

OWNER'S CERTIFICATE:

SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 15, AND FURTHER KNOWN AS BEING A RE-SUBDIVISION PART OF OF BLOCK "C" AS RECORDED IN FRENCH CREEK RESERVE SUBDIVISION VOLUME 50, PAGE 79-81 OF THE LORAIN COUNTY PLAT RECORDS, AND BEING PARCELS OF LAND DESCRIBED IN DEEDS TO QUATRO FALCON HOLDINGS LTD AS RECORDED IN INSTRUMENT # 2014-0513807 AND TO J & J REAL ESTATE GROUP, L.L.C. AS RECORDED IN INSTRUMENT # 2021-0415653 TOGETHER WITH LAND AS DESCRIBED IN DEED TO 36422 DETROIT, L.L.C. AS RECORDED IN INSTRUMENT # 2015-0538066, CONTAINING 1.6985 ACRES OF LAND (AS SURVEYED), BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "FRENCH CREEK RESERVE SUBDIVISION NO. 3", BEING BLOCK "D", "E" AND "F" 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.

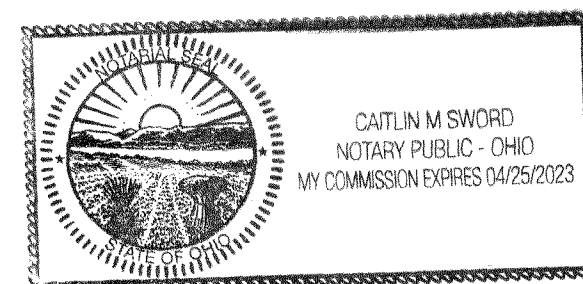
IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 9th DAY OF November, 2021.

-002 (BLK "D")
 By: Meigan A Ward Dennis M Ward
 36422 DETROIT L.L.C. PRINTED NAME
 Meigan A Ward

NOTARY PUBLIC:

STATE OF OHIO
 COUNTY OF LORAIN
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED Dennis M Ward and Meigan A Ward FOR 36422 DETROIT L.L.C., 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 23 DAY OF November, 2021.
 THIS IS AN ACKNOWLEDGMENT CERTIFICATION. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

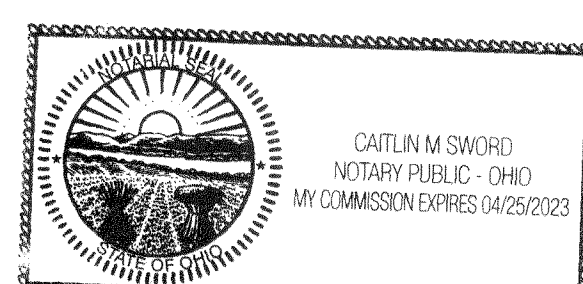


NOTARY PUBLIC
Caitlin M Sward
 MY COMMISSION EXPIRES: 04/25/2023

-144 (BLK "E")
 By: Wendie Schwartz Wendie C Schwartz
 QUATRO FALCON HOLDINGS LTD PRINTED NAME

NOTARY PUBLIC:

STATE OF OHIO
 COUNTY OF LORAIN
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED Wendie C Schwartz FOR QUATRO FALCON HOLDINGS LTD, 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 9th DAY OF November, 2021.
 THIS IS AN ACKNOWLEDGMENT CERTIFICATION. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

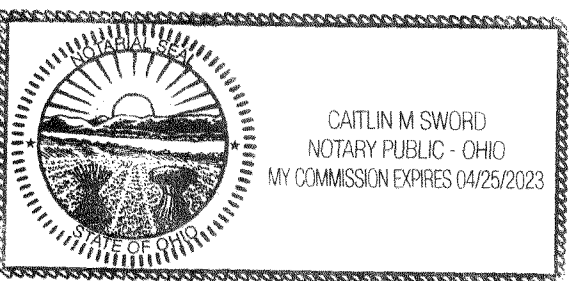


NOTARY PUBLIC
Caitlin M Sward
 MY COMMISSION EXPIRES: 04/25/2023

-143 (BLK "F")
 By: Joy L Finner Joy L Finner
 J&J REAL ESTATE GROUP L.L.C. PRINTED NAME

NOTARY PUBLIC:

STATE OF OHIO
 COUNTY OF LORAIN
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED Joy L Finner FOR J&J REAL ESTATE GROUP L.L.C., 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 9th DAY OF November, 2021.
 THIS IS AN ACKNOWLEDGMENT CERTIFICATION. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.



NOTARY PUBLIC
Caitlin M Sward
 MY COMMISSION EXPIRES: 04/25/2023

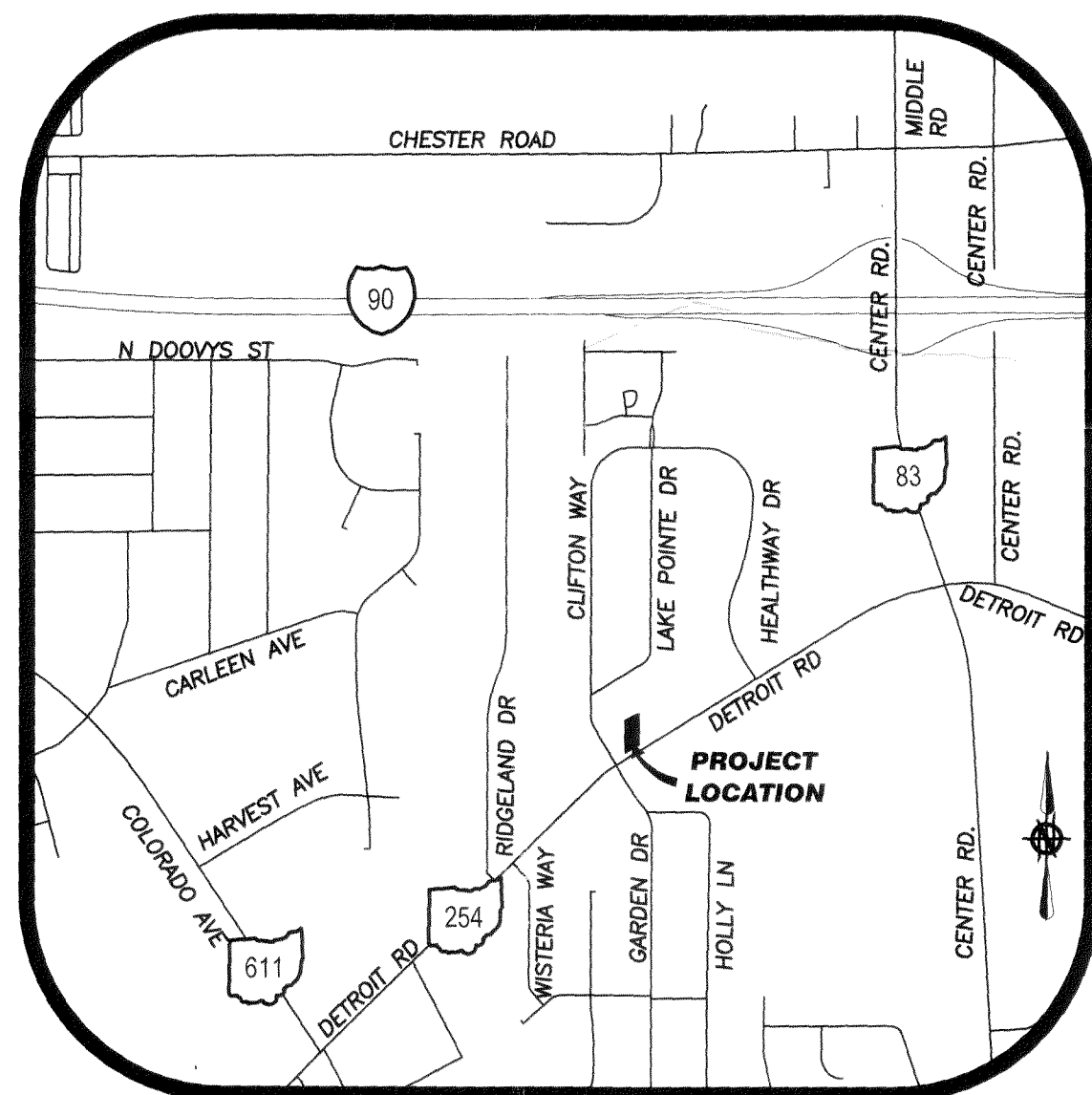
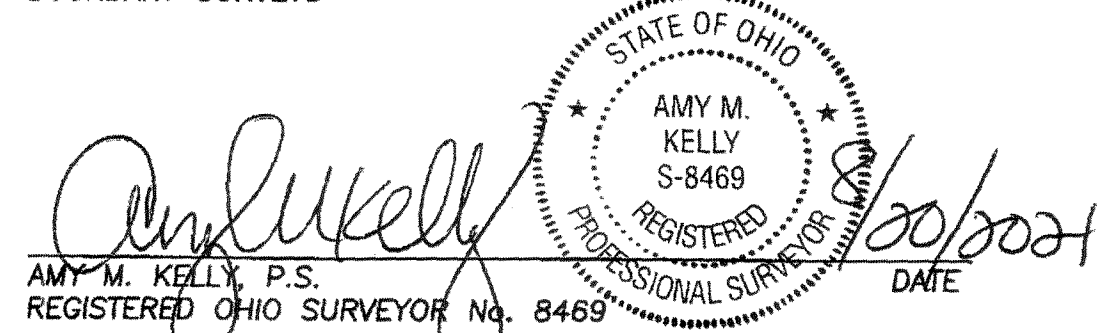
DATE	BY	DESCRIPTION
06-22-2021	AMK	ISSUE FOR REVIEW
07-20-2021	AMK	ISSUE FOR REVIEW
08-20-2021	AMK	ISSUE FOR REVIEW

FRENCH CREEK RESERVE 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 15, AND FURTHER KNOWN AS BEING A RE-SUBDIVISION PART OF OF BLOCK "C" AS RECORDED IN FRENCH CREEK RESERVE SUBDIVISION VOLUME 50, PAGE 79-81 OF THE LORAIN COUNTY PLAT RECORDS, AND BEING PARCELS OF LAND DESCRIBED IN DEEDS TO QUATRO FALCON HOLDINGS LTD AS RECORDED IN INSTRUMENT # 2014-0513807 AND TO J & J REAL ESTATE GROUP, L.L.C. AS RECORDED IN INSTRUMENT # 2021-0415653 TOGETHER WITH LAND AS DESCRIBED IN DEED TO 36422 DETROIT, L.L.C. AS RECORDED IN INSTRUMENT # 2015-0538066.

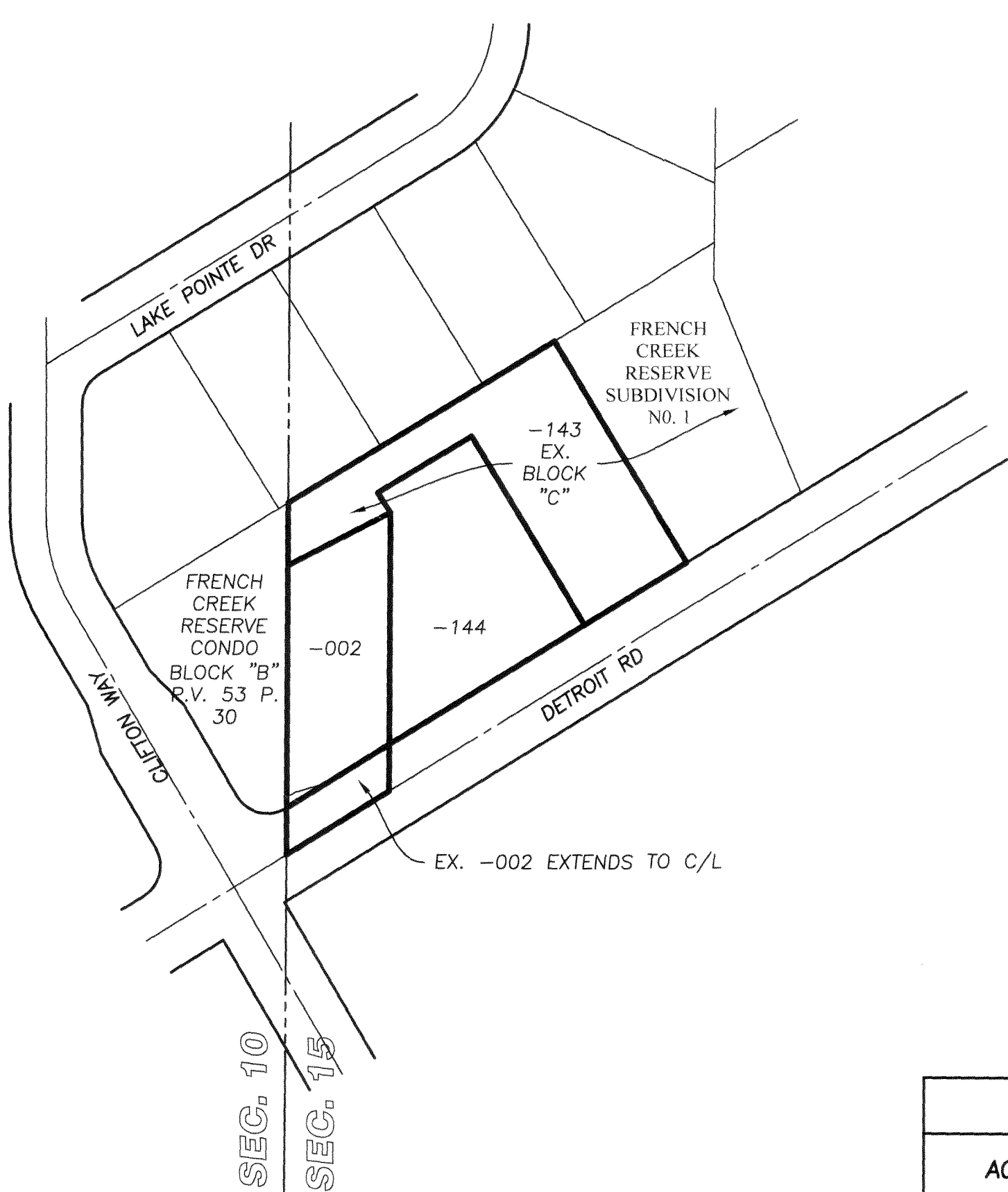
SURVEYOR'S CERTIFICATE:

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

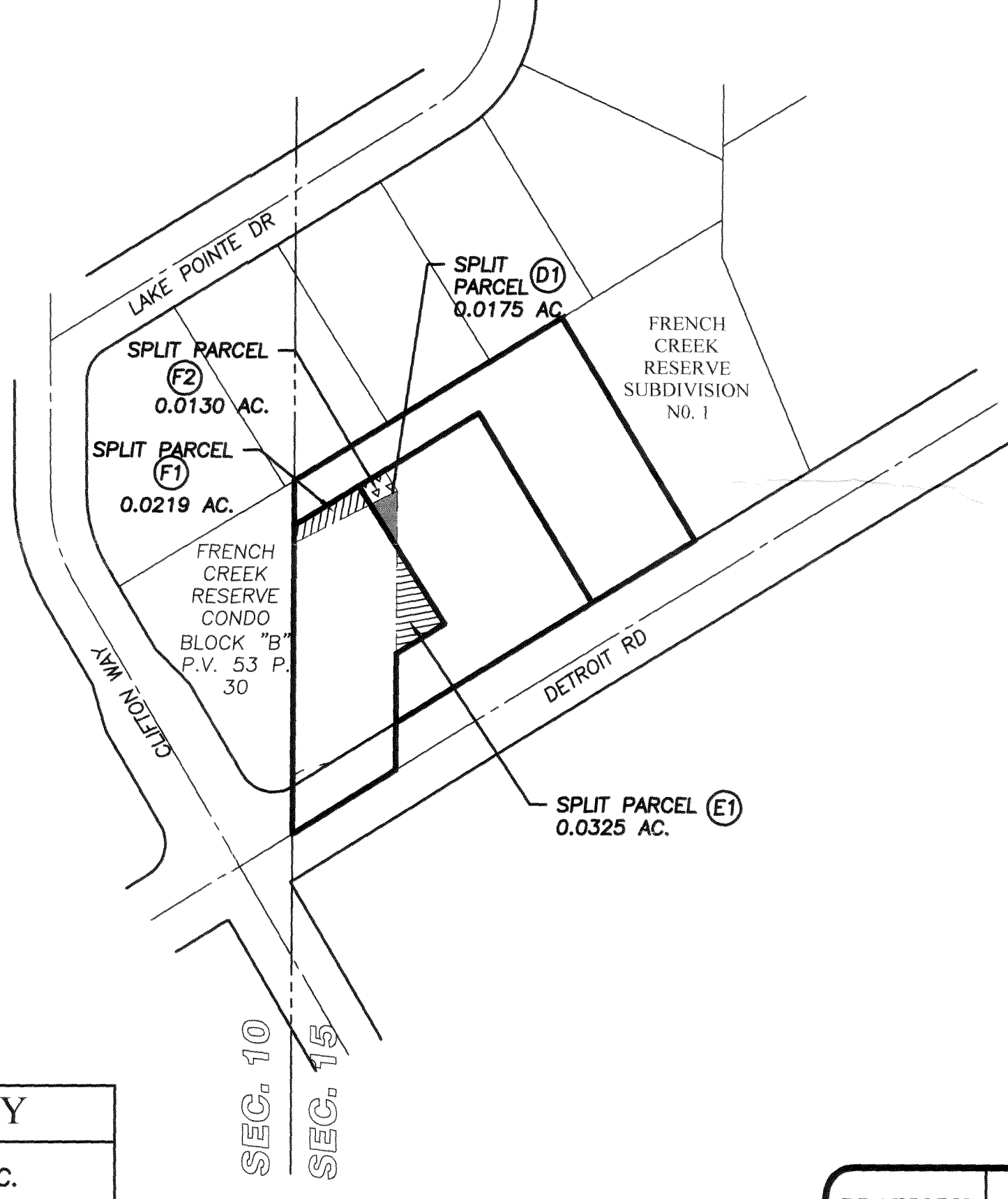


LOCATION MAP
 -NOT TO SCALE-

PRE-SPLIT SUMMARY



POST-SPLIT SUMMARY



ACREAGE SUMMARY	
ACRES IN BLOCK "D"	0.5015 AC.
ACRES IN BLOCK "E"	0.5749 AC.
ACRES IN BLOCK "F"	0.6221 AC.
1.6985 ACRES TOTAL IN SUBDIVISION	

- 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
 - (NYR) NOT YET RECORDED
 - (N.) NORTH (E.) EAST
 - (S.) SOUTH (W.) WEST
 - C CENTERLINE
 - R/W RIGHT-OF-WAY LINE
 - P/L PROPERTY LINE
 - L/A LIMITED ACCESS
 - Ⓛ SPLIT PARCELS

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 7th DAY OF October, 2021.

Ryan E. Cummins, P.E. 10/5/21
 AVON CITY ENGINEER DATE

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 12th DAY OF Oct, 2021.

John A. Gasior 10/14/21
 JOHN A. GASIOR LAW DIRECTOR DATE

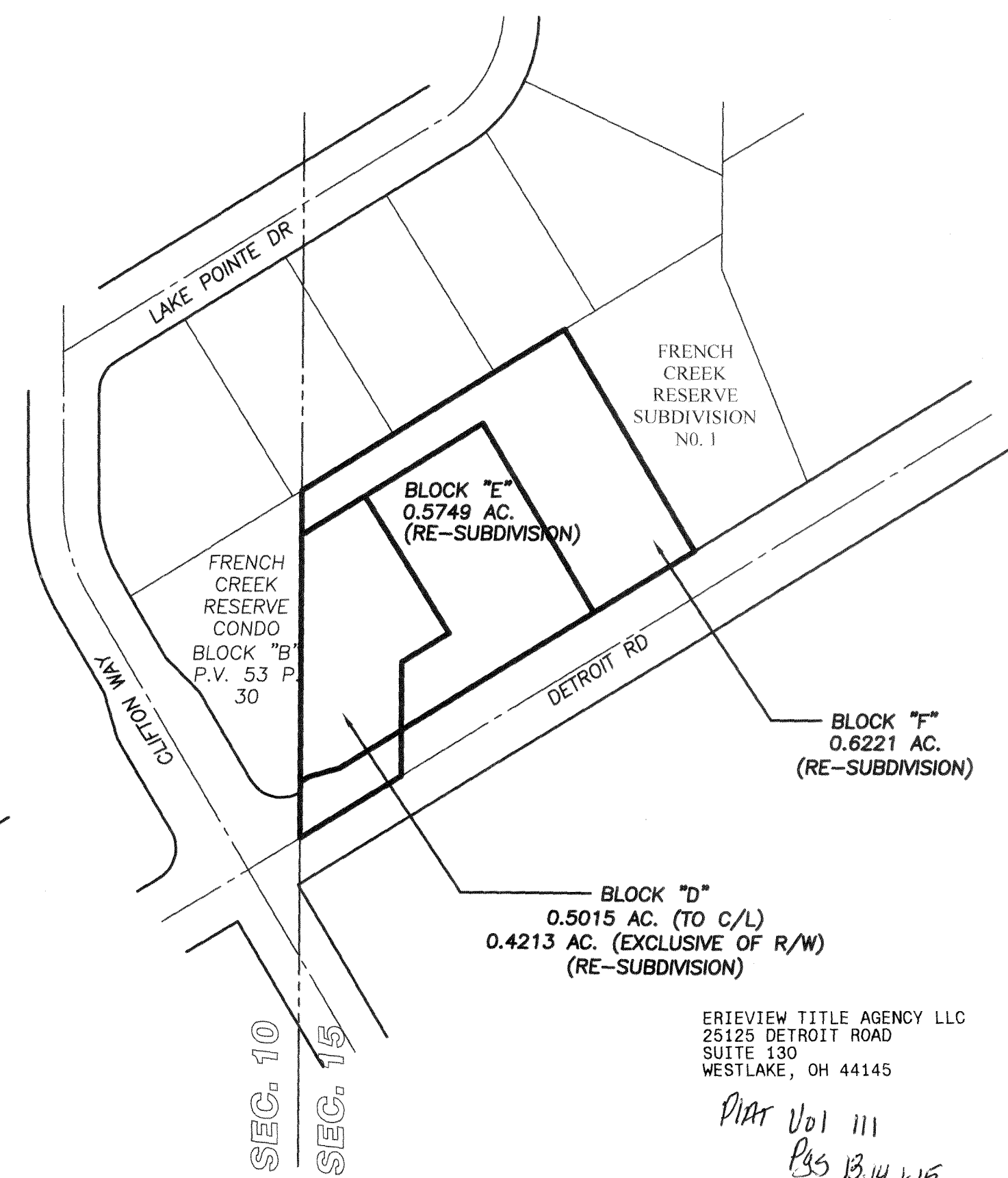
THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 4 DAY OF October, 2021.

Carolyn Witherspoon
 CAROLYN WITHERSPOON PLANNING COMMISSION CHAIR DATE

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. _____ THIS _____ DAY OF _____, 2021.

Brian Fischer
 BRIAN FISCHER COUNCIL PRESIDENT DATE

POST-CONSOLIDATION SUMMARY



TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 DEC 16 2021
 J. CRAIG SHODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

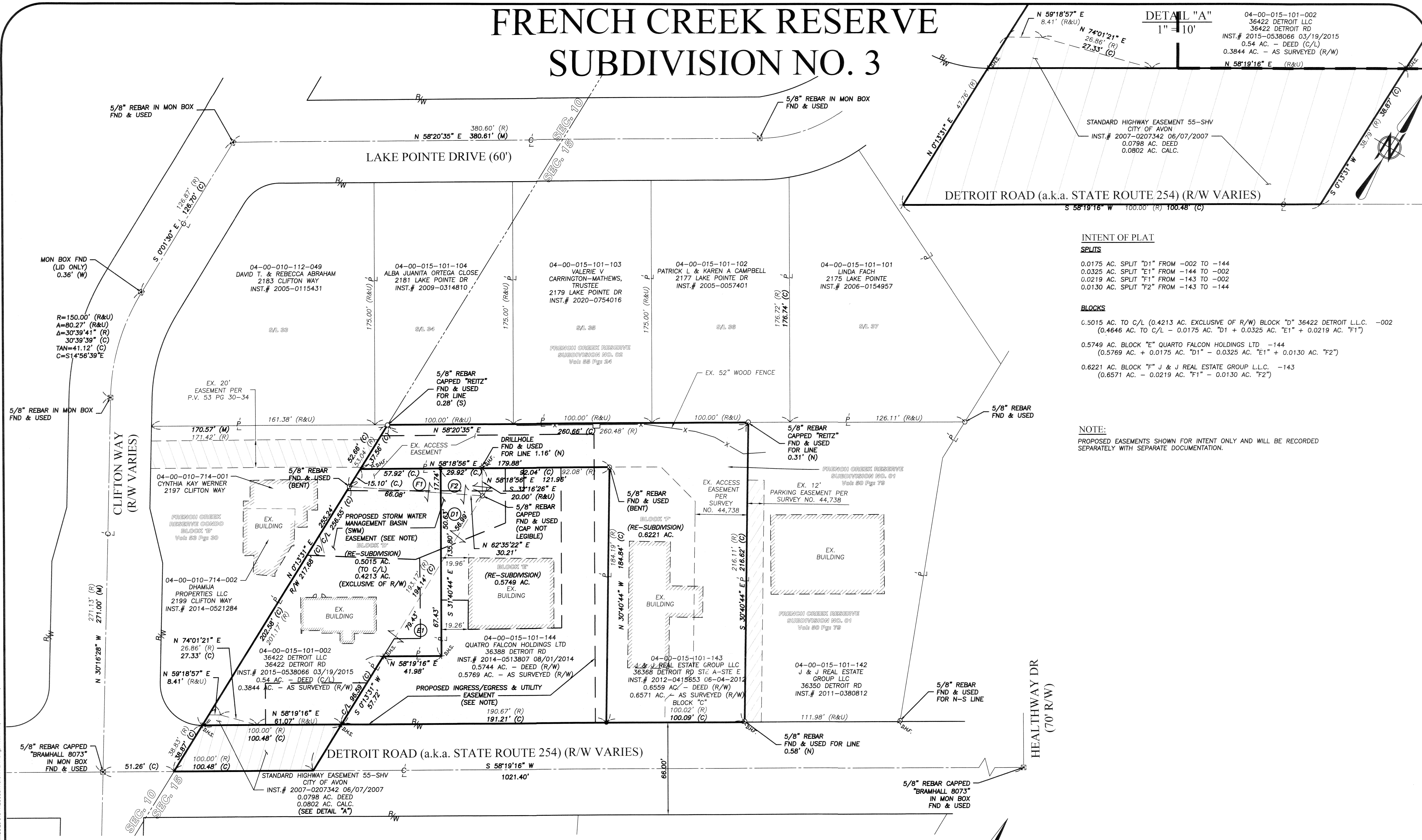
ERIEVIEW TITLE AGENCY LLC
 25125 DETROIT ROAD
 SUITE 130
 WESTLAKE, OH 44145
 Plat Vol 111
 Pgs 13, 14 & 15
 Doc ID: 023263250004 Type: OFF
 Kind: PLAT
 Recorded: 12/16/2021 at 03:30:03 PM
 Fee Amt: \$263.20 Page 1 of 4
 Lorain County, Ohio
 Mike Donah County Recorder
 File # **2021-0854555**
 LORAIN COUNTY RECORDER

DRAWN BY: CAT
 CHECKED BY: AMK
BRAMHALL
 ENGINEERING AND SURVEYING COMPANY
 801 MOORE ROAD AVON, OHIO 44011
 (440) 934 - 7878 (440) 934 - 7879 FAX
 SHEET 1 OF 3
 JOB NO. 20-5454

FRENCH CREEK RESERVE SUBDIVISION NO. 3

DETAIL "A"
1" = 10'

04-00-015-101-002
36422 DETROIT LLC
36422 DETROIT RD
INST.# 2015-0538066 03/19/2015
0.54 AC. - DEED (C/L)
0.3844 AC. - AS SURVEYED (R/W)
N 58°19'16" E (R&U)



INTENT OF PLAT

SPLITS

0.0175 AC. SPLIT "D1" FROM -002 TO -144
0.0325 AC. SPLIT "E1" FROM -144 TO -002
0.0219 AC. SPLIT "F1" FROM -143 TO -002
0.0130 AC. SPLIT "F2" FROM -143 TO -144

BLOCKS

0.5015 AC. TO C/L (0.4213 AC. EXCLUSIVE OF R/W) BLOCK "D" 36422 DETROIT L.L.C. -002
(0.4646 AC. TO C/L - 0.0175 AC. "D1" + 0.0325 AC. "E1" + 0.0219 AC. "F1")
0.5749 AC. BLOCK "E" QUARTO FALCON HOLDINGS LTD -144
(0.5769 AC. + 0.0175 AC. "D1" - 0.0325 AC. "E1" + 0.0130 AC. "F2")
0.6221 AC. BLOCK "F" J & J REAL ESTATE GROUP L.L.C. -143
(0.6571 AC. - 0.0219 AC. "F1" - 0.0130 AC. "F2")

NOTE:

PROPOSED EASEMENTS SHOWN FOR INTENT ONLY AND WILL BE RECORDED SEPARATELY WITH SEPARATE DOCUMENTATION.

REFERENCES

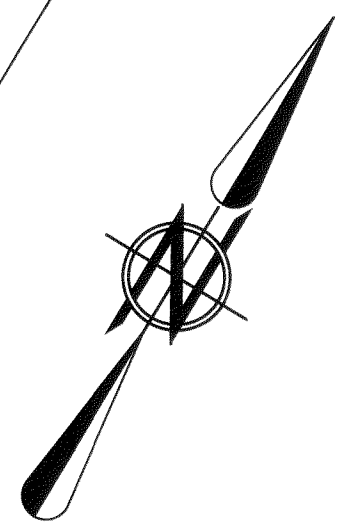
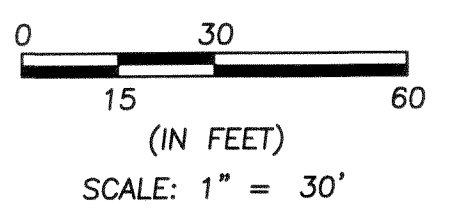
- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- FRENCH CREEK RESERVE SUBDIVISION NO. 1 P.V. 50, P. 79-81, MAY 26, 1993.
- FRENCH CREEK RESERVE CONDO BLOCK "B" P.V. 53, P. 30-34, JULY 13, 1994.
- FRENCH CREEK RESERVE SUBDIVISION 02 P.V. 55, P. 24, AUGUST 1, 1995.
- SURVEY OF BLOCK "C" IN FRENCH CREEK RESERVE SUBDIVISION NO. 1 FOR LAKE POINTE COMPANIES, APRIL 15, 2010. SURVEY NO. 44,738.

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF DETROIT ROAD (A.K.A. S.R. 254) WHICH WAS ASSUMED TO BE SOUTH 58° 19' 16" WEST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN MAY AND JUNE 2021.

GRAPHIC SCALE



DRAWN BY:
CAT

CHECKED BY:
AMK

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

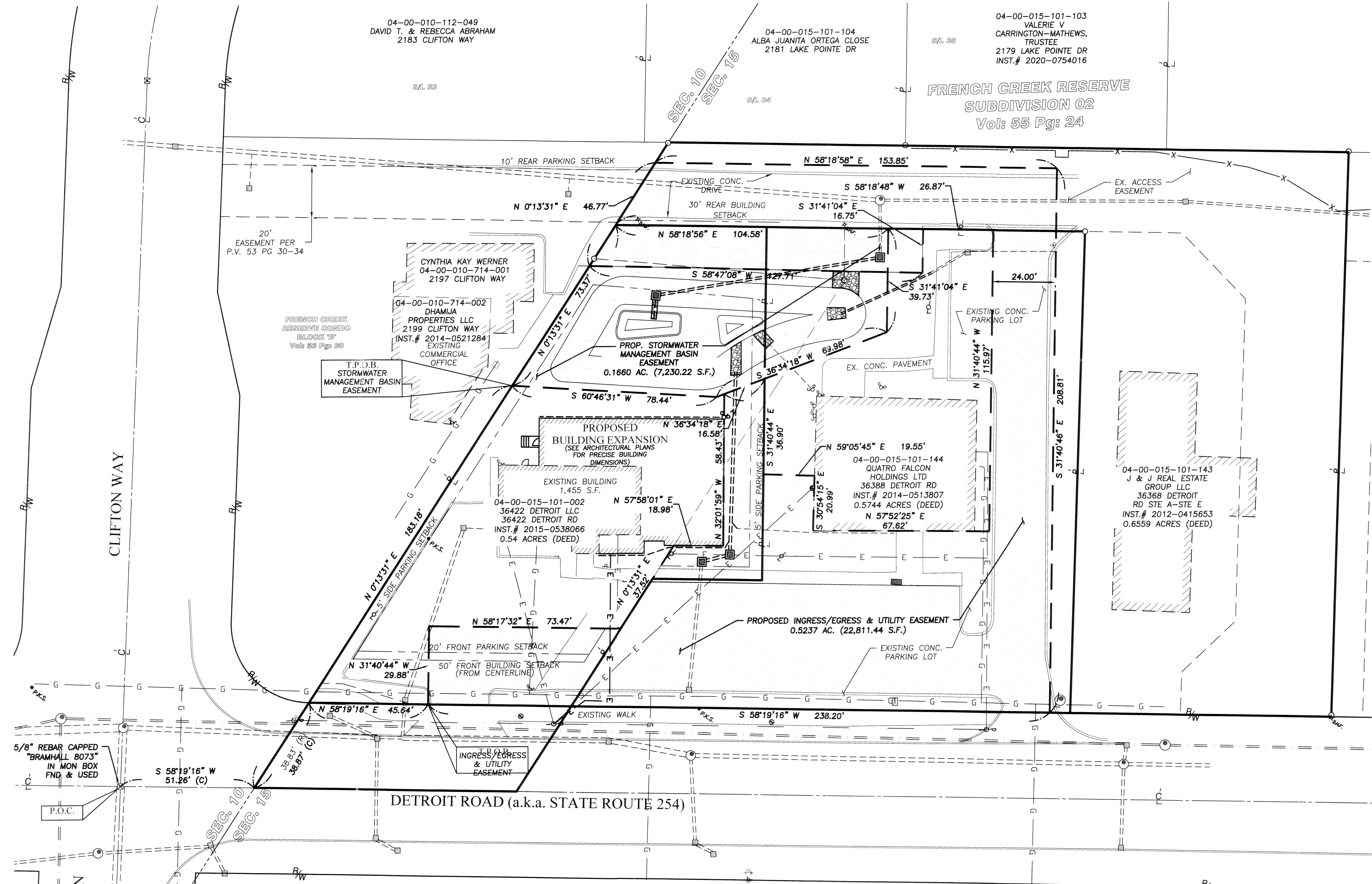
SHEET

2 OF 3

JOB NO.

20-5454

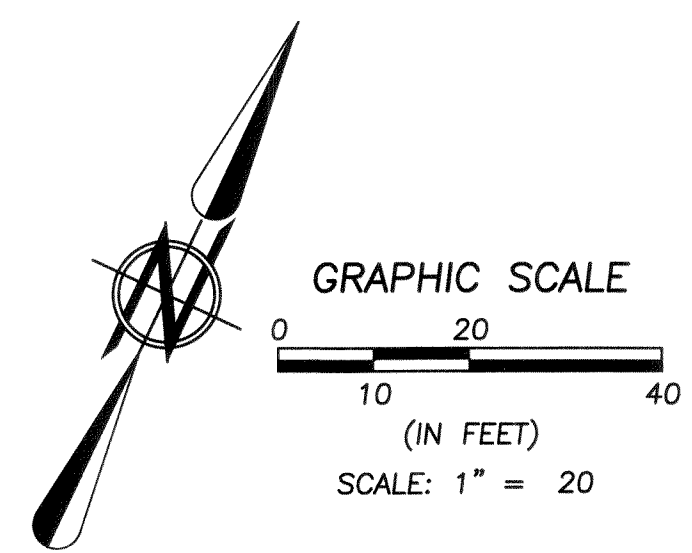
J:\2024\44 Ward\Optical\DRAWINGS\20-5454 RESUBDIVISION PLAT.dwg, Plotted: Sep 15, 2021 - 1:47pm



- LEGEND**
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
 - ▣ MONUMENT BOX WITH 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
 - M.N.S. MAG NAIL SET
 - IRON PIN/PIPE FOUND AS INDICATED
 - ⊙ 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
 - ▣ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
 - M.N.F. MAG NAIL FOUND
 - (R) (REC.) RECORD INFORMATION
 - (M) (MEAS.) MEASURED INFORMATION
 - (C) (CALC.) CALCULATED INFORMATION
 - (U) (USED) USED INFORMATION
 - (CALC.REC.) CALCULATED FROM RECORD INFORMATION
 - (N.) NORTH (E.) EAST
 - (S.) SOUTH (W.) WEST
 - CL CENTERLINE
 - R/W RIGHT-OF-WAY LINE
 - P/L PROPERTY LINE

- HATCH LEGEND**
- PROPOSED INGRESS/EGRESS & UTILITY EASEMENT 0.5237 AC. (22,811.44 S.F.)
 - PROPOSED STORMWATER MANAGEMENT (SWM) BASIN 0.1660 AC. (7,230.22 S.F.)

BASIS OF BEARINGS:
 A PORTION OF THE CENTERLINE OF DETROIT ROAD (A.K.A. S.R. 254) WHICH WAS ASSUMED TO BE SOUTH 58° 19' 16" WEST
 AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN MAY AND JUNE 2021.



J:\2024\4\ Ward Orthodontics\DRAWINGS\Easement Exhibit.dwg, Plotted: Aug 20, 2021, 7:57am

DATE	BY	DESCRIPTION
07-21-2021	APA	ISSUE TO CLIENT FOR REVIEW
07-28-2021	APA	REVISED PER CITY COMMENT
08-20-2021	AMK	ISSUE FOR REVIEW

DRAWN BY: JRN

CHECKED BY: AMK/APA

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

PREPARED FOR:
 WARD ORTHODONTICS
 36422 DETROIT RD
 AVON, OHIO 44011

INGRESS/EGRESS & UTILITY EASEMENT & STORMWATER MANAGEMENT BASIN (SWM) EASEMENT EXHIBIT
 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET **3** OF **3**
 JOB NO. 20-5454

APPROVED / REJECTED
 BY THE CITY ENGINEER OF AVON, OHIO
 RYAN E. CUMMINS, P.E., CPESC
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMANCE TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS