

CHESTER ROAD SUBDIVISION NO. 3

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. 2 AS RECORDED IN VOLUME 105, PAGES 5 & 6 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 1.7557 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "CHESTER ROAD SUBDIVISION NO. 3", BEING SUBLOT 9 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 19th DAY OF November, 2020.

BY: [Signature]
NWQ JAYCOX I-90 LLC

WITNESS

[Signature]

WITNESS

Judy L. Allen

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 JAMES F. EPPLE 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 19th DAY OF November, 2020.

THIS IS AN ACKNOWLEDGMENT CERTIFICATION. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

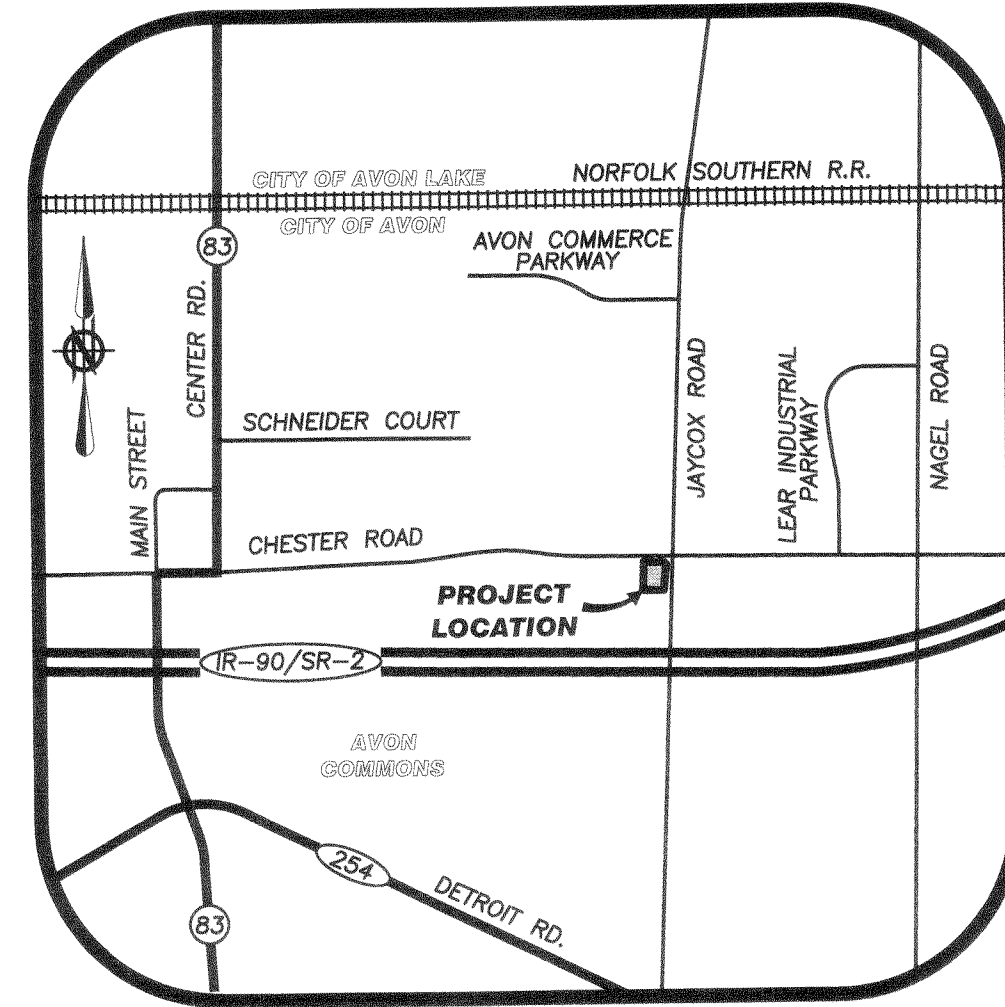
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

LAURIE J. CADWALLADER
NOTARY PUBLIC - STATE OF OHIO
Recorded in Cuyahoga County
My commission expires April 18, 2024

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
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- LIMITED ACCESS

ACREAGE SUMMARY

1.7557 ACRES IN SUBLOT 9

1.7557 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 23rd DAY OF November, 2020.

[Signature] 11/23/20
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 2nd DAY OF December, 2020.

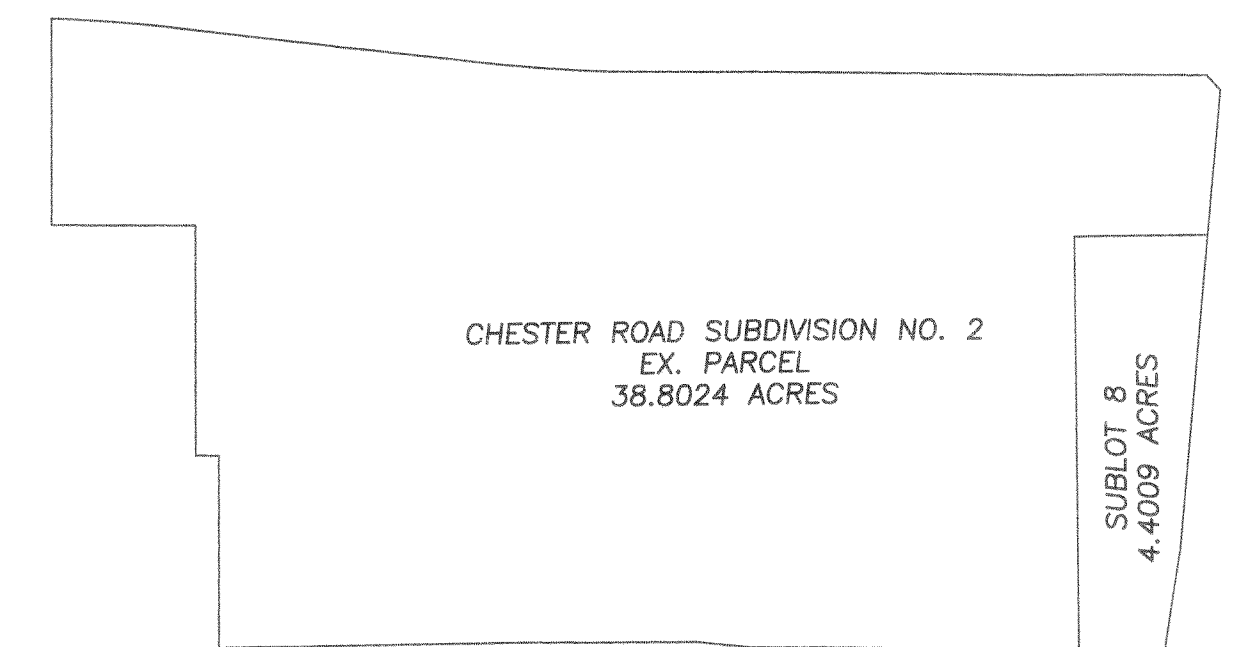
[Signature] 12/2/20
JOHN A. GASIOR
LAW DIRECTOR

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 2nd DAY OF December, 2020.

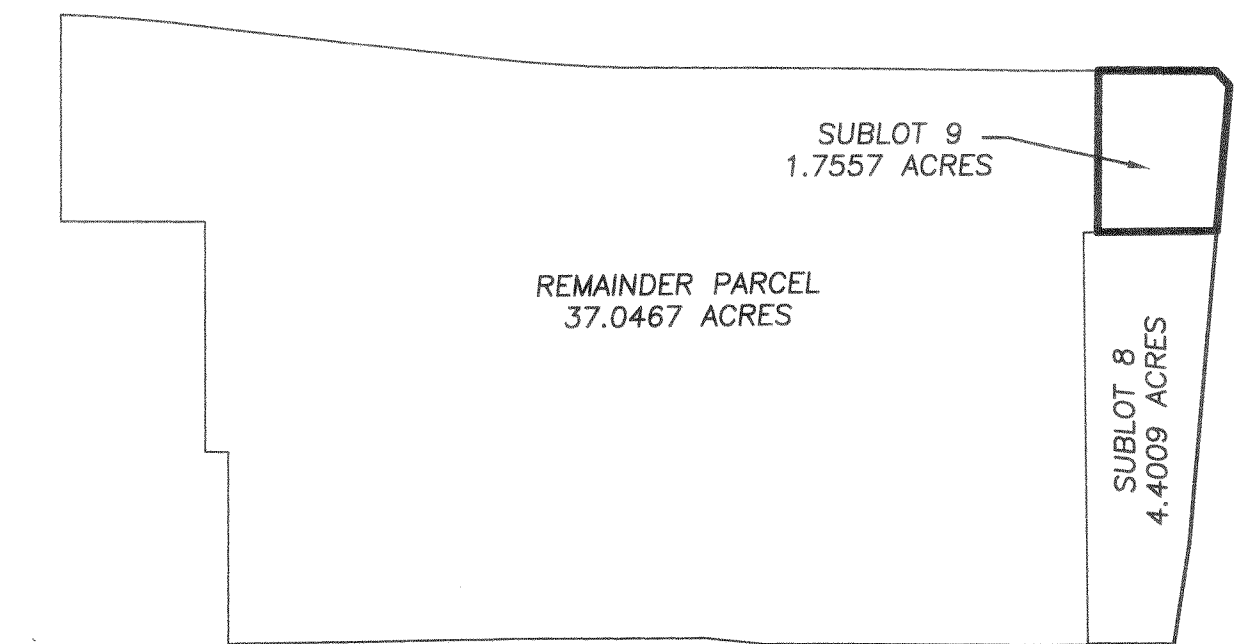
[Signature] 12/2/20
CAROLYN WITHERSPOON
PLANNING COMMISSION CHAIR

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. . THIS DAY OF , 202 .

[Signature] 12/2/20
BRIAN FISCHER
COUNCIL PRESIDENT



PRE-SUBDIVISION SUMMARY



POST SUBDIVISION SUMMARY

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
DEC 21 2020
J. CRAIG SNODGRASS, CPA, CGPM
LORAIN COUNTY AUDITOR

2020-0794810
Doc ID: 022634640003 Type: OFF
Kind: PLAT
Recorded: 12/21/2020 at 02:37:44 PM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Judith M. Newlick County Recorder
File # 2020-0794810
LORAIN COUNTY RECORDER

SURVEYOR'S CERTIFICATE:

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

[Signature] 11/18/2020
AMY M. KELLY, P.E.
REGISTERED OHIO SURVEYOR No. 8469

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053
Plat no. 109
Page 9

DRAWN BY:
JLT

CHECKED BY:
AMK

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

SHEET

1 OF 2

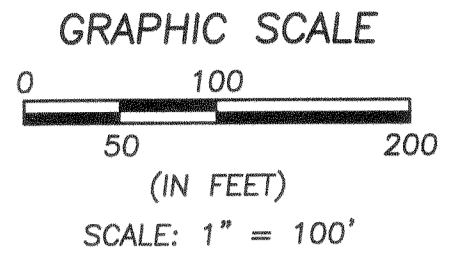
JOB NO.

17-4656-019

LINE & CURVE INFORMATION:

Curve	Length (L)	Radius (R)	Tangent (TAN)	Delta (Δ)	Chord (CH)	Curve Bearing (CB)
C1	L=80.01'	R=2450.00'	TAN=40.01'	Δ=01°52'16"	CH=80.01'	CB=S 88°45'26" E
C2	L=211.39'	R=2450.00'	TAN=105.76'	Δ=04°56'37"	CH=211.33'	CB=S 85°21'00" E
C3	L=271.50'	R=2500.00'	TAN=135.88'	Δ=06°13'20"	CH=271.37'	CB=S 85°59'21" E
C4	L=276.93'	R=2550.00'	TAN=138.60'	Δ=06°13'20"	CH=276.79'	CB=S 85°59'21" E
C5	L=207.35'	R=260.00'	TAN=109.55'	Δ=45°41'36"	CH=201.90'	CB=N 53°57'42" E

Line	Bearing	Length
L1	S 89°23'44" E	L=69.00'
L2	S 89°06'01" E	L=20.00'
L3	S 00°53'59" W	L=35.20'
L4	N 89°23'44" W	L=25.14'
L5	N 89°06'01" W	L=9.92'
L6	N 00°36'16" E	L=20.00'
L7	S 89°06'01" E	L=4.01'
L8	N 00°36'16" E	L=26.00'
L9	N 00°53'59" E	L=15.20'

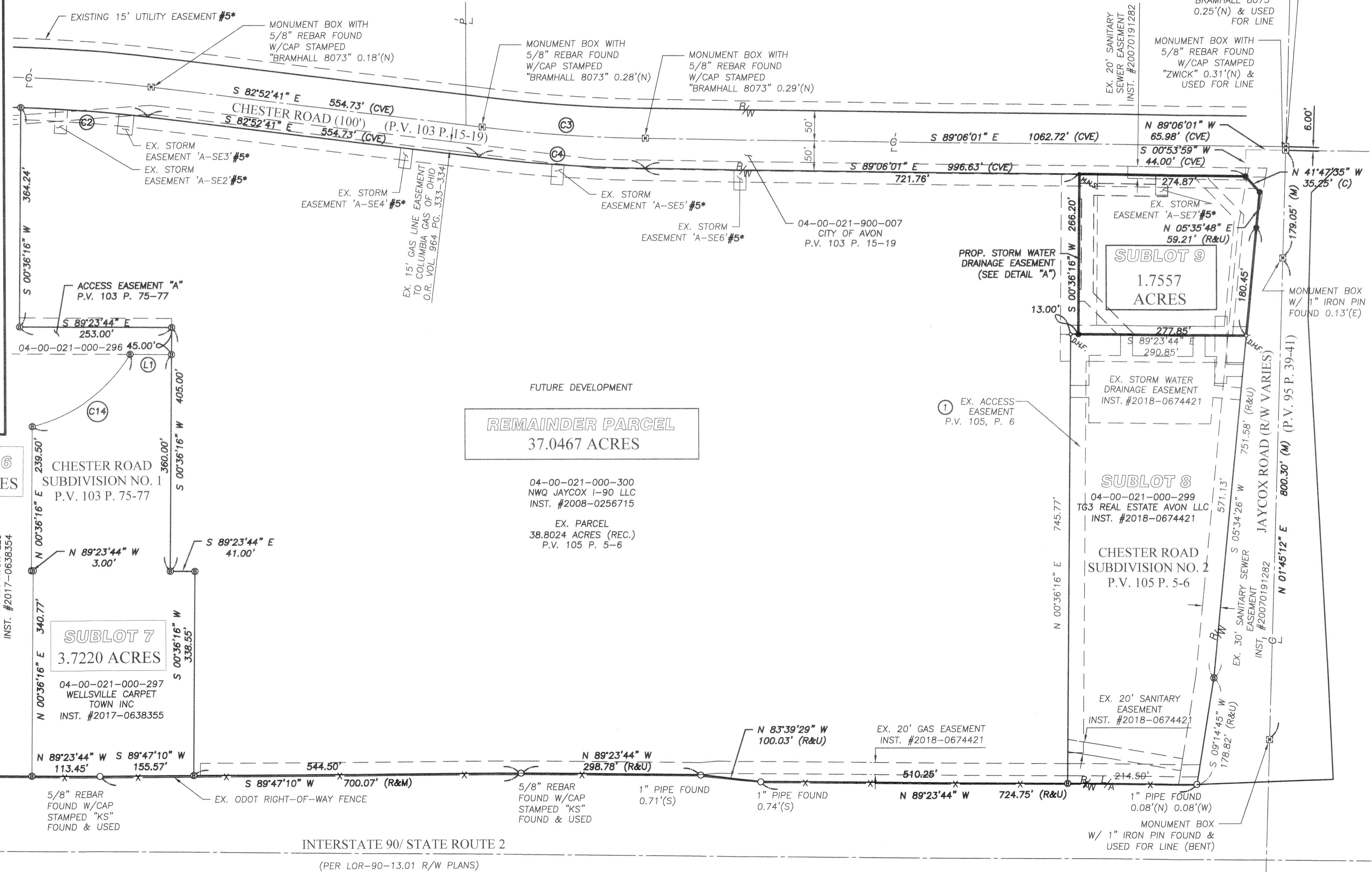
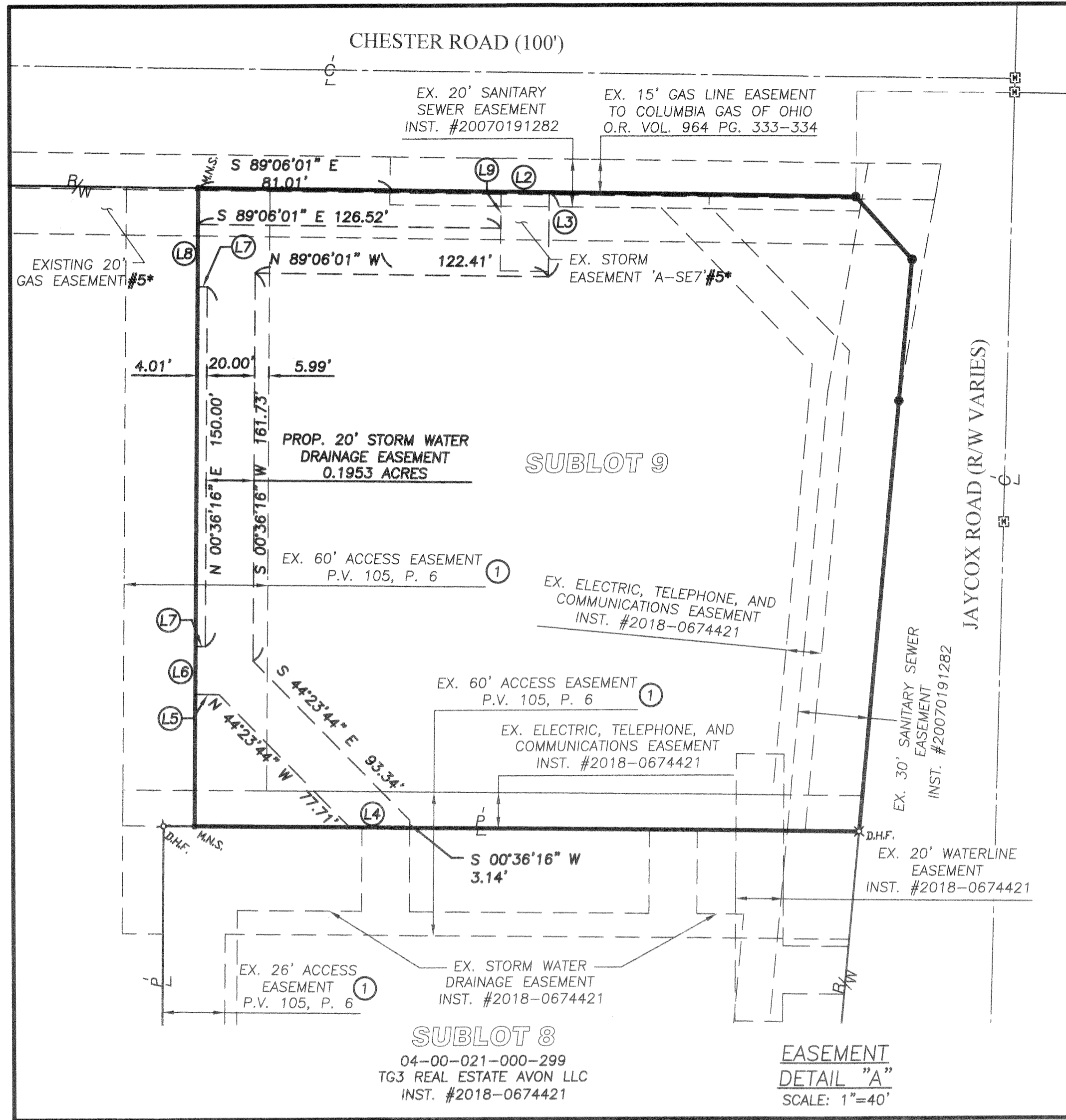


BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF CHESTER ROAD WHICH WAS ASSUMED TO BE SOUTH 89° 06' 01" EAST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN DECEMBER 2017 AND OCTOBER 2020.

NOTE:

1 THE EXISTING 26' AND 60' ACCESS EASEMENT IS FOR THE BENEFIT OF SUBLOT 8, SUBLOT 9, AND THE REMAINDER.



REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & 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., (A.K.A C.V.E.) 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. #2017-0631865).
- 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.
- CHESTER ROAD SUBDIVISION NO. 2, BRAMHALL ENGINEERING & SURVEYING COMPANY, MAY 30, 2018. PLAT VOLUME 105, P. 5-6.

C:\Users\jlapae\AppData\Local\Temp\MapSubhub_1887217-4656018 Subdivision Plat.dwg, Plotted: Nov 18, 2020 - 11:38am

DATE	BY	DESCRIPTION
10-16-2020	AMK	ISSUE FOR REVIEW
10-21-2020	AMK	ISSUE TO CLIENT
11-09-2020	AMK	UPDATED PER CITY COMMENT

DRAWN BY: JLT	<p>BRAMHALL 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. 17-4656-019

Plat Sheet

Instrument # 2020-0794810 Film # -

Name of Plat: Chester Road Subdivision No. 3

Owner: NWQ Jaycox I-90 LLC

Description: Situated in the State of Ohio
County of Lorain City of Aron being part of
Original Aron Township Section 21 1.7557
Acre
Creating Sublot 9

Floor Plans: -

Related/Margin: -

Comments: -

Vol. 109

Pg. 9

Receiving Stamp

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053

Amount: \$ 172.80

Initials: TM