

# CHESTER ROAD SUBDIVISION NO. 2

SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 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 NUMBER 21, BEING PART OF THE REMAINDER PARCEL OF CHESTER ROAD SUBDIVISION NO. 1 AS RECORDED IN VOLUME 103, PAGES 75-77 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 4.4009 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "CHESTER ROAD SUBDIVISION NO. 2", BEING SUBLT 8 INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

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 THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 17th DAY OF May, 2018.

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

WITNESS

Rebecca S. Rigby

WITNESS

Douglas L. Miller

## NOTARY PUBLIC:

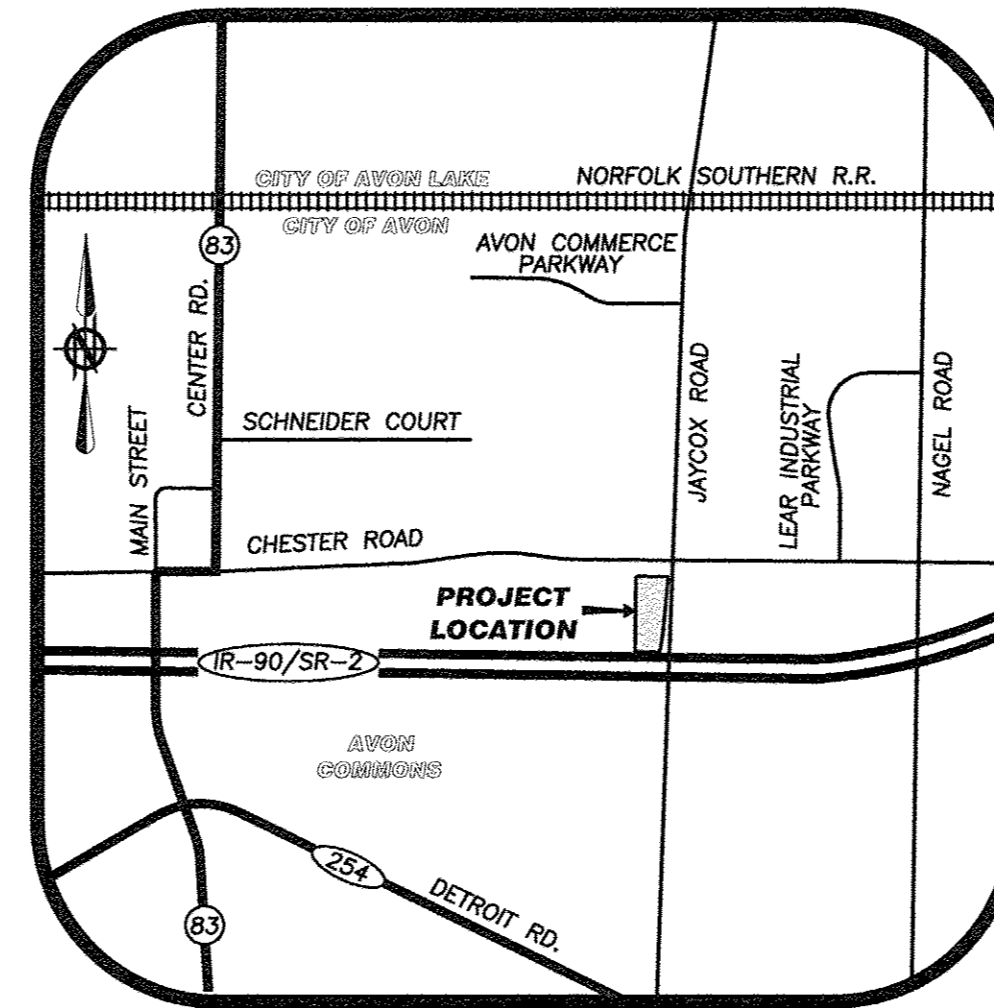
STATE OF OHIO  
COUNTY OF CUYAHOGA  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED Douglas L. Miller, its President FOR NWQ JAYCOX I-90 LLC WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 17th DAY OF May, 2018.



Rebecca S. Rigby  
NOTARY PUBLIC  
REBECCA S. RIGBY  
Notary Public - State of Ohio  
Recorded in Lorain County  
My Commission Expires 3/13/2023

## EASEMENT NOTE:

1. UTILITY EASEMENTS AND ALL OTHER PROPOSED EASEMENTS NOT SHOWN ON THIS PLAT SHALL BE CREATED UNDER SEPARATE INSTRUMENTS.



LOCATION MAP  
-NOT TO SCALE-

## LEGEND

- X D.H.S. DRILLHOLE SET
- 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
- (C.V.E.) CHAGRIN VALLEY ENGINEERING, LTD
- (N.Y.R.) NOT YET RECORDED
- (N.) NORTH (E.) EAST
- (S.) SOUTH (W.) WEST
- CL CENTERLINE
- B/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE
- L/A LIMITED ACCESS

## ACREAGE SUMMARY

4.4009 ACRES IN SUBLT 8  
4.4009 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 16th DAY OF May, 2018.

Ryan E. Cummins 5/16/18  
RYAN E. CUMMINS, P.E.  
AVON CITY ENGINEER

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS \_\_\_ DAY OF \_\_\_, 201\_\_.

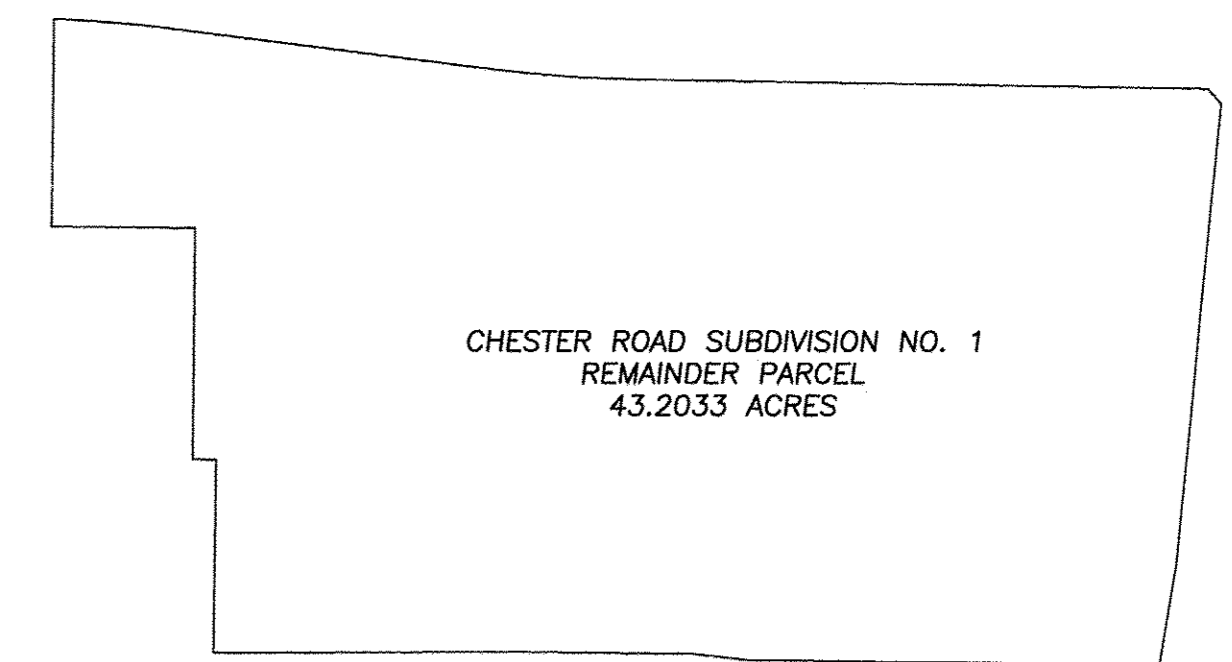
John A. Gasior 5/16/18  
JOHN A. GASIOR  
LAW DIRECTOR

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS \_\_\_ DAY OF \_\_\_, 201\_\_.

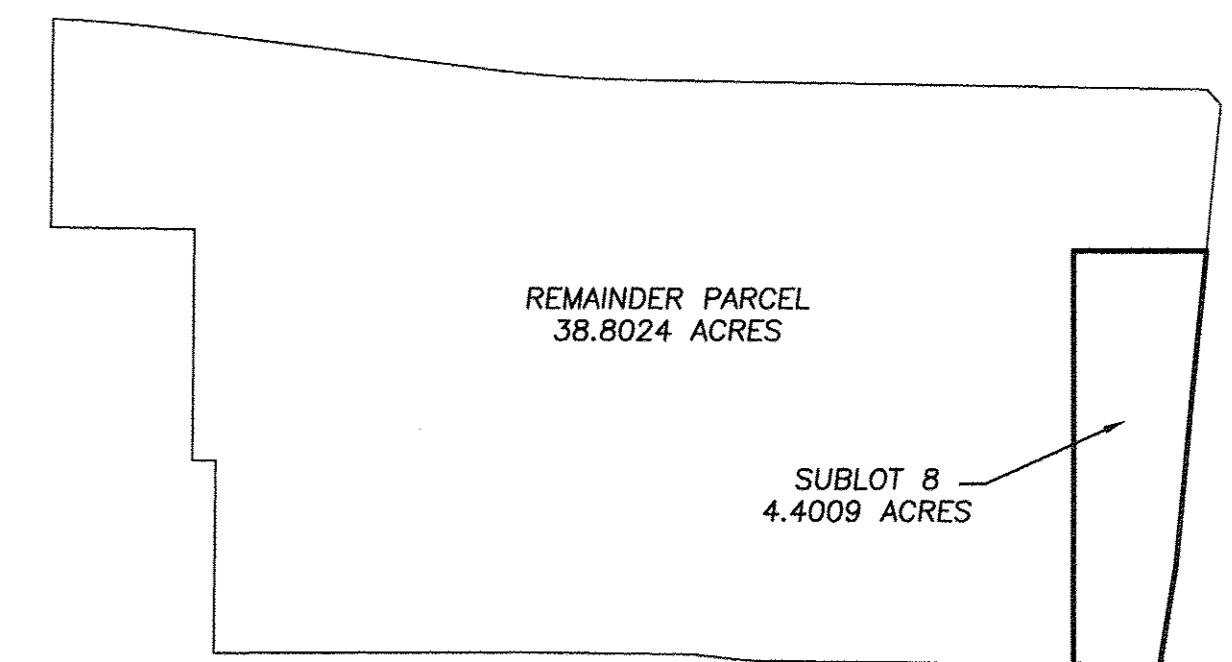
Carolyn Witherspoon  
CAROLYN WITHERSPOON  
PLANNING COMMISSION CHAIR

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. \_\_\_\_ THIS \_\_\_ DAY OF \_\_\_, 201\_\_.

Craig Witherspoon  
CRAIG WITHERSPOON  
COUNCIL PRESIDENT



## PRE-SUBDIVISION SUMMARY



## POST SUBDIVISION SUMMARY

## 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 4/12/2018  
AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR No. 8469

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
MAY 30 2018  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR  
LORAIN COUNTY AUDITOR

Doc ID: 020497030001 Type: OFF  
Kind: PLAT  
Recorded: 05/30/2018 at 12:08:19 PM  
Fee Amt: \$172.80 Page 1 of 1  
Lorain County, Ohio  
Judith H. Medlock, County Recorder  
File # 2018-0674090  
FRENCH CREEK TITLE AGENCY LTD  
6155 PARK SQUARE DR UNIT 3  
STE BE  
LORAIN, OH 44053  
Plat Vol. 105 Page 5,6  
LORAIN COUNTY RECORDER

J:\174656-005 Chester Road Area & Site Preparation\DRAWINGS\17-4656-005 Subdivision Plat.dwg, Plotted: Apr 04, 2018, 8:52am

REVISION	DATE	BY	DESCRIPTION
	01-31-2018	AMK	PRELIMINARY ISSUE TO CLIENT FOR REVIEW
	02-15-2018	AMK	ISSUE TO CITY
	03-28-2018	AMK	UPDATED PER CITY COMMENTS ISSUE TO CLIENT
	04-04-2018	AMK	UPDATED PER CITY COMMENT

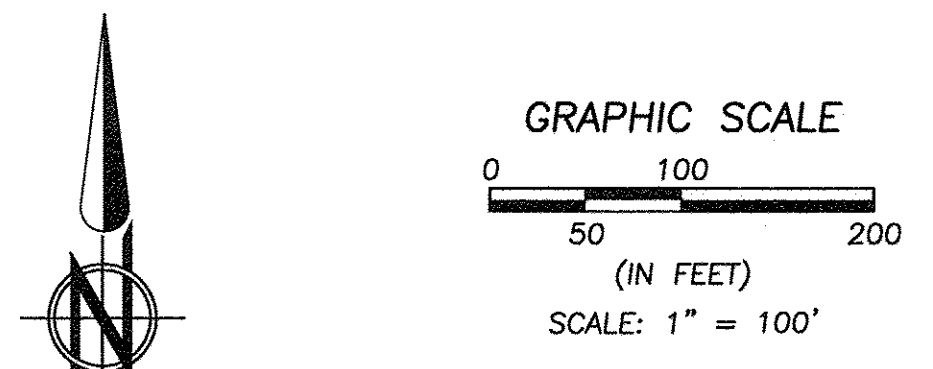
DRAWN BY: JAD	<b>BRAMHALL</b> ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX	SHEET 1 OF 2
CHECKED BY: AMK		JOB NO. 17-4656-005



**LINE & CURVE INFORMATION:**

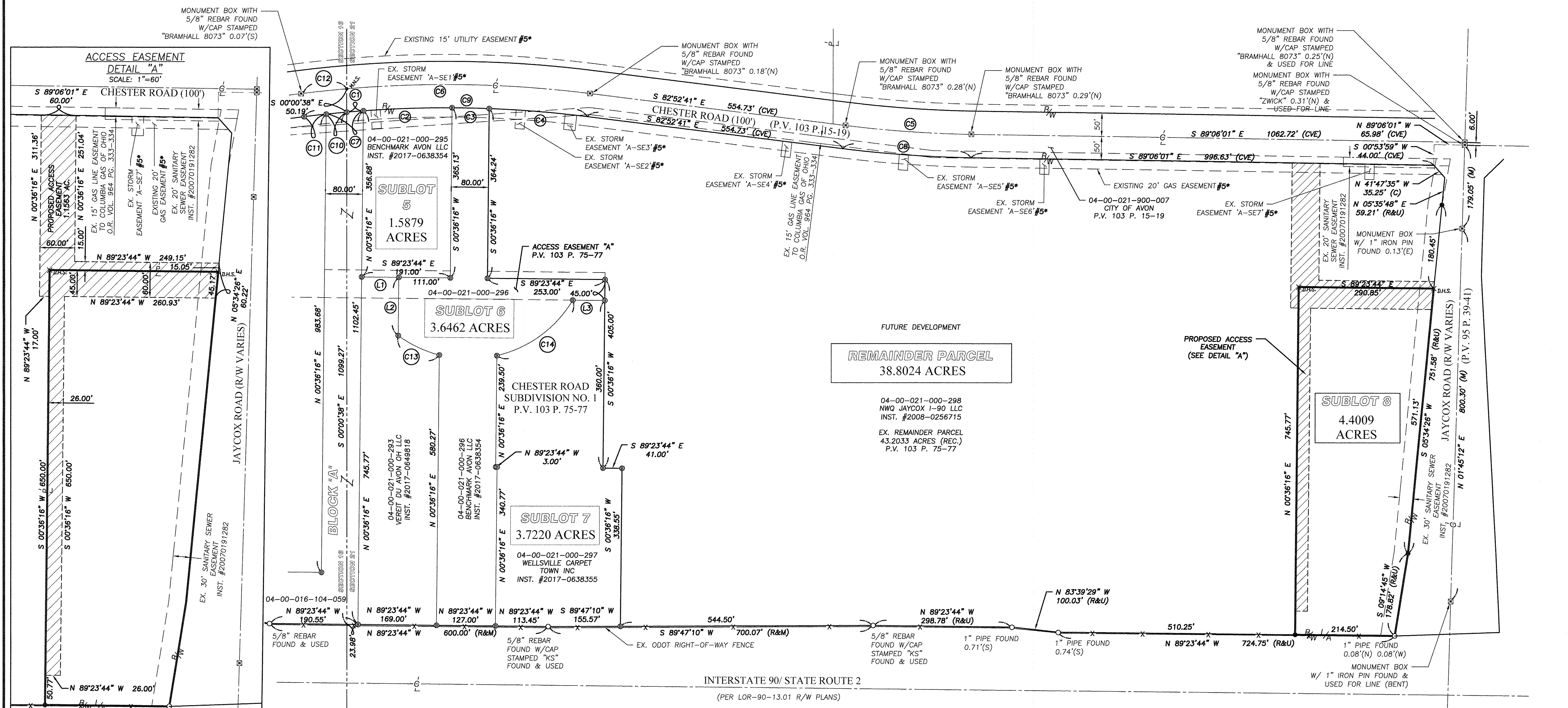
<b>C1</b> S 89°23'44" E L=80.00'	<b>C2</b> L=35.93' R=2450.00' TAN=17.96° Δ=00°50'25" CH=35.93'	<b>C3</b> L=191.23' R=2450.00' TAN=95.67° Δ=04°28'20" CH=191.19'	<b>C4</b> L=80.01' R=2450.00' TAN=40.01° Δ=01°52'16" CH=80.01'	<b>C5</b> L=211.39' R=2450.00' TAN=105.76° Δ=04°56'37" CH=211.33'	<b>C6</b> L=271.50' R=2500.00' TAN=135.88° Δ=06°13'20" CH=271.37'	<b>C7</b> L=623.43' R=2500.00' TAN=313.34° Δ=14°17'17" CH=621.82'	<b>C8</b> L=80.40' R=2450.00' TAN=40.20° Δ=01°52'49" CH=80.40'
<b>C9</b> S 89°23'44" E L=89.00'	<b>C10</b> L=276.93' R=2550.00' TAN=138.60° Δ=06°13'20" CH=276.79'	<b>C11</b> L=610.96' R=2450.00' TAN=307.07° Δ=14°17'17" CH=609.38'	<b>C12</b> L=44.47' R=2450.00' TAN=22.24° Δ=01°02'24" CH=44.47'	<b>C13</b> L=47.93' R=2450.00' TAN=23.97° Δ=01°07'15" CH=47.93'	<b>C14</b> L=98.66' R=2500.00' TAN=49.34° Δ=02°15'40" CH=98.65'	<b>C15</b> L=98.51' R=260.00' TAN=49.85° Δ=21°42'32" CH=97.92'	<b>C16</b> L=207.35' R=260.00' TAN=109.55° Δ=45°41'38" CH=201.90'

**NOTE:**  
1. THE PROPOSED ACCESS EASEMENT IS FOR THE BENEFIT OF  
SUBLOT 8 AND THE REMAINDER PARCEL.



**BASIS OF BEARINGS:**  
A PORTION OF THE CENTERLINE OF  
CHESTER ROAD WHICH WAS ASSUMED TO  
BE SOUTH 89° 06' 01" EAST

AS SURVEYED BY BRAMHALL ENGINEERING &  
SURVEYING CO. IN FEBRUARY 2015,  
NOVEMBER 2016, AND DECEMBER 2017.



- REFERENCES**
- LORAIN COUNTY TAX MAP RECORDS.
  - LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACING, & 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).
  - CHESTER ROAD SUBDIVISION NO. 1, BRAMHALL ENGINEERING & SURVEYING COMPANY, JULY 18, 2017. PLAT VOLUME 103, P. 75-77.
  - JAYCOX ROAD AND CHESTER ROAD DEDICATION PLAT, BRAMHALL ENGINEERING & SURVEYING CO., AUGUST 13, 2009, P.V. 95, P. 39-41.

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DRAWN BY: JAD	<p><b>BRAMHALL</b> ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX</p>	SHEET 2 OF 2
CHECKED BY: AMK		JOB NO. 17-4656-005

J:\174656-005 Chester Road Area 8 Site Preparation\DRAWINGS\17-4656-005 Subdivision Plat.dwg, Printed: Apr 04, 2018 - 8:52am