

CHESTER ROAD SUBDIVISION NO. 1

SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBERS 16 & 21

OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBERS 16 & 21, BEING PART OF REMAINDER PARCEL "F" OF THE LOT SPLIT SURVEY RECORDED IN INSTRUMENT NUMBER 2017-0631665 OF THE LORAIN COUNTY DEED RECORDS AND BEING A PORTION OF RESIDUAL PARCEL #2 AS SHOWN ON A DEDICATION PLAT WITH EASEMENTS FOR CHESTER ROAD RECONSTRUCTION AS RECORDED IN PLAT VOLUME 103 PAGES 15-19 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 30.8800 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "CHESTER ROAD SUBDIVISION NO. 1", BEING SUBLOTS 1 TO 7 INCLUSIVE AND BLOCK "A", DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

THE UNDERSIGNED DOES HEREBY GRANT THE PROPERTY OWNERS WITHIN "CHESTER ROAD SUBDIVISION NO. 1" BLOCK "A" FOR LANDSCAPING, DRAINAGE, STORMWATER MANAGEMENT, AND UTILITIES. SAID BLOCK IS NOT GRANTED FOR THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE BY PROPERTY OWNERS WITHIN "CHESTER ROAD SUBDIVISION NO. 1".

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 THE CITY OF AVON, OHIO, FOR THE BENEFIT OF HIMSELF 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 AND PRIVATE UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 20th DAY OF July, 2017.

BY: Douglas L. Miller
NWQ JAYCOX I-90 LLC Douglas L. Miller, President

WITNESS

Douglas R. Krause
Douglas R. Krause

WITNESS

Rebecca S. Riggsby
Rebecca S. Riggsby

NOTARY PUBLIC:

STATE OF OHIO
COUNTY OF Lorain
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED Douglas L. Miller FOR NWQ JAYCOX I-90 LLC WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 20th DAY OF July, 2017.

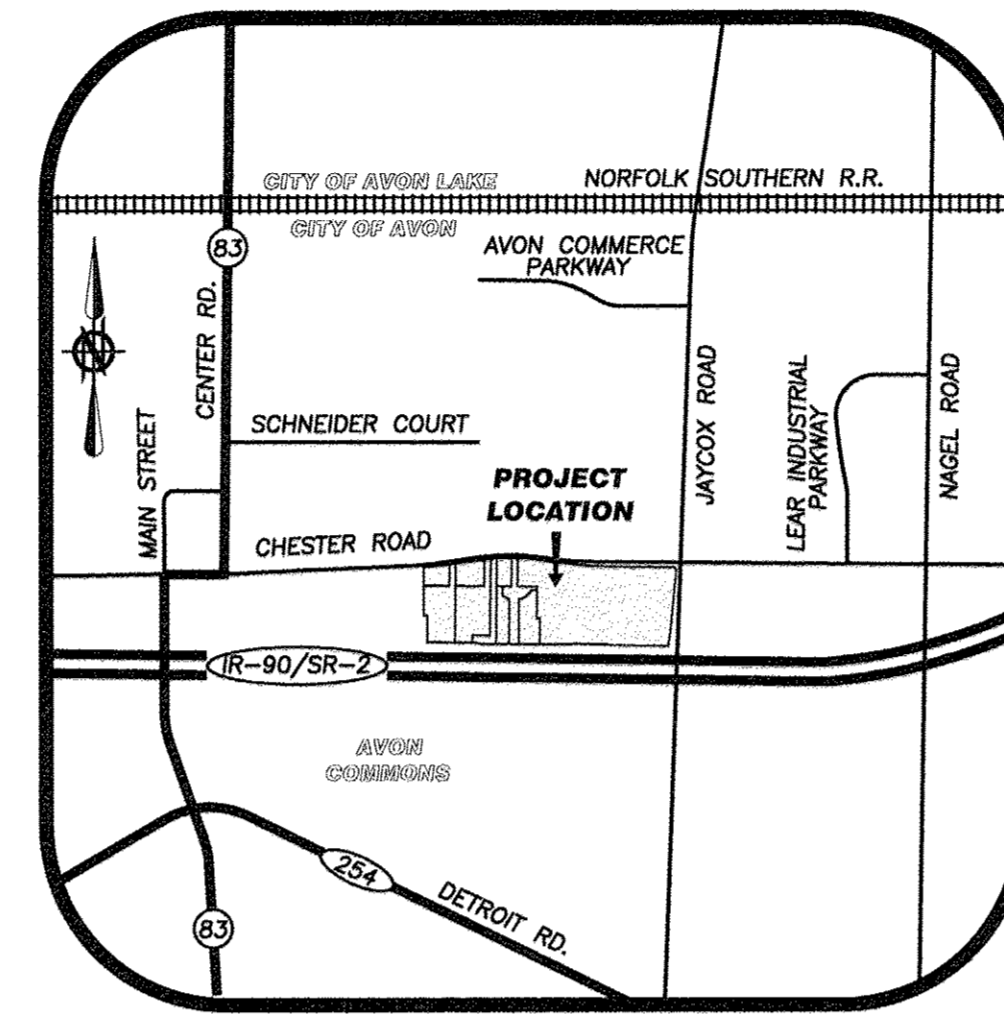


Rebecca S. Riggsby
NOTARY-PUBLIC

MY COMMISSION EXPIRES:
REBECCA S. RIGGSBY
Notary Public - State of Ohio
Recorded in Lorain County
My Commission Expires 3/13/2018

EASEMENT NOTE:

- UTILITY EASEMENTS AND ALL OTHER PROPOSED EASEMENTS NOT SHOWN ON THIS PLAT HEREON ON SHEET 3 SHALL BE CREATED UNDER SEPARATE INSTRUMENTS.
- FOR ADDITIONAL EASEMENTS (ACCESS, UTILITY & PRIVATE UTILITY, SHARED STORMWATER MANAGEMENT BASIN AND 26FT ACCESS). SEE LOT SPLIT SURVEY FOR SPLIT PARCEL "E" & REMAINDER PARCEL "F" (INST. #2017-0631665).



LOCATION MAP
-NOT TO SCALE-

LEGEND

- 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊞ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- M.N.S. MASONRY NAIL SET
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (CALC.REC.) CALCULATED FROM RECORD INFORMATION
- (CVE) CHAGRIN VALLEY ENGINEERING, LTD
- (NYR) NOT YET RECORDED
- (N.) NORTH (E.) EAST
- (S.) SOUTH (W.) WEST
- CL CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE
- L/A LIMITED ACCESS

ACREAGE SUMMARY

28.3156 ACRES IN SUBLOTS
2.5644 ACRES IN BLOCK "A"

30.8800 ACRES TOTAL IN SUBDIVISION

APPROVAL ON BEHALF OF THE CITY OF AVON:

THIS PLAT IS APPROVED BY THE CITY ENGINEER OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 20th DAY OF July, 2017.

Ryan E. Cummins
RYAN E. CUMMINS, P.E.
AVON CITY ENGINEER
7/20/17 DATE

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 20th DAY OF July, 2017.

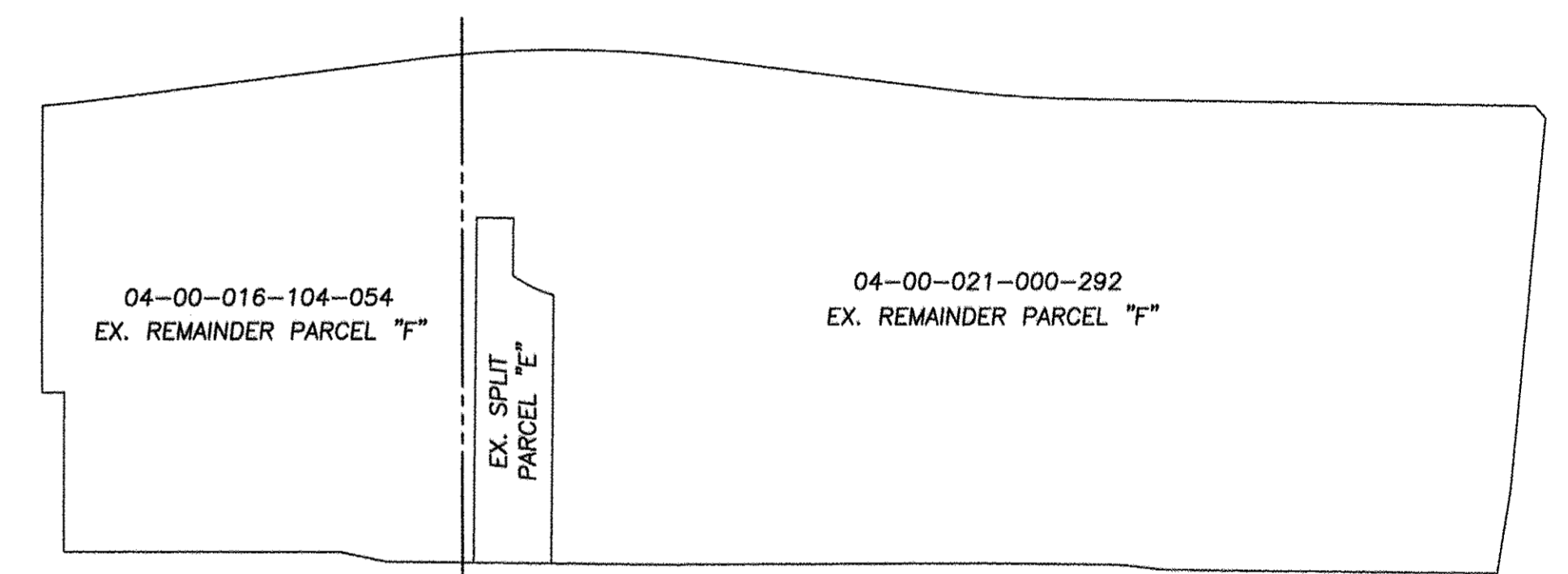
John A. Gasior
JOHN A. GASIOR
LAW DIRECTOR
7/20/17 DATE

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 20th DAY OF July, 2017.

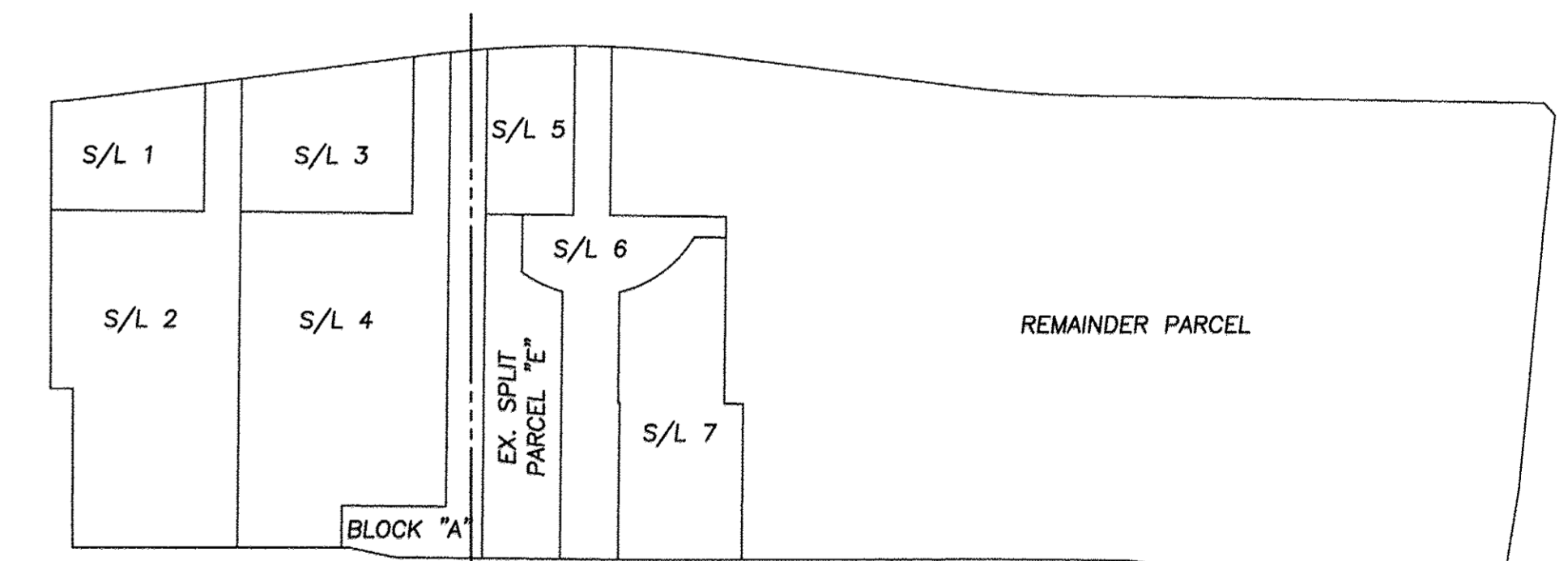
Carolyn Witherspoon
CAROLYN WITHERSPOON
PLANNING COMMISSION CHAIR
7/20/17 DATE

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. _____ THIS _____ DAY OF _____, 2017.

Craig Witherspoon
CRAIG WITHERSPOON
COUNCIL PRESIDENT
DATE



PRE-SUBDIVISION SUMMARY



POST SUBDIVISION SUMMARY

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053
Plat vol. 103
pgs 75, 76, 77

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUL 25 2017
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Doc ID: 02009880001 Type: OFF
Kind: PLAT
Recorded: 07/25/2017 at 02:18:55 PM
Fee Amt: \$299.20 Page 1 of 1
Lorain County, Ohio
Judith H. Nudlick County Recorder
File # 2017-0638030
LORAIN COUNTY RECORDER

SURVEYOR'S CERTIFICATE:

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

Amy M. Kelly
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8489
7/18/2017 DATE

J:\170484-REG-1-01-01\DRAWINGS\16-4894 MASTER.dwg, Plotted: Jul 17, 2017, 4:03pm

REVISION	DATE	BY	DESCRIPTION
	04-14-2017	AMK	PRELIMINARY ISSUE TO CLIENT
	04-18-2017	AMK	ISSUE TO PLANNING COMMISSION
	05-15-2017	AMK	UPDATED PER CITY COMMENTS
	07-17-2017	AMK	UPDATED PER CLIENT COMMENTS

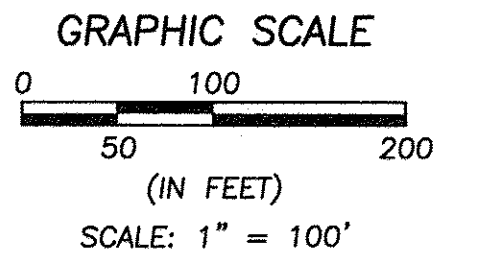
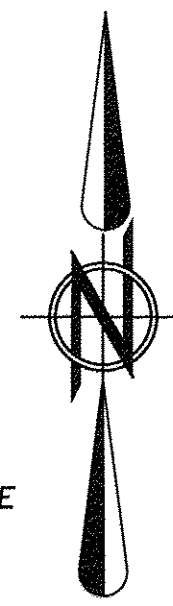
DRAWN BY: JAD
CHECKED BY: AMK

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

SHEET
1 OF 3
JOB NO.
16-4584

CHESTER ROAD SUBDIVISION NO. 1

SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBERS 16 & 21



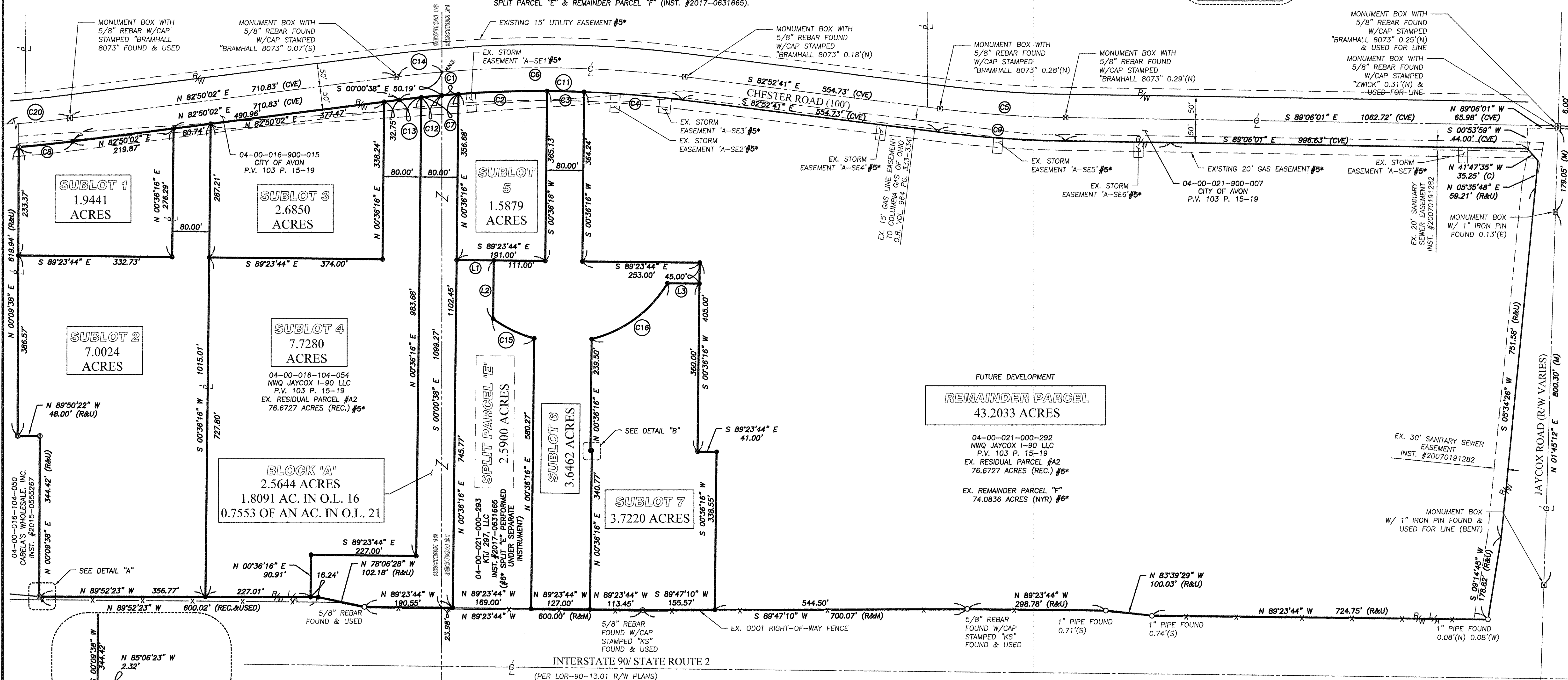
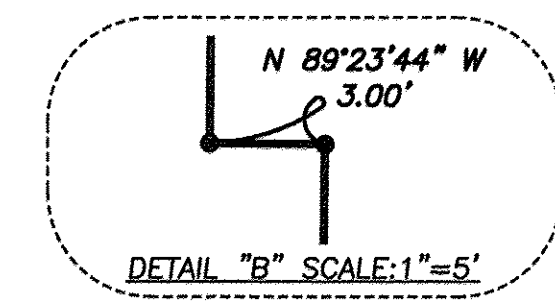
BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF CHESTER ROAD WHICH WAS ASSUMED TO BE NORTH 82° 50' 02" EAST
AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING CO. IN FEBRUARY 2015 AND NOVEMBER 2016.

- C1
L=35.93'
R=2450.00'
TAN=17.96'
Δ=00°50'25"
CH=35.93'
CB=N 85°24'42" E
- C2
L=191.23'
R=2450.00'
TAN=95.67'
Δ=04°28'20"
CH=191.19'
CB=N 88°04'16" E
- C3
L=80.01'
R=2450.00'
TAN=40.01'
Δ=01°52'16"
CH=80.01'
CB=S 88°45'26" E
- C4
L=211.39'
R=2450.00'
TAN=105.76'
Δ=04°56'37"
CH=211.33'
CB=S 85°21'00" E
- C5
L=271.50'
R=2500.00'
TAN=135.88'
Δ=06°13'20"
CH=271.37'
CB=S 85°59'21" E
- C6
L=623.43'
R=2500.00'
TAN=313.34'
Δ=14°17'17"
CH=621.82'
CB=N 89°58'41" E
- C7
L=80.40'
R=2450.00'
TAN=40.20'
Δ=01°52'49"
CH=80.40'
CB=N 84°53'42" E
- C8
L=117.44'
R=2550.00'
TAN=58.73'
Δ=02°38'19"
CH=117.43'
CB=N 84°09'12" E
- C9
L=276.93'
R=2550.00'
TAN=138.60'
Δ=06°13'20"
CH=276.79'
CB=S 85°59'21" E
- C10
L=411.65'
R=260.00'
TAN=263.27'
Δ=90°42'55"
CH=369.98'
CB=N 80°45'05" E
- C11
L=610.96'
R=2450.00'
TAN=307.07'
Δ=14°17'17"
CH=609.38'
CB=N 89°58'41" E
- C12
L=44.47'
R=2450.00'
TAN=22.24'
Δ=01°02'24"
CH=44.47'
CB=S 84°28'30" W
- C13
L=47.93'
R=2450.00'
TAN=23.97'
Δ=01°07'15"
CH=47.93'
CB=N 83°23'40" E
- C14
L=98.66'
R=2500.00'
TAN=49.34'
Δ=02°15'40"
CH=98.65'
CB=N 83°57'52" E
- C15
L=98.51'
R=260.00'
TAN=49.85'
Δ=21°42'32"
CH=97.92'
CB=N 64°44'43" W
- C16
L=207.35'
R=260.00'
TAN=109.55'
Δ=45°41'38"
CH=201.90'
CB=N 53°57'42" E
- C20
L=266.67'
R=2500.00'
TAN=133.46'
Δ=06°06'42"
CH=266.54'
CB=N 85°53'23" E

NOTE:

- SEE SHEET 3 FOR PROPOSED EASEMENTS.
- FOR ADDITIONAL EASEMENTS (ACCESS, UTILITY & PRIVATE UTILITY, SHARED STORMWATER MANAGEMENT BASIN AND 26FT ACCESS). SEE LOT SPLIT SURVEY FOR SPLIT PARCEL "E" & REMAINDER PARCEL "F" (INST. #2017-0631665).

- L1
S 89°23'44" E
L=80.00'
- L2
N 00°36'16" E
L=124.66'
- L3
S 89°23'44" E
L=69.00'



J:\16484 REGS Lot Split Chester Rd & Property\BRAMHALL\16484 MASTER.dwg, Plotted: Jul 17, 2017, 10:58am

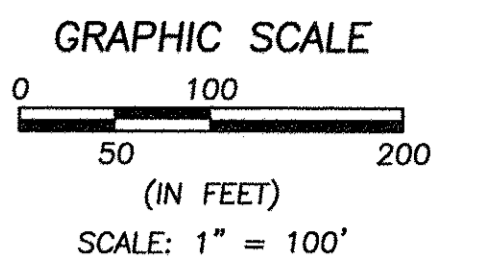
- REFERENCES**
- LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - ALTA/ACSM LAND TITLE SURVEY FOR REO HOLDINGS, LLC. & FIDELITY NATIONAL TITLE INSURANCE COMPANY, KS ASSOCIATES, INC., MAY 14, 2008.
 - 13.3270 ACRE LOT SPLIT SURVEY, BRAMHALL ENGINEERING & SURVEYING COMPANY, JULY 8, 2015.
 - DEDICATION PLAT WITH EASEMENTS FOR CHESTER ROAD RECONSTRUCTION, CHAGRIN VALLEY ENGINEERING, LTD., FEBRUARY 28, 2017. PLAT VOLUME 103, P. 15-19.
 - 2.5900 ACRE LOT SPLIT SURVEY FOR SPLIT PARCEL "E" W/74.0836 ACRE REMAINDER PARCEL "F", BRAMHALL ENGINEERING & SURVEYING COMPANY, FEBRUARY 10, 2017 (INST. #2017-0631665).

REVISION	DATE	BY	DESCRIPTION
	04-14-2017	AMK	PRELIMINARY ISSUE TO CLIENT FOR REVIEW
	04-18-2017	AMK	ISSUE TO PLANNING COMMISSION
	05-15-2017	AMK	UPDATED PER CITY COMMENTS
	07-11-2017	AMK	ADDED SPLIT PARCEL "E" RECORDING INFORMATION
	07-17-2017	AMK	UPDATED PER CLIENT COMMENTS

DRAWN BY: JAD	<p>BRAMHALL ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX</p>	SHEET 2 OF 3
CHECKED BY: AMK		JOB NO. 16-4584

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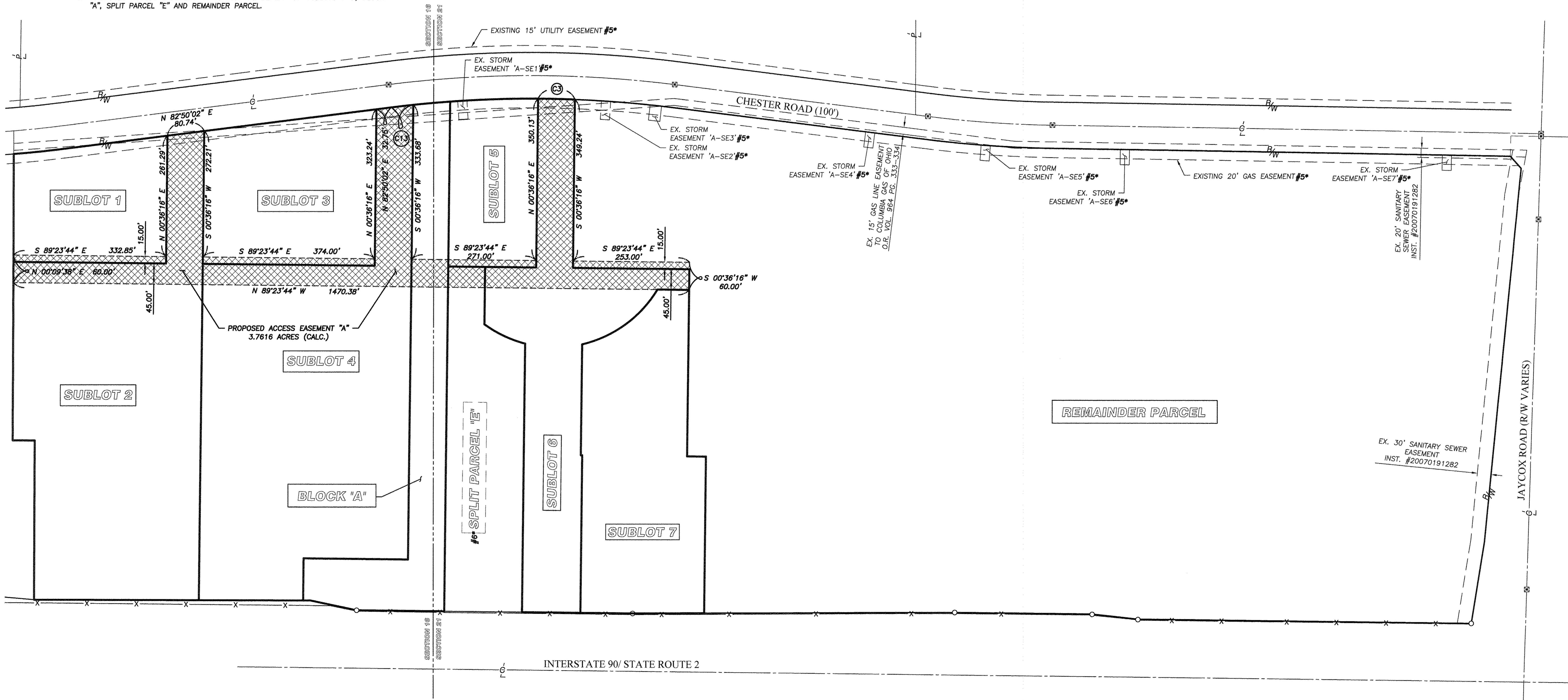


EASEMENT NOTE:

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- FOR ADDITIONAL EASEMENTS (ACCESS, UTILITY & PRIVATE UTILITY, SHARED STORMWATER MANAGEMENT BASIN AND 26FT ACCESS). SEE LOT SPLIT SURVEY FOR SPLIT PARCEL "E" & REMAINDER PARCEL "F" (INST. #2017-0631665).
- PROPOSED ACCESS EASEMENT "A" IS FOR THE BENEFIT OF SUBLOTS 1-7, BLOCK "A", SPLIT PARCEL "E" AND REMAINDER PARCEL.

(C3)
 L=80.01'
 R=2450.00'
 TAN=40.01"
 Δ=01°52'16"
 CH=80.01"
 CB=S 88°45'26" E

(C13)
 L=47.93'
 R=2450.00'
 TAN=23.97"
 Δ=01°07'15"
 CH=47.93"
 CB=N 83°23'40" E



LEGEND

PROPOSED ACCESS EASEMENT - A

- REFERENCES**
- LORAIN COUNTY TAX MAP RECORDS.
 - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
 - ALTA/ACSM LAND TITLE SURVEY FOR REO HOLDINGS, LLC. & FIDELITY NATIONAL TITLE INSURANCE COMPANY, KS ASSOCIATES, INC., MAY 14, 2008.
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J:\164584 REG-EG Lot Split Chester Rd (3 Parcels)\DRAWINGS\16-4584 MASTER.dwg, Plotted: Jul 17, 2017 - 11:11am

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	04-14-2017	AMK	PRELIMINARY ISSUE TO CLIENT FOR REVIEW
	04-18-2017	AMK	ISSUE TO PLANNING COMMISSION
	05-15-2017	AMK	UPDATED PER CITY COMMENTS
	07-17-2017	AMK	UPDATED PER CLIENT COMMENTS

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CHECKED BY: AMK

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SHEET 3 OF 3
JOB NO. 16-4584