

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 MEIJER STORES LIMITED PARTNERSHIP AS RECORDED IN INSTRUMENT NUMBER 2015056857 OF THE LORAIN COUNTY DEED RECORDS...

THIS 1st DAY OF February, 2019, MEIJER STORES LIMITED PARTNERSHIP BY: MEIJER GROUP, INC., ITS GENERAL PARTNER MICHAEL L. KENSTLE VICE PRESIDENT 2/1/19

MIDDLETON ROAD SUBDIVISION

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

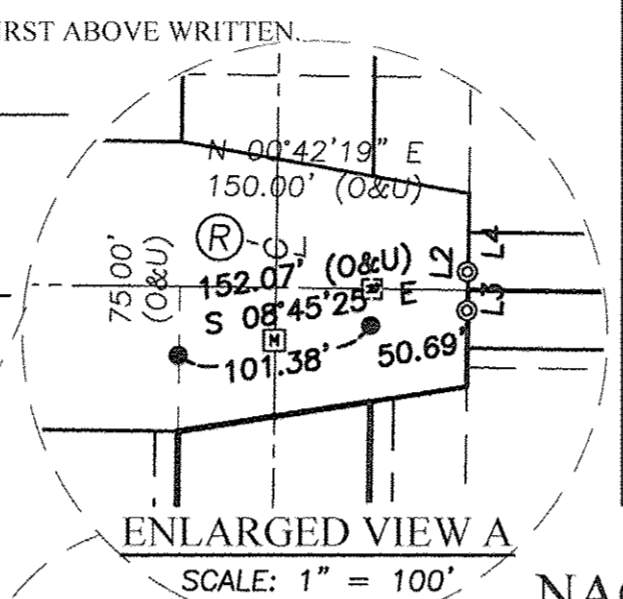
NOTARIAL SEAL

STATE OF MICHIGAN COUNTY OF Kent

ON THIS 1st DAY OF February, 2019 BEFORE ME PERSONALLY APPEARED, MICHAEL L. KENSTLE THE Vice President of MEIJER GROUP, INC., A GENERAL PARTNER OF MEIJER STORES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP, WHO 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

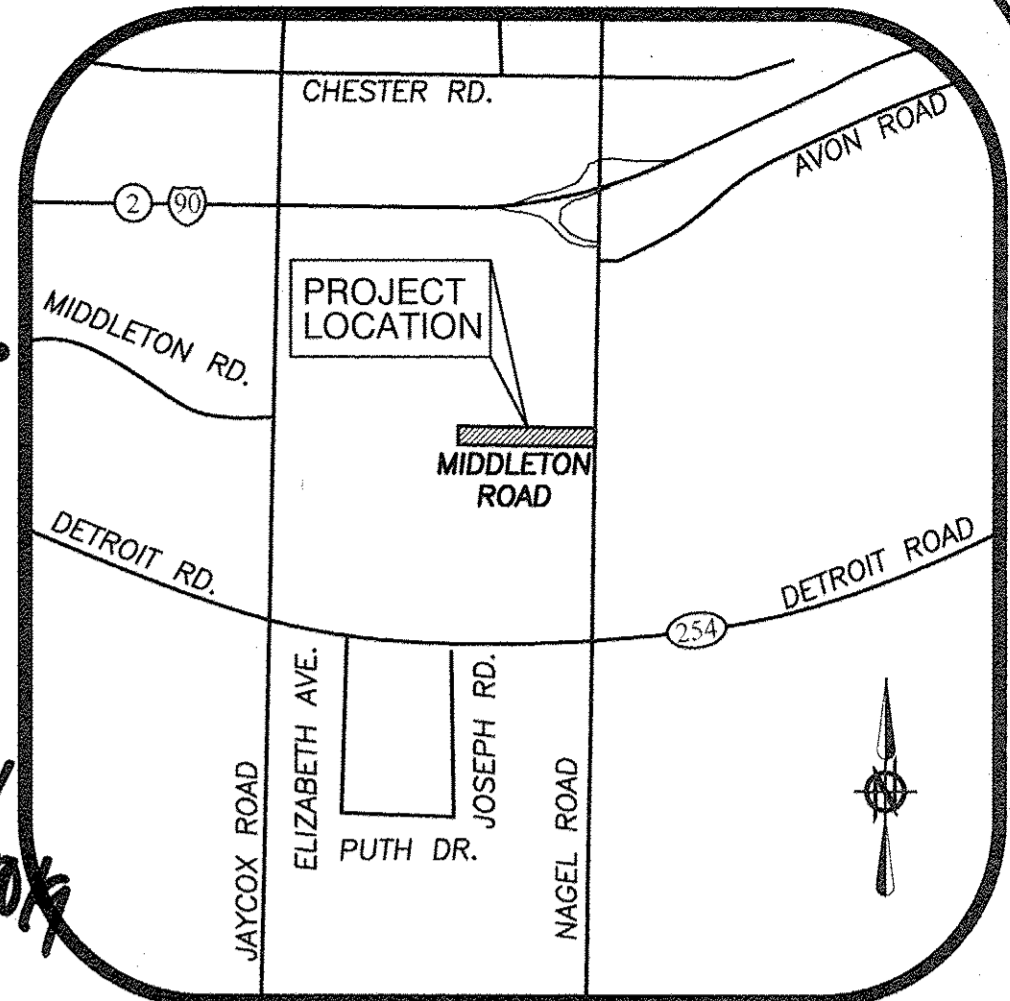
ANGELA M. MAZUREK Notary Public, Ottawa Co., MI My Commission Expires: 3/2/2022



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE SUBDIVISION WITH LOT SPLIT & EASEMENTS AS SHOWN HEREON AND CONTAINING 2.6876 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 22, LORAIN COUNTY, OHIO...

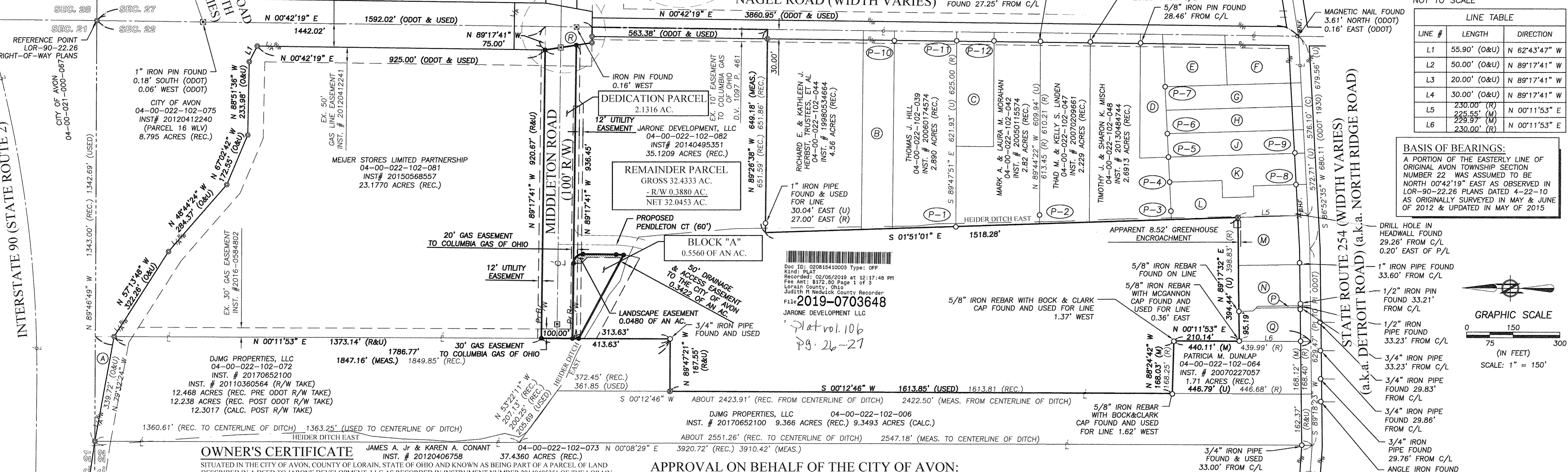
AMY M. KELLY, P.E. REGISTERED PROFESSIONAL SURVEYOR



VICINITY MAP NOT TO SCALE

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows L1 through L6.

BASIS OF BEARINGS: A PORTION OF THE EASTERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 22 WAS ASSUMED TO BE NORTH 00°42'19" EAST AS OBSERVED IN LOR-90-22.26 PLANS DATED 4-22-10 AS ORIGINALLY SURVEYED IN MAY & JUNE OF 2012 & UPDATED IN MAY OF 2015



NOTARIAL SEAL

STATE OF OHIO COUNTY OF LORAIN

ON THIS 31st DAY OF January, 2019 BEFORE ME PERSONALLY APPEARED, Frank Jarom 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.

Kelly L. Kubik Notary Public In and For the State of Ohio My Commission Expires 27 October 2021

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 JARONE DEVELOPMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 20140495351 OF THE LORAIN COUNTY DEED RECORDS...

DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF STREETS AND EASEMENTS, BLOCK "A" IS CONVEYED AND DEDICATED TO THE CITY OF AVON FOR STORM WATER MANAGEMENT PURPOSES...

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...

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 31st DAY OF January, 2019

JARONE DEVELOPMENT, LLC BY: Frank Jarom, mcea 1/31/2019

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 30th DAY OF January, 2019.

RYAN E. GUMMINS, P.E. AVON CITY ENGINEER

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 30th DAY OF January, 2019.

JOHN A. GASIOR LAW DIRECTOR

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 30th DAY OF January, 2019.

CAROLYN WITHERSPOON PLANNING COMMISSION CHAIR

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 15-10 THIS 30th DAY OF January, 2019.

CRAIG WITHERSPOON COUNCIL PRESIDENT

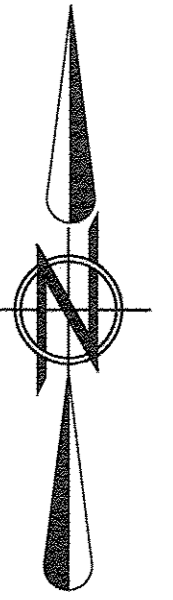
OWNERSHIP TABLE with columns A through R listing owners, addresses, and acreages.

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

MIDDLETON ROAD SUBDIVISION

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

BASIS OF BEARINGS:
A PORTION OF THE EASTERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 22 WAS ASSUMED TO BE NORTH 00°42'19" EAST AS OBSERVED IN LOR-90-22.26 PLANS DATED 4-22-10 AS ORIGINALLY SURVEYED IN MAY & JUNE OF 2012 & UPDATED IN MAY OF 2015



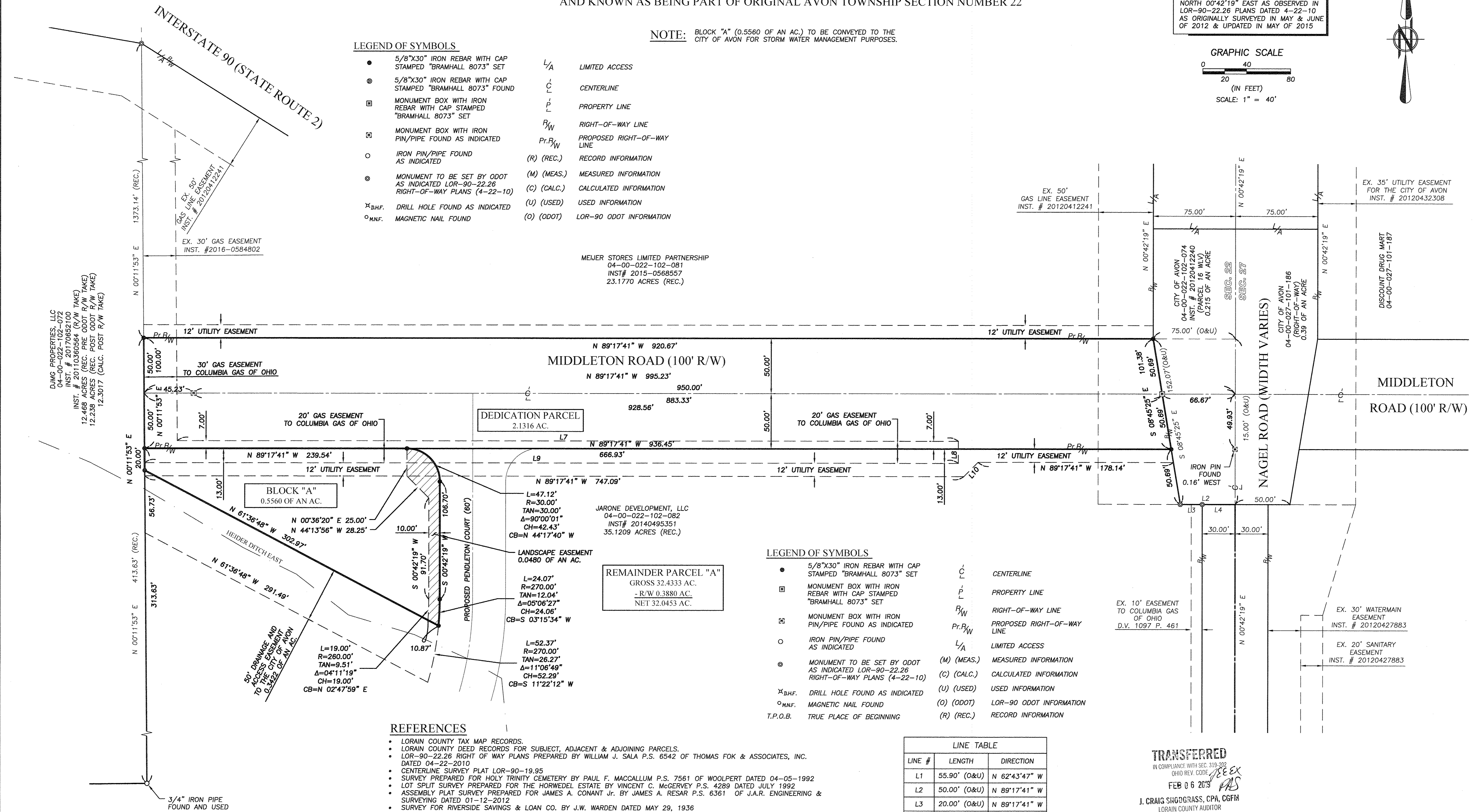
GRAPHIC SCALE
0 20 40 80
(IN FEET)
SCALE: 1" = 40'

NOTE: BLOCK "A" (0.5560 OF AN AC.) TO BE CONVEYED TO THE CITY OF AVON FOR STORM WATER MANAGEMENT PURPOSES.

LEGEND OF SYMBOLS

- 5/8"x30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ 5/8"x30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- ⊠ MONUMENT BOX WITH IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊡ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- ⊙ MONUMENT TO BE SET BY ODOT AS INDICATED LOR-90-22.26 RIGHT-OF-WAY PLANS (4-22-10)
- ⊙ D.H.F. DRILL HOLE FOUND AS INDICATED
- ⊙ M.N.F. MAGNETIC NAIL FOUND
- L/A LIMITED ACCESS
- C CENTERLINE
- P PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- Pr.R/W PROPOSED RIGHT-OF-WAY LINE
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (O) (ODOT) LOR-90 ODOT INFORMATION

MEIJER STORES LIMITED PARTNERSHIP
04-00-022-102-081
INST# 2015-0568557
23.1770 ACRES (REC.)



LEGEND OF SYMBOLS

- 5/8"x30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ MONUMENT BOX WITH IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- ⊠ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
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- ⊙ D.H.F. DRILL HOLE FOUND AS INDICATED
- ⊙ M.N.F. MAGNETIC NAIL FOUND
- T.P.O.B. TRUE PLACE OF BEGINNING
- C CENTERLINE
- P PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- Pr.R/W PROPOSED RIGHT-OF-WAY LINE
- L/A LIMITED ACCESS
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (O) (ODOT) LOR-90 ODOT INFORMATION
- (R) (REC.) RECORD INFORMATION

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT & ADJOINING PARCELS.
- LOR-90-22.26 RIGHT OF WAY PLANS PREPARED BY WILLIAM J. SALA P.S. 6542 OF THOMAS FOK & ASSOCIATES, INC. DATED 04-22-2010
- CENTERLINE SURVEY PLAT LOR-90-19.95
- SURVEY PREPARED FOR HOLY TRINITY CEMETERY BY PAUL F. MACCALLUM P.S. 7561 OF WOOLPERT DATED 04-05-1992
- LOT SPLIT SURVEY PREPARED FOR THE HORWEDEL ESTATE BY VINCENT C. McGERVEY P.S. 4289 DATED JULY 1992
- ASSEMBLY PLAT SURVEY PREPARED FOR JAMES A. CONANT JR. BY JAMES A. RESAR P.S. 6361 OF J.A.R. ENGINEERING & SURVEYING DATED 01-12-2012
- SURVEY FOR RIVERSIDE SAVINGS & LOAN CO. BY J.W. WARDEN DATED MAY 29, 1936
- SURVEY FOR ROGER S. HORNBYK BY JAMES R. BOCK P.S. DATED 10-06-1987
- LOT SPLIT SURVEY FOR KIM E. & LINDA L. YONKERS BY LOUISE A. VEVERKA FOR L.V. SURVEYING, INC. DATED 12-03-2003
- MAP OF SURVEY FOR CHRISTOPHER NAGEL BY McGLINCHY AND ASSOCIATES DATED OCTOBER 1978
- SURVEY SPLIT FOR DAVID A. & CAROL L. RINGLER BY TED R. CLARK P.S. 6809 OF BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED 07-21-1994
- LOT SPLIT FOR THE HORWEDEL ESTATES BY VINCENT C. McGERVEY P.S. 4289 DATED JULY 1992 REVISED
- SURVEY BY WILLIAM B. BARTON DATED 02-11-1967
- CONSOLIDATION SURVEY FOR JARONE DEVELOPMENT, LLC BY BRENT D. ANDERSON P.S. 8538 OF BRAMHALL ENGINEERING & SURVEYING DATED 06-07-2012
- LOT SPLIT & CONSOLIDATION SURVEY FOR JARONE DEVELOPMENT, LLC BY AMY M. KELLY P.S. 8469 OF BRAMHALL ENGINEERING & SURVEYING DATED 11-20-2013

LINE #	LENGTH	DIRECTION
L1	55.90' (O&U)	N 62°43'47" W
L2	50.00' (O&U)	N 89°17'41" W
L3	20.00' (O&U)	N 89°17'41" W
L4	30.00' (O&U)	N 89°17'41" W
L5	230.00' (R)	N 00°11'53" E
L6	229.97' (M)	N 00°11'53" E
L7	712.41'	N 89°17'41" W
L8	20.00'	S 00°42'19" W
L9	742.23'	N 89°17'41" W
L10	18.38'	N 45°42'19" E

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
FEB 06 2015
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

DRAWN BY:
JAD
CHECKED BY:
AMK/APA

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

SHEET
2 OF 2
JOB NO.
11-3276H

J:\113276H Middleton Improvements\DRAWINGS\DEDICATION\Plat11-3276H Middleton Dedication Plat.dwg, Plat11-3276H Middleton Dedication Plat.dwg, Jun 23, 2015, 3:37pm

DATE	BY	DESCRIPTION
07-15-2015	APA	ISSUE TO CLIENT
07-27-2015	APA	UPDATED GAS EASEMENT
09-02-2015	APA	UPDATED PER CITY COMMENTS
11-19-2015	APA	UPDATED GAS EASEMENT
02-09-2016	APA	UPDATED SPLIT PARCEL
11-16-2018	APA	ADDED LANDSCAPE EASEMENT
12-04-2018	APA	ISSUE FOR SIGNATURES
01-15-2019	APA	REISSUE PER CITY AND COUNTY COMMENTS