

WEST WICKHAM 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

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 22, AS DESCRIBED IN A DEED TO JARONE DEVELOPMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 20140495351 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 35.1209 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "WEST WICKHAM SUBDIVISION", BEING SUBLOTS 1 TO 30 INCLUSIVE, AND BLOCKS "A", "B", AND "C". DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, PENDLETON COURT (60 FEET WIDE), BOLTON LANE (60 FEET WIDE), A PORTION OF NAGEL ROAD AND EASEMENTS, SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED DOES HEREBY GRANT THE HOMEOWNERS ASSOCIATION WITHIN WEST WICKHAM SUBDIVISION BLOCKS "A", "B", AND "C" FOR LANDSCAPING, DRAINAGE, STORMWATER MANAGEMENT, AND UTILITIES. SAID BLOCKS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE BY HOMEOWNERS WITHIN THE WEST WICKHAM SUBDIVISION.

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, 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 UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 31ST DAY OF JANUARY, 2019.

(JARONE DEVELOPMENT, LLC)

BY: Frank Jaram
FRANK JARAM (MANAGING MEMBER)

WITNESS

[Signature]

WITNESS

[Signature]

SEWER AND UTILITY EASEMENT:

DRAINAGE, STORM WATER MANAGEMENT BASINS (BLOCKS "A" & "B"), SEWER (BLOCK "C") AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE "GRANTEE"), A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AND BLOCKS "A", "B", AND "C" AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF DRAINAGE, PUBLIC UTILITIES AND FACILITIES, THE RIGHT TO CLEAN WIDEN, DEEPEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE GRANTEE SHALL NOT BE REQUIRED IN ANY WAY TO CONSTRUCT OR TO SHARE IN THE COST OF INITIAL CONSTRUCTION OF THE WATER RETENTION BASIN AND DRAINAGE IMPROVEMENTS PROVIDED, HOWEVER, THAT THE GRANTEE, BY ACCEPTANCE OF THE EASEMENT, AGREES TO PERFORM ANY MAINTENANCE, REPAIRS OR REPLACEMENT OF THE WATER RETENTION BASIN WITHIN THE EASEMENT AREA REQUIRED TO KEEP THE SAME IN PROPER WORKING ORDER IF, AND ONLY IF, THE GRANTEE, ITS SUCCESSORS OR ASSIGNS, DOES NOT MEET ITS OBLIGATION TO PROPERLY MAINTAIN, REPAIR OR REPLACE SUCH BASIN. THE COST BORNE BY GRANTEE HEREUNDER SHALL BE REIMBURSED TO GRANTEE BY GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND, AT THE DISCRETION OF THE GRANTEE, SUCH COST MAY BE PLACED AS A LIEN UPON THE REAL PROPERTY PARCEL ON WHICH THE WATER RETENTION BASIN IS LOCATED. GRANTEE, ITS SUCCESSORS AND ASSIGNS MY USE OF THE EASEMENT AREA IN ANY MANNER AND TO ANY EXTENT NOT INCONSISTENT WITH THERE GRANT OF EASEMENT HEREIN, AND SUCH USE SHALL NOT INTERFERE WITH THE INTENDED USE OF THE BASIN OR IMPEDE THE FLOW OF WATER THROUGH THE BASIN.

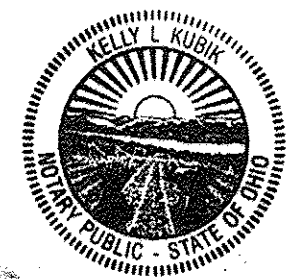
(JARONE DEVELOPMENT, LLC) BY: Frank Jaram
FRANK JARAM (MANAGING MEMBER)

NOTARY PUBLIC:

STATE OF OHIO

COUNTY OF SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED FRANK JARAM, MANAGING MEMBER OF JARONE DEVELOPMENT, 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 31ST DAY OF JANUARY, 2019.

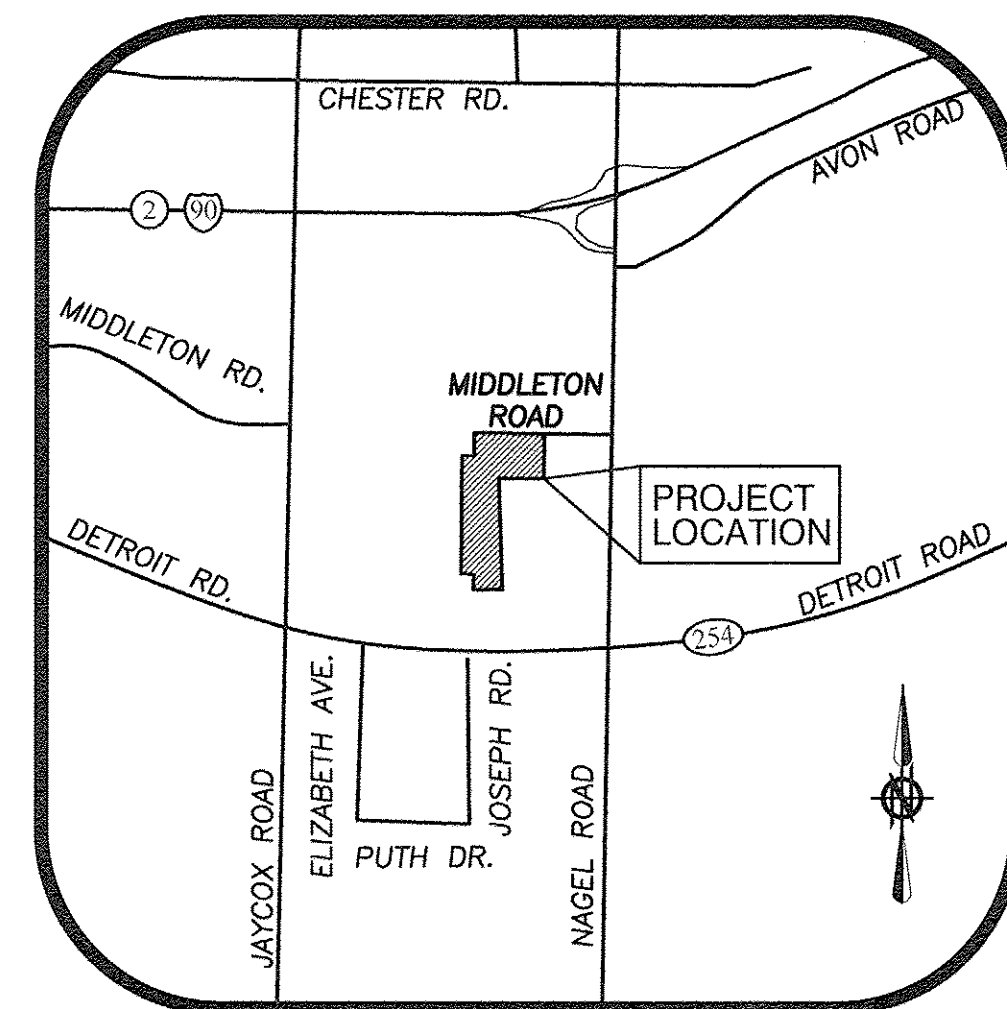


Kelly L. Kubik
Notary Public
In and For the State of Ohio
My Commission Expires
27 October 2021

ACREAGE SUMMARY

3.7568 ACRES IN RIGHT-OF-WAY
17.8567 ACRES IN SUBLOTS #1-30
2.2407 ACRES IN BLOCKS "A", "B", & "C"
23.8542 ACRES TOTAL IN SUBDIVISION

04-00-022-102-082
WEST WICKHAM SUBDIVISION 23.8542 ACRES
(INCLUDES NAGEL RD. DEDICATION 0.6467 OF AN ACRE)
REMAINDER PARCEL 8.5791 ACRES
MIDDLETON ROAD SUBDIVISION 2.6876 ACRES
TOTAL 35.1209 ACRES (REC.&CALC.)



VICINITY MAP
NOT TO SCALE

PRIVATE UTILITY EASEMENT:

WE JARONE DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE FOLLOWING UTILITIES, INCLUDING BUT NOT LIMITED TO: FIRST ENERGY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS, (HEREIN AFTER REFERRED TO AS THE GRANTEES), AND THE CITY, A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, 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 GRANTEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THEIR GRANTEES 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 AND COMMUNICATION FACILITIES, THE DESCRIBED EASEMENT PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: Frank Jaram
FRANK JARAM (MANAGING MEMBER)

DEVELOPER:

JARONE DEVELOPMENT, LLC
FRANK JARAM (MANAGING MEMBER)
35700 EAST ROYALTON ROAD
GRAFTON, OHIO 44644

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF Jarone Development LLC, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF WEST WICKHAM SUBDIVISION HEREBY ACCEPTS THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE STREETS AND EASEMENTS AS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

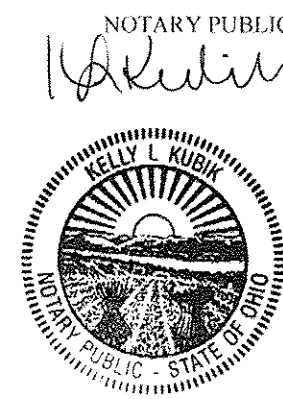
MORTGAGEE
BY: Frank Jaram TITLE: Managing Member

NOTARY PUBLIC:

STATE OF OHIO

COUNTY OF SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 31ST DAY OF JANUARY, 2019.



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

OHIO EPA PERMITS

STORM NOI # 35C08787A6
SANITARY PERMIT #1096544
WATER PERMIT #1096543-WS

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.

[Signature] 1/30/19
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 30TH DAY OF JANUARY, 2019.

[Signature] 1/30/19
JOHN A. CASIOR
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.

[Signature] 1/30/19
CAROLYN WITHERSPOON
PLANNING COMMISSION CHAIR

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 105-12. THIS 30TH DAY OF JANUARY, 2019.

[Signature] 1/30/19
CRAIG WITHERSPOON
COUNCIL PRESIDENT

Doc ID: 020818420005 Type: OFF
Kind: PLAT
Recorded: 02/06/2019 at 12:18:51 PM
Fee Amt: \$345.50 Page 1 of 6
Lorain County, Ohio
Judith M. Medlock County Recorder
File # 2019-0703649

JARONE DEVELOPMENT LLC
Plat vol. 106
Pgs. 28-36

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

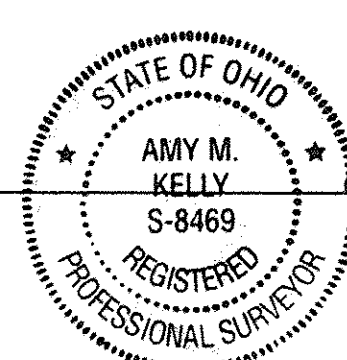
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
FEB 06 2019
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Doc ID: 020818420001 Type: OFF
Kind: PLAT
Recorded: 02/06/2019 at 12:18:51 PM
Fee Amt: \$345.50 Page 1 of 6
Lorain County, Ohio
Judith M. Medlock County Recorder
File # 2019-0703649
LORAIN COUNTY RECORDER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE SUBDIVISION PLAT AS SHOWN HEREON AND CONTAINING 23.8542 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 22, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY WHICH A TRAVELER OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

[Signature] 1/25/2019
AMY M. KELLY
REGISTERED OHIO SURVEYOR NO. 8469



LEGEND OF SYMBOLS

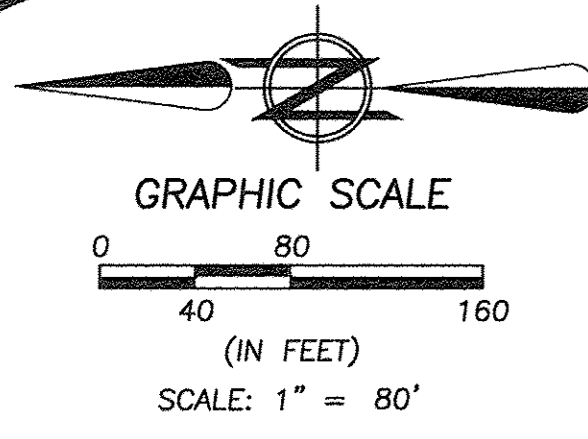
- 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET L/A LIMITED ACCESS
- ⊙ 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND C CENTERLINE
- ⊠ MONUMENT BOX WITH 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET P PROPERTY LINE
- ⊡ MONUMENT BOX WITH IRON PIN/PIPE FOUND (SIZE AND DESCRIPTION AS INDICATED) R/W RIGHT-OF-WAY LINE
- IRON PIN/PIPE FOUND (SIZE AND DESCRIPTION AS INDICATED) (R) (REC.) RECORD INFORMATION
- ⊙ MONUMENT TO BE SET BY ODOT AS INDICATED LOR-90-22.26 RIGHT-OF-WAY PLANS (4-22-10) (M) (MEAS.) MEASURED INFORMATION
- ⊙ (C) (CALC.) CALCULATED INFORMATION
- ⊙ (U) (USED) USED INFORMATION
- ⊙ (O) (ODOT) LOR-90 ODOT INFORMATION

DRAWN BY: JAD
CHECKED BY: AMK/APA

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

SHEET 1 OF 4
JOB NO. 11-3276E

WEST WICKHAM SUBDIVISION



LINE TABLE			
L1	50.00' (O&U)	N 89°17'41" W	
L2	20.00' (O&U)	N 89°17'41" W	
L3	30.00' (O&U)	N 89°17'41" W	
L4	66.67'	N 89°17'41" W	
L5	50.07' (U)	N 0°42'19" E	
L6	20.00'	N 89°26'38" W	

NOTE:

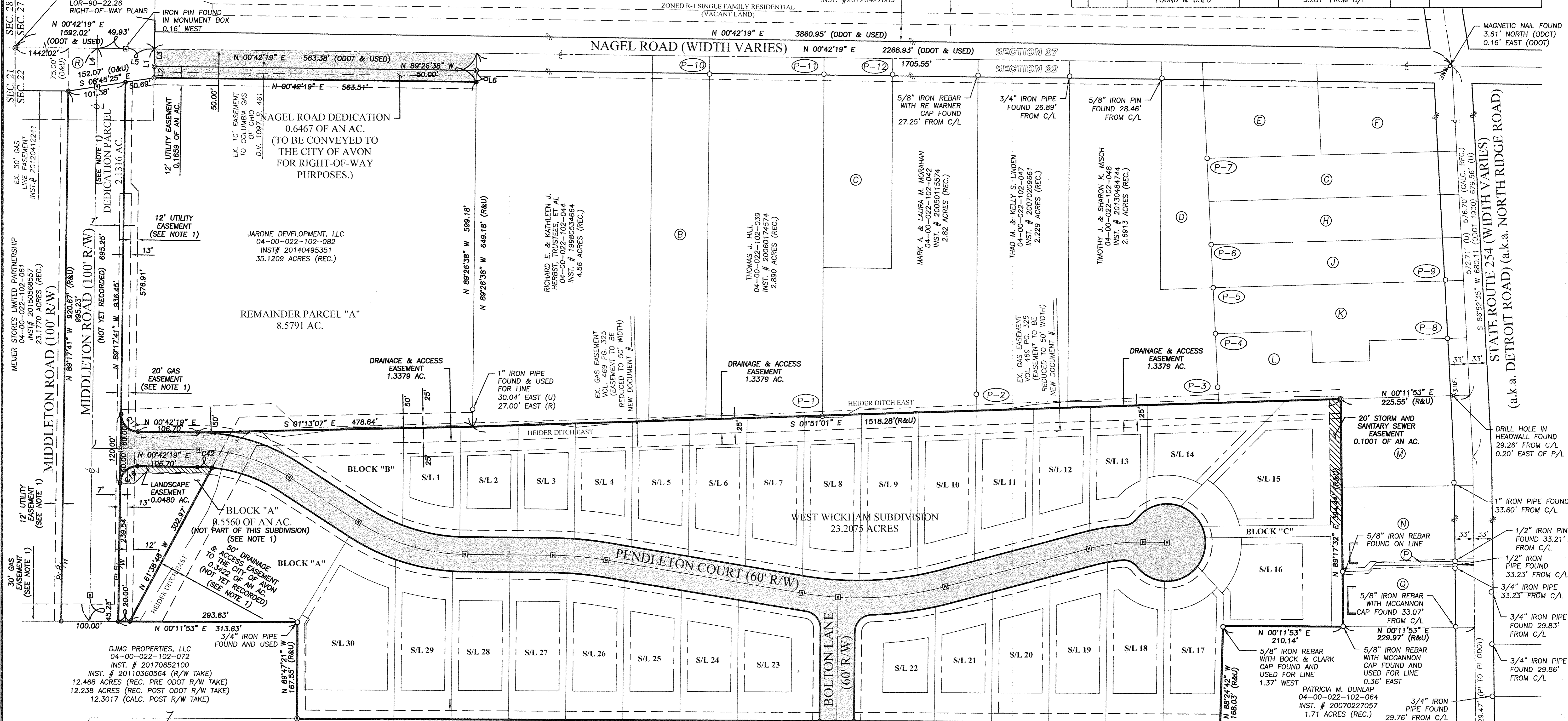
1. EASEMENTS SHOWN PER MIDDLETON ROAD DEDICATION PLAT, NOT YET RECORDED.

EX. 20' SANITARY EASEMENT INST. #20120427883

EX. 30' WATERMAIN EASEMENT INST. #20120427883

ZONED R-1 SINGLE FAMILY RESIDENTIAL (VACANT LAND)

LINE TABLE			
(P-1)	5/8" IRON REBAR WITH RE WARNER CAP FOUND & USED FOR LINE 1.05' EAST	(P-5)	5/8" IRON REBAR WITH BOCK & CLARK CAP FOUND AND USED
(P-2)	5/8" IRON REBAR WITH RE WARNER CAP FOUND & USED FOR LINE 1.05' EAST	(P-6)	3/4" IRON PIPE FOUND & USED
(P-3)	3/4" IRON PIPE FOUND 28.13' EAST (U) 27.00' EAST (R)	(P-7)	1" IRON PIPE BENT FOUND & USED FOR LINE 0.28' SOUTH
(P-4)	5/8" IRON REBAR WITH VEVERKA CAP FOUND & USED	(P-8)	5/8" IRON REBAR WITH VEVERKA CAP FOUND 33.81' FROM C/L
(P-9)	3/4" IRON PIPE FOUND 31.68' FROM C/L 1.74' EAST OF LINE	(P-10)	1-1/4" IRON PIPE FOUND 31.00' FROM C/L
(P-11)	3/4" IRON PIPE FOUND 28.72' FROM C/L	(P-12)	1" IRON PIPE FOUND BENT 27.61' FROM C/L



PARCEL CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C16	47.12'	30.00'	42.43'	S 44°17'40" E	30.00'	90°00'01"
C17	47.12'	30.00'	42.43'	N 45°42'20" E	30.00'	90°00'01"
C42	24.07'	270.00'	24.06'	S 3°15'34" W	12.04'	5°06'27"

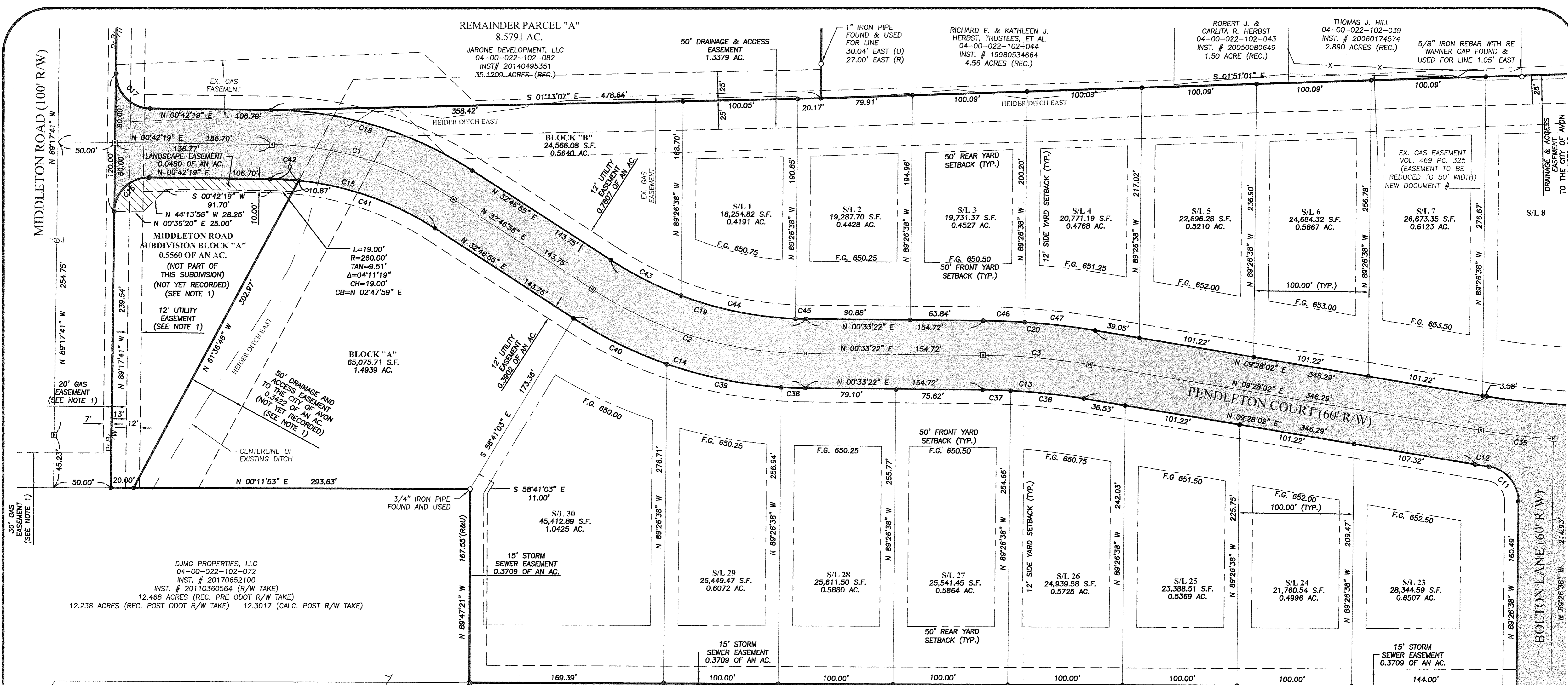
OWNERSHIP TABLE	
(A)	NOT USED
(B)	ROBERT J. & CARLITA R. HERBST 04-00-022-102-043 INST. # 20050080649 1.50 ACRES (REC.)
(C)	LYNN M. NAGEL 04-00-022-102-041 INST. # 20170655255 1.0054 ACRES (REC.)
(D)	NICHOLAS CARL NAGEL ET AL 04-00-022-102-016 VOLUME 1413, PAGE 966 0.74 OF AN ACRE (REC.)
(E)	BRADLEY INVESTMENT GROUP, LLC 04-00-022-102-020 INST. # 20040038739 0.772 OF AN ACRE (REC.)
(F)	AUGUST PROPERTIES LLC 04-00-022-102-021 INST. # 20110380793 0.840 OF AN ACRE (REC.)
(G)	NICHOLAS CARL NAGEL, ET AL 04-00-022-102-018 VOLUME 1413, PAGE 966 0.75 OF AN ACRE (REC.)
(H)	NICHOLAS CARL NAGEL, ET AL 04-00-022-102-017 VOLUME 1413, PAGE 966 0.75 OF AN ACRE (REC.)
(I)	NICHOLAS CARL NAGEL, ET AL 04-00-022-102-062 INST. # 20110327591 0.829 OF AN ACRE (REC.)
(J)	NICHOLAS CARL NAGEL, ET AL 04-00-022-102-016 VOLUME 1413, PAGE 966 0.75 OF AN ACRE (REC.)
(K)	KIM E. & LINDA L. YONKERS, TRUSTEES 04-00-022-102-069 INST. # 20040016583 1.0086 ACRES (REC.)
(L)	RYAN J. & NICOLE YONKERS 04-00-022-102-070 INST. # 20040016584 1.0023 ACRES (REC.)
(M)	ROY A. & NORMA A. JAMES, TRUSTEES 04-00-022-102-062 INST. # 20110327591 0.829 OF AN ACRE (REC.)
(N)	DAVID A. HORWEDEL & KIMBERLY A. STEWART 04-00-022-102-054 O.R. VOLUME 1039, PAGES 937-938, 0.7072 OF AN ACRE (REC.)
(O)	DAVID & KIMBERLY HORWEDEL 04-00-022-102-068 INST. # 19980535999 0.02 OF AN ACRE (REC.)
(P)	CITY OF AVON 04-00-022-102-074 INST. # 20120412240 (PARCEL 16 WDV) 0.215 OF AN ACRE
(Q)	PATRICIA M. DUNLAP 04-00-022-102-064 INST. # 20070227057 1.71 ACRES (REC.)
(R)	5/8" IRON REBAR WITH BOCK & CLARK CAP FOUND AND USED FOR LINE 1.62' WEST

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

DRAWN BY: JAD
CHECKED BY: AMK/APA

SHEET 2 OF 4
JOB NO. 11-3276E

C:\Users\jlapa\appdata\local\temp\Aschub..._52441113276E WEST WICKHAM PLAT.dwg, Plotter: Jan 15, 2019 - 1:22pm



30' GAS EASEMENT (SEE NOTE 1)

DJMG PROPERTIES, LLC
 04-00-022-102-072
 INST. # 20170652100
 12.468 ACRES (REC. PRE ODOT R/W TAKE)
 12.238 ACRES (REC. POST ODOT R/W TAKE) 12.3017 (CALC. POST R/W TAKE)

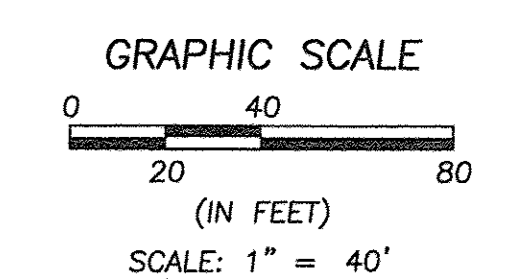
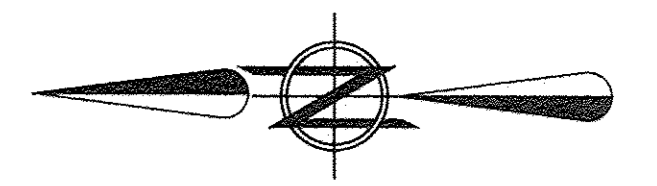
DJMG PROPERTIES, LLC 04-00-022-102-006
 INST. # 20170652100
 9.366 ACRES (REC.) 9.3493 ACRES (CALC.)

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	167.95'	300.00'	165.77'	N 16°44'37" E	86.24'	32°04'36"
C2	196.86'	350.00'	194.27'	N 16°40'09" E	101.11'	32°13'33"
C3	93.32'	600.00'	93.22'	N 5°00'42" E	46.75'	8°54'40"
C11	43.04'	30.00'	39.44'	S 49°27'29" W	26.17'	82°11'46"
C12	12.17'	630.00'	12.17'	S 8°54'49" W	6.09'	1°06'25"
C13	88.65'	570.00'	88.56'	S 5°00'42" W	44.42'	8°54'39"
C14	213.73'	380.00'	210.92'	S 16°40'09" W	109.77'	32°13'31"
C15	151.16'	270.00'	149.19'	N 16°44'37" E	77.62'	32°04'36"
C16	47.12'	30.00'	42.43'	S 44°17'40" E	30.00'	90°00'01"
C17	47.12'	30.00'	42.43'	N 45°44'37" E	30.00'	90°00'01"
C18	179.99'	330.00'	182.35'	S 16°44'37" W	94.87'	32°04'35"
C19	184.75'	330.00'	177.62'	S 16°40'09" W	92.44'	32°13'33"
C20	97.98'	630.00'	97.88'	S 5°00'42" W	49.09'	8°54'39"

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C35	63.69'	600.00'	63.66'	S 6°25'35" W	31.87'	6°04'54"
C36	64.27'	570.00'	64.23'	N 6°14'15" E	32.16'	6°27'35"
C37	24.39'	570.00'	24.38'	S 1°46'55" W	12.20'	2°27'03"
C38	20.91'	380.00'	20.91'	S 2°07'58" W	10.46'	3°09'11"
C39	102.12'	380.00'	101.82'	S 11°24'31" W	51.37'	15°23'55"
C40	90.69'	380.00'	90.48'	S 25°56'42" W	45.56'	13°40'27"
C41	127.09'	270.00'	125.92'	N 19°17'52" E	64.74'	26°58'10"
C42	24.07'	270.00'	24.06'	S 3°15'34" W	12.04'	5°06'27"
C43	68.63'	320.00'	68.50'	S 26°38'16" W	34.45'	12°17'19"
C44	102.23'	320.00'	101.80'	N 11°20'28" E	51.56'	18°18'17"
C45	9.12'	320.00'	9.12'	N 1°22'21" E	4.56'	1°37'59"
C46	36.18'	630.00'	36.18'	N 2°12'06" E	18.10'	3°17'27"
C47	61.80'	630.00'	61.77'	N 6°39'26" E	30.92'	5°37'12"

NOTES:

- EASEMENTS SHOWN PER MIDDLETON ROAD DEDICATION PLAT, NOT YET RECORDED.
- FINISH GRADE SHOWN IS PRELIMINARY. REFER TO IMPROVEMENT PLANS BY BRAMHALL ENGINEERING & SURVEYING CO. FOR FINAL GRADING AND OTHER CONSTRUCTION DETAILS.



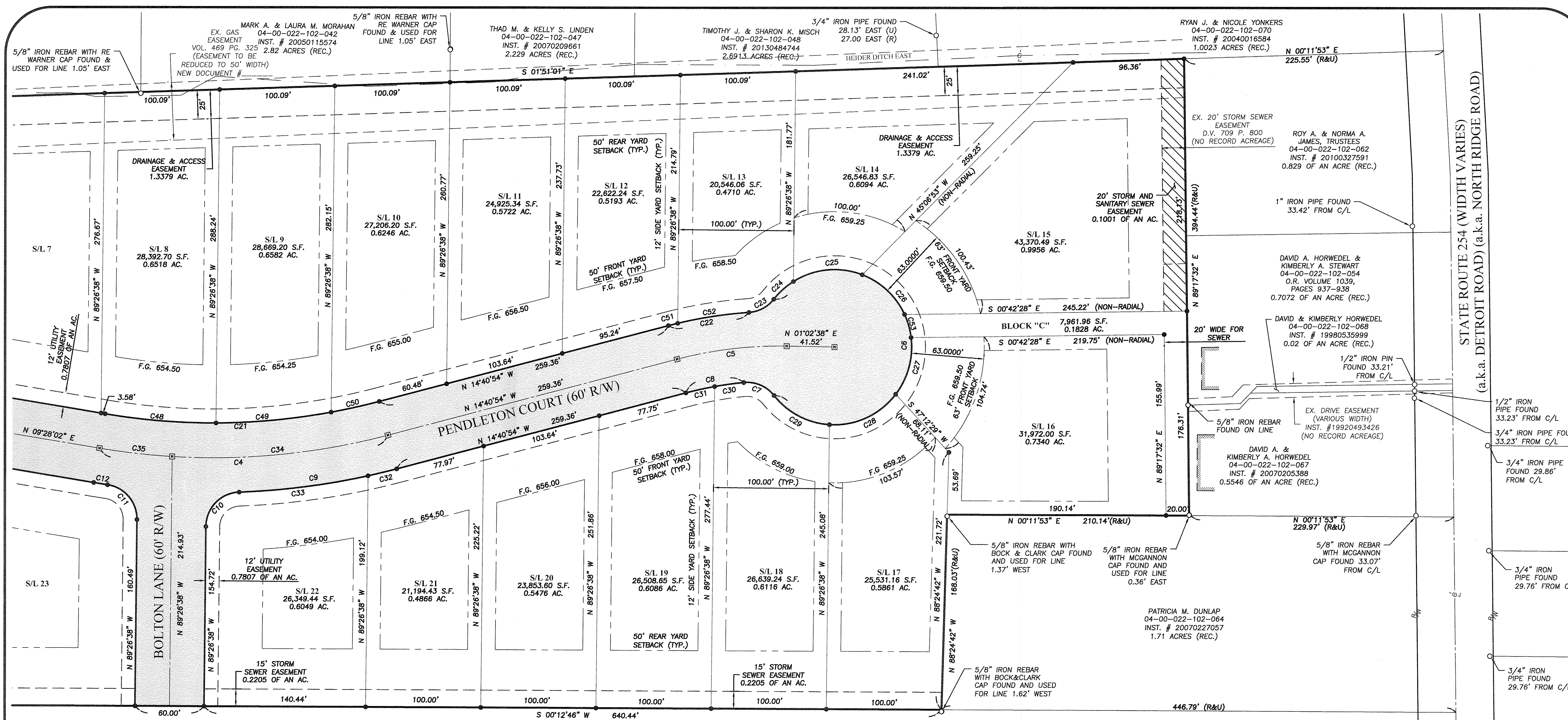
DATE	BY	DESCRIPTION
02-16-2016	APA	ISSUE FOR PLANNING COMMISSION
06-09-2016	APA	ISSUE FOR PLANNING COMMISSION
01-05-2017	APA	UPDATE EASEMENTS AND BLOCKS REISSUE TO CITY
02-15-2017	APA	UPDATED PER CITY COMMENTS
10-23-2018	APA	UPDATED CURVE INFORMATION
11-16-2018	APA	ADDDD LANDSCAPE EASEMENT
12-04-2018	APA	ISSUE FOR SIGNATURES
01-15-2019	APA	ISSUE FOR SIGNATURES

DRAWN BY: JAD
 CHECKED BY: AMK/APA

BRAMHALL
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SHEET 3 OF 4
 JOB NO. 11-3276E

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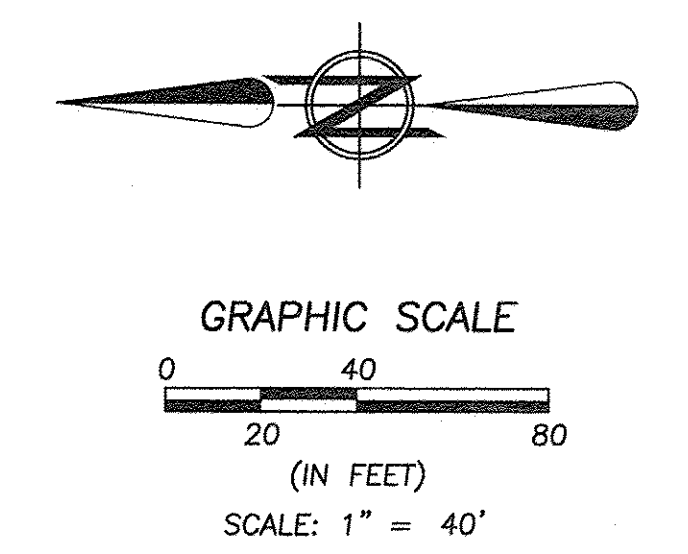


DJMG PROPERTIES, LLC 04-00-022-102-006
 INST. # 20170652100 9.366 ACRES (REC.) 9.3493 ACRES (CALC.)

PARCEL CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C4	252.89'	600.00'	251.02'	N 2°36'26" W	128.35'	24°08'56"
C5	96.06'	350.00'	95.76'	N 6°49'08" W	48.34'	15°43'32"
C6	331.29'	67.00'	83.13'	S 89°44'02" W	53.00'	283°18'33"
C7	29.80'	30.00'	28.59'	N 22°55'58" E	16.26'	56°54'38"
C8	51.15'	320.00'	51.10'	N 10°06'08" W	25.63'	9°09'33"
C9	138.54'	630.00'	138.26'	N 8°22'55" W	69.55'	12°35'58"
C10	45.74'	30.00'	41.44'	N 45°45'47" W	28.65'	87°21'41"
C11	43.04'	30.00'	39.44'	S 49°27'29" W	26.17'	82°11'46"
C12	12.17'	630.00'	12.17'	S 8°54'49" W	6.09'	1°06'25"
C21	240.24'	570.00'	238.47'	S 2°36'26" E	121.93'	24°08'56"

PARCEL CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C22	70.97'	380.00'	70.86'	S 9°19'54" E	35.59'	10°41'59"
C23	25.10'	30.00'	24.38'	S 27°57'04" E	13.34'	47°56'58"
C24	23.05'	67.00'	22.94'	N 42°03'51" W	11.64'	19°42'52"
C25	62.21'	67.00'	60.00'	N 5°36'27" W	33.55'	53°12'01"
C26	51.58'	67.00'	50.32'	N 43°02'52" E	27.14'	44°06'38"
C27	52.02'	67.00'	50.73'	S 74°51'03" E	27.40'	44°29'16"
C28	65.78'	67.00'	63.17'	S 24°28'45" E	35.82'	56°15'20"
C29	55.83'	67.00'	54.23'	S 27°31'07" W	29.65'	47°44'23"
C30	25.51'	320.00'	25.51'	N 7°48'24" W	12.76'	4°34'08"
C31	25.64'	320.00'	25.64'	N 12°23'10" W	12.83'	4°35'31"

PARCEL CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C32	25.54'	630.00'	25.54'	S 13°31'13" E	12.77'	2°19'22"
C33	113.00'	630.00'	112.85'	S 7°13'15" E	56.65'	10°16'37"
C34	189.20'	600.00'	188.42'	S 5°38'53" E	95.39'	18°04'02"
C35	63.69'	600.00'	63.66'	S 6°25'35" W	31.87'	6°04'54"
C48	96.82'	570.00'	96.70'	S 4°36'05" W	48.53'	9°43'55"
C49	100.66'	570.00'	100.53'	S 5°19'26" E	50.46'	10°07'06"
C50	42.76'	570.00'	42.75'	S 12°31'56" E	21.39'	4°17'53"
C51	8.38'	380.00'	8.38'	N 14°03'00" W	4.19'	1°15'49"
C52	62.59'	380.00'	62.52'	N 8°41'59" W	31.36'	9°26'14"
C53	20.82'	67.00'	20.73'	N 74°00'15" E	10.49'	17°48'08"



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SHEET 4 OF 4
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