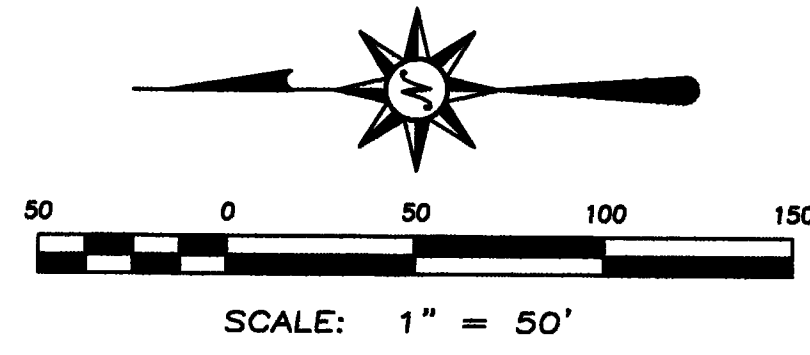


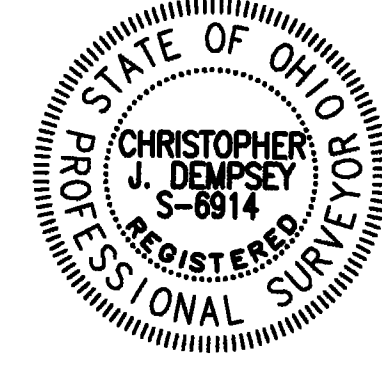
**ABBREVIATIONS**

- DL - DEED
- MSD - MEASURED
- ACT - ACTUAL
- CALC - CALCULATED
- OBS - OBSERVED
- TD - TURNED
- FD - FOUND
- ENCR - ENCROACHES
- CLRS - CLEARS
- ASPH - ASPHALT
- CONC - CONCRETE
- SUBL - SUBJECT
- CONT - CONTIGUOUS
- REC - RECORD



**LEGEND**

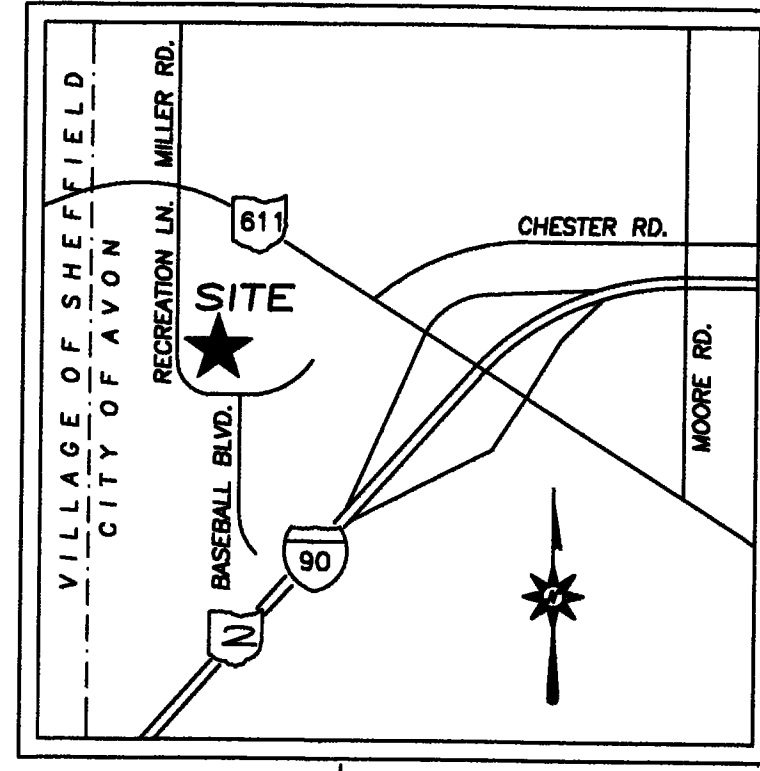
- DENOTES 5/8" X 30" IRON PIN SET WITH "DEMPSEY P.S. 6814" CAP (UNLESS OTHERWISE NOTED)
- ⊗ MAG NAIL OR DRILL HOLE SET



I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. THE BASIS FOR ALL BEARINGS SHOWN HEREON IS THE CENTERLINE OF RECREATION LANE, KNOWN AS BEING DUE NORTH, PER THE AVON RECREATION COMPLEX SUBDIVISION AS RECORDED IN VOLUME 95, PAGE 78 THRU 84 OF LORAIN COUNTY MAP RECORDS.

*Christopher J. Dempsey* 3/14/22  
 www.dempseysurveying.com  
 CHRISTOPHER J. DEMPSEY  
 PROFESSIONAL SURVEYOR NO. 6814  
 DATE OF SURVEY: NOVEMBER 16, 2021

**DEMPSEY / SURVEYING / COMPANY**  
 P 216/226/1130 12815 DETROIT AVENUE  
 F 216/226/1131 CLEVELAND, OH 44107-2835



**APPROVALS**  
 THIS REPLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON, OHIO THIS 28 DAY OF March 2022.

*Casely McKeon*  
 PLANNING COMMISSION CHAIRMAN  
*Paul Fetter*  
 PLANNING COMMISSION SECRETARY

THIS REPLAT APPROVED BY THE CITY ENGINEER OF THE CITY OF AVON, OHIO THIS 28 DAY OF March 2022.

*John E. ...*  
 CITY ENGINEER

THIS REPLAT APPROVED BY THE MAYOR OF THE CITY OF AVON, OHIO THIS 28 DAY OF March 2022.

*Brad ...*  
 MAYOR, CITY OF AVON

THIS REPLAT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF AVON THIS 28 DAY OF March 2022.

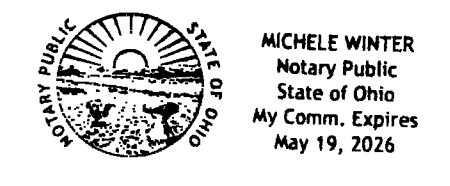
*Brian ...*  
 CITY OF AVON COUNCIL PRESIDENT

**ACCEPTANCE**  
 I THE UNDERSIGNED, *Mike D Andrea*, MEMBER OF T3 REALTY, LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ASSENT TO AND ACCEPT THIS REPLAT WITH EASEMENTS OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST BOTH INDIVIDUALLY AND AS MEMBER OF T3 REALTY, LLC.

SIGN *Mike D Andrea* PRINT NAME  
 STATE OF Ohio  
 COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED *Mike D Andrea*, MEMBER OF T3 REALTY, LLC, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS MEMBER OF T3 REALTY, LLC. IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO THIS 28 DAY OF March 2022.

*Michelle Winter* NOTARY PUBLIC  
 MY COMMISSION EXPIRES May 19 2026



**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE  
 APR 05 2022

*John ...*  
 J. CRAIG SHODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR

EXAMDO TITLE SERVICES  
 6155 PARK SQUARE DRIVE  
 UNIT 3 STE 8  
 LORAIN, OH 44053  
 DIAT Vol 111 Pg 89  
 File # 2022-0869871

**AVON RECREATION COMPLEX SUBDIVISION NO. 3**  
 SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING A RESUBDIVISION OF BLOCK "J" IN THE AVON RECREATION COMPLEX SUBDIVISION NO. 2 OF PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBERS 3 & 4 AS RECORDED IN VOLUME 102, PAGE 81 OF LORAIN COUNTY MAP RECORDS.

JOB NO. 8763	HORIZ. SCALE 1"=50'	VERT. SCALE NONE	DRAWN BY DMH-MS	CHECKED BY JK
LAST PLOT DATE Mar 14, 2022	DATE OF SURVEY NOVEMBER 16, 2021			

www.dempseysurveying.com  
**DEMPSEY / SURVEYING / COMPANY**  
 P 216/226/1130 12815 DETROIT AVENUE  
 F 216/226/1131 CLEVELAND, OH 44107-2835

**PARKING TABULATION**  
 THERE ARE 147 REGULAR SPACES AND 7 HANDICAPPED SPACES WITHIN PARKING EASEMENT AREA NO. 1 AND NO. 2, INCLUDING 42 REGULAR SPACES AND 7 HANDICAPPED SPACES WITHIN BLOCK "J"-2

CURVE/RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 11529.18	80.01	80.01	S 85°33'04" E	0°17'54"
C2 1500.00	84.54	84.54	N 04°56'59" W	9°41'57"
C3 500.00	89.85	89.73	N 04°33'04" W	10°17'46"

Drawing File: W:\9800-8989\9895\9895.dwg Mar 14, 2022 - 10:53am

Plat Sheet

Instrument # 2022-0869871 Film # \_\_\_\_\_

Name of Plat: AVON RECREATION COMPLEX SUBDIVISION  
NO. 3

Owner: T3 REALTY LLC

Description: SITUATED IN THE CITY OF AVON, COUNTY  
OF LORAIN, STATE OF OHIO AND KNOWN AS BEING  
A RESUBDIVISION OF BLOCK J IN THE AVON  
RECREATION COMPLEX SUBDIVISION NO 2 OF PART OF  
ORIGINAL AVON TOWNSHIP SECTION NUMBERS 3 & 4  
CREATING BLOCK K 5.71 ACRE  
CREATING BLOCK L 3.49 ACRE  
EASEMENTS ALSO

Floor Plans: \_\_\_\_\_

Related/Margin: Vol 102

Comments: Pg 81

Vol. 111

Pg. 89

Receiving Stamp

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 STE 8  
LORAIN, OH 44053

Amount: 90.40

Initials: ST