

**OWNER'S ACCEPTANCE**

THE CITY OF AVON, OWNER OF THE HEREON PLATED LANDS, DOES HEREBY ACCEPT THIS PLAT AND DEDICATE THE SAME FOR PUBLIC USE BEING PART OF:  
 #1) PPN 04-00-015-109-162  
 #2) PPN 04-00-015-109-170  
 #3) PPN 04-00-015-109-036  
 #4) PPN 04-00-015-109-164  
 #5) PPN 04-00-015-110-054

AND ALSO GRANT UNTO EXISTING UTILITIES COMPANIES LYING WITHIN DETROIT ROAD - S.R. 254 RIGHT OF WAY, THEIR SUCCESSORS AND ASSIGNS HERINAFTER REFERRED TO AS GRANTEEES, A PERMANENT RIGHT OF WAY AND EASEMENT.

BRYAN K. JENSEN  
 MAYOR OF THE CITY OF AVON

Doc ID: 023987490004 Type: 9FF  
 Kind: PLAT  
 Recorded: 07/08/2022 at 12:31:34 PM  
 Fee Amt: \$259.20 Page 1 of 4  
 Lorain County, Ohio  
 Mike Doran County Recorder  
 File # 2022-0882418

CITY OF AVON  
 36080 CHESTER ROAD  
 AVON, OH 44011

**NOTARY**

COUNTY OF Lorain )  
 STATE OF OHIO ) SS

Plat Vol  
 112/33,34,35

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, Bryan K. Jensen, MAYOR OF THE CITY OF AVON, WHO ACKNOWLEDGE THAT he DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME WAS his FREE ACT AND DEED AND AS SUCH OFFICER AND THE FREE CORPORATE ACT AND DEED OF SAID ENTITY.

THIS 27th DAY OF July, 2022, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO

NOTARY PUBLIC

MY COMMISSION EXPIRES March 23, 2026

NICOLE RAMBO-ACKERMAN  
 Notary Public, State of Ohio  
 My Commission Expires  
 March 23, 2026

JOHN L. WIRCHANSKI & MICHAEL ANTICOLI  
 DETROIT RD  
 AVON, OH 44011  
 04-00-015-101-146  
 DOC NO. 2021-0835759

JOHN L. WIRCHANSKI & MICHAEL ANTICOLI  
 36220 DETROIT RD  
 AVON, OH 44011  
 04-00-015-101-145  
 DOC NO. 2021-0835759

COMPREHENSIVE HEALTHCARE OF OHIO INC.  
 HEALTHWAY DR.  
 AVON, OH 44011  
 BLOCK 'A' OF FRENCH CREEK MEDICAL CAMPUS SUBDIVISION  
 VOL. 58, PAGES 56-57  
 04-00-015-101-110  
 DOC NO. 1995-0362369

RMR AVON LLC  
 36240 DETROIT RD  
 AVON, OH 44011  
 S/L 5 OF FRENCH CREEK MEDICAL CAMPUS SUBDIVISION  
 VOL. 58, PAGES 56-57  
 04-00-015-101-109  
 DOC NO. 2020-0760018

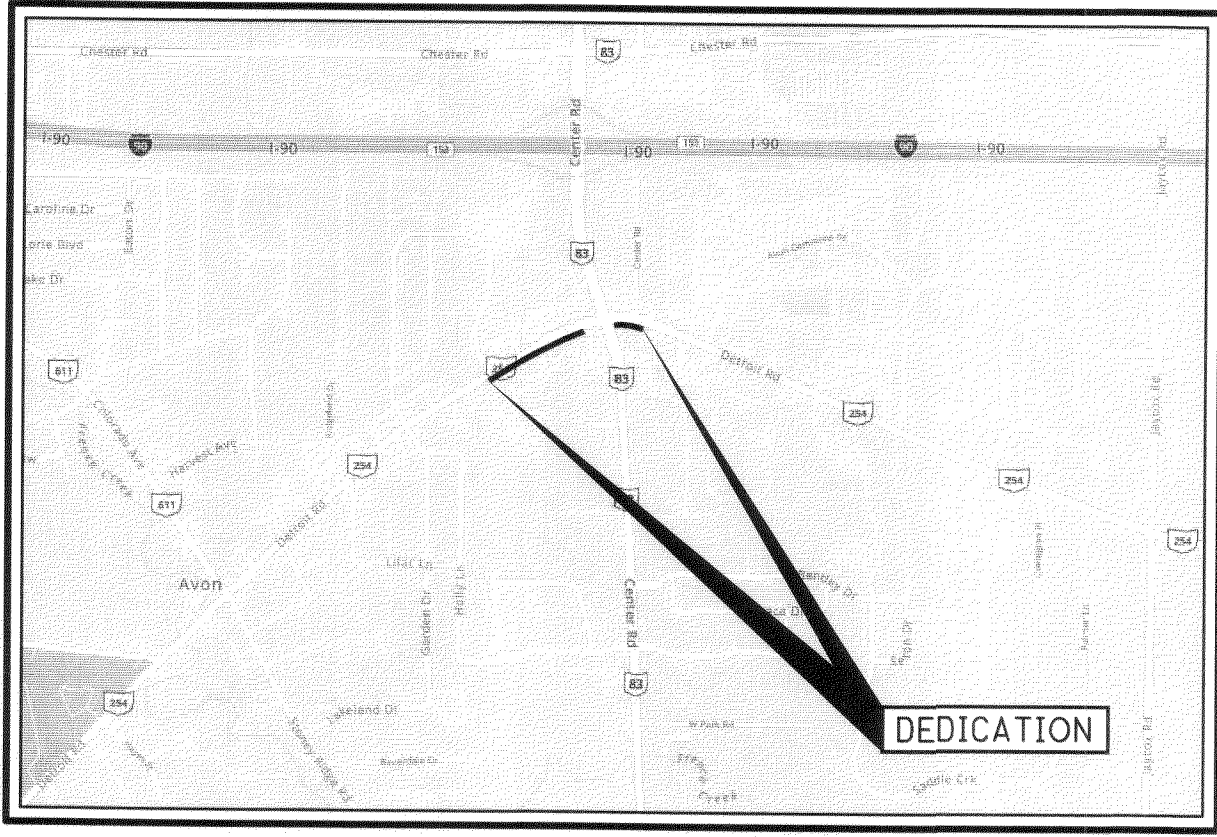
STATE OF OHIO  
 04-00-015-101-056  
 VOL. 1094, PG. 705

STATE OF OHIO  
 04-00-015-109-051  
 VOL. 1094, PG. 702

EVERETT E. PEAK & NORAH E. PEAK TRUSTEES  
 36295 DETROIT RD  
 AVON, OH 44011  
 04-00-015-109-163  
 DOC NO. 2008-0242282 & 2008-0242283

This case has been examined and the Auditor has complied with Section 3.19.202 of the Revised Code.  
 FEE \$  
 EXEMPT \$ 718.22  
 J. Craig Snodgrass, CPA, CGPM, County Auditor

JUNE, 2022

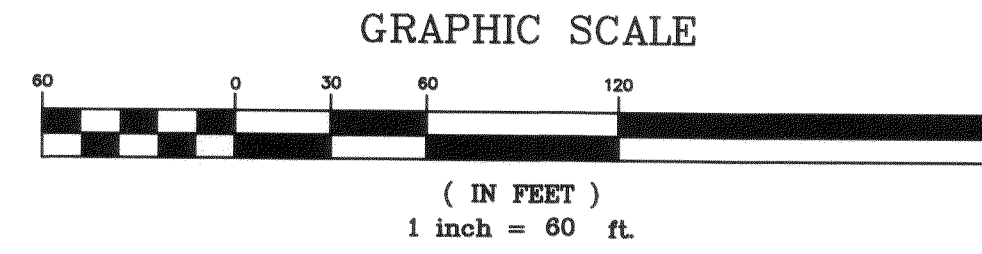


VICINITY MAP

**DEDICATION PLAT WITH UTILITY EASEMENTS**  
**DETROIT ROAD - S.R. 254**

KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP, SECTION 15, TOWNSHIP 7 NORTH, RANGE 16 WEST

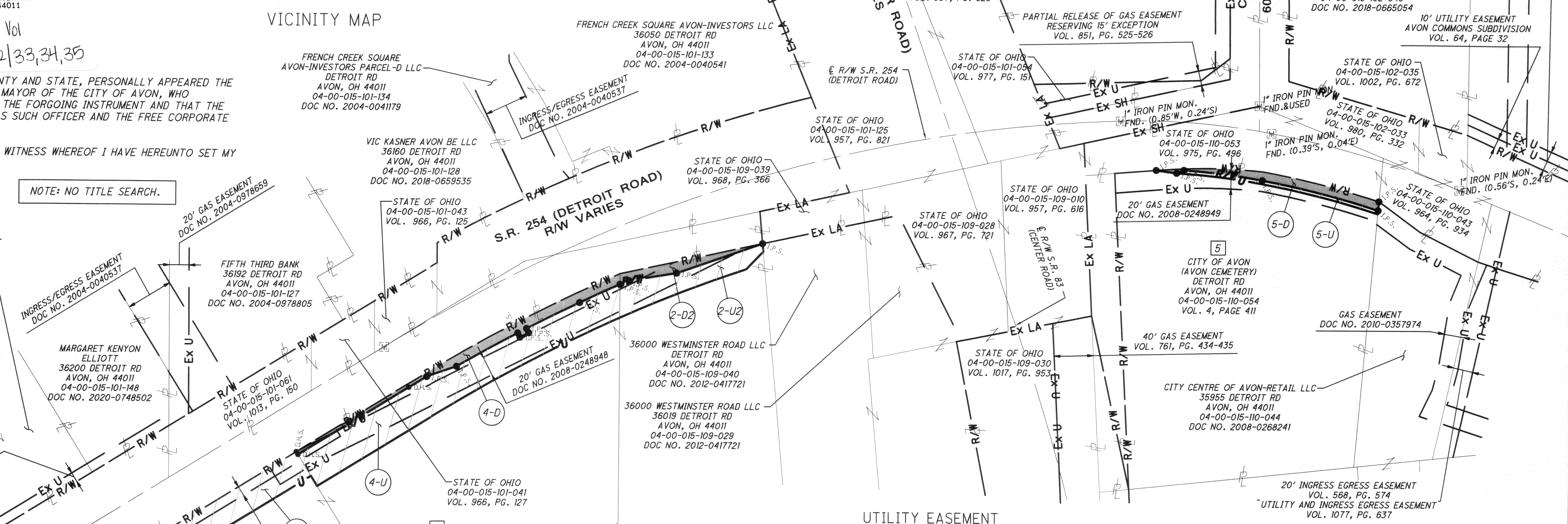
**CITY OF AVON**  
**LORAIN COUNTY, OHIO**



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON, THAT IRON PINS OR PIPES WERE FOUND OR SET AT POINTS INDICATED. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN INDICATE ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF.

*Donald F. Sheehy*  
 DONALD F. SHEEHY  
 JUNE 27, 2022  
 P.S. NO 7849



NOTE: NO TITLE SEARCH.

**LEGEND**

- M.B. SET W/5/8" X 30" IRON PIN (CAPPED DONALD F. SHEEHY, PS 7849)
- EX. IRON PIN FD. AS NOTED
- 5/8" X 30" IRON PIN SET (CAPPED DONALD F. SHEEHY, PS 7849)
- R = RECORD
- U = USED
- C = CALCULATED

**UTILITY EASEMENT**

THE OWNERS OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CITY OF AVON AND EXISTING UTILITIES COMPANIES LYING WITHIN DETROIT ROAD - S.R. 254 RIGHT-OF-WAY, THEIR SUCCESSORS AND ASSIGNS HERINAFTER REFERRED TO AS GRANTEEES, A PERMANENT RIGHT OF WAY AND EASEMENTS UNDER, OVER AND THROUGH THE PARCELS OF LAND AS SHOWN ON THIS PLAT HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, COMMUNICATIONS, WATER, SANITARY SEWER, STORM SEWER, GAS, CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, WATER, SANITARY SEWER, STORM SEWER, AND GAS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES, WITHIN AND ACROSS SAID EASEMENT PREMISES, SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, COMMUNICATION, WATER, SANITARY SEWER, STORM SEWER, AND GAS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

**REFERENCES:**

1. ODOT PLANS - CLEVELAND-LORAIN ROAD, S.H. NO. 555 SEC C-2, PET NO. 6889, PREPARED 1930
2. ODOT PLANS - I-90-1143107, LOR-90-19.95, PREPARED 1968
3. ODOT PLANS - LOR-254-05.09 (DETROIT ROAD), PID NO. 76037, PREPARED 2006
4. JEROME FORTHOFFER SUBDIVISION NO.4, LORAIN COUNTY SUB. 23-45, PREPARED BY RAY E. HOLLIS, RECORDED MARCH 1962
5. JEROME FORTHOFFER SUBDIVISION NO.7, LORAIN COUNTY SUB. 34-37, PREPARED BY J.L. MENO, RECORDED 05-26-1980
6. FRENCH CREEK RESERVE SUBDIVISION NO. 1, LORAIN COUNTY SUB. 50-79, PREPARED BY RESAR & ASSOCIATES, INC., RECORDED 07-24-1992
7. FRENCH CREEK RESERVE SUBDIVISION NO. 2, LORAIN COUNTY SUB. 55-24, PREPARED BY RESAR & ASSOCIATES, INC., RECORDED 08-01-1995
8. FRENCH CREEK MEDICAL CAMPUS, LORAIN COUNTY SUB. 58-56, PREPARED BY KS & ASSOCIATES, INC., RECORDED 02-16-1997
9. SURVEY PLAT OF 1.6487 ACRE PARCEL, LORAIN COUNTY SURVEY 35873, PREPARED BY WILLIAM SPENCER PS#6561, RECORDED 07-27-2000
10. SURVEY UPDATE, LORAIN COUNTY SURVEY 20475, PREPARED BY MATTHEW LEWANDOWSKI PS#7476, RECORDED 11-20-2001
11. AVON COMMONS SUBDIVISION, LORAIN COUNTY SUB. 71-49, PREPARED BY NEFF & ASSOCIATES, RECORDED 11-19-1999
12. AVON COMMONS RESUBDIVISION SUBLT 2, LORAIN COUNTY SUB. 71-49, PREPARED BY NEFF & ASSOCIATES, RECORDED 04-04-2002
13. BOUNDARY SURVEY-FIRST MERIT BANK, LORAIN COUNTY SURVEY 40009, PREPARED BY CAMPBELL & ASSOCIATES, INC., RECORDED 01-14-2008
14. LOT SPLIT & CONSOLIDATION MAP, LORAIN COUNTY SURVEY 41571, PREPARED BY KS & ASSOCIATES, RECORDED 04-27-2009
15. BOUNDARY SURVEY PARCEL SPLIT MAP, LORAIN COUNTY SURVEY 41697, KS & ASSOCIATES, RECORDED 07-07-2009
16. CENTER ROAD (SR 83) DEDICATION PLAT, LORAIN COUNTY SUB. 96-32, PREPARED BY KS & ASSOCIATES, RECORDED 10-22-2010
17. DETROIT ROAD (STATE ROUTH 254) DEDICATION PLAT, LORAIN COUNTY SUB. 96-33, PREPARED BY KS & ASSOCIATES, RECORDED 10-22-2010
18. LOT SPLIT MAP, LORAIN COUNTY SURVEY 49020, PREPARED BY KS 7 ASSOCIATES, RECORDED 12-02-2016
19. MAP OF SURVEY-PREPARED FOR SMITH, LORAIN COUNTY SURVEY 49512, PREPARED BY SEAN BOLLAND PS#7699, RECORDED 10-15-2018
20. BENTLEY PARK EXTENSION SUBDIVISION, LORAIN COUNTY SUB. 107-02, PREPARED BY BOHNING & ASSOCIATES, INC., RECORDED 09-06-2019

**APPROVALS**

THIS DEDICATION PLAT IS ACCEPTED AND APPROVED BY THE COUNCIL PRESIDENT OF THE CITY OF AVON, THIS 27th DAY OF June, 2022.

*Brian Fischer*  
 BRIAN FISCHER, COUNCIL PRESIDENT

THIS DEDICATION PLAT IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION CHAIRPERSON OF THE CITY OF AVON, OHIO THIS 27th DAY OF July, 2022.

*Carolyn Witherspoon*  
 CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

THIS DEDICATION PLAT IS ACCEPTED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF AVON, OHIO THIS 27th DAY OF June, 2022.

*Ryan Cummins*  
 RYAN CUMMINS, P.E. CITY OF AVON CONSULTING ENGINEER

**BASIS FOR BEARING:**

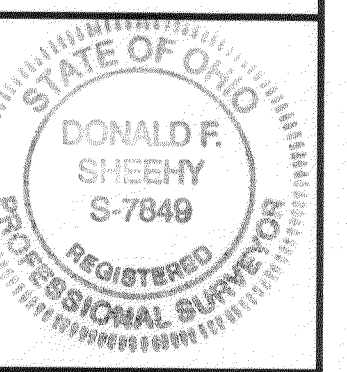
BASIS OF BEARINGS FOR THIS PROJECT IS N 58°18'25"E AS THE CENTERLINE OF DETROIT ROAD (S.R. 254) (WIDTH VARIES) AS EVIDENCED BY MONUMENTS FOUND AND IS THE SAME AS CALCULATED AND REPRODUCED BASED ON OHIO STATE PLANE COORDINATE SYSTEM, NAD83 (2011), NORTH ZONE BY TIES TO THE O.D.O.T. VRS NETWORK.

**DEDICATION AREAS**

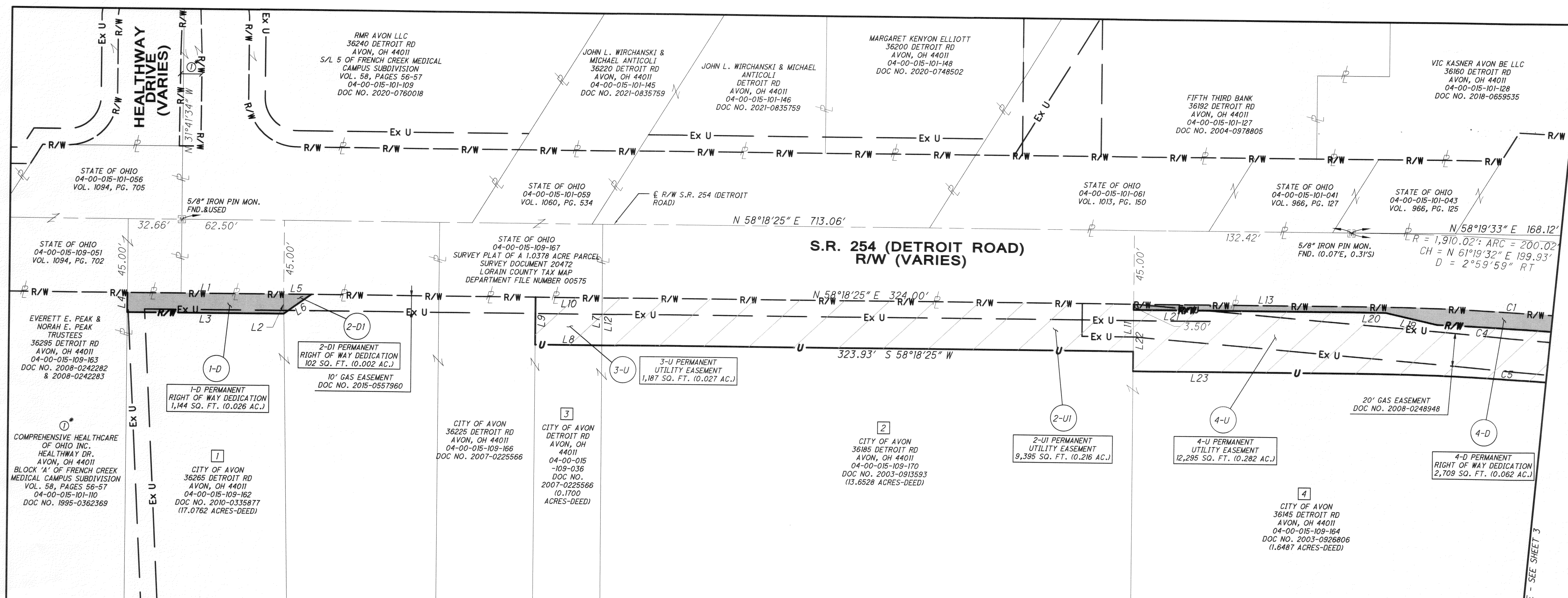
PARCEL	RIGHT OF WAY DEDICATION	UTILITY EASEMENT
1.) 04-00-015-109-162	I-D	-
2.) 04-00-015-109-170	2-D1 & 2-D2	2-U1 & 2-U2
3.) 04-00-015-109-036	-	3-U
4.) 04-00-015-109-164	4-D	4-U
5.) 04-00-015-110-054	5-D	5-U
TOTAL:	5	5

**CVE**  
 CHAGRIN VALLEY  
 ENGINEERING, LTD.  
 Creative Engineers. Intelligent Solutions.  
 22999 Forbes Road, Suite B  
 Cleveland, Ohio 44146-5667  
 Phone • 440.459.1999 Fax • 440.459.1999  
 www.cveintd.com

DEDICATION PLAT  
 S.R. 254 (DETROIT ROAD) ADDITIONAL  
 RIGHTS OF WAY AND UTILITY EASEMENTS  
 CITY OF AVON  
 LORAIN COUNTY, OHIO



DESIGNED BY: SDK  
 DRAWN BY: SDK  
 CHECKED BY: JAW  
 DATE: 06/08/2022  
 SCALE: 1"=60'  
 PROJECT NUMBER  
**19415**  
 Drawing Name  
 SHEET: 1  
 TOTAL SHEETS: 3



HEALTHWAY DRIVE (VARIES)  
 STATE OF OHIO 04-00-015-101-056 VOL. 1094, PG. 705  
 STATE OF OHIO 04-00-015-101-059 VOL. 1060, PG. 534  
 STATE OF OHIO 04-00-015-101-061 VOL. 1013, PG. 150  
 STATE OF OHIO 04-00-015-101-041 VOL. 966, PG. 127  
 STATE OF OHIO 04-00-015-101-043 VOL. 966, PG. 125  
 STATE OF OHIO 04-00-015-109-167 SURVEY PLAT OF A 1.0378 ACRE PARCEL SURVEY DOCUMENT 20472 LORAIN COUNTY TAX MAP DEPARTMENT FILE NUMBER 00575  
 EVERETT E. PEAK & NORAH E. PEAK TRUSTEES 36295 DETROIT RD AVON, OH 44011 04-00-015-109-163 DOC NO. 2008-0242282 & 2008-0242283  
 COMPREHENSIVE HEALTHCARE OF OHIO, INC. HEALTHWAY DR. AVON, OH 44011 BLOCK 'A' OF FRENCH CREEK MEDICAL CAMPUS SUBDIVISION VOL. 58, PAGES 56-57 04-00-015-101-110 DOC NO. 1995-0362369  
 CITY OF AVON 36225 DETROIT RD AVON, OH 44011 04-00-015-109-166 DOC NO. 2007-0225566  
 CITY OF AVON 36225 DETROIT RD AVON, OH 44011 04-00-015-109-036 DOC NO. 2007-0225566 (0.1700 ACRES-DEED)  
 CITY OF AVON 36185 DETROIT RD AVON, OH 44011 04-00-015-109-170 DOC NO. 2003-0913593 (13.6528 ACRES-DEED)  
 CITY OF AVON 36145 DETROIT RD AVON, OH 44011 04-00-015-109-164 DOC NO. 2003-0926806 (1.6487 ACRES-DEED)

RMR AVON LLC 36240 DETROIT RD AVON, OH 44011 S/L 5 OF FRENCH CREEK MEDICAL CAMPUS SUBDIVISION VOL. 58, PAGES 56-57 04-00-015-101-109 DOC NO. 2020-0760018  
 JOHN L. WIRCHANSKI & MICHAEL ANTICOLI 36220 DETROIT RD AVON, OH 44011 04-00-015-101-145 DOC NO. 2021-0835759  
 JOHN L. WIRCHANSKI & MICHAEL ANTICOLI 36220 DETROIT RD AVON, OH 44011 04-00-015-101-146 DOC NO. 2021-0835759  
 MARGARET KENYON ELLIOTT 36200 DETROIT RD AVON, OH 44011 04-00-015-101-148 DOC NO. 2020-0748502  
 VIC KASNER AVON BE LLC 36160 DETROIT RD AVON, OH 44011 04-00-015-101-128 DOC NO. 2018-0659535  
 FIFTH THIRD BANK 36192 DETROIT RD AVON, OH 44011 04-00-015-101-127 DOC NO. 2004-0978805  
 5/8" IRON PIN MON. FND. & USED  
 5/8" IRON PIN MON. FND. (0.07'E, 0.31'S)  
 CH = N 61°19'32" E 199.93'  
 D = 2°59'59" RT

1-D PERMANENT RIGHT OF WAY DEDICATION 1,144 SQ. FT. (0.026 AC.)  
 2-D1 PERMANENT RIGHT OF WAY DEDICATION 102 SQ. FT. (0.002 AC.)  
 10' GAS EASEMENT DOC NO. 2015-0557860  
 3-U PERMANENT UTILITY EASEMENT 1,187 SQ. FT. (0.027 AC.)  
 2-U PERMANENT UTILITY EASEMENT 9,395 SQ. FT. (0.216 AC.)  
 4-U PERMANENT UTILITY EASEMENT 12,295 SQ. FT. (0.282 AC.)  
 4-D PERMANENT RIGHT OF WAY DEDICATION 2,709 SQ. FT. (0.062 AC.)  
 20' GAS EASEMENT DOC NO. 2008-0248948

STATE OF OHIO 04-00-015-101-056 VOL. 1094, PG. 702  
 STATE OF OHIO 04-00-015-101-059 VOL. 1060, PG. 534  
 STATE OF OHIO 04-00-015-101-061 VOL. 1013, PG. 150  
 STATE OF OHIO 04-00-015-101-041 VOL. 966, PG. 127  
 STATE OF OHIO 04-00-015-101-043 VOL. 966, PG. 125  
 STATE OF OHIO 04-00-015-109-167 SURVEY PLAT OF A 1.0378 ACRE PARCEL SURVEY DOCUMENT 20472 LORAIN COUNTY TAX MAP DEPARTMENT FILE NUMBER 00575  
 EVERETT E. PEAK & NORAH E. PEAK TRUSTEES 36295 DETROIT RD AVON, OH 44011 04-00-015-109-163 DOC NO. 2008-0242282 & 2008-0242283  
 COMPREHENSIVE HEALTHCARE OF OHIO, INC. HEALTHWAY DR. AVON, OH 44011 BLOCK 'A' OF FRENCH CREEK MEDICAL CAMPUS SUBDIVISION VOL. 58, PAGES 56-57 04-00-015-101-110 DOC NO. 1995-0362369  
 CITY OF AVON 36225 DETROIT RD AVON, OH 44011 04-00-015-109-166 DOC NO. 2007-0225566  
 CITY OF AVON 36225 DETROIT RD AVON, OH 44011 04-00-015-109-036 DOC NO. 2007-0225566 (0.1700 ACRES-DEED)  
 CITY OF AVON 36185 DETROIT RD AVON, OH 44011 04-00-015-109-170 DOC NO. 2003-0913593 (13.6528 ACRES-DEED)  
 CITY OF AVON 36145 DETROIT RD AVON, OH 44011 04-00-015-109-164 DOC NO. 2003-0926806 (1.6487 ACRES-DEED)

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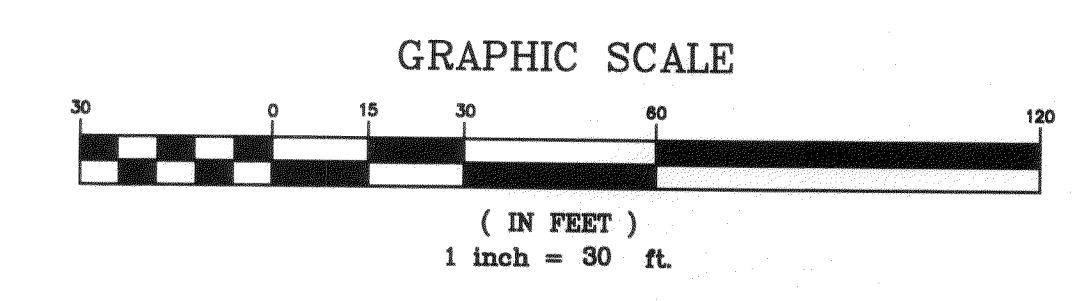
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 CITY OF AVON 36225 DETROIT RD AVON, OH 44011 04-00-015-109-166 DOC NO. 2007-0225566  
 CITY OF AVON 36225 DETROIT RD AVON, OH 44011 04-00-015-109-036 DOC NO. 2007-0225566 (0.1700 ACRES-DEED)  
 CITY OF AVON 36185 DETROIT RD AVON, OH 44011 04-00-015-109-170 DOC NO. 2003-0913593 (13.6528 ACRES-DEED)  
 CITY OF AVON 36145 DETROIT RD AVON, OH 44011 04-00-015-109-164 DOC NO. 2003-0926806 (1.6487 ACRES-DEED)

LINE	LENGTH	DIRECTION
L1	95.20'	N58° 18' 25"E
L2	12.00'	S32° 47' 51"E
L3	95.44'	S58° 18' 25"W
L4	12.00'	N31° 38' 34"W
L5	16.94'	N58° 18' 25"E
L6	20.57'	S22° 37' 22"W
L7	29.00'	S31° 49' 35"E
L8	40.68'	S58° 18' 25"W
L9	29.00'	N31° 41' 35"W
L10	40.61'	N58° 18' 25"E
L11	29.00'	S31° 41' 35"E
L12	29.00'	N31° 49' 35"W
L13	132.41'	N58° 18' 25"E
L14	49.95'	N65° 14' 33"E
L15	11.04'	N00° 09' 18"E
L16	4.97'	S27° 41' 45"E
L17	10.00'	S62° 18' 15"W
L18	4.97'	N27° 41' 45"W
L19	32.11'	S71° 06' 44"W
L20	21.28'	S58° 41' 58"W

LINE	LENGTH	DIRECTION
L21	132.42'	S58° 18' 25"W
L22	37.50'	N31° 41' 35"W
L23	132.42'	S58° 18' 25"W
L24	148.55'	N77° 37' 02"E
L25	8.15'	S05° 08' 53"E
L26	25.15'	S43° 28' 20"W
L27	33.99'	N00° 06' 59"E
L28	9.77'	S66° 24' 24"W
L29	49.43'	S80° 28' 24"W
L30	92.69'	S70° 35' 16"W
L31	9.24'	S05° 04' 22"W
L32	3.59'	S05° 04' 22"W
L33	7.95'	S67° 24' 29"W
L34	7.14'	N86° 27' 45"W
L35	21.11'	N82° 22' 47"W
L36	52.91'	S01° 49' 29"E
L37	34.14'	N85° 26' 02"E
L38	5.74'	N85° 26' 02"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C1	195.30'	1866.28'	5°59'45"	195.21'	N61° 19' 37"E
C2	45.14'	1377.40'	1°52'40"	45.14'	S65° 15' 52"W
C3	60.44'	1854.85'	1°52'01"	60.44'	S63° 23' 32"W
C4	71.20'	1834.22'	2°13'26"	71.19'	S61° 03' 01"W
C5	190.98'	1823.75'	6°00'00"	190.90'	S61° 19' 34"W
C6	30.34'	1346.39'	1°17'29"	30.34'	S64° 58' 17"W
C7	138.24'	1346.39'	5°52'59"	138.18'	S68° 33' 31"W
C8	104.44'	572.96'	10°26'40"	104.30'	S89° 20' 39"E
C9	121.13'	915.43'	7°34'53"	121.04'	S75° 44' 08"E
C10	122.03'	906.43'	7°42'50"	121.94'	N75° 40' 18"W
C11	122.38'	902.93'	7°45'56"	122.29'	N75° 38' 45"W
C12	80.75'	667.20'	6°56'03"	80.70'	N82° 59' 44"W
C13	80.32'	663.70'	6°56'03"	80.27'	N82° 59' 44"W
C14	51.57'	1432.39'	2°03'46"	51.57'	S65° 21' 26"W

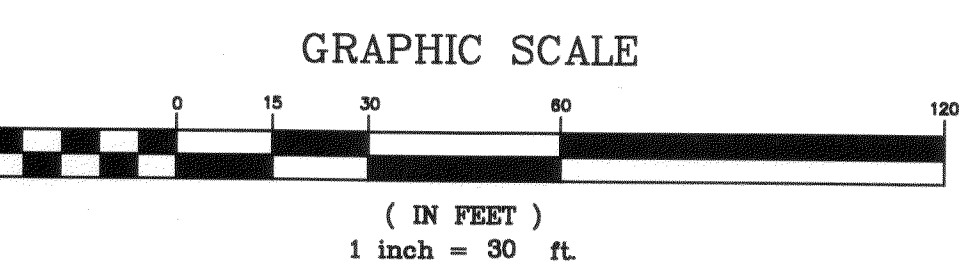
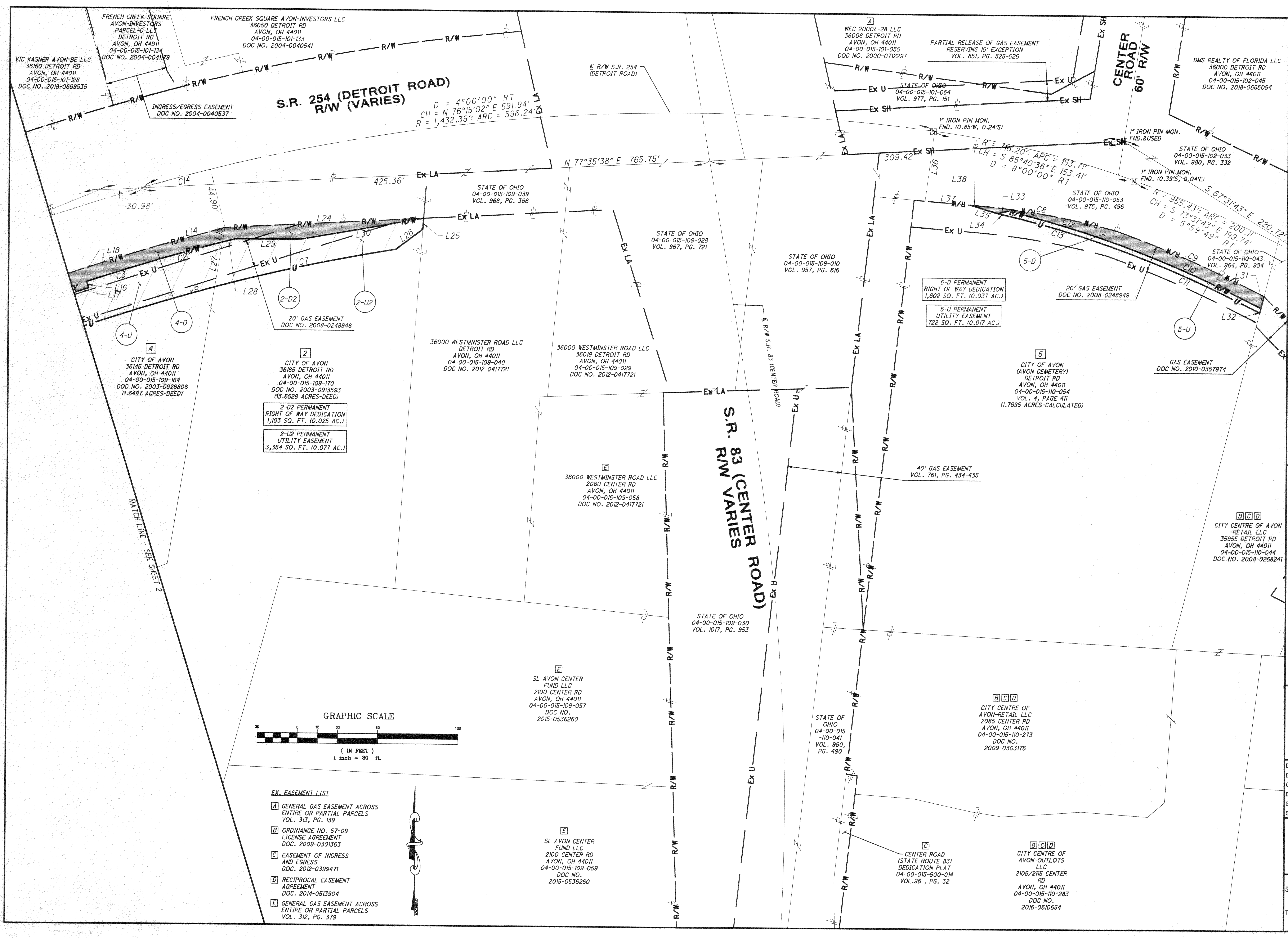


DEDICATION PLAT  
 S.R. 254 (DETROIT ROAD) ADDITIONAL  
 RIGHTS OF WAY AND UTILITY EASEMENTS  
 CITY OF AVON  
 LORAIN COUNTY, OHIO

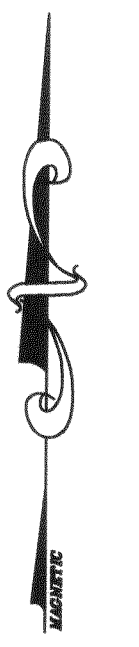
DESIGNED BY: SDK  
 DRAWN BY: SDK  
 CHECKED BY: JAW  
 DATE: 06/08/2022  
 SCALE: 1"=30'  
 PROJECT NUMBER  
 19415  
 Drawing Name  
 SHEET: 2  
 TOTAL SHEETS: 3

**DEDICATION PLAT**  
**S.R. 254 (DETROIT ROAD) ADDITIONAL RIGHTS OF WAY AND UTILITY EASEMENTS**  
 CITY OF AVON  
 LORAIN COUNTY, OHIO

DESIGNED BY:	SDK
DRAWN BY:	SDK
CHECKED BY:	JAW
DATE:	06/08/2022
SCALE:	1"=30'
PROJECT NUMBER	19415
Drawing Name	
SHEET:	3
TOTAL SHEETS:	3



- EX. EASEMENT LIST**
- A** GENERAL GAS EASEMENT ACROSS ENTIRE OR PARTIAL PARCELS VOL. 313, PG. 139
  - B** ORDINANCE NO. 57-09 LICENSE AGREEMENT DOC. 2009-0301363
  - C** EASEMENT OF INGRESS AND EGRESS DOC. 2012-0399471
  - D** RECIPROCAL EASEMENT AGREEMENT DOC. 2014-0513904
  - E** GENERAL GAS EASEMENT ACROSS ENTIRE OR PARTIAL PARCELS VOL. 312, PG. 379



**E**  
 SL AVON CENTER FUND LLC  
 2100 CENTER RD  
 AVON, OH 44011  
 04-00-015-109-059  
 DOC NO. 2015-0536260

**B C D**  
 CITY CENTRE OF AVON-RETAIL LLC  
 2085 CENTER RD  
 AVON, OH 44011  
 04-00-015-110-273  
 DOC. NO. 2009-0303176

**C**  
 CENTER ROAD (STATE ROUTE 83) DEDICATION PLAT  
 04-00-015-900-014  
 VOL. 96, PG. 32

**B C D**  
 CITY CENTRE OF AVON-OUTLOTS LLC  
 2105/2115 CENTER RD  
 AVON, OH 44011  
 04-00-015-110-283  
 DOC NO. 2016-0610654

FRENCH CREEK SQUARE AVON-INVESTORS PARCEL-D LLC  
 DETROIT RD  
 AVON, OH 44011  
 04-00-015-101-134  
 DOC NO. 2004-004179

FRENCH CREEK SQUARE AVON-INVESTORS LLC  
 36050 DETROIT RD  
 AVON, OH 44011  
 04-00-015-101-133  
 DOC NO. 2004-0040541

VIC KASNER AVON BE LLC  
 36160 DETROIT RD  
 AVON, OH 44011  
 04-00-015-101-128  
 DOC NO. 2018-0659535

INGRESS/EGRESS EASEMENT  
 DOC NO. 2004-0040537

**S.R. 254 (DETROIT ROAD) R/W (VARIES)**  
 $D = 4^{\circ}00'00'' \text{ RT}$   
 $CH = N 76^{\circ}15'02'' E 591.94'$   
 $R = 1,432.39'; \text{ ARC} = 596.24'$

$\frac{1}{2}$  R/W S.R. 254 (DETROIT ROAD)

**A**  
 WEC 2000A-28 LLC  
 36008 DETROIT RD  
 AVON, OH 44011  
 04-00-015-101-055  
 DOC NO. 2000-0712297

PARTIAL RELEASE OF GAS EASEMENT RESERVING 15' EXCEPTION VOL. 851, PG. 525-526

STATE OF OHIO  
 04-00-015-101-054  
 VOL. 977, PG. 151

DMS REALTY OF FLORIDA LLC  
 36000 DETROIT RD  
 AVON, OH 44011  
 04-00-015-102-045  
 DOC NO. 2018-0665054

STATE OF OHIO  
 04-00-015-102-033  
 VOL. 980, PG. 332

STATE OF OHIO  
 04-00-015-110-053  
 VOL. 975, PG. 496

STATE OF OHIO  
 04-00-015-110-043  
 VOL. 964, PG. 934

STATE OF OHIO  
 04-00-015-109-039  
 VOL. 968, PG. 366

STATE OF OHIO  
 04-00-015-109-028  
 VOL. 967, PG. 721

STATE OF OHIO  
 04-00-015-109-010  
 VOL. 957, PG. 616

5-D PERMANENT RIGHT OF WAY DEDICATION 1,602 SQ. FT. (0.037 AC.)  
 5-U PERMANENT UTILITY EASEMENT 722 SQ. FT. (0.017 AC.)

20' GAS EASEMENT  
 DOC NO. 2008-0248949

GAS EASEMENT  
 DOC NO. 2010-0357974

36000 WESTMINSTER ROAD LLC  
 DETROIT RD  
 AVON, OH 44011  
 04-00-015-109-040  
 DOC NO. 2012-0417721

36000 WESTMINSTER ROAD LLC  
 36019 DETROIT RD  
 AVON, OH 44011  
 04-00-015-109-029  
 DOC NO. 2012-0417721

36000 WESTMINSTER ROAD LLC  
 2060 CENTER RD  
 AVON, OH 44011  
 04-00-015-109-058  
 DOC NO. 2012-0417721

STATE OF OHIO  
 04-00-015-109-030  
 VOL. 1017, PG. 953

**E**  
 SL AVON CENTER FUND LLC  
 2100 CENTER RD  
 AVON, OH 44011  
 04-00-015-109-057  
 DOC NO. 2015-0536260

**4**  
 CITY OF AVON  
 36145 DETROIT RD  
 AVON, OH 44011  
 04-00-015-109-164  
 DOC NO. 2003-0926806  
 (1.6487 ACRES-DEED)

**2**  
 CITY OF AVON  
 36185 DETROIT RD  
 AVON, OH 44011  
 04-00-015-109-170  
 DOC NO. 2003-0913593  
 (13.6528 ACRES-DEED)

2-D2 PERMANENT RIGHT OF WAY DEDICATION 1,103 SQ. FT. (0.025 AC.)  
 2-U2 PERMANENT UTILITY EASEMENT 3,354 SQ. FT. (0.077 AC.)

**5**  
 CITY OF AVON (AVON CEMETERY)  
 DETROIT RD  
 AVON, OH 44011  
 04-00-015-110-054  
 VOL. 4, PAGE 411  
 (1.7695 ACRES-CALCULATED)

**B C D**  
 CITY CENTRE OF AVON-RETAIL LLC  
 35955 DETROIT RD  
 AVON, OH 44011  
 04-00-015-110-044  
 DOC NO. 2008-0268241

MATCH LINE - SEE SHEET 2