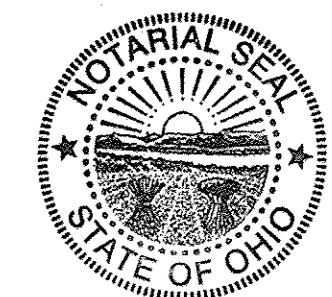
BY:

STATE OF OHIO S.S.
 COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED KRISTINE M. MCGINNEY, THE TREASURER OF RES REALTY, LLC, MANAGER FOR NWQ JAYCOX I 90 LLC, WHO ACKNOWLEDGE THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED, BOTH PERSONALLY AND AS SUCH AUTHORIZED REPRESENTATIVE. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT WESTLAKE, OHIO.

THIS 23rd DAY OF DECEMBER, 2016

DOUGLAS R. KRAUSE, Notary Public - State of Ohio
 My Commission has no expiration date
 Section 147.03 O.R.C.



Douglas R. Krause

NOTARY PUBLIC: (print name) DOUGLAS R. KRAUSE

MY COMMISSION EXPIRES

I, John Elias, THE Partner OF 35350 GROUP PARTNERSHIP LLC. DO HEREBY ASSENT TO AND ADOPT THIS DEDICATION PLAT WITH EASEMENTS AND ACKNOWLEDGE THAT THE SAME WAS MADE ON BEHALF OF SAID ENTITY AND AT ITS REQUEST AS SAID OFFICER AND DO HEREBY AUTHORIZE THE RECORDING OF THE SAME.

35350 GROUP PARTNERSHIP LLC.

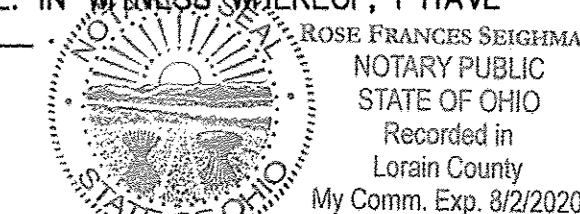
John Elias

BY:

STATE OF OHIO S.S.
 COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED JOHN ELIAS, THE PARTNER FOR 35350 GROUP PARTNERSHIP LLC., WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED, BOTH PERSONALLY AND AS SUCH AUTHORIZED REPRESENTATIVE. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO.

THIS 1st DAY OF FEBRUARY, 2017



Rose Frances Seigman

NOTARY PUBLIC: (print name) ROSE FRANCES SEIGMAN

MY COMMISSION EXPIRES

I, HR KOPF, THE President OF KOPF CONSTRUCTION CORP DO HEREBY ASSENT TO AND ADOPT THIS DEDICATION PLAT WITH EASEMENTS AND ACKNOWLEDGE THAT THE SAME WAS MADE ON BEHALF OF SAID ENTITY AND AT ITS REQUEST AS SAID OFFICER AND DO HEREBY AUTHORIZE THE RECORDING OF THE SAME.

KOPF CONSTRUCTION CORP

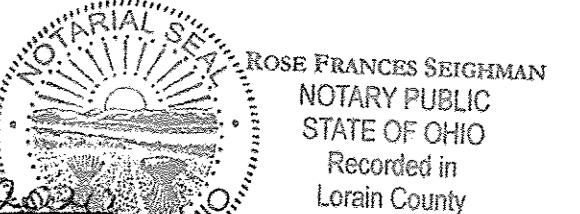
HR KOPF, PRESIDENT

BY:

STATE OF OHIO S.S.
 COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED HR KOPF, THE PRESIDENT FOR KOPF CONSTRUCTION CORP, WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED, BOTH PERSONALLY AND AS SUCH AUTHORIZED REPRESENTATIVE. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO.

THIS 14th DAY OF DECEMBER, 2016



Rose Frances Seigman

NOTARY PUBLIC: (print name) ROSE FRANCES SEIGMAN

MY COMMISSION EXPIRES

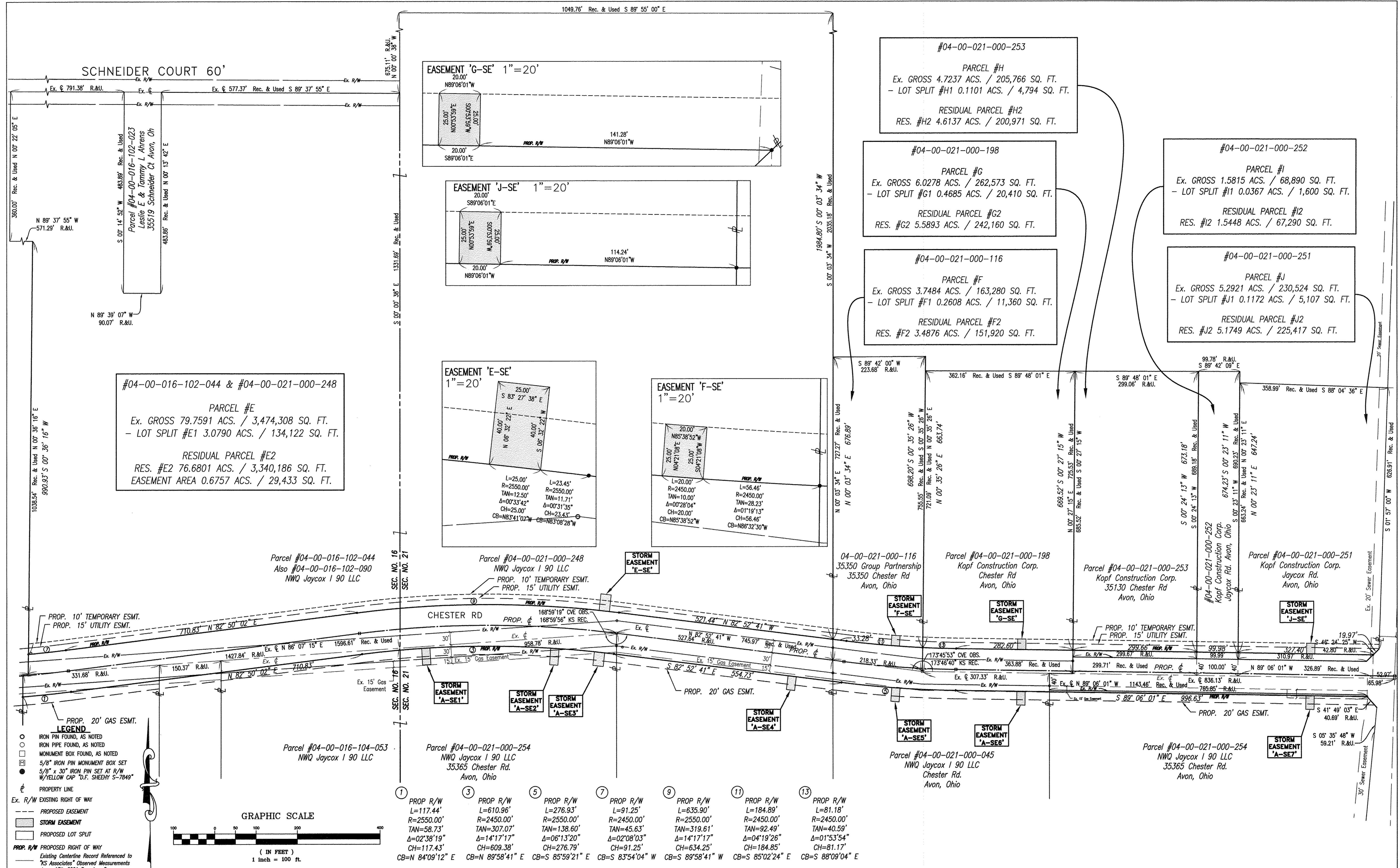
TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE FEB 28 2017 J. CRAIG SNODGRASS, CPA, COFFEE LORAIN COUNTY AUDITOR

Doc ID: 019892450001 Type: OFF
 Kind: PLAT
 Recorded: 02/28/2017 at 02:49:09 PM
 Fee Amt: \$436.00 Page 1 of 1
 Lorain County, Ohio
 Judith H. Wedelick County Recorder
 File# 2017-0620549

CHAGRIN VALLEY ENGINEERING LTD
 22999 FORBES RD STE B
 440-439-1999
 CLEVELAND, OH 44146
 Plat Vol. 103
 Pgs. 15, 16, 17, 18, 19.

TITLE SHEET INDEX OF SHEETS	
SHEET	DESCRIPTION
1	TITLE SHEET
2	LOT SPLIT & RESIDUAL (NORTH OF CHESTER)
3	LOT CONSOLIDATION & SPLIT FOR R/W (SOUTH OF CHESTER)
4	SPLIT PARCELS AREA DETAILED 1
5	SPLIT PARCELS AREA DETAILED 2

DEDICATION PLAT: CHESTER RD. RECONSTRUCTION



#04-00-016-102-044 & #04-00-021-000-248
PARCEL #E
 Ex. GROSS 79.7591 ACS. / 3,474,308 SQ. FT.
 - LOT SPLIT #E1 3.0790 ACS. / 134,122 SQ. FT.
RESIDUAL PARCEL #E2
 RES. #E2 76.6801 ACS. / 3,340,186 SQ. FT.
 EASEMENT AREA 0.6757 ACS. / 29,433 SQ. FT.

#04-00-021-000-253
PARCEL #H
 Ex. GROSS 4.7237 ACS. / 205,766 SQ. FT.
 - LOT SPLIT #H1 0.1101 ACS. / 4,794 SQ. FT.
RESIDUAL PARCEL #H2
 RES. #H2 4.6137 ACS. / 200,971 SQ. FT.

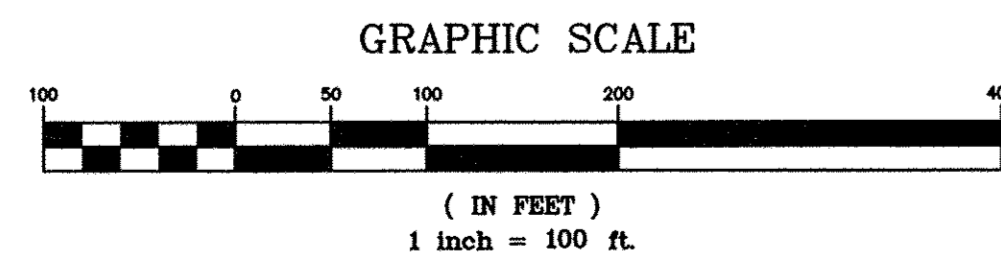
#04-00-021-000-198
PARCEL #G
 Ex. GROSS 6.0278 ACS. / 262,573 SQ. FT.
 - LOT SPLIT #G1 0.4685 ACS. / 20,410 SQ. FT.
RESIDUAL PARCEL #G2
 RES. #G2 5.5593 ACS. / 242,160 SQ. FT.

#04-00-021-000-116
PARCEL #F
 Ex. GROSS 3.7484 ACS. / 163,280 SQ. FT.
 - LOT SPLIT #F1 0.2608 ACS. / 11,360 SQ. FT.
RESIDUAL PARCEL #F2
 RES. #F2 3.4876 ACS. / 151,920 SQ. FT.

#04-00-021-000-252
PARCEL #I
 Ex. GROSS 1.5815 ACS. / 68,890 SQ. FT.
 - LOT SPLIT #I1 0.0367 ACS. / 1,600 SQ. FT.
RESIDUAL PARCEL #I2
 RES. #I2 1.5448 ACS. / 67,290 SQ. FT.

#04-00-021-000-251
PARCEL #J
 Ex. GROSS 5.2921 ACS. / 230,524 SQ. FT.
 - LOT SPLIT #J1 0.1172 ACS. / 5,107 SQ. FT.
RESIDUAL PARCEL #J2
 RES. #J2 5.1749 ACS. / 225,417 SQ. FT.

LEGEND
 ○ IRON PIN FOUND, AS NOTED
 □ IRON PIPE FOUND, AS NOTED
 □ MONUMENT BOX FOUND, AS NOTED
 □ 5/8" IRON PIN MONUMENT BOX SET
 ● 5/8" x 30" IRON PIN SET AT R/W
 W/YELLOW CAP "D.F. SHEEHY S-7849"
 — PROPERTY LINE
 Ex. R/W EXISTING RIGHT OF WAY
 --- PROPOSED EASEMENT
 ▨ STORM EASEMENT
 ▨ PROPOSED LOT SPLIT
 --- PROP. R/W PROPOSED RIGHT OF WAY
 --- Existing Centerline Record Referenced to "KS Associates" Observed Measurements June, 13th 2001 Boundary Survey



1	PROP R/W L=117.44' R=2550.00' TAN=58.73' Δ=02°38'19" CH=117.43' CB=N 84°09'12" E	3	PROP R/W L=610.96' R=2450.00' TAN=307.07' Δ=14°17'17" CH=609.38' CB=N 89°58'41" E	5	PROP R/W L=276.93' R=2550.00' TAN=138.60' Δ=06°13'20" CH=276.79' CB=S 85°59'21" E	7	PROP R/W L=91.25' R=2450.00' TAN=45.63' Δ=02°08'03" CH=91.25' CB=S 83°54'04" W	9	PROP R/W L=635.90' R=2550.00' TAN=319.61' Δ=14°17'17" CH=634.25' CB=S 89°58'41" W	11	PROP R/W L=184.89' R=2450.00' TAN=92.49' Δ=04°19'26" CH=184.85' CB=S 85°02'24" E	13	PROP R/W L=81.18' R=2450.00' TAN=40.59' Δ=01°53'54" CH=81.17' CB=S 88°09'04" E
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2 WORKING DAYS BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE
 CALL TOLL FREE 800-925-0988
 OHIO OIL AND GAS PRODUCERS UNDERGROUND PROTECTION SERVICE

CVE CHAGRIN VALLEY ENGINEERING, LTD.
 Creative Engineers. Intelligent Solutions.
 22999 Forbes Road, Suite B Cleveland, Ohio 44146-5667
 Phone • 440.439.1999 Fax • 440.439.1969 www.cvelimited.com

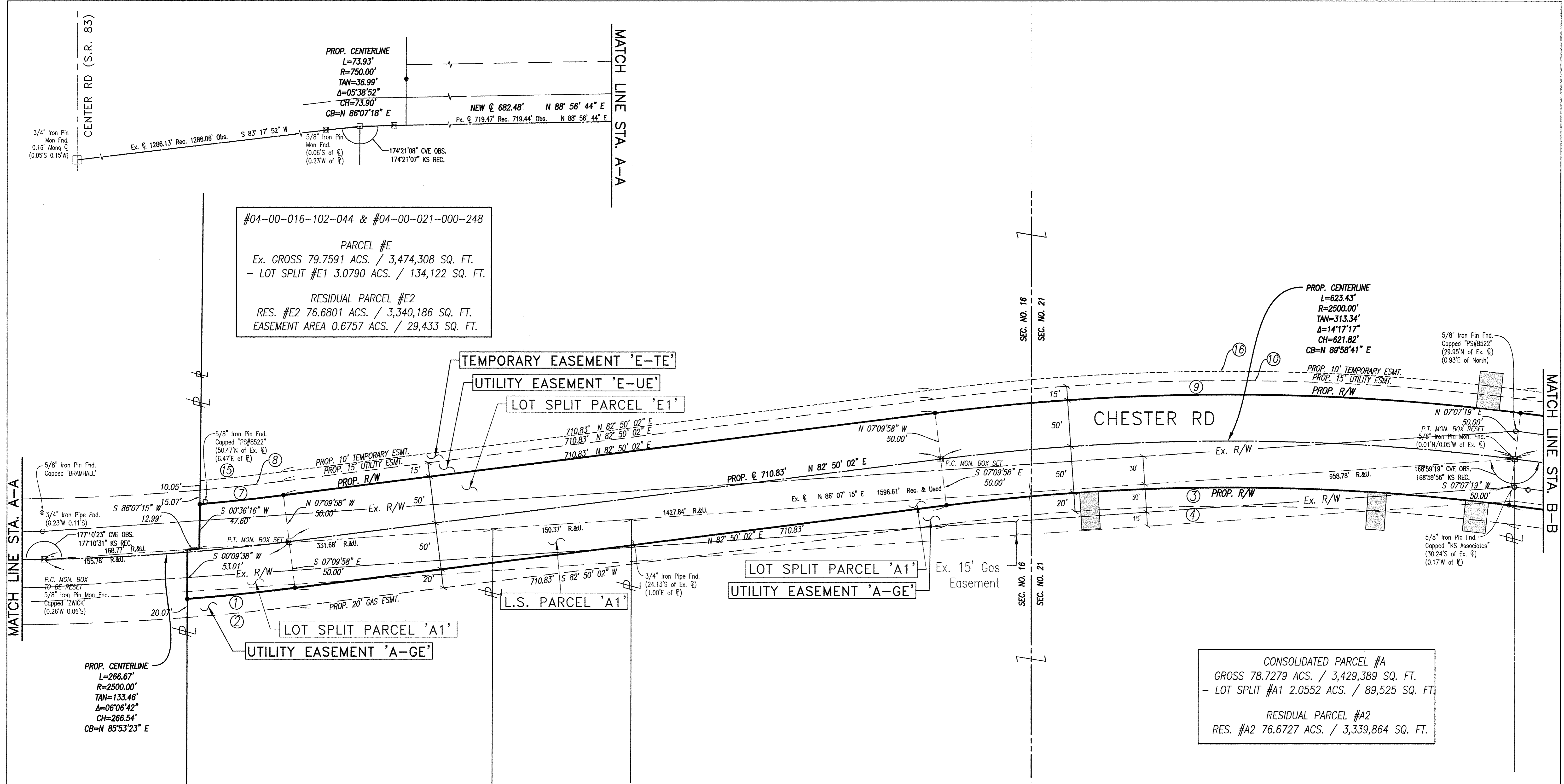
LOT SPLIT & RESIDUAL (NORTH OF CHESTER)
CHESTER ROAD RECONSTRUCTION
 CITY OF AVON
 COUNTY OF LORAIN
 STATE OF OHIO

REVISIONS

1	Easement E&F Details Updated 2-29-2016
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DESIGNED BY: J.A.W./R.S.W.
 DRAWN BY: B.A.S.
 CHECKED BY: R.E.C./D.F.S.
 DATE: FEBRUARY, 2016
 SCALE: 1"=100'
 SCALE:

PROJECT NUMBER
15154
 Drawing Name
 15154 PLAT.dwg
 SHEET: 2
 TOTAL SHEETS: 5



#04-00-016-102-044 & #04-00-021-000-248

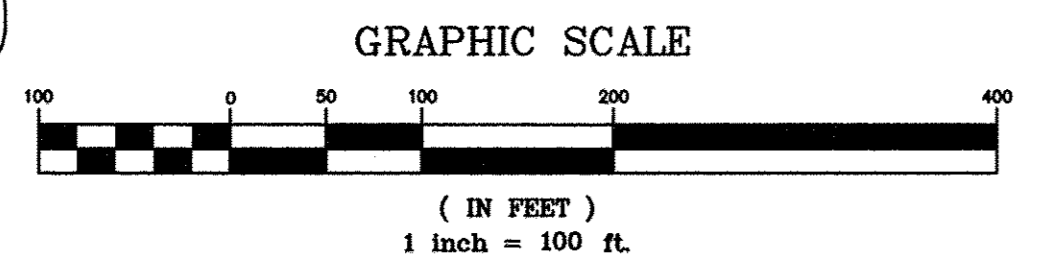
PARCEL #E
 Ex. GROSS 79.7591 ACS. / 3,474,308 SQ. FT.
 - LOT SPLIT #E1 3.0790 ACS. / 134,122 SQ. FT.

RESIDUAL PARCEL #E2
 RES. #E2 76.6801 ACS. / 3,340,186 SQ. FT.
 EASEMENT AREA 0.6757 ACS. / 29,433 SQ. FT.

CONSOLIDATED PARCEL #A
 GROSS 78.7279 ACS. / 3,429,389 SQ. FT.
 - LOT SPLIT #A1 2.0552 ACS. / 89,525 SQ. FT.

RESIDUAL PARCEL #A2
 RES. #A2 76.6727 ACS. / 3,339,864 SQ. FT.

- LEGEND**
- IRON PIN FOUND, AS NOTED
 - IRON PIPE FOUND, AS NOTED
 - MONUMENT BOX FOUND, AS NOTED
 - ⊠ 5/8" IRON PIN MONUMENT BOX SET
 - 5/8" x 30" IRON PIN SET AT R/W W/YELLOW CAP "D.F. SHEEHY S-7849"
 - PROPERTY LINE
 - Ex. R/W EXISTING RIGHT OF WAY
 - PROPOSED EASEMENT
 - STORM EASEMENT
 - PROPOSED LOT SPLIT
 - PROP. R/W PROPOSED RIGHT OF WAY
- Existing Centerline Record Referenced to "KS Associates" Observed Measurements June, 13th 2001 Boundary Survey



① PROP R/W L=117.44' R=2550.00' TAN=58.73' Δ=02°38'19" CH=117.43' CB=N 84°09'12" E	② PROP 20' GAS ESMT L=120.00' R=2570.00' TAN=60.01' Δ=02°40'31" CH=119.99' CB=S 84°10'18" W	③ PROP R/W L=610.96' R=2450.00' TAN=307.07' Δ=14°17'17" CH=609.38' CB=N 89°58'41" E	④ PROP 20' GAS ESMT L=605.98' R=2430.00' TAN=304.57' Δ=14°17'17" CH=604.41' CB=S 89°58'41" W	⑦ PROP R/W L=91.25' R=2450.00' TAN=45.63' Δ=02°08'03" CH=91.25' CB=S 83°54'04" W	⑧ PROP 15' UTILITY ESMT L=89.21' R=2435.00' TAN=44.61' Δ=02°05'57" CH=89.21' CB=N 83°53'01" E	⑨ PROP R/W L=635.90' R=2550.00' TAN=319.61' Δ=14°17'17" CH=634.25' CB=S 89°58'41" W	⑩ PROP 15' UTILITY ESMT L=639.64' R=2565.00' TAN=321.49' Δ=14°17'17" CH=637.99' CB=N 89°58'41" E	⑮ PROP 10' TEMPORARY ESMT. L=87.85' R=2425.00' TAN=322.74' Δ=02°04'33" CH=87.85' CB=S 83°52'19" E	⑯ PROP 10' TEMPORARY ESMT. L=642.14' R=2575.00' TAN=322.74' Δ=14°17'17" CH=640.47' CB=S 89°58'41" E
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PRO. AND GAS PRODUCERS UNDERGROUND PROTECTION SERVICE

CVE CHAGRIN VALLEY ENGINEERING, LTD.
 Creative Engineers. Intelligent Solutions.
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SPLIT PARCELS & RIGHT OF WAY AREA DETAILED 1
CHESTER ROAD RECONSTRUCTION
 CITY OF AVON
 COUNTY OF LORAIN
 STATE OF OHIO

REVISIONS

DESIGNED BY: J.A.W./R.S.W.
 DRAWN BY: B.A.S.
 CHECKED BY: R.E.C./D.E.S.
 DATE: FEBRUARY, 2016
 SCALE: 1"=50'
 SCALE:

PROJECT NUMBER
15154
 Drawing Name
 15154 PLAT.dwg

SHEET: **4**
 TOTAL SHEETS: **5**

#04-00-016-102-044 & #04-00-021-000-248

PARCEL #E
 Ex. GROSS 79.7591 ACS. / 3,474,308 SQ. FT.
 - LOT SPLIT #E1 3.0790 ACS. / 134,122 SQ. FT.

RESIDUAL PARCEL #E2
 RES. #E2 76.6801 ACS. / 3,340,186 SQ. FT.
 EASEMENT AREA 0.6757 ACS. / 29,433 SQ. FT.

#04-00-021-000-116

PARCEL #F
 Ex. GROSS 3.7484 ACS. / 163,280 SQ. FT.
 - LOT SPLIT #F1 0.2608 ACS. / 11,360 SQ. FT.

RESIDUAL PARCEL #F2
 RES. #F2 3.4876 ACS. / 151,920 SQ. FT.

#04-00-021-000-198

PARCEL #G
 Ex. GROSS 6.0278 ACS. / 262,573 SQ. FT.
 - LOT SPLIT #G1 0.4685 ACS. / 20,410 SQ. FT.

RESIDUAL PARCEL #G2
 RES. #G2 5.5893 ACS. / 242,160 SQ. FT.

#04-00-021-000-253

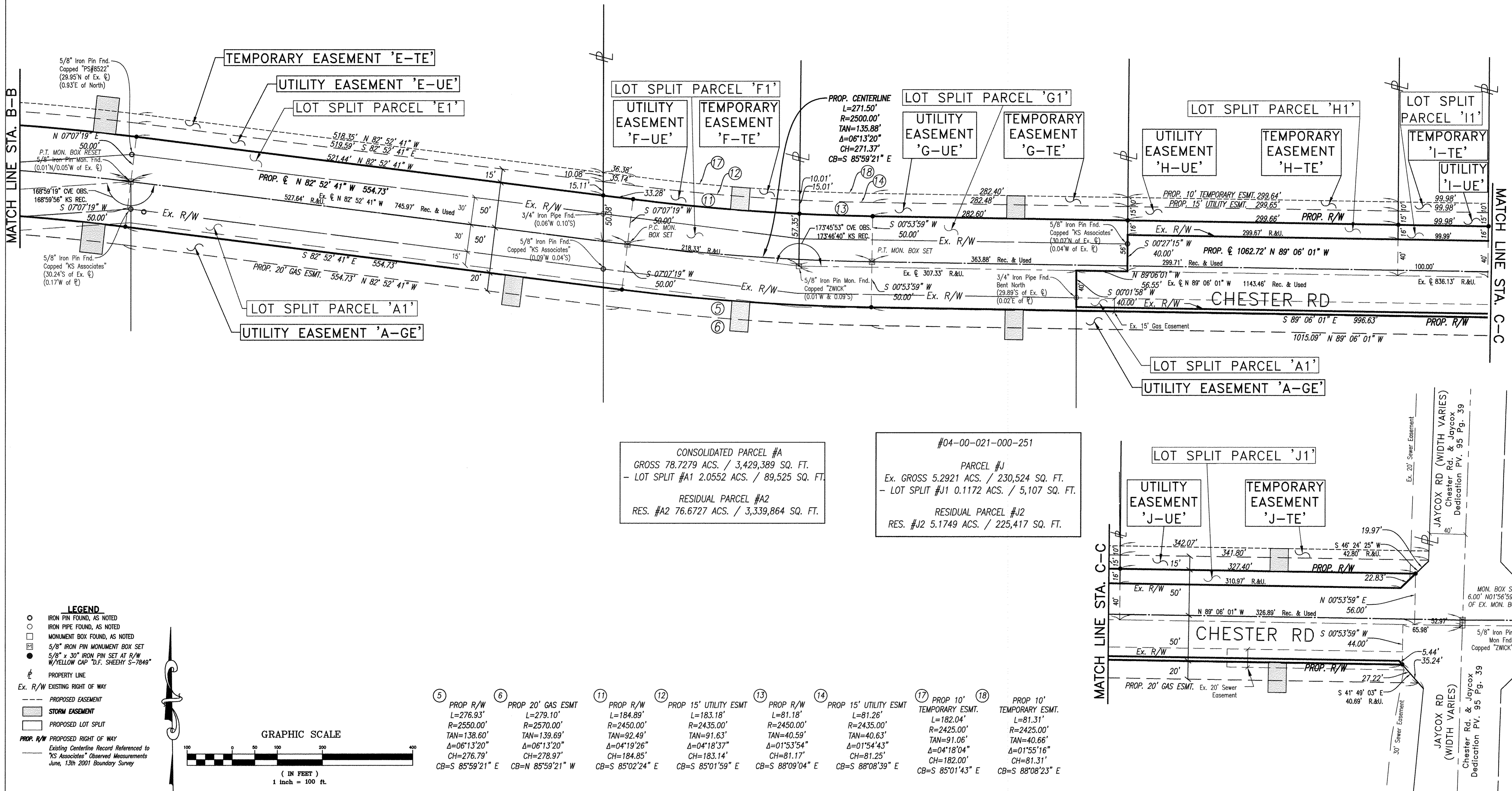
PARCEL #H
 Ex. GROSS 4.7237 ACS. / 205,766 SQ. FT.
 - LOT SPLIT #H1 0.1101 ACS. / 4,794 SQ. FT.

RESIDUAL PARCEL #H2
 RES. #H2 4.6137 ACS. / 200,971 SQ. FT.

#04-00-021-000-252

PARCEL #I
 Ex. GROSS 1.5815 ACS. / 68,890 SQ. FT.
 - LOT SPLIT #I1 0.0367 ACS. / 1,600 SQ. FT.

RESIDUAL PARCEL #I2
 RES. #I2 1.5448 ACS. / 67,290 SQ. FT.



CONSOLIDATED PARCEL #A
 GROSS 78.7279 ACS. / 3,429,389 SQ. FT.
 - LOT SPLIT #A1 2.0552 ACS. / 89,525 SQ. FT.

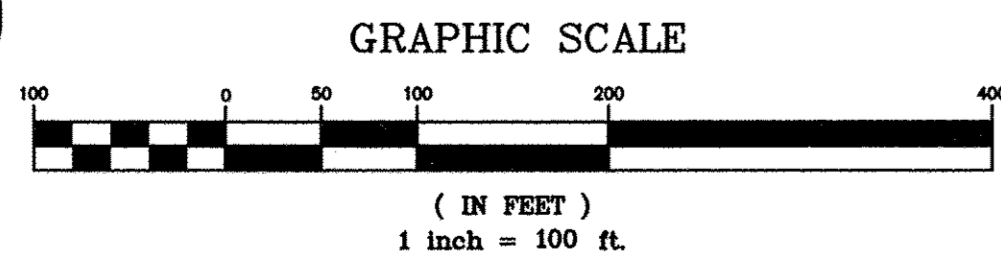
RESIDUAL PARCEL #A2
 RES. #A2 76.6727 ACS. / 3,339,864 SQ. FT.

#04-00-021-000-251

PARCEL #J
 Ex. GROSS 5.2921 ACS. / 230,524 SQ. FT.
 - LOT SPLIT #J1 0.1172 ACS. / 5,107 SQ. FT.

RESIDUAL PARCEL #J2
 RES. #J2 5.1749 ACS. / 225,417 SQ. FT.

- LEGEND**
- IRON PIN FOUND, AS NOTED
 - IRON PIPE FOUND, AS NOTED
 - MONUMENT BOX FOUND, AS NOTED
 - ⊠ 5/8" IRON PIN MONUMENT BOX SET
 - 5/8" x 30" IRON PIN SET AT R/W
 - 5/8" x 30" IRON PIN SET AT R/W
 - YELLOW CAP "D.F. SHEEHY S-7849"
 - PROPERTY LINE
 - Ex. R/W EXISTING RIGHT OF WAY
 - - - PROPOSED EASEMENT
 - STORM EASEMENT
 - PROPOSED LOT SPLIT
 - PROP. R/W PROPOSED RIGHT OF WAY
 - Existing Centerline Record Referenced to "KS Associates" Observed Measurements June, 13th 2001 Boundary Survey



⑤ PROP R/W L=276.93' R=2550.00' TAN=138.60' Δ=06°13'20" CH=276.79' CB=S 85°59'21" E	⑥ PROP 20' GAS ESMT L=279.10' R=2570.00' TAN=139.69' Δ=06°13'20" CH=278.97' CB=N 85°59'21" W	⑪ PROP R/W L=184.89' R=2450.00' TAN=92.49' Δ=04°19'26" CH=184.85' CB=S 85°02'24" E	⑫ PROP 15' UTILITY ESMT L=183.18' R=2435.00' TAN=91.63' Δ=04°18'37" CH=183.14' CB=S 85°01'59" E	⑬ PROP R/W L=81.18' R=2450.00' TAN=40.59' Δ=01°53'54" CH=81.17' CB=S 88°09'04" E	⑭ PROP 15' UTILITY ESMT L=81.26' R=2435.00' TAN=40.63' Δ=01°53'54" CH=81.25' CB=S 88°08'39" E	⑰ PROP 10' TEMPORARY ESMT. L=182.04' R=2425.00' TAN=91.06' Δ=04°18'04" CH=182.00' CB=S 85°01'43" E	⑱ PROP 10' TEMPORARY ESMT. L=81.31' R=2425.00' TAN=40.66' Δ=01°55'16" CH=81.31' CB=S 88°08'23" E
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