

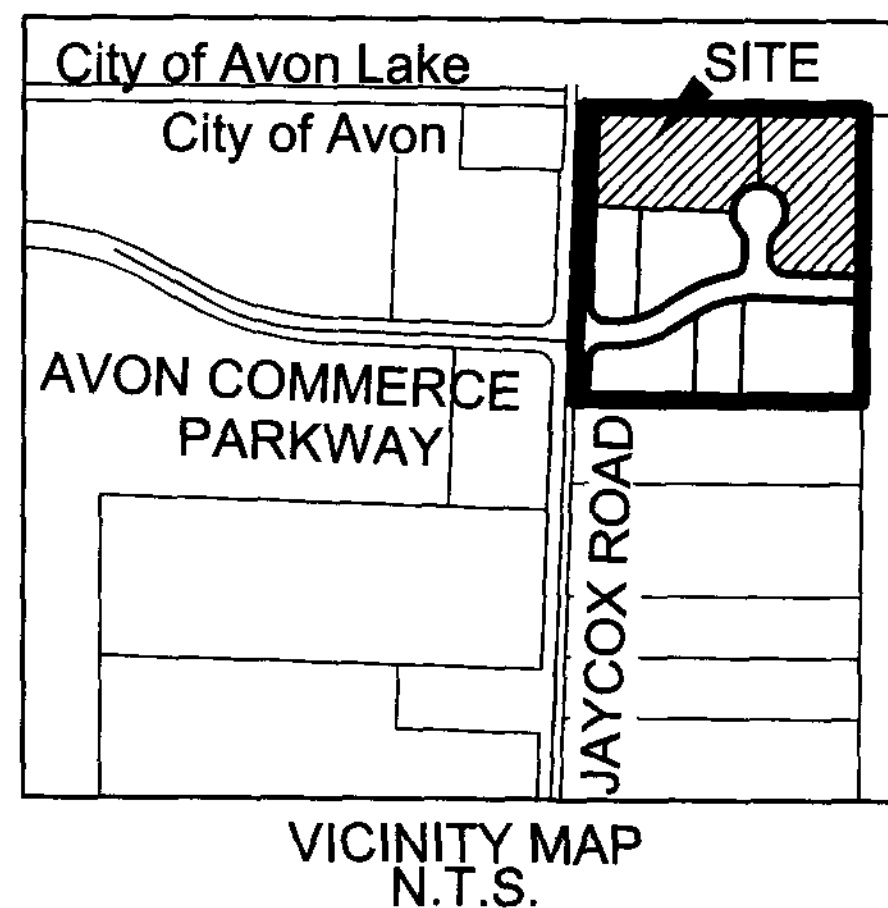
# JAYCOX COMMERCE PARK SUBDIVISION NO. 2

BEING A SUBDIVISION OF 7.6581 ACRES  
AND RESUBDIVISION OF PARCEL 04-00-021-000-238 (BLOCK B)  
AND PARCEL 04-00-021-000-240 (SUBLOT 1) OF JAYCOX COMMERCE PARK SUBDIVISION

CREATING SUBLOT 2 AND BLOCK E  
IN ORIGINAL AVON TOWNSHIP SECTION NO.21  
NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO  
OCTOBER 30, 2019 SCALE: 1 INCH = 60 FEET

Doc ID: 022078340002 Type: OFF  
Kind: PLAT  
Recorded: 12/04/2019 at 02:13:14 PM  
Fee Amt: \$90.40 Page 1 of 2  
Lorain County, Ohio  
Judith M. Medwick County Recorder  
File # 2019-0740888  
Plat'd 107 Pg. 41

TRANSPERSED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
DEC 04 2019  
J. CRAIG SHEDGRASS, CPA, CCFE  
LORAIN COUNTY AUDITOR



AREA TABULATION

SUBLOT 2	3.9214 ACRES
BLOCK E	3.7367 ACRES
TOTAL ACREAGE	7.6581 ACRES

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1 Rec./Obs.	207.40	350.00	106.84	204.38	N87°47'51"E	33°57'06"
C-2 Rec./Obs.	168.20	320.01	86.09	166.27	S84°27'57"W	30°06'53"
C-3 Msd.	343.07	86.00	190.62	156.78	N50°56'38"W	228°33'55"
C-4 Msd.	42.38	50.00	22.56	41.12	N39°03'22"E	48°33'55"
C-5 Msd.	78.54	50.00	50.00	70.71	N30°13'36"W	90°00'00"
C-6 Calc.	135.09	86.00	86.00	121.62	S59°46'24"W	90°00'00"
C-7 Calc.	207.98	86.00	227.38	160.88	N05°56'38"W	138°33'55"

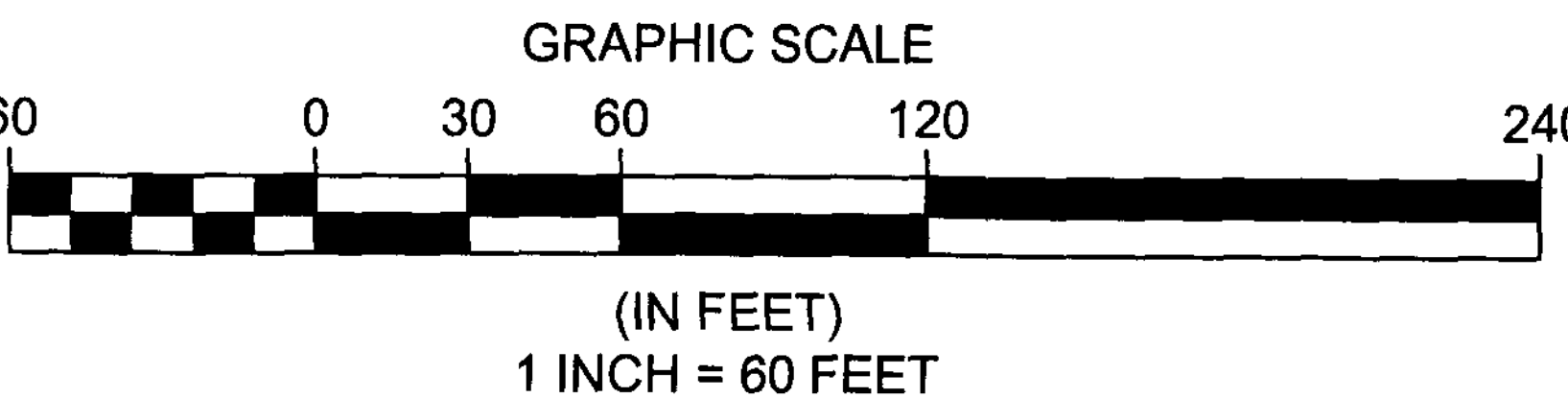
LINE TABLE

LINE	LENGTH	BEARING
L-1 Msd.	40.00	S75°13'36"E
L-2 Msd.	40.02	S76°51'52"E
L-3 Msd.	86.00	N75°13'36"W
L-4 Msd.	86.00	N14°46'24"E

BASIS OF BEARINGS:  
BEARINGS REFER TO THE  
CENTERLINE OF JAYCOX ROAD  
NORTH 14°46'24" EAST  
PER PLAT FOR JAYCOX COMMERCE PARK  
SUBDIVISION - VOLUME 93, PAGE 56-60  
LORAIN COUNTY PLAT RECORDS

### Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED
- ⊕ RAILROAD SPIKE FOUND



### ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, 951 REALTY LTD., THROUGH DONALD J. KEEHAN, MANAGING MEMBER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS JAYCOX COMMERCE PARK SUBDIVISION NO. 2, A SUBDIVISION OF SUBLOT 2, AND BLOCK E, BEING A RESUBDIVISION OF SUBLOT 1 AND BLOCK B OF JAYCOX COMMERCE PARK SUBDIVISION AS SHOWN BY PLAT RECORDED IN VOLUME 93, PAGES 59 THROUGH 60 OF LORAIN COUNTY PLAT RECORDS, AND DOES HEREBY ACCEPT PLAT OF SAME.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

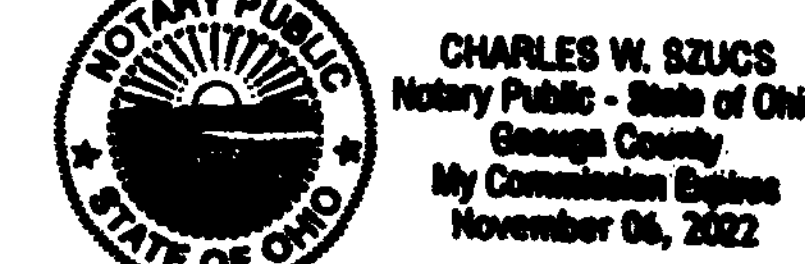
IN WITNESS WHEREOF, DONALD J. KEEHAN, MANAGING MEMBER OF 951 REALTY LTD., HAS HERETO SET HIS HAND AT AVON, OHIO, THIS 26<sup>TH</sup> DAY OF NOVEMBER, 2019.

BY: [Signature]  
DONALD J. KEEHAN, MANAGING MEMBER

STATE OF OHIO )  
COUNTY OF LORAIN )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, DONALD J. KEEHAN, MANAGING MEMBER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF 951 REALTY LTD..

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO, THIS 26<sup>TH</sup> DAY OF NOVEMBER, 2019.

[Signature]  
NOTARY PUBLIC



APPROVALS  
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 12<sup>th</sup> DAY OF November, 2019. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT - CRAIG WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 12<sup>th</sup> DAY OF November, 2019.

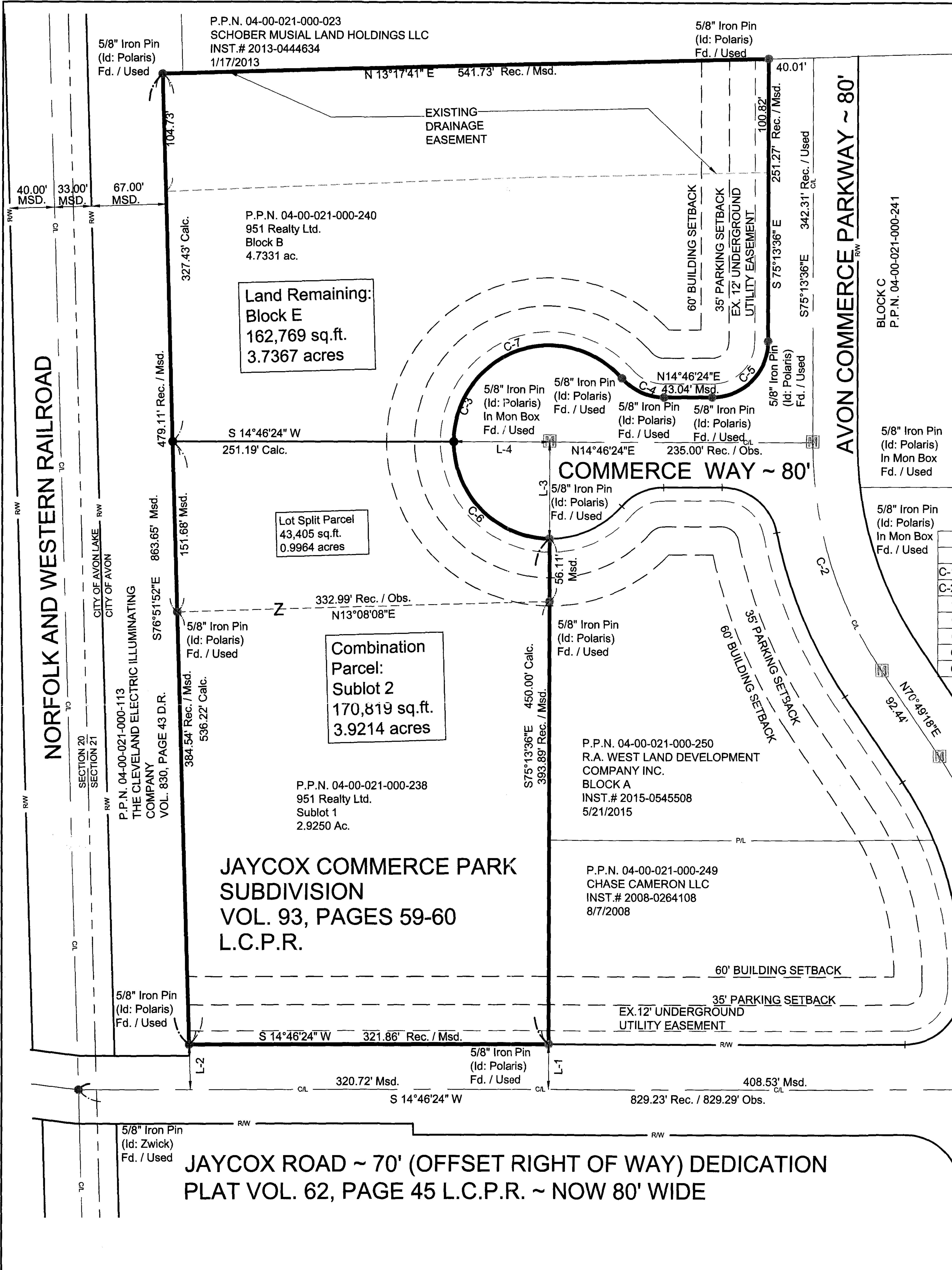
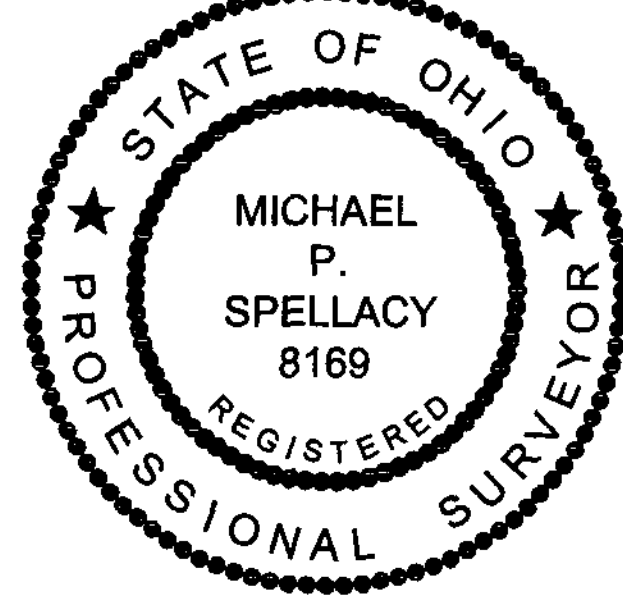
[Signature]  
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13<sup>th</sup> DAY OF November, 2019.

[Signature]  
CITY OF AVON ENGINEER - RYAN CUMMINS, P.E.

SURVEYOR'S CERTIFICATION  
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON IN THE CITY OF AVON AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED, BEARINGS REFER TO THE CENTERLINE OF JAYCOX ROAD - NORTH 14°46'24" EAST PER PLAT FOR JAYCOX COMMERCE PARK SUBDIVISION - VOLUME 93, PAGE 56-60 LORAIN COUNTY PLAT RECORDS. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN SEPTEMBER OF 2019, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 10/30/2019  
MICHAEL P. SPELLACY, P.S. NO. 8169 DATE



REV. No.	DATE	BY	CHK'D

DATE: 10/30/2019  
SCALE: HOR. 1" = 60'  
VERT. 1" = 60'  
FOLDER: 010/PLATS/RECORD PLAT  
FILENAME: PLAT - 01  
TAB: MPS  
DRAWN:  

JAYCOX COMMERCE SUBDIVISION NO. 2  
CITY OF AVON - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com

CONTRACT No.  
06-102

SHEET 1 OF 1

RECORD PLAT

CONTRACT No.	06-102
SHEET	1
OF	1

Plat Sheet

Instrument # 2019-0 740888

Film # \_\_\_\_\_

Name of Plat: Jaycox Commerce Park Subdivision No. 2

Owner: 951 Realty LTD

Description: Situated in the City of Avon, County of Lorain, State of Ohio: being part of original Avon Township Section 21 = 7.6581 Acres / Easements also Being a Resub: of Blk B and Sublot 1 in Jaycox Commerce Park Subdivision -  
Creating Sublot 2, and Block "E"

Floor Plans: /

Related/Margin: Plat Vol 93 Pg. 59 thru 60

Comments: /

Vol. 107

Pg. 41

Receiving Stamp

POLARIS ENGINEERING &  
SURVEYING  
34600 CHARDON ROAD  
SUITE D  
WILLOUGHBY HILLS, OH 44094

Amount: \$ 90.40

Initials: SE