

CHESTER ROAD SUBDIVISION NO. 4

SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 16
BEING A RESUBDIVISION OF SUBLOT 3 IN CHESTER ROAD SUBDIVISION NO. 1 AS RECORDED IN
VOLUME 103 PAGES 75-77 OF THE LORAIN COUNTY PLAT RECORDS

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 16, BEING A RESUBDIVISION OF SUBLOT 3 IN CHESTER ROAD SUBDIVISION NO. 1 AS RECORDED IN VOLUME 103 PAGE 75-77 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 2.6850 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "CHESTER ROAD SUBDIVISION NO. 4", BEING SUBLOTS 10 AND 11 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 WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 16th DAY OF FEBRUARY, 2022

BY: [Signature]
NWQ JAYCOX I-90 LLC

WITNESS
[Signature]

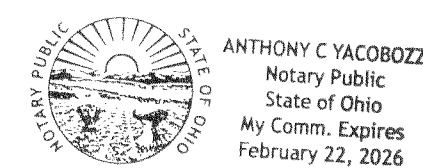
WITNESS
[Signature]

NOTARY PUBLIC:

STATE OF OHIO
SS
COUNTY OF Lorain
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 16th DAY OF FEBRUARY, 2022

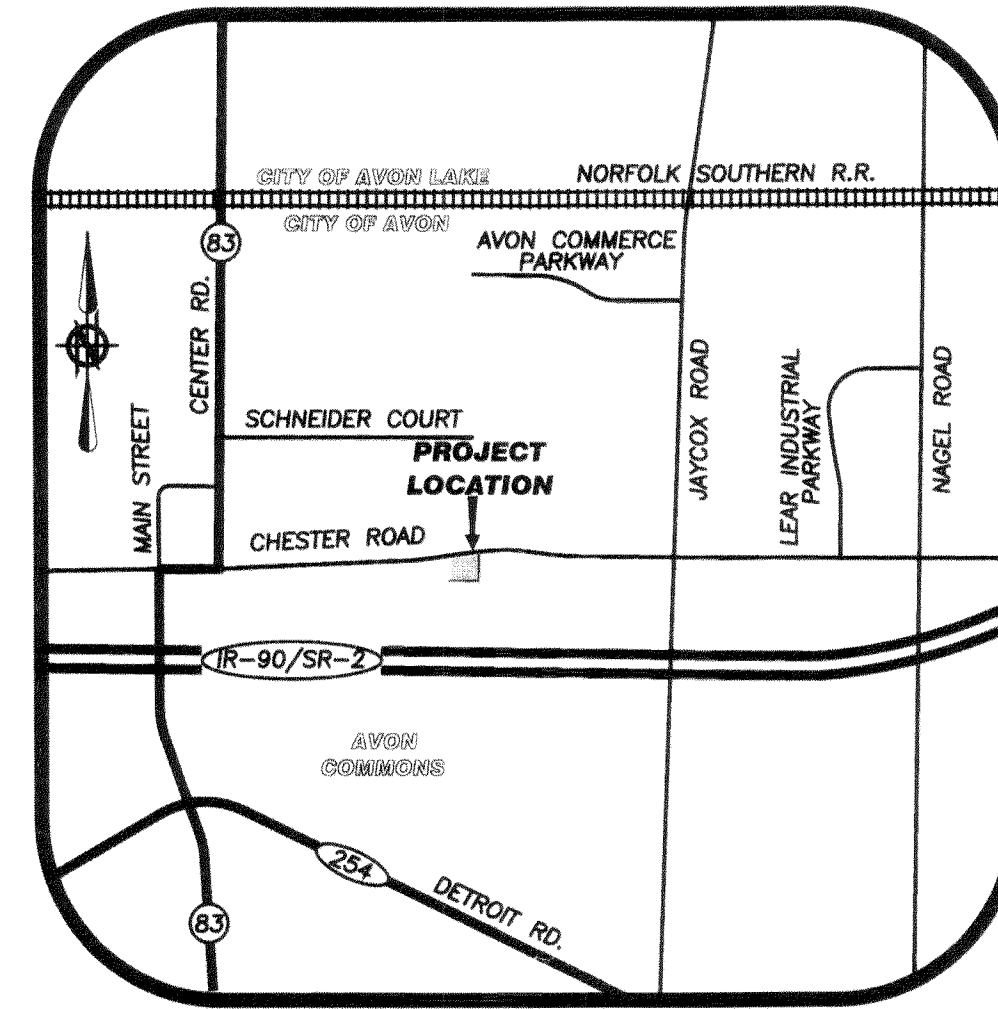
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:



EASEMENT NOTES:

- FOR ADDITIONAL EASEMENTS (ACCESS, UTILITY & PRIVATE UTILITY, SHARED STORMWATER MANAGEMENT BASIN AND 26FT ACCESS), SEE LOT SPLIT SURVEY FOR SPLIT PARCEL "E" & REMAINDER PARCEL "F" (INST. #2017-0631665).
- FOR ADDITIONAL EASEMENTS (ACCESS, UTILITY & PRIVATE UTILITY), SEE CHESTER ROAD SUBDIVISION NO. 1 (PLAT VOLUME 103, P. 75-77).



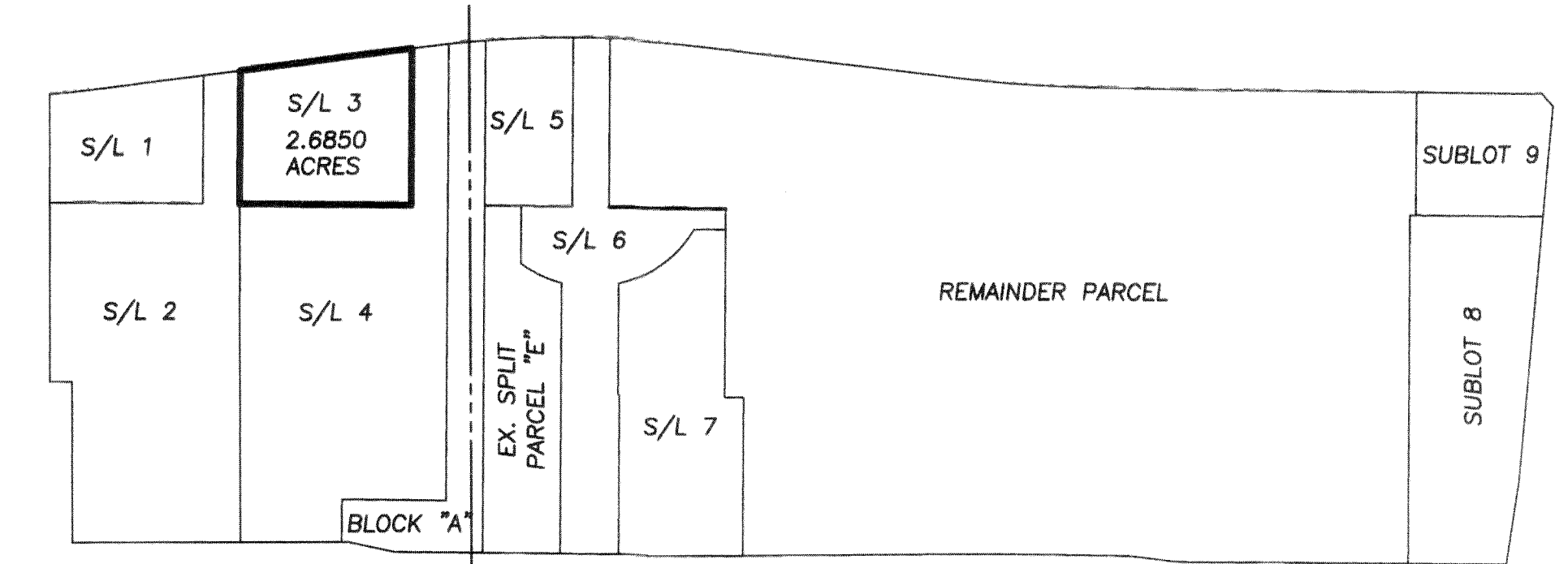
LOCATION MAP
-NOT TO SCALE-

LEGEND

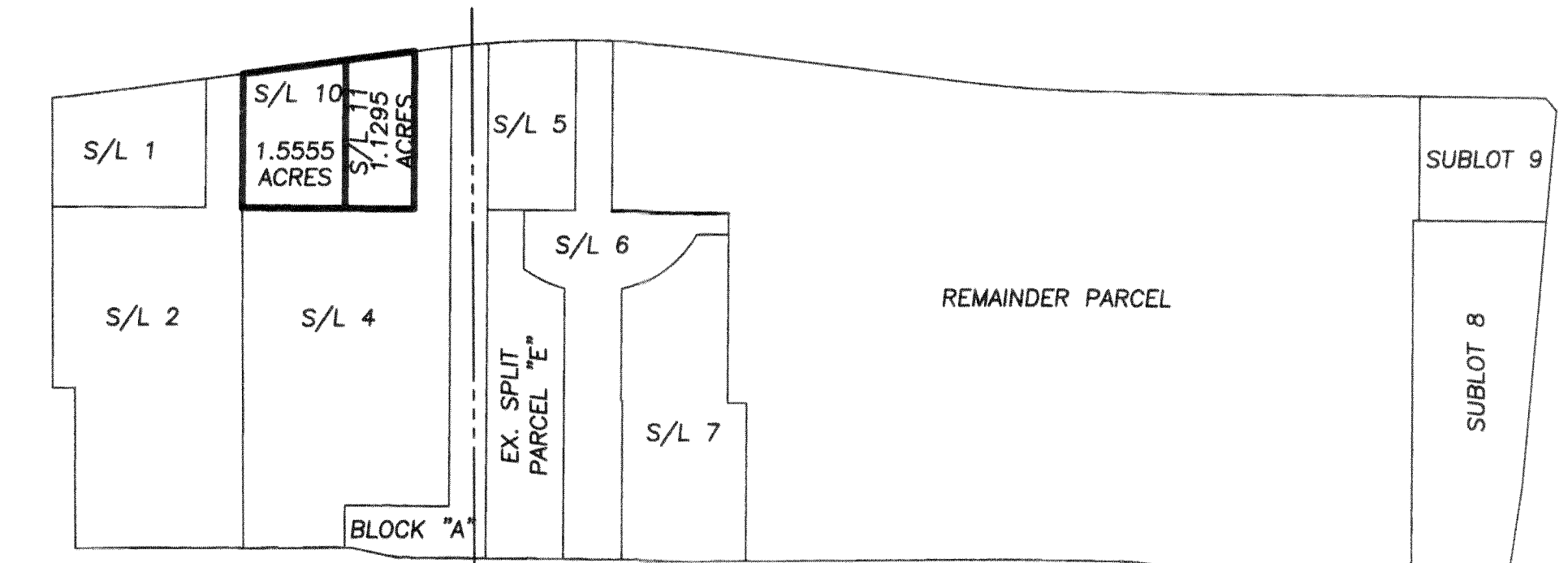
- 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ MONUMENTATION SET BY BRAMHALL ENGINEERING SURVEYING COMPANY AS SHOWN IN CHESTER ROAD SUBDIVISION NO. 1, 2, & 3.
- ⊞ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- 5/8" IRON REBAR WITH CAP STAMPED "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
- (CVE) CHAGRIN VALLEY ENGINEERING, LTD
- (NYR) NOT YET RECORDED
- (N.) NORTH (E.) EAST
- (S.) SOUTH (W.) WEST
- C CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P/P/L PROPERTY LINE
- L/A LIMITED ACCESS
- EX. ACCESS EASEMENT
- PROPOSED EASEMENT

ACREAGE SUMMARY

1.5555 ACRES IN SUBLOT 10
1.1295 ACRES IN SUBLOT 11
2.6850 ACRES TOTAL IN SUBDIVISION



PRE-SUBDIVISION SUMMARY



POST SUBDIVISION SUMMARY

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 STE 8
LORAIN, OH 44053
Plat Vol. 111
pgs 78, 79, 80

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 01 2022
J. CRAIG SHODGRASS, CPA, CGHM
LORAIN COUNTY AUDITOR

Doc ID: 023374240004 Type: OFF
Kind: PLAT
Recorded: 03/01/2022 at 01:47:34 PM
Fee Amt: \$263.20 Page 1 of 4
Lorain County, Ohio
Mike Doran County Recorder
File # 2022-0864945

SURVEYOR'S CERTIFICATE:

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

[Signature]
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8469
DATE 1/19/2022

DRAWN BY:
GEW

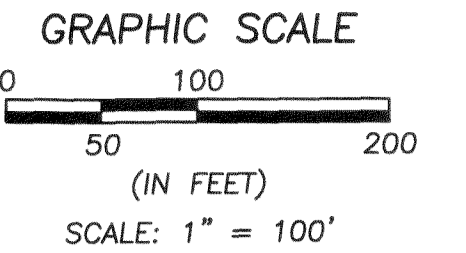
CHECKED BY:
AMK

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

SHEET
1 OF 3
JOB NO.
17-4656-018

CHESTER ROAD SUBDIVISION NO. 4

SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO
 AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 16
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 VOLUME 103 PAGES 75-77 OF THE LORAIN COUNTY PLAT RECORDS



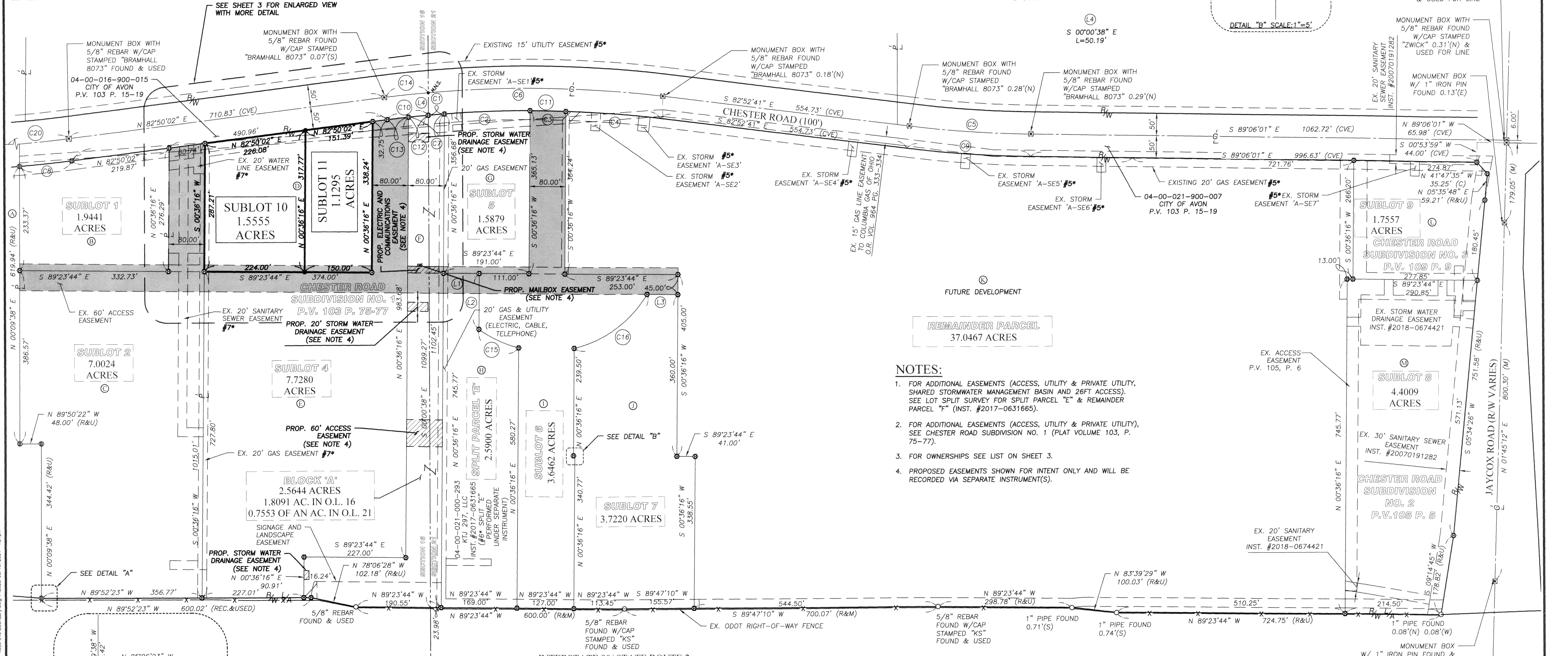
BASIS OF BEARINGS:
 A PORTION OF THE CENTERLINE OF
 CHESTER ROAD WHICH WAS ASSUMED TO
 BE NORTH 82° 50' 02" EAST

AS SURVEYED BY BRAMHALL ENGINEERING &
 SURVEYING CO. IN FEBRUARY 2015,
 NOVEMBER 2016, AND JUNE 2021

LEGEND

- 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
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- IRON PIN/PIPE FOUND AS INDICATED
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- EX. ACCESS EASEMENT
- PROPOSED EASEMENT (SEE NOTE 4)

- C1 L=35.93' R=2450.00' TAN=17.96' Δ=0°05'25" CH=35.93' CB=N 85°24'42" E
- C2 L=191.23' R=2450.00' TAN=95.67' Δ=04°28'20" CH=191.19' CB=N 88°04'16" E
- C3 L=80.01' R=2450.00' TAN=40.01' Δ=01°52'16" CH=80.01' CB=S 88°45'26" E
- C4 L=211.39' R=2450.00' TAN=105.76' Δ=04°56'37" CH=211.37' CB=S 85°21'00" E
- C5 L=271.50' R=2500.00' TAN=135.88' Δ=06°13'20" CH=271.37' CB=S 85°59'21" E
- C6 L=623.43' R=2500.00' TAN=313.34' Δ=14°17'17" CH=621.82' CB=N 89°58'41" E
- C7 L=80.40' R=2450.00' TAN=40.20' Δ=01°52'49" CH=80.40' CB=N 84°53'42" E
- C8 L=117.44' R=2550.00' TAN=58.73' Δ=02°38'19" CH=117.43' CB=N 84°09'12" E
- C9 L=276.93' R=2550.00' TAN=138.60' Δ=06°13'20" CH=276.79' CB=S 85°59'21" E
- C10 L=92.40' R=2450.00' TAN=46.21' Δ=02°09'39" CH=92.40' CB=S 83°54'52" W
- C11 L=610.96' R=2450.00' TAN=307.07' Δ=14°17'17" CH=609.38' CB=N 89°58'41" E
- C12 L=44.47' R=2450.00' TAN=22.24' Δ=01°02'24" CH=44.47' CB=S 84°28'30" W
- C13 L=47.93' R=2450.00' TAN=23.97' Δ=01°07'15" CH=47.93' CB=N 83°23'40" E
- C14 L=98.66' R=2500.00' TAN=49.34' Δ=02°15'40" CH=98.65' CB=N 83°57'52" E
- C15 L=98.51' R=260.00' TAN=49.85' Δ=21°42'32" CH=97.92' CB=N 64°44'43" W
- C16 L=207.35' R=260.00' TAN=109.55' Δ=45°41'38" CH=201.90' CB=N 53°57'42" E
- C20 L=266.67' R=2500.00' TAN=133.46' Δ=06°06'42" CH=266.54' CB=N 85°53'23" E



NOTES:

- FOR ADDITIONAL EASEMENTS (ACCESS, UTILITY & PRIVATE UTILITY, SHARED STORMWATER MANAGEMENT BASIN AND 28FT ACCESS). SEE LOT SPLIT SURVEY FOR SPLIT PARCEL "E" & REMAINDER PARCEL "F" (INST. #2017-0631665).
- FOR ADDITIONAL EASEMENTS (ACCESS, UTILITY & PRIVATE UTILITY), SEE CHESTER ROAD SUBDIVISION NO. 1 (PLAT VOLUME 103, P. 75-77).
- FOR OWNERSHIPS SEE LIST ON SHEET 3.
- PROPOSED EASEMENTS SHOWN FOR INTENT ONLY AND WILL BE RECORDED VIA SEPARATE INSTRUMENT(S).

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., 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. #2017-0631665).
- CONSTRUCTION AND OPERATING AGREEMENT BETWEEN NOW JAYCOX I-90, LLC, AN OHIO LIMITED LIABILITY COMPANY ("DEVELOPER") AND NATIONAL RETAIL PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP ("NRP"), DATED JULY 28, 2017, FILED JULY 28, 2017 AT 1:50 P.M. AND RECORDED AS LORAIN COUNTY, OHIO RECORDER INSTRUMENT NO. 2017-0638481.
- 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.
- CHESTER ROAD SUBDIVISION NO. 3, BRAMHALL ENGINEERING & SURVEYING COMPANY, DECEMBER 21, 2020. PLAT VOLUME 109, P. 9.
- ALTA/NSPS LAND TITLE SURVEY, BRAMHALL ENGINEERING & SURVEYING COMPANY, MAY 04, 2021.

DATE	BY	DESCRIPTION
06-24-2021	AMK	ISSUE TO PLANNING COMMISSION
07-09-2021	AMK	REVISED PER CITY COMMENTS
07-19-2021	AMK	REVISED PER CITY COMMENTS

DRAWN BY:
GEW

CHECKED BY:
AMK

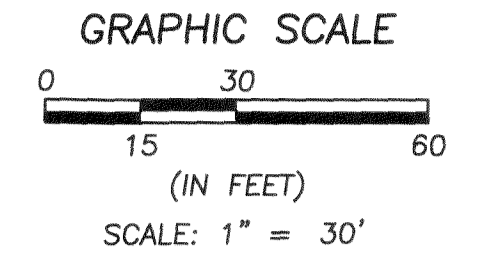
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET
2 OF 3

JOB NO.
17-4656-018

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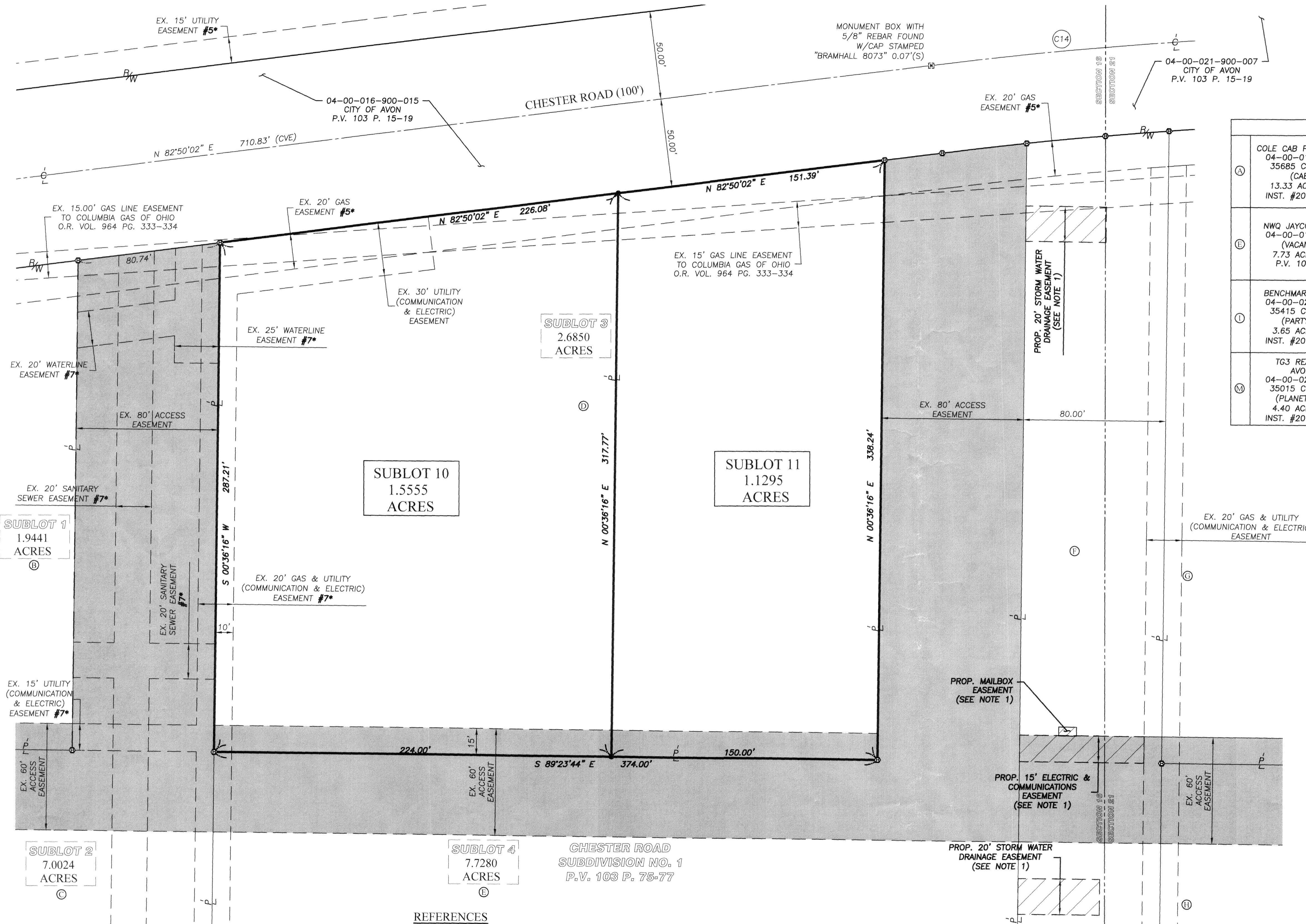


TABLE OF OWNERSHIP			
(A) COLE CAB PORTFOLIO, LLC 04-00-016-104-050 35685 CHESTER RD. (CABELA'S) 13.33 ACRES (REC.) INST. #2017-0646620	(B) BDI REAL ESTATE INVESTMENTS 0-00-016-104-055 35613 CHESTER RD. (LONGHORN) 1.94 ACRES (REC.) INST. #2019-0742603	(C) NATIONAL RETAIL PROPERTIES, LLC 04-00-016-104-056 35605 CHESTER RD. (MAIN EVENT) 7.00 ACRES (REC.) INST. #2017-0638480	(D) NWQ JAYCOX I 90, LLC 04-00-016-104-057 (VACANT LAND) 2.69 ACRES (REC.) P.V. 103, PG. 75
(E) NWQ JAYCOX I 90, LLC 04-00-016-104-058 (VACANT LAND) 7.73 ACRES (REC.) P.V. 103, PG. 75	(F) CITY OF AVON 04-00-016-104-059 (VACANT LAND) 2.56 ACRES (REC.) INST. #2021-0810246	(G) BENCHMARK AVON, LLC 04-00-021-000-295 (VACANT LAND) 1.59 ACRES (REC.) INST. #2017-0638354	(H) VEREIT DU AVON OH, LLC 04-00-021-000-293 35455 CHESTER RD. (DULUTH TRADING CO.) 2.59 ACRES (REC.) INST. #2017-0649818
(I) BENCHMARK AVON, LLC 04-00-021-000-296 35415 CHESTER RD. (PARTY PLACE) 3.65 ACRES (REC.) INST. #2017-0638354	(J) WELLSVILLE CARPET TOWN, INC. 04-00-021-000-297 35405 CHESTER RD. (ASHLEY FURNITURE) 3.72 ACRES (REC.) INST. #2017-0638355	(K) NWQ JAYCOX I 90, LLC 04-00-021-000-304 (VACANT LAND) 37.04 ACRES (REC.) P.V. 109, PGS. 9-11	(L) SPEEDWAY, LLC 04-00-021-000-303 (VACANT LAND) 1.76 ACRES (REC.) INST. #2020-0794811
(M) TG3 REAL ESTATE AVON, LLC 04-00-021-000-299 35015 CHESTER RD. (PLANET FITNESS) 4.40 ACRES (REC.) INST. #2018-0674420			

LEGEND

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- ▨ EX. ACCESS EASEMENT
- ▤ PROPOSED EASEMENT (SEE NOTE 1)

NOTE:

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

REFERENCES

1. LORAIN COUNTY TAX MAP RECORDS.
2. LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
3. ALTA/ACSM LAND TITLE SURVEY FOR REO HOLDINGS, LLC. & FIDELITY NATIONAL TITLE INSURANCE COMPANY, KS ASSOCIATES, INC., MAY 14, 2008.
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11. CHESTER ROAD SUBDIVISION NO. 3, BRAMHALL ENGINEERING & SURVEYING COMPANY, DECEMBER 21, 2020. PLAT VOLUME 109, P. 9.
12. ALTA/NSPS LAND TITLE SURVEY, BRAMHALL ENGINEERING & SURVEYING COMPANY, MAY 04, 2021.

31174656-018 Chester Road Sublot 3DR-AMNS117-495-018 Boundary Sng. Plotted Jul 19, 2021 - 4:21pm

REVISION	DATE	BY	DESCRIPTION
	06-24-2021	AMK	ISSUE TO PLANNING COMMISSION
	07-09-2021	AMK	REVISED PER CITY COMMENTS
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DRAWN BY: GEW
CHECKED BY: AMK

801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 3 OF 3
JOB NO. 17-4656-018

(C14)
L=98.66'
R=2500.00'
TAN=49.34°
Δ=02°15'40"
CH=98.85'
CB=N 83°57'52" E