

CHESTER ROAD SUBDIVISION NO. 5

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. 3 AS RECORDED IN VOLUME 109, PAGES 9 & 10 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 1.2419 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "CHESTER ROAD SUBDIVISION NO. 5", BEING SUBLot 12 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 8th DAY OF SEPTEMBER, 2022.

BY: J. F. Epple
NWQ JAYCOX I-90 LLC JAMES F. Epple

WITNESS

Ronald D. Jacobozzi
WITNESS

Anthony C. Jacobozzi
WITNESS

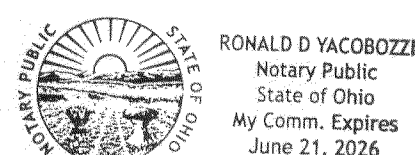
NOTARY PUBLIC:

STATE OF OHIO
SS
COUNTY OF

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 8th DAY OF SEPTEMBER, 2022.
THIS IS AN ACKNOWLEDGMENT CERTIFICATION. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



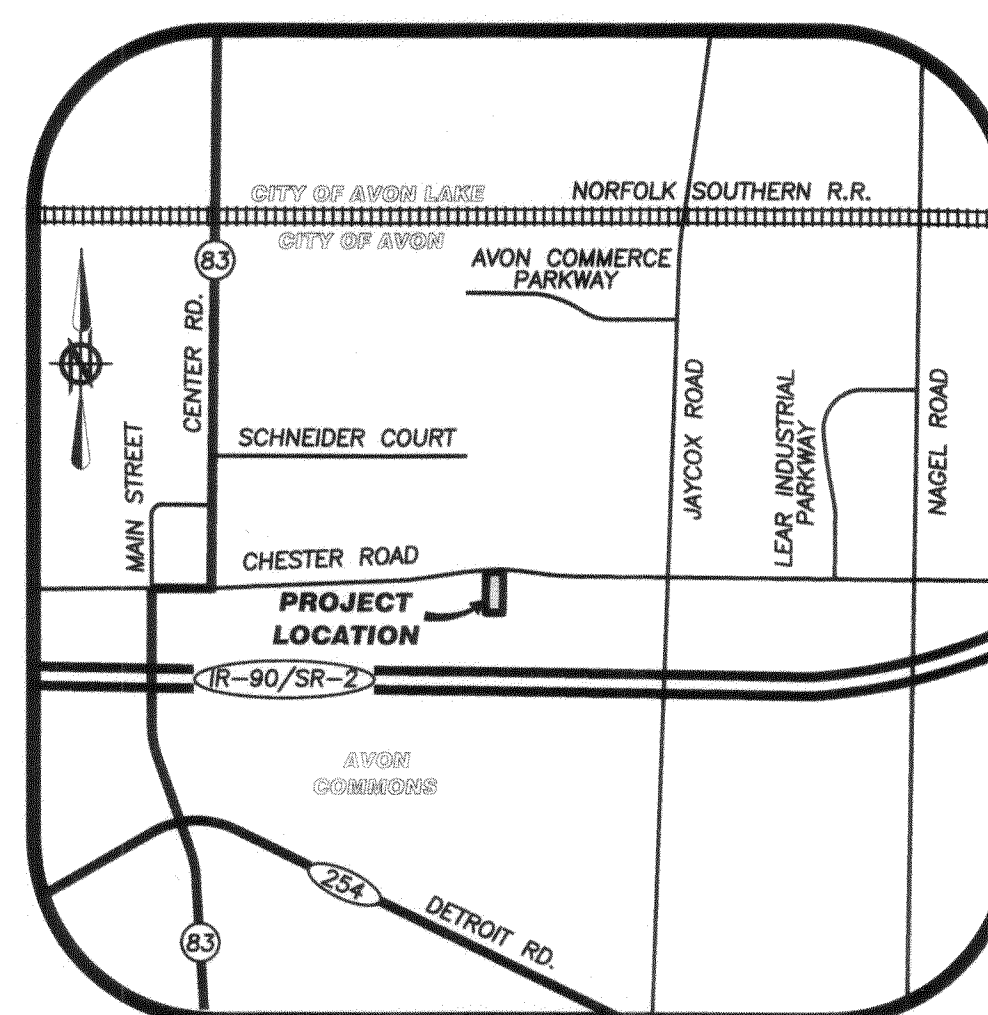
EASEMENT NOTE:

1. UTILITY EASEMENTS AND ALL OTHER PROPOSED EASEMENTS NOT SHOWN ON THIS PLAT SHALL BE CREATED UNDER SEPARATE INSTRUMENTS.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

SEP 26 2022

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



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
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE
- L/A LIMITED ACCESS

ACREAGE SUMMARY

1.2419 ACRES IN SUBLot 12

1.2419 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 31st DAY OF August, 2022.

Ryan E. Cummins 8/21/22
RYAN E. CUMMINS, P.E. DATE
AVON CITY ENGINEER

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 1st DAY OF September, 2022.

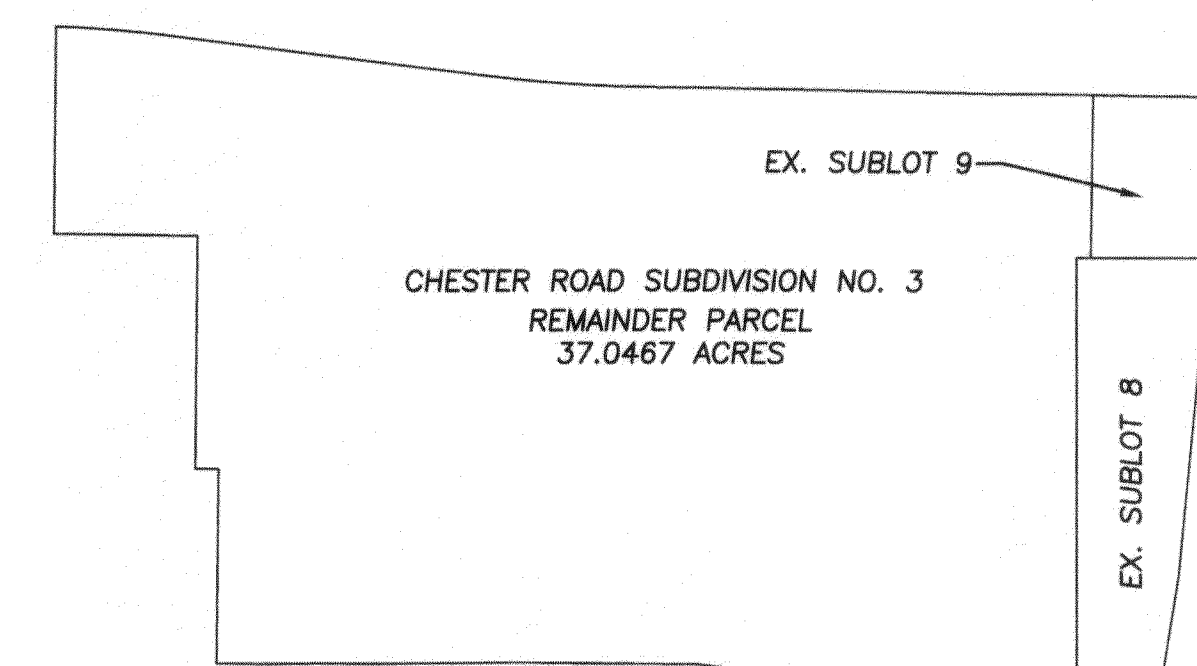
John A. Gasior 9/7/22
JOHN A. GASIOR DATE
LAW DIRECTOR

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 7th DAY OF September, 2022.

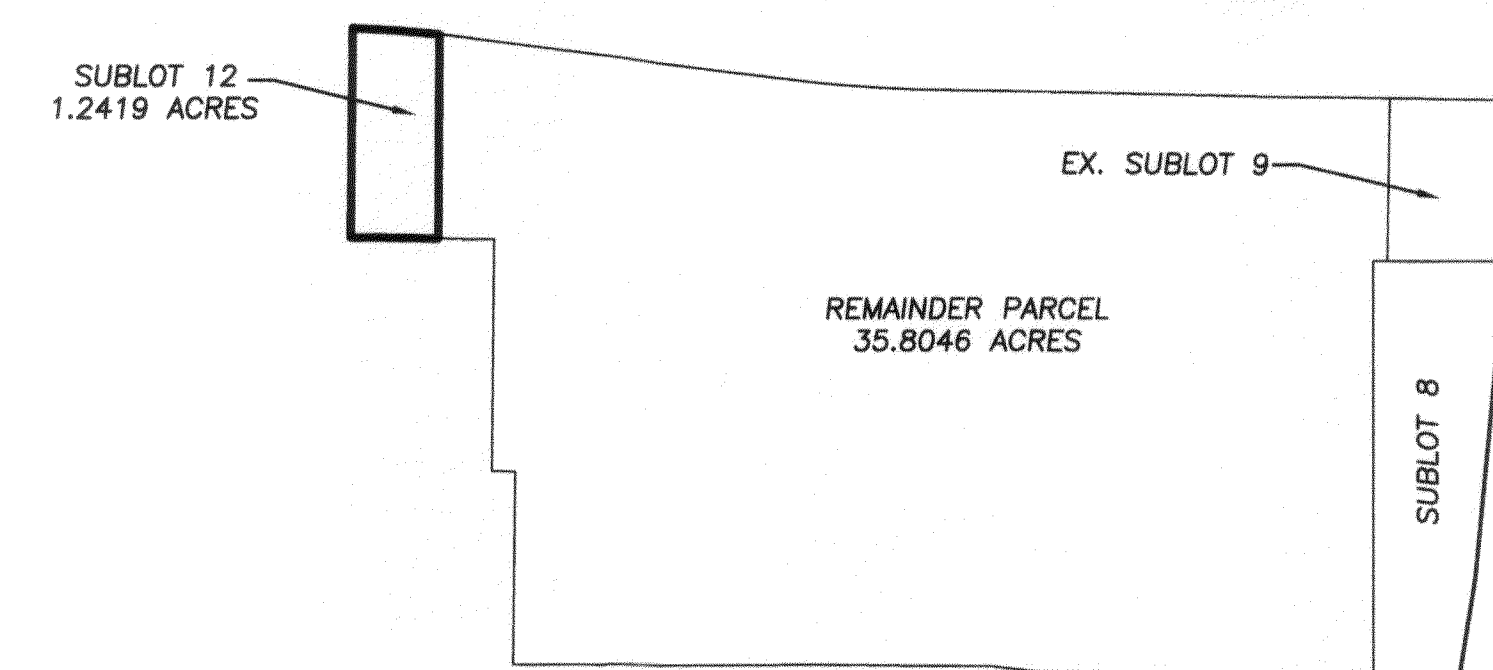
Carolyn Witherspoon
CAROLYN WITHERSPOON DATE
PLANNING COMMISSION CHAIR

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 2022-0892658. THIS 6th DAY OF September, 2022.

Brian Fischer
BRIAN FISCHER DATE
COUNCIL PRESIDENT



PRE-SUBDIVISION SUMMARY



POST SUBDIVISION SUMMARY

Doc ID: 023879100003 Type: OFF
Kind: PLAT
Recorded: 09/26/2022 at 11:52:14 AM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Mike Dorian County Recorder
F.I.L. 2022-0892658
EVAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 STE 8
LORAIN, OH 44053
Plat Vol. 112
Pg. 56, 57
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"

Amy M. Kelly 9/25/2022
AMY M. KELLY, P.S. DATE
REGISTERED OHIO SURVEYOR No. 8469



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.
17-4656-023

Plat Sheet

Instrument # 2022-0892658 Film #

Name of Plat: Chester Road Subdivision No. 5

Owner: NWQ Jaycox I 90 LLC

Description: Situated in the city of Avon, county of Lorain
and state of Ohio and known as being part of
original Avon Township Section number 21
Creating subplot 12
1.2419 acres

Floor Plans:

Related/Margin:

Comments:

Vol. 112

Pg. 56, 57

Receiving Stamp

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

Amount: \$172.80

Initials: HR