

MIDDLETON CROSSINGS SUBDIVISION

SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 22

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 22, CONTAINING 8.5791 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "MIDDLETON CROSSINGS SUBDIVISION", BEING SUBLOTS 1 THROUGH 4 AND BLOCK "A" 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 CITY OF AVON SHALL HAVE RIGHTS TO THE 20 FOOT ACCESS EASEMENT FOR DITCH MAINTENANCE; SEE POA DOCUMENTS FOR ADDITIONAL INFORMATION.

THE 10" WATER MAIN SHALL BE PUBLIC AND DEDICATED TO THE CITY OF AVON. ALL OTHER IMPROVEMENTS ARE CONSIDERED PRIVATE.

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 1ST DAY OF NOVEMBER, 2023.

BY: Frank Jaram, Member
LIG LAND, LLC

WITNESS

Dawn Jaram

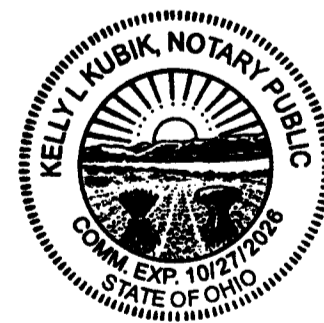
WITNESS

A. E. ...

NOTARY PUBLIC:

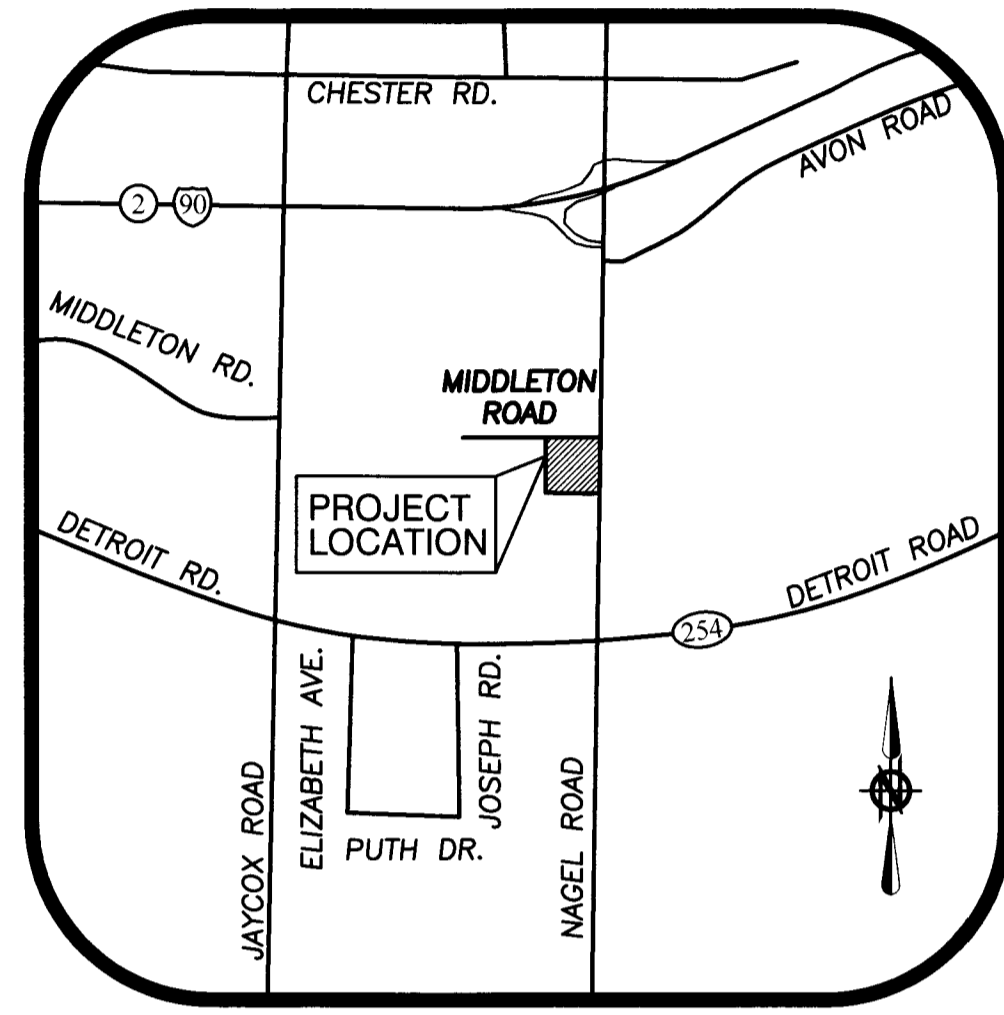
STATE OF OHIO
SS
COUNTY OF

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED Frank Jaram FOR LIG LAND, 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 1ST DAY OF November, 2023.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/17/26



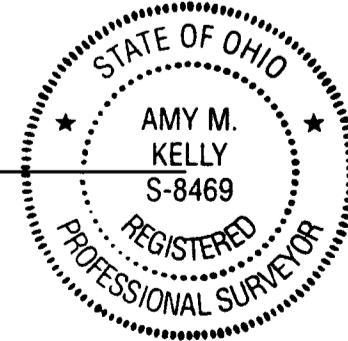
VICINITY MAP
NOT TO SCALE

ACREAGE SUMMARY
7.1566 ACRES IN SUBLOTS 1-4
1.4225 ACRES IN BLOCK "A"
8.5791 ACRES TOTAL IN SUBDIVISION

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE SUBDIVISION PLAT AS SHOWN HEREON AND CONTAINING 8.5791 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 22, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Amy M. Kelly 10/26/23
AMY M. KELLY
REGISTERED OHIO SURVEYOR NO. 446



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 26th DAY OF October, 2023.

Ryan E. Gummis 10/26/23
RYAN E. GUMMIS, P.E.
AVON CITY ENGINEER DATE

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 31st DAY OF October, 2023.

John A. Gasior 10/31/23
JOHN A. GASIOR
LAW DIRECTOR DATE

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 30th DAY OF October, 2023.

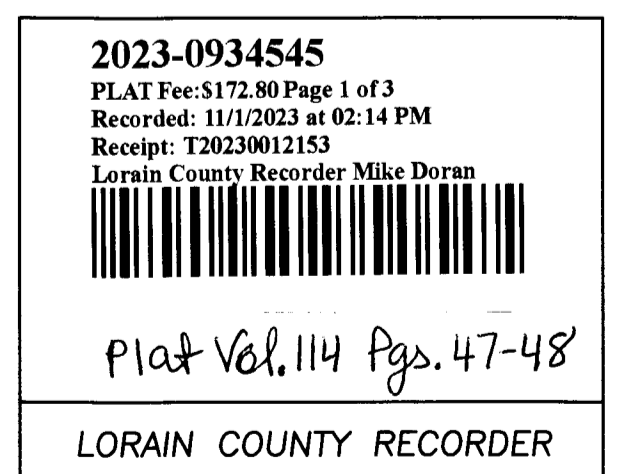
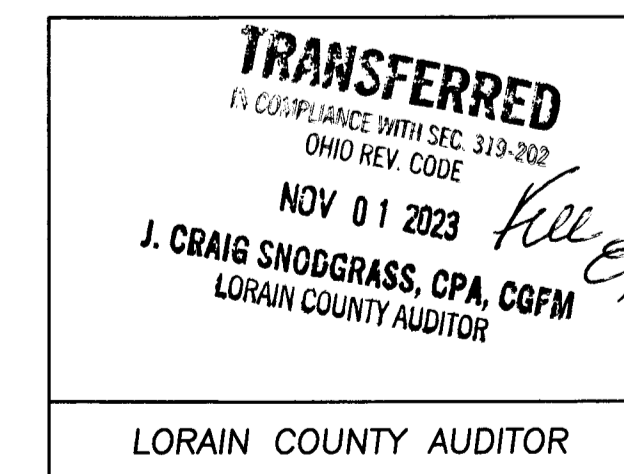
Carolyn Witherspoon 10-30-23
CAROLYN WITHERSPOON
PLANNING COMMISSION CHAIR DATE

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 101-23. THIS 31st DAY OF October, 2023.

Brian Fischer 10-31-23
BRIAN FISCHER
COUNCIL PRESIDENT DATE

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT & ADJOINING PARCELS.
- LOR-90-22.26 RIGHT OF WAY PLANS PREPARED BY WILLIAM J. SALA P.S. 6542 OF THOMAS FOK & ASSOCIATES, INC. DATED 04-22-2010
- CENTERLINE SURVEY PLAT LOR-90-19.95
- SURVEY PREPARED FOR HOLY TRINITY CEMETERY BY PAUL F. MACCALLUM P.S. 7561 OF WOOLFERT DATED 04-05-1992
- LOT SPLIT SURVEY PREPARED FOR THE HORWEDEL ESTATE BY VINCENT C. MCGERVEY P.S. 4289 DATED JULY 1992
- ASSEMBLY PLAT SURVEY PREPARED FOR JAMES A. CONANT Jr. BY JAMES A. RESAR P.S. 6361 OF J.A.R. ENGINEERING & SURVEYING DATED 01-12-2012
- SURVEY FOR RIVERSIDE SAVINGS & LOAN CO. BY J.W. WARDEN DATED MAY 29, 1936
- SURVEY FOR ROGER S. HORNYAK BY JAMES R. BOCK P.S. DATED 10-06-1987
- LOT SPLIT SURVEY FOR KIM E. & LINDA L. YONKERS BY LOUISE A. VEVERKA FOR L.V. SURVEYING, INC. DATED 12-03-2003
- MAP OF SURVEY FOR CHRISTOPHER NAGEL BY MCGLINCHY AND ASSOCIATES DATED OCTOBER 1978
- SURVEY SPLIT FOR DAVID A. & CAROL L. RINGLER BY TED R. CLARK P.S. 6809 OF BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED 07-21-1994
- LOT SPLIT FOR THE HORWEDEL ESTATES BY VINCENT C. MCGERVEY P.S. 4289 DATED JULY 1992 REVISED
- SURVEY BY WILLIAM B. BARTON DATED 02-11-1967
- CONSOLIDATION SURVEY FOR JARONE DEVELOPMENT, LLC BY BRENT D. ANDERSON P.S. 8538 OF BRAMHALL ENGINEERING & SURVEYING DATED 06-07-2012
- LOT SPLIT & CONSOLIDATION SURVEY FOR JARONE DEVELOPMENT, LLC BY AMY M. KELLY P.S. 8469 OF BRAMHALL ENGINEERING & SURVEYING DATED 11-20-2013
- MIDDLETON ROAD SUBDIVISION AS RECORDED IN PLAT VOLUME 106, PAGES 26-27 AS PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY
- WEST WICKHAM SUBDIVISION AS RECORDED IN PLAT VOLUME 106, PAGES 28-31 AS PREPARED BY BRAMHALL ENGINEERING & SURVEYING COMPANY



J:\05472 Nagel and Middleton Crossings\DRAWINGS\Subdivision Plat\Subdivision Title Sheet.dwg, Plotted: Aug 16, 2023 - 1:15pm

DATE	BY	DESCRIPTION
03/21/2023	APA	ISSUE TO PLANNING COMMISSION
04/12/2023	APA	REVISED PER CITY COMMENTS
08/10/2023	APA	REVISED PER CITY COMMENTS
08/15/2023	APA	REVISED PER CITY COMMENTS

DRAWN BY: SJM

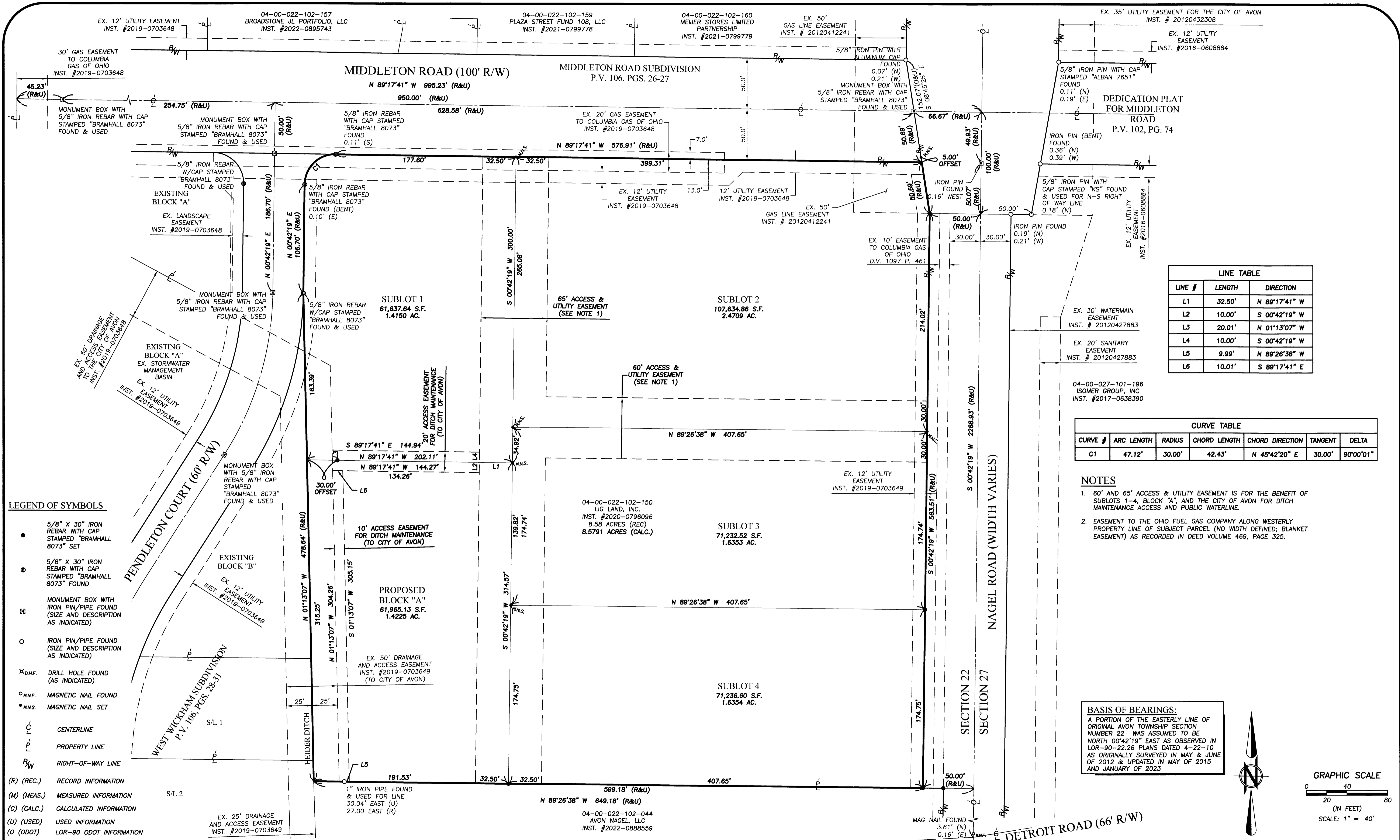
CHECKED BY: APA

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

PREPARED FOR:
LIG LAND LLC
26535 ROYALTON ROAD
PO BOX 759 COLUMBIA STATION, OHIO 44028

NAGEL AND MIDDLETON CROSSINGS DEVELOPMENT
MIDDLETON CROSSINGS SUBDIVISION
PLAT TITLE SHEET
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
1 OF 2
JOB NO.
20-5472



LINE TABLE

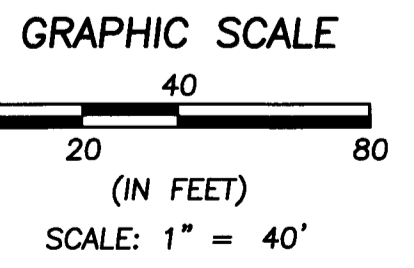
LINE #	LENGTH	DIRECTION
L1	32.50'	N 89°17'41" W
L2	10.00'	S 00°42'19" W
L3	20.01'	N 01°13'07" W
L4	10.00'	S 00°42'19" W
L5	9.99'	N 89°26'38" W
L6	10.01'	S 89°17'41" E

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	47.12'	30.00'	42.43'	N 45°42'20" E	30.00'	90°00'01"

- NOTES**
- 60' AND 65' ACCESS & UTILITY EASEMENT IS FOR THE BENEFIT OF SUBLOTS 1-4, BLOCK "A", AND THE CITY OF AVON FOR DITCH MAINTENANCE ACCESS AND PUBLIC WATERLINE.
 - EASEMENT TO THE OHIO FUEL GAS COMPANY ALONG WESTERLY PROPERTY LINE OF SUBJECT PARCEL (NO WIDTH DEFINED; BLANKET EASEMENT) AS RECORDED IN DEED VOLUME 469, PAGE 325.

BASIS OF BEARINGS:
 A PORTION OF THE EASTERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 22 WAS ASSUMED TO BE NORTH 00°42'19" EAST AS OBSERVED IN LOR-90-22.26 PLANS DATED 4-22-10 AS ORIGINALLY SURVEYED IN MAY & JUNE OF 2012 & UPDATED IN MAY OF 2015 AND JANUARY OF 2023



LEGEND OF SYMBOLS

- 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- ⊠ MONUMENT BOX WITH IRON PIN/PIPE FOUND (SIZE AND DESCRIPTION AS INDICATED)
- IRON PIN/PIPE FOUND (SIZE AND DESCRIPTION AS INDICATED)
- ⊕ D.H.F. DRILL HOLE FOUND (AS INDICATED)
- ⊙ M.N.F. MAGNETIC NAIL FOUND
- ⊙ M.N.S. MAGNETIC NAIL SET
- C — CENTERLINE
- P — PROPERTY LINE
- R/W — RIGHT-OF-WAY LINE
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (O) (ODOT) LOR-90 ODOT INFORMATION

DATE	BY	DESCRIPTION
02/10/2023	APA	ISSUE TO CLIENT FOR REVIEW
03/21/2023	APA	ISSUE TO PLANNING COMMISSION
04/12/2023	APA	REVISED PER CITY COMMENTS
08/10/2023	APA	REVISED PER CITY COMMENTS
08/15/2023	APA	REVISED PER CITY COMMENTS

DRAWN BY: SIM

CHECKED BY: APA

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

PREPARED FOR:

LIG LAND LLC
 26535 ROYALTON ROAD
 PO BOX 759 COLUMBIA STATION, OHIO 44028

NAGEL AND MIDDLETON CROSSINGS DEVELOPMENT
MIDDLETON CROSSINGS SUBDIVISION
PLAT
 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 2 OF 2
 JOB NO. 20-5472