

# Avon Pointe Professional Campus Phase 3

Situated in the City of Avon, County of Lorain, and State of Ohio,  
 Part of Lots 9 & 16, Original Avon Township -  
 Township No. 7 Range 16 of Townships in the Connecticut Western Reserve.  
 Being a Re-Subdivision of Block A of Avon Pointe Professional Campus Phase 1  
 As shown by plat recorded in volume 81, page 9 of Lorain County Plat Records  
 And Blocks C, D, and E of Avon Pointe Professional Campus Phase 2  
 As shown by plat recorded in volume 82, page 56 of Lorain County Plat Records  
 Creating Blocks J, K, and L  
 January 25, 2023 Scale 1"=60'

**ACCEPTANCE AND DEDICATION:**

BE IT KNOWN THAT THE UNDERSIGNED, BRADY CAM 1, LLC, THROUGH Robert M. Campana ITS AGENT, OWNERS OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS AVON PROFESSIONAL CAMPUS PHASE 3 SUBDIVISION, CREATING 0.9566 ACRE BLOCK 'J', 0.8446 ACRE BLOCK 'K', AND 6.8912 ACRE BLOCK 'L', AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS CHESTER ROAD (30 FEET WIDE), NOT HERETOFORE DEDICATED;

IN WITNESS WHEREOF, BRADY CAM 1, LLC, THROUGH Robert M. Campana ITS AGENT, HAS HERETO SET ITS HAND

AT Westlake, OHIO, THIS 13 DAY OF February, 2023.

BY: Robert M. Campana  
Robert M. Campana, Manager  
 NAME PRINTED

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

STATE OF OHIO )

COUNTY OF Cuyahoga  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, BRADY CAM 1, LLC, THROUGH Robert M. Campana ITS AGENT, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Westlake, OHIO, THIS 13 DAY OF February, 2023.

Anthony C. Yacobozzi  
 NOTARY PUBLIC  
 ANTHONY C. YACOBOSZI  
 Notary Public  
 State of Ohio  
 My Comm. Expires  
 February 22, 2026

THIS IS AN ACKNOWLEDGEMENT CLAUSE.  
 NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

**ACCEPTANCE AND DEDICATION:**

BE IT KNOWN THAT THE UNDERSIGNED, AVON POINT CAMPUS ASSOCIATION INC., THROUGH Robert M. Campana ITS AGENT, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF SUBDIVISION, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST

IN WITNESS WHEREOF, AVON POINT CAMPUS ASSOCIATION INC., THROUGH Robert M. Campana ITS AGENT, HAS HERETO SET ITS HAND AT Westlake, OHIO, THIS 13 DAY OF February, 2023

BY: Robert M. Campana  
Robert M. Campana, Secretary-Treasurer  
 NAME PRINTED

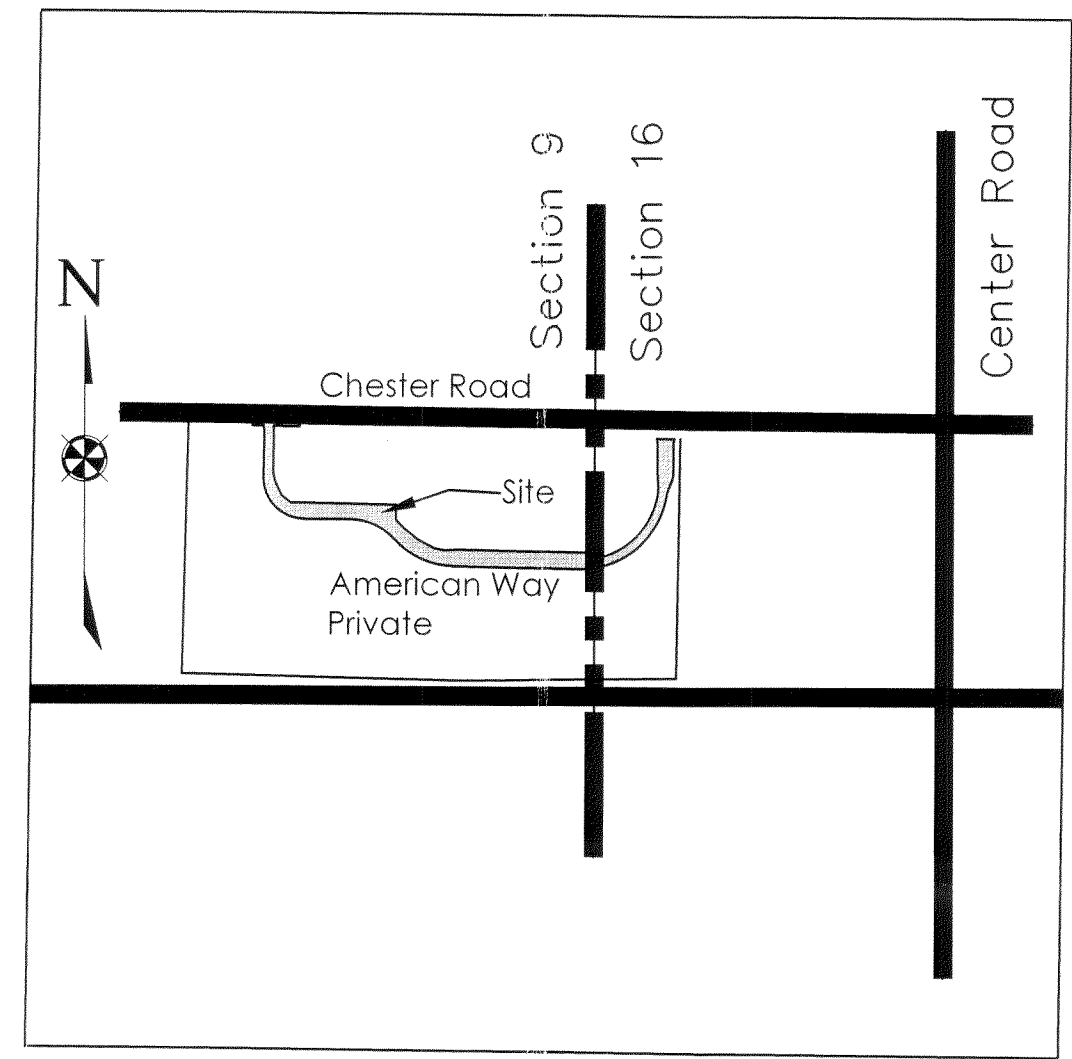
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

STATE OF OHIO )

COUNTY OF Cuyahoga  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, AVON POINT CAMPUS ASSOCIATION INC., THROUGH Robert M. Campana ITS AGENT, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Westlake, OHIO, THIS 13 DAY OF February, 2023.

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Vicinity Map Not to Scale

AREA TABULATION

AREA IN RIGHT OF WAY EXISTING CHESTER ROAD TO BE DEDICATED .....	0.1021 ACRES
AREA IN BLOCK J.....	0.9566 ACRES
AREA IN BLOCK K.....	0.8446 ACRES
AREA IN BLOCK L.....	6.8912 ACRES
TOTAL AREA .....	8.7945 ACRES

**APPROVALS:**

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 6<sup>th</sup> DAY OF Feb., 2023. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Brian Fischer  
 BRIAN FISCHER, COUNCIL PRESIDENT

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 6<sup>th</sup> DAY OF Feb., 2023

Carolyn Witherspoon  
 CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

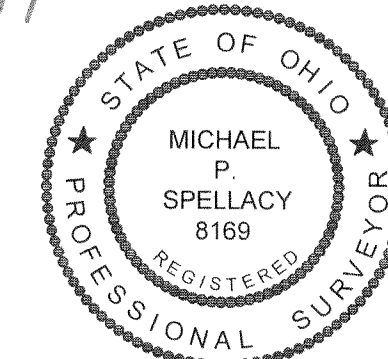
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 6<sup>th</sup> DAY OF Feb., 2023

Ryan E. Cummins 2/6/23  
 RYAN E. CUMMINS, P.E., CITY OF AVON CONSULTING ENGINEER

**BOUNDARY CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP "POLARIS "7388" AS SHOWN HEREON.

Michael P. Spellacy 2/1/2023  
 MICHAEL P. SPELLACY  
 OHIO PROFESSIONAL SURVEYOR #8169  
 DATE: 1/25/23

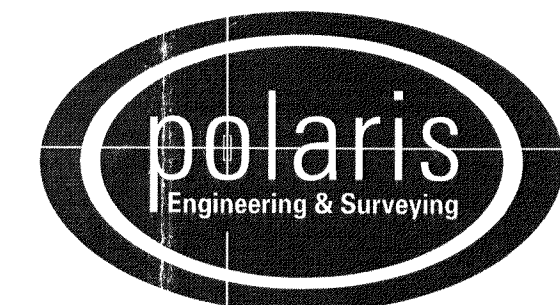


EXAMCO TITLE SERVICES  
 6195 PARK SQUARE DRIVE  
 UNIT 3 STE B  
 LORAIN, OH 44053  
 Plat Vol. 113  
 Pages 46, 47

Doc ID: 023843550003 Type: OFF  
 Kind: PLAT  
 Recorded: 02/27/2023 at 11:59:42 AM  
 Fee Amt: \$150.00 Page 1 of 3  
 Lorain County, Ohio  
 Mike Doran County Recorder  
 File 2023-0907805

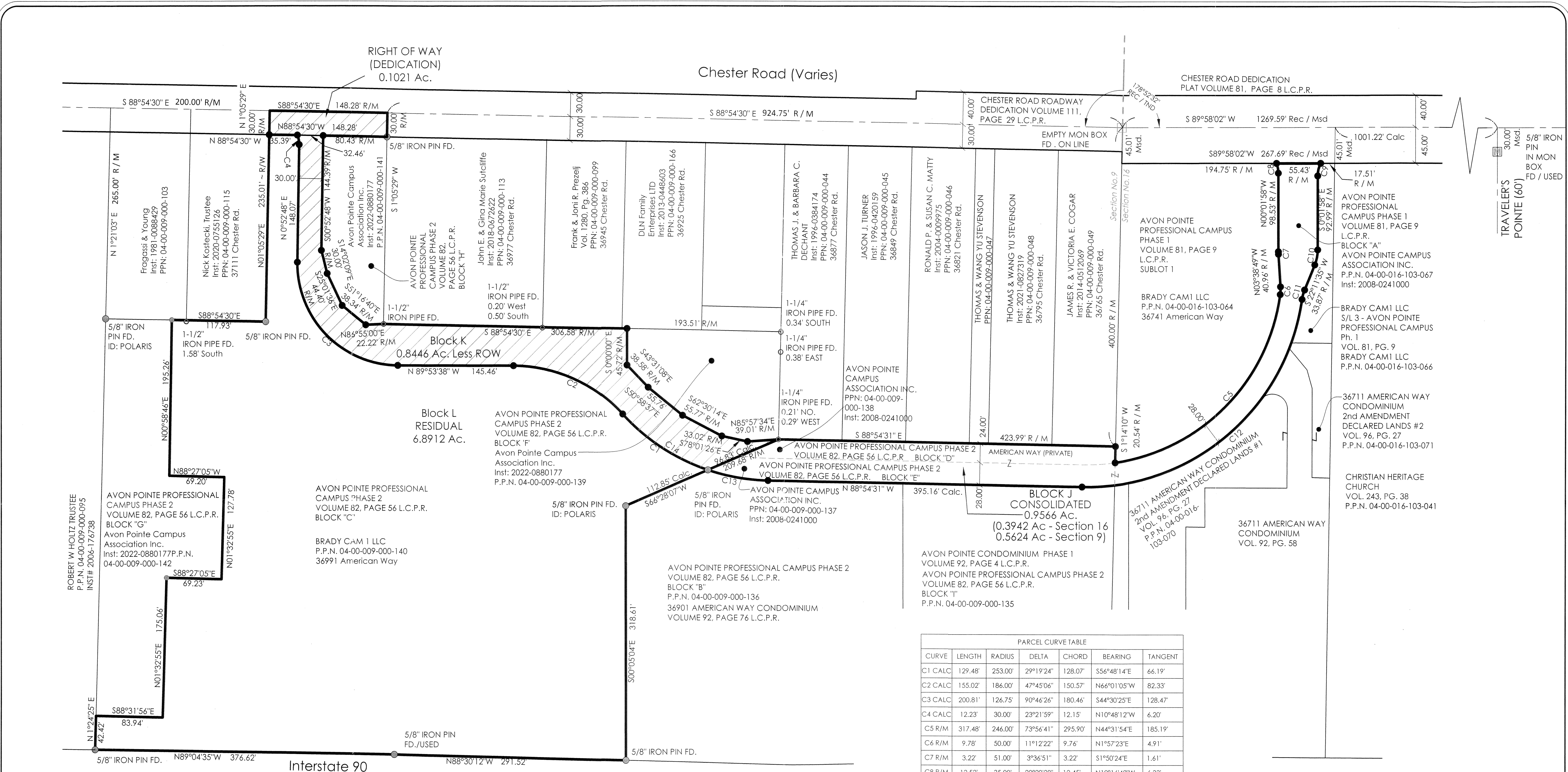
**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 315-202  
 OHIO REV. CODE  
 FEB 27 2023  
 J. CRAIG SNODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR

DATE:	1/24/23
SCALE: HOR.	1"=60'
VERT.	n/a
FOLDER:	Survey
FILENAME:	Amer_Lot Split
TAB:	01-Lot Split



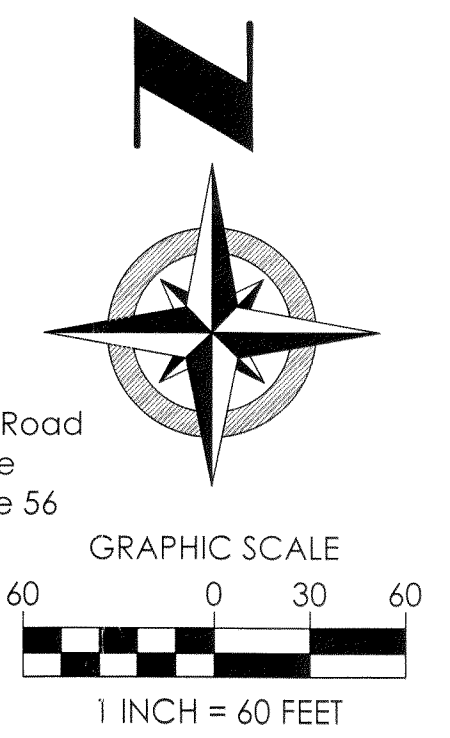
**POLARIS ENGINEERING and SURVEYING, INC.**  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com

CONTRACT No.	
16291	
SHEET	OF
01	02



DATE: 1/24/23  
 SCALE: HOR. 1"=60'  
 VERT. n/a  
 FOLDER: Survey  
 FILENAME: Amer. Lot Split  
 TAB: 01-Lot Split

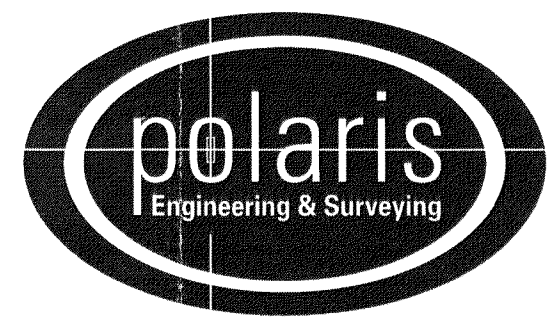
**Basis of Bearings:**  
 Bearings Refer to the Centerline of Chester Road North 88°54'30" West Per Plat for Avon Pointe Professional Campus Phase 2 - Vol. 82, Page 56 L.P.C.R.



- Monument Legend:**
- ☐ MON. BOX ASSEMBLY FOUND (AS NOTED)
  - ☐ EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
  - STONE FOUND (AS NOTED)
  - IRON PIPE FOUND (AS NOTED)
  - IRON PIN FOUND (AS NOTED)
  - 5/8" IRON PIN FOUND I.D. CAP POLARIS #7388
  - 5/8" x 30" IRON PIN SET W/L.D. CAP POLARIS "7388"
  - ⊙ DRILL HOLE FOUND (AS NOTED)
  - ⊙ DRILL HOLE SET (AS NOTED)
  - ▲ P.K. NAIL FOUND (AS NOTED)
  - ▲ P.K. NAIL SET (AS NOTED)

SURVEY REFERENCES:  
 COUNTY TAX MAPS (AS NOTED)  
 COUNTY RECORD DEEDS (AS NOTED)  
 COUNTY RECORD PLATS (AS NOTED)  
 COUNTY ROAD RECORDS (AS NOTED)  
 SURVEY PERFORMED BY (AS NOTED)

PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1 CALC	129.48'	253.00'	29°19'24"	128.07'	S56°48'14"E	66.19'
C2 CALC	155.02'	186.00'	47°45'06"	150.57'	N66°01'05"W	82.33'
C3 CALC	200.81'	126.75'	90°46'26"	180.46'	S44°30'25"E	128.47'
C4 CALC	12.23'	30.00'	23°21'59"	12.15'	N10°48'12"W	6.20'
C5 R/M	317.48'	246.00'	73°56'41"	295.90'	N44°31'54"E	185.19'
C6 R/M	9.78'	50.00'	11°12'22"	9.76'	N1°57'23"E	4.91'
C7 R/M	3.22'	51.00'	3°36'51"	3.22'	S1°50'24"E	1.61'
C8 R/M	12.52'	35.00'	20°29'28"	12.45'	N10°16'42"W	6.33'
C9 R/M	16.25'	35.00'	26°35'45"	16.10'	S13°15'55"W	8.27'
C10 R/M	19.40'	50.00'	22°13'33"	19.27'	N11°04'49"E	9.82'
C11 R/M	12.32'	50.00'	14°06'59"	12.29'	S15°08'07"W	6.19'
C12 R/M	396.98'	274.00'	83°00'42"	363.16'	N49°35'00"E	242.47'
C13 R/M	77.02'	253.00'	17°26'35"	76.73'	S80°11'13"E	38.81'
C14 CALC	206.51'	253.00'	46°45'59"	200.82'	S65°31'32"E	109.39'



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CONTRACT No.	
16291	
SHEET	OF
02	02



Plat Sheet

Instrument # 2023-0907805 Film # -

Name of Plat: Avon Pointe Professional Campus Phase 3

Owner: Brady Cam. LLC

Description: Situated in the State of Ohio, County of Lorain City of Avon being part of Avon Township lots 9 and 16 and being a resub of Block A in Avon Pointe Professional Campus Phase 1 and a resub of Blocks C, D and E in Avon Pointe Professional Campus Phase 2 creating Blocks J, K and L 8.7945 Acres.

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

Related/Margin: Plat vol. 81 pg. 9 and Plat vol. 82 pg. 56.

Comments: \_\_\_\_\_

Vol. 113

Receiving Stamp

Pg. 46, 47.

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

Amount: 180.80.

Initials: TM