

OWNERS CERTIFICATION AND ACCEPTANCE:

I, THE UNDERSIGNED OWNER, AVON NORTON PLACE, LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS NORTON PLACE SUBDIVISION NO. 1, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE FOREVER TO PUBLIC USE THE STREETS OF MIDDLETON DRIVE, 80 FT. AND NORTON PLACE, 60 FT., EASEMENTS SHOWN HEREON AND HEREBY CONVEYING THE STORM WATER MANAGEMENT EASEMENT & SPLIT PARCEL #1A TO THE CITY OF AVON FOR DRAINAGE & RIGHT-OF-WAY PURPOSES; AND TO NORTON PLACE HOMEOWNERS ASSOCIATION AND THE CITY OF AVON, BLOCK "B" FOR TEMPORARY DETENTION POND AND PATHWAY/LANDSCAPE EASEMENT AS SHOWN HEREON. SAID HOMEOWNERS ASSOCIATION SHALL BE DEFINED IN THE "NORTON PLACE SUBDIVISION DECLARATION OF COVENANTS" AS SHOWN RECORDED IN THE LORAIN COUNTY OFFICIAL RECORDS AS INSTRUMENT # _____ DATED _____ THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AVON NORTON PLACE, LLC
Thomas J. O'Leary, Manager
 MANAGER

WITNESS _____

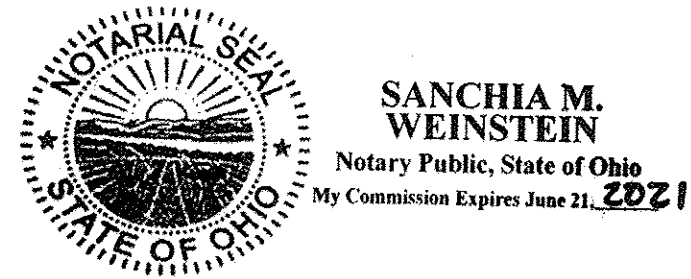
NOTARY:
 STATE OF OHIO
 COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF AVON NORTON PLACE, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 18TH DAY OF JANUARY, 2017.

Sanchia M. Weinstein
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 06-21-2021



MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT GREGG M. WASILKO AND MARK T. WASILKO, CO-TRUSTEES OF THE MICHAEL WASILKO LIVING TRUST DATED SEPTEMBER 25, 1995, MORTGAGEES OF LANDS CONTAINED WITHIN THIS PLAT OF NORTON PLACE SUBDIVISION NO. 1, AS SHOWN HEREIN, AND PRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY *Gregg M. Wasilko* BY *Mark T. Wasilko*
 TITLE CO-Trustee TITLE CO-TRUSTEE

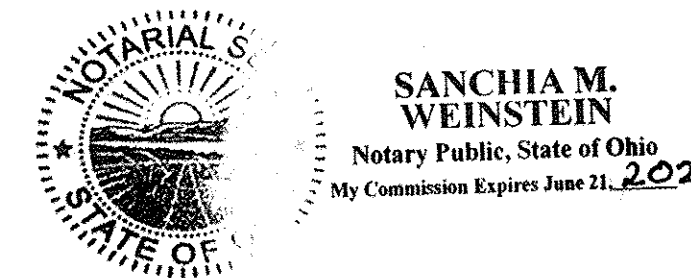
NOTARY:
 STATE OF OHIO
 COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICERS OF THE MICHAEL WASILKO LIVING TRUST DATED SEPTEMBER 25, 1995, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICERS.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 1ST DAY OF MARCH, 2017.

Sanchia M. Weinstein
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 06-21-2021



MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT BENNESSA, LLC, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF NORTON PLACE SUBDIVISION NO. 1, AS SHOWN HEREIN, AND PRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

BY *Thomas J. O'Leary, Manager*
 TITLE MANAGER

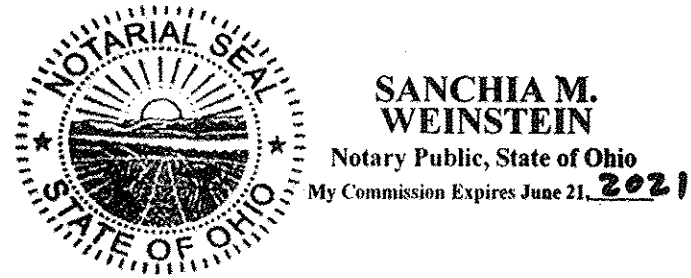
NOTARY:
 STATE OF OHIO
 COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF BENNESSA, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 18TH DAY OF JANUARY, 2017.

Sanchia M. Weinstein
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 06-21-2021



NORTON PLACE SUBDIVISION NO. 1

**SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO
 BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION 22**



VICINITY MAP
 NOT TO SCALE

LOT NUMBERS:
 NORTON PLACE SUBDIVISION NO. 1
 CONTAINS 26 LOTS NUMBERED 1 TO 26.

INDEX OF SHEETS:
 1 - COVER SHEET
 2 - BOUNDARY SURVEY MAP
 3 - PLAT

UTILITY EASEMENTS:

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO UTILITIES SPECIFICALLY INCLUDING BUT NOT LIMITED TO: FIRST ENERGY, COLUMBIA GAS OF OHIO, CENTURY LINK AND TIME WARNER CABLE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) AND THE CITY A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR, SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT OR REMOVE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS SERVICE AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS SERVICE AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PROPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

BY:
 AVON NORTON PLACE, LLC
Thomas J. O'Leary, Manager
 MANAGER

LEGEND:

§	SET 5/8" BY 30" STEEL PIN WITH CAP "ATWELL, LLC"	▣	EXISTING MONUMENT BOX
*S	SET MAG NAIL	VOL	VOLUME
⊙F	FOUND MONUMENTATION AS SHOWN	PG	PAGE
⊕	CENTERLINE	CALC.	CALCULATED
R/W	RIGHT OF WAY	OBS.	OBSERVED
L.C.M.R.	LORAIN COUNTY MAP RECORDS	REC.	RECORD
AFN	AUDITOR'S FILE NUMBER	SQ. FT.	SQUARE FEET
		AC.	ACRES

- BLOCK 'B'
- DEDICATED RIGHT-OF-WAY MIDDLETON DRIVE & NORTON PLACE
- EXISTING CITY OF AVON UTILITY EASEMENTS
- DEDICATED RIGHT-OF-WAY (JAYCOX ROAD)

APPROVALS:

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
 THIS 14th DAY OF August, 2017.
Ryan Gummis
 CITY OF AVON ENGINEER
 RYAN GUMMIS, P.E.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
 THIS 14th DAY OF August, 2017.
Carolyn Witherspoon
 PLANNING COMMISSION CHAIRPERSON
 CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
 THIS 15th DAY OF August, 2017.

THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.
Craig L. Witherspoon
 COUNCIL PRESIDENT
 CRAIG L. WITHERSPOON

AREA TABULATION:

SUBLOTS	Sq. Ft.	Acres
BLOCK A	473,697	10.8746
BLOCK B	1,856,950	42.6296
RIGHT-OF-WAY	154,543	3.5477
RIGHT-OF-WAY TO BE DEDICATED TO JAYCOX ROAD	114,361	2.6254
TOTALS	108,513	2.4911
	2,708,064	62.1684

SETBACKS:

12' SIDE YARD SETBACKS
 40' & 50' FRONT YARD SETBACKS
 40' & 50' REAR YARD SETBACKS

NOTE:

THE INTENT OF SPLIT PARCEL # 1A IS TO CONVEY THE PORTION OF PPN:04-00-022-102-086 WITHIN THE EXISTING 30 FT. RIGHT-OF-WAY OF JAYCOX ROAD AND AN ADDITIONAL 10 FT. TO THE CITY OF AVON FOR RIGHT-OF-WAY PURPOSES AS SHOWN HEREON.

BASIS OF BEARINGS:

OHIO STATE PLANE COORDINATE SYSTEM NAD83 ZONE NORTH
 GPS OBSERVATIONS DATED 11-18-2014.

SURVEY REFERENCES:

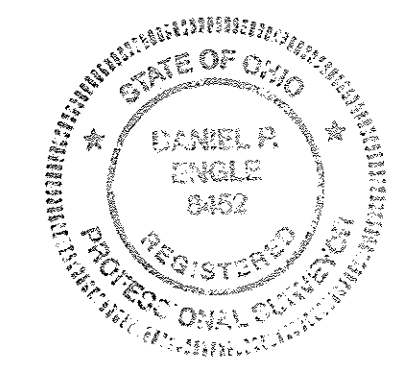
- "LOT SPLIT PLAT FOR HERBST & WASILKO" BY VINCENT C. MCGERVEY, CONSULTING ENGINEER AND SURVEYOR NUMBER 4289, APPROVED 10-16-92.
- "PLAT OF SURVEYS FOR FRANK FORTHOFER AND FOR MARTIN FORTHOFER, JR. & GENEVIEVE LAMP AND FOR MICHAEL WASILKO" BY GARY E. PENFRUND, SURVEYOR NUMBER 4457, DATED DECEMBER 1973.
- "LOT SPLIT AND CONSOLIDATION PLAT" FOR PERPETUAL DEVELOPMENT BY ATWELL, LLC. SIGNED BY ALEX MARKS, SURVEYOR NUMBER 8616, DATED 3-16-16.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS SURVEY 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 PARTS 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, PS 8452
 1/9/2017
 DATE

ATWELL, LLC
 7100 E. PLEASANT VALLEY ROAD, SUITE 220
 INDEPENDENCE, OHIO 44131
 440.349.2000



EXAMCO TITLE SERVICES
 6155 PARK SQUARE DRIVE
 UNIT 3 SUITE 3
 LORAIN, OH 44053
 Plat vol. 103
 Page 86-88

Doc ID: 020141550001 Type: OFF
 Kind: PLAT
 Recorded: 08/25/2017 at 01:33:03 PM
 Fee Amt: \$259.20 Page 1 of 1
 Lorain County, Ohio
 Judith H. Newlock County Recorder
 File 2017-0641978

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

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESENCE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
 866.850.4200 www.atwell-group.com
 7100 E. PLEASANT VALLEY RD., SUITE 220
 INDEPENDENCE, OHIO 44131

PART OF ORIGINAL AVON TOWNSHIP
 SECTION NO. 22
 CITY OF AVON
 COUNTY OF LORAIN

AVON NORTON PLACE, LLC.
 NORTON PLACE SUBDIVISION NO. 1
 COVER

CLIENT

DATE 5-16-2016

2016.06.03 City Comments
 2016.07.07 ADDITION OF PATHWAY EASEMENT
 2016.07.28 COUNTY COMMENTS
 2016.08.01 COUNTY COMMENTS
 2017.01.04 UPDATED OWNERSHIPS
 2017.01.09 REMOVED GRANTEE SIGNATURE LINES

REVISIONS

SCALE 0 75 150
 1" = 150 FEET

DR. LAR | CH. DPE
 P.M. MARKS
 BOOK
 JOB 15001936
 SHEET NO. 1 OF 3

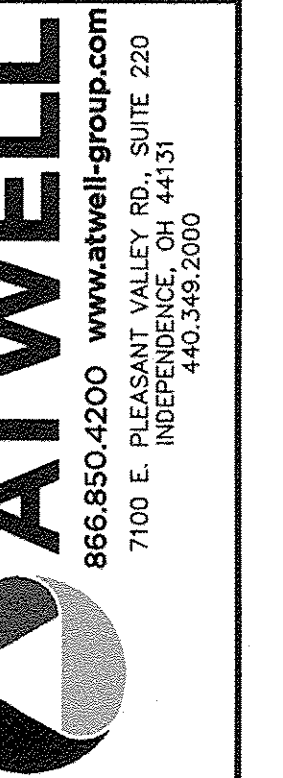


Know what's below.
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PART OF ORIGINAL AVON TOWNSHIP
SECTION NO. 22
CITY OF AVON
COUNTY OF LORAIN

CLIENT
AVON NORTON PLACE, LLC.
NORTON PLACE
SUBDIVISION NO. 1
BOUNDARY SURVEY MAP

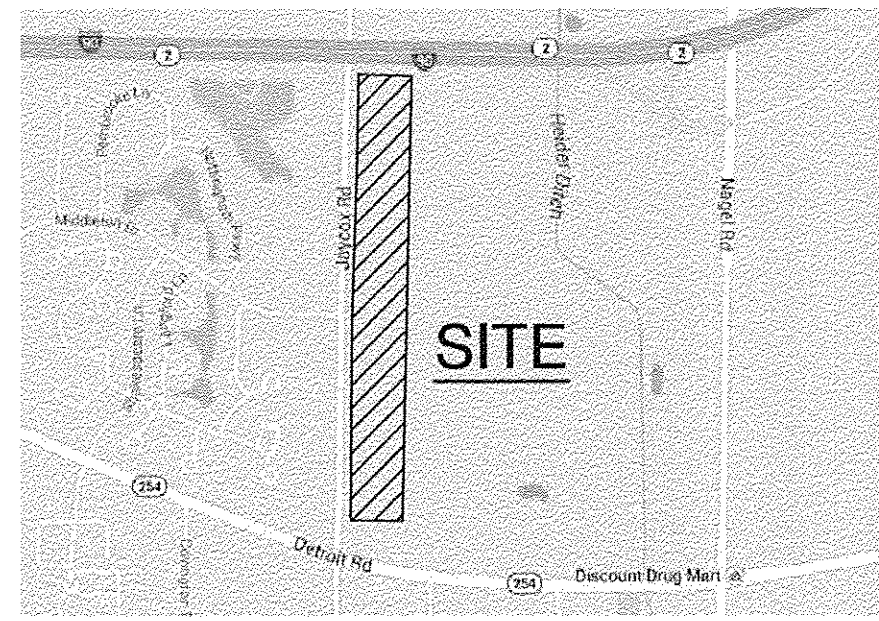
DATE 5-16-2016

2016.06.03
City Comments
2016.07.20
ADDITION OF PATHWAY EASEMENT
2016.07.20
COUNTY COMMENTS
2016.08.01
COUNTY COMMENTS
2017.07.26
UPDATED OWNERSHIPS
2017.07.26
ADDED MISSING DIMENSIONS

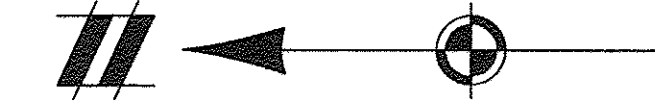
REVISIONS
SCALE 0 75 150
1" = 150 FEET
DR. LAR | CH. DPE
P.M. MARKS
BOOK
JOB 15001936
SHEET NO.
2 OF 3

NORTON PLACE SUBDIVISION NO. 1

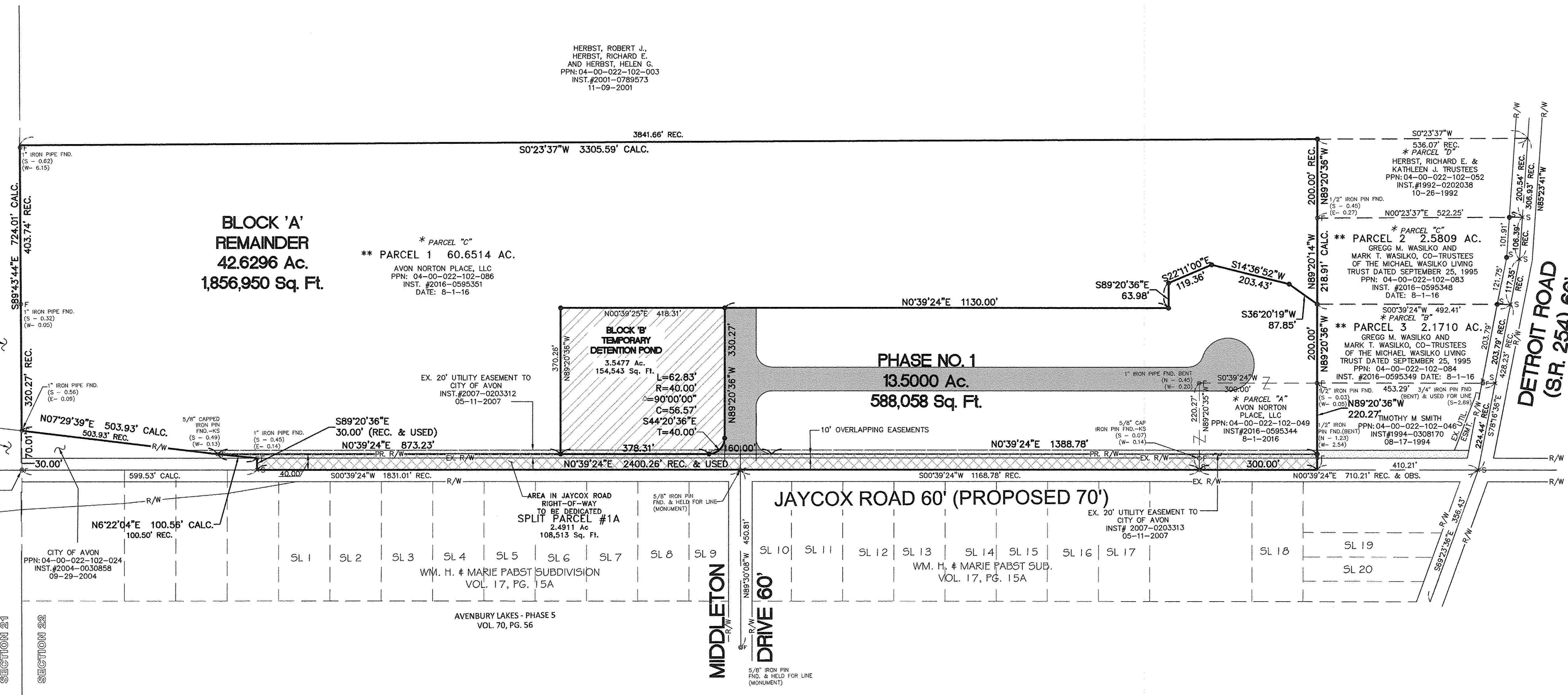
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO
BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION 22



VICINITY MAP
NOT TO SCALE



HERBST, ROBERT J.,
HERBST, RICHARD E.
AND HERBST, HELEN G.
PPN: 04-00-022-102-003
INST. #2001-0789573
11-09-2001



CITY OF AVON
PPN: 04-00-021-000-277
INST. #2012-0424599
08-15-2012

CITY OF AVON
PPN: 04-00-021-000-069
INST. #2004-0030849
09-29-2004

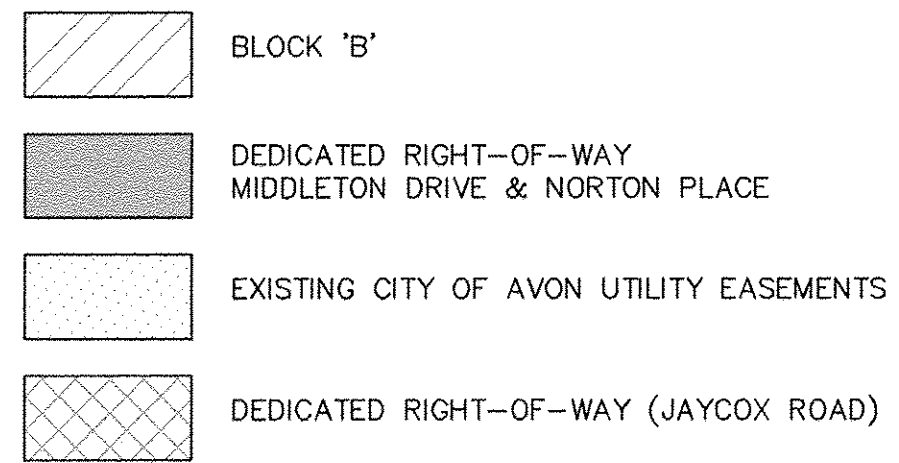
CITY OF AVON
PPN: 04-00-022-102-024
INST. #2004-0030858
09-29-2004

EX. 20' UTILITY EASEMENT TO
CITY OF AVON
INST. #2007-0203312
05-11-2007

EX. 20' UTILITY EASEMENT TO
CITY OF AVON
INST. # 2007-0203313
05-11-2007

LEGEND:

•	SET 5/8" BY 30" STEEL PIN WITH CAP "ATWELL, LLC"	▣	EXISTING MONUMENT BOX
✱	SET MAG NAIL	VOL	VOLUME
⊙	FOUND MONUMENTATION AS SHOWN	PG	PAGE
—	CENTERLINE	CALC.	CALCULATED
R/W	RIGHT OF WAY	OBS.	OBSERVED
LC.M.R.	LORAIN COUNTY MAP RECORDS	REC.	RECORD
AFN	AUDITOR'S FILE NUMBER	SQ. FT.	SQUARE FEET
		AC.	ACRES

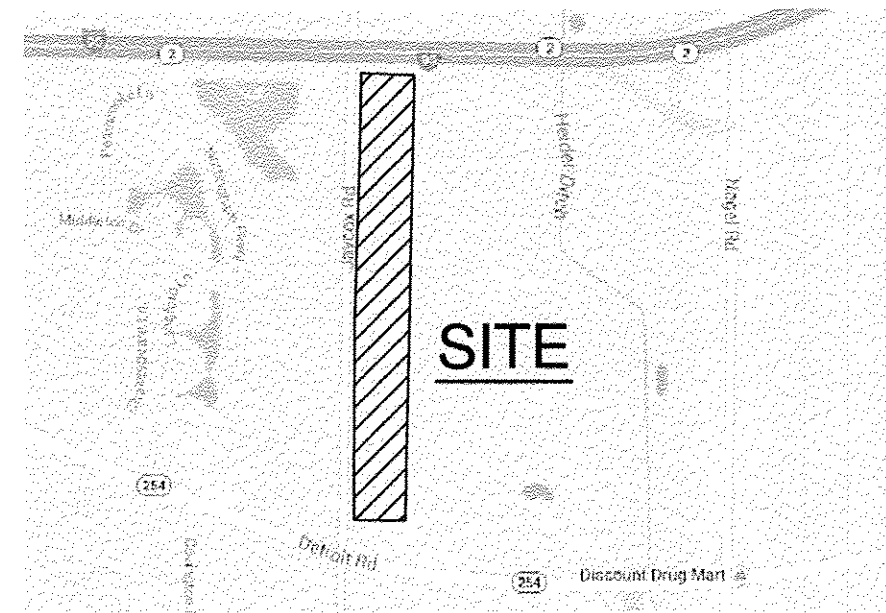


- SURVEY REFERENCES:
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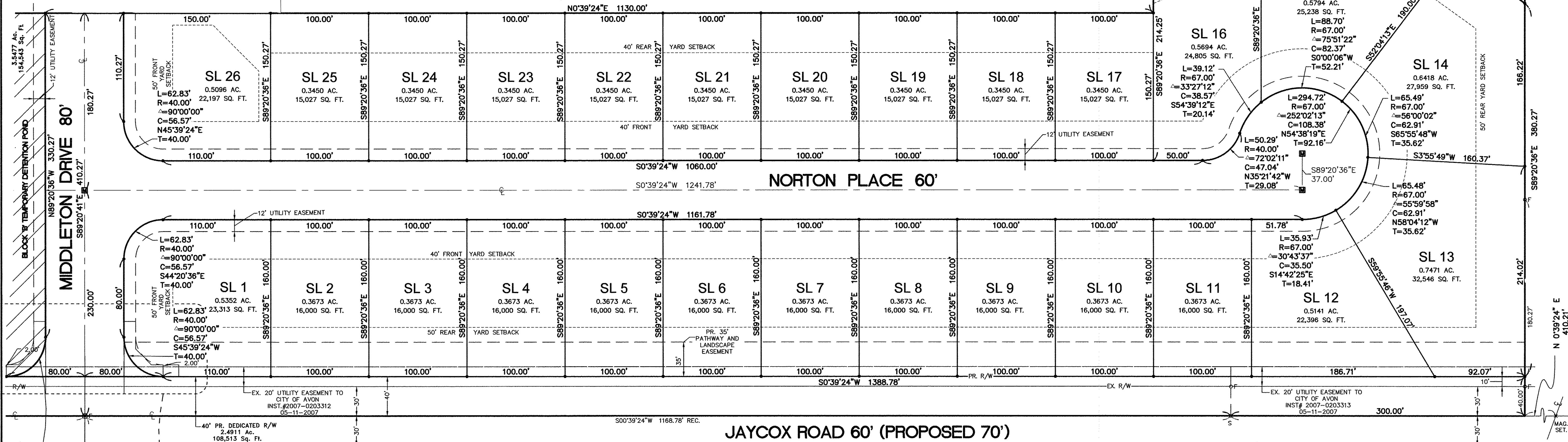
NORTON PLACE SUBDIVISION NO. 1

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO
BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION 22

BLOCK 'A'
REMAINDER
42.6296 Ac.
1,856,950 Sq. Ft.



VICINITY MAP
NOT TO SCALE



Know what's below.
Call before you dig.

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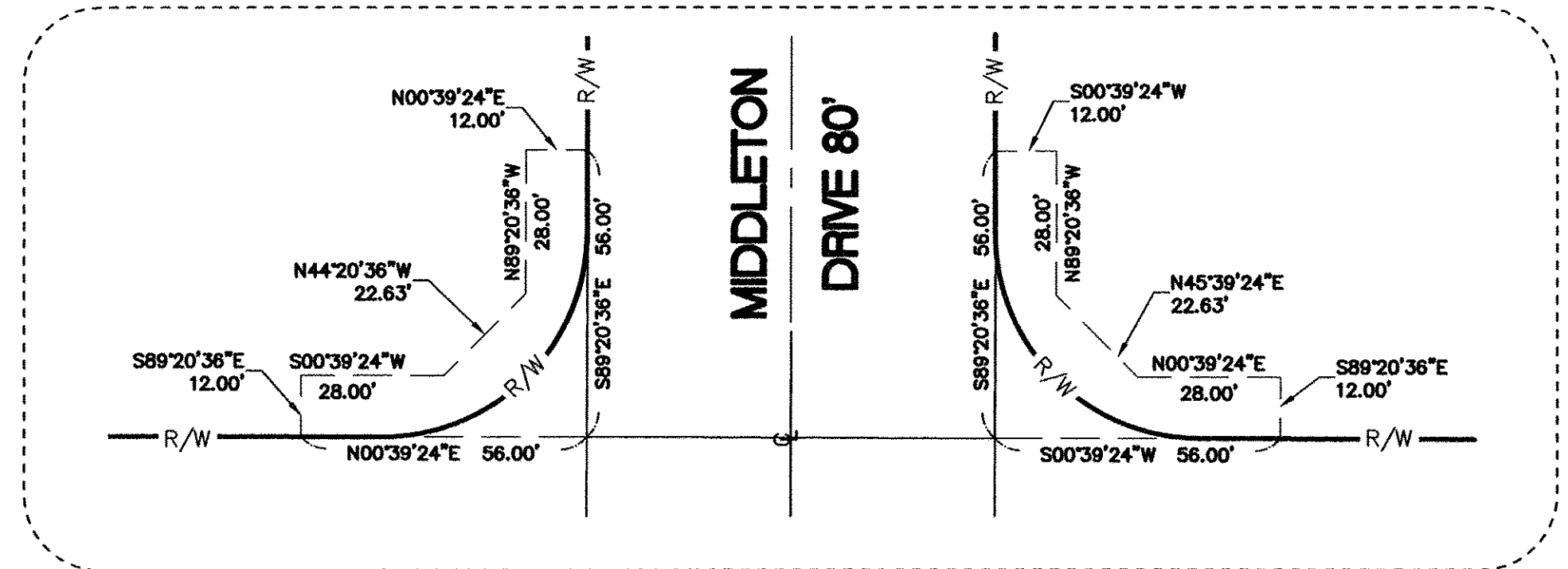
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ATWELL
866.850.4200 www.atwell.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.346.2000

PART OF ORIGINAL AVON TOWNSHIP
SECTION NO. 22
CITY OF AVON
COUNTY OF LORAIN

CLIENT
AVON NORTON PLACE, LLC.
NORTON PLACE
SUBDIVISION NO. 1
PLAT

DATE	5-16-2016
2016.06.03	City Comments
2016.06.07	REVISION OF ADDITION OF PATHWAY EASEMENT
2016.06.08	COUNTY COMMENTS
2016.06.09	COUNTY COMMENTS
2016.10.18	ADDITION OF LANDSCAPING & SIGNAGE EASEMENT
2017.01.05	UPDATED OWNERSHIPS
REVISIONS	
SCALE	0 25 50 1" = 50 FEET
DR.	AEM CH. DPE
P.M. MARKS	
BOOK	
JOB	15001936
SHEET NO.	3 OF 3



PROPOSED LANDSCAPING AND MONUMENT SIGNAGE EASEMENT DETAIL
1" = 30'

LEGEND:

●	SET 5/8" BY 30" STEEL PIN WITH CAP "ATWELL, LLC"	■	PROPOSED MONUMENT BOX	▨	BLOCK 'B'
✱	SET MAG NAIL	▣	EXISTING MONUMENT BOX		
Ⓞ	FOUND MONUMENTATION AS SHOWN	VOL.	VOLUME		
Ⓢ	CENTERLINE	PG.	PAGE		
R/W	RIGHT OF WAY	CALC.	CALCULATED		
LCMR	LORAIN COUNTY MAP RECORDS	OBS.	OBSERVED		
AFN	AUDITOR'S FILE NUMBER	REC.	RECORD		