

CHESTER ROAD SUBDIVISION NO. 6

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. 5 AS RECORDED IN VOLUME 112, PAGES 56 & 57 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 2.7524 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "CHESTER ROAD SUBDIVISION NO. 6", BEING SUBLT 13 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.

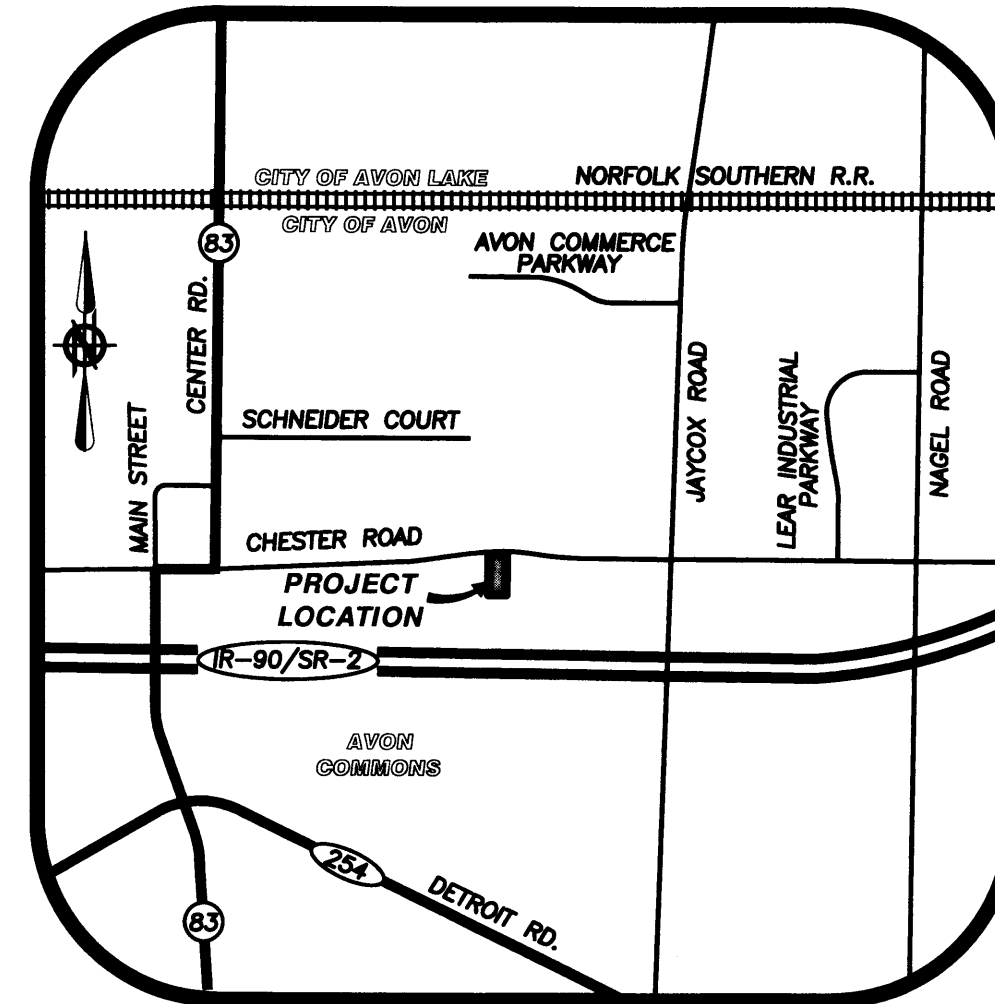
IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 29th DAY OF December, 2023.

BY: [Signature]
NWQ JAYCOX I-90 LLC
JAMES F. Epple
PRESIDENT/CEO

WITNESS

WITNESS



LOCATION MAP
-NOT TO SCALE-

LEGEND

- X_{DHF}. DRILLHOLE FOUND
- 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." 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
- _{MNF}. MASONRY NAIL FOUND
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (CALC.REC.) CALCULATED FROM RECORD INFORMATION
- (CVE) CHAGRIN VALLEY ENGINEERING, LTD
- (NYR) NOT YET RECORDED
- (N.) NORTH (E.) EAST
- (S.) SOUTH (W.) WEST
- ^C— CENTERLINE
- ^{R/W}— RIGHT-OF-WAY LINE
- ^{P/L}— PROPERTY LINE
- ^{L/A}— LIMITED ACCESS

ACREAGE SUMMARY

2.7524 ACRES IN SUBLT 13

2.7524 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 12th DAY OF December, 2023.

[Signature] 12/12/23
RYAN E. CUMMINS, P.E.
AVON CITY ENGINEER DATE

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 12th DAY OF December, 2023.

[Signature] 12-12-23
JOHN R. GASIOR
LAW DIRECTOR DATE

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 12th DAY OF December, 2023.

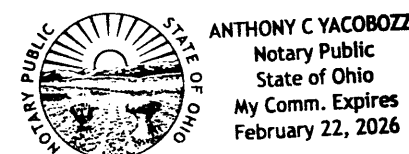
[Signature] 12-12-23
CAROLYN WITHERSPOON
PLANNING COMMISSION CHAIR DATE

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. N/A. THIS 12th DAY OF December, 2023.

[Signature] 12-12-23
BRIAN FISCHER
COUNCIL PRESIDENT DATE

NOTARY PUBLIC:

STATE OF OHIO
COUNTY OF Lorain
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 DAY OF December, 29, 2023.

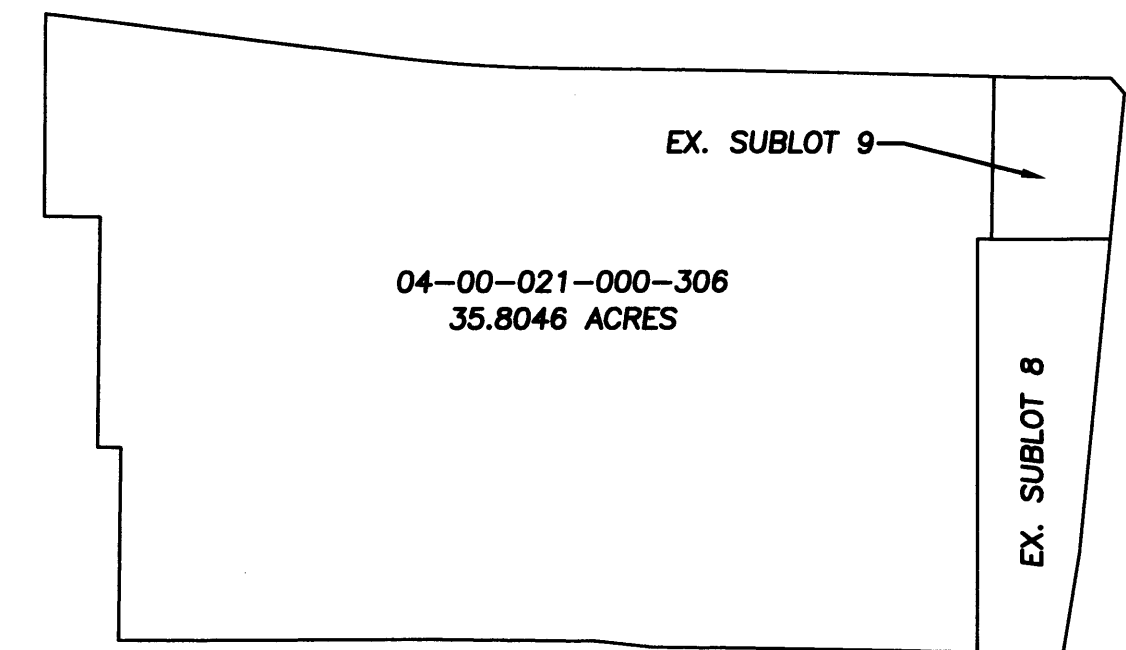


[Signature]
NOTARY PUBLIC

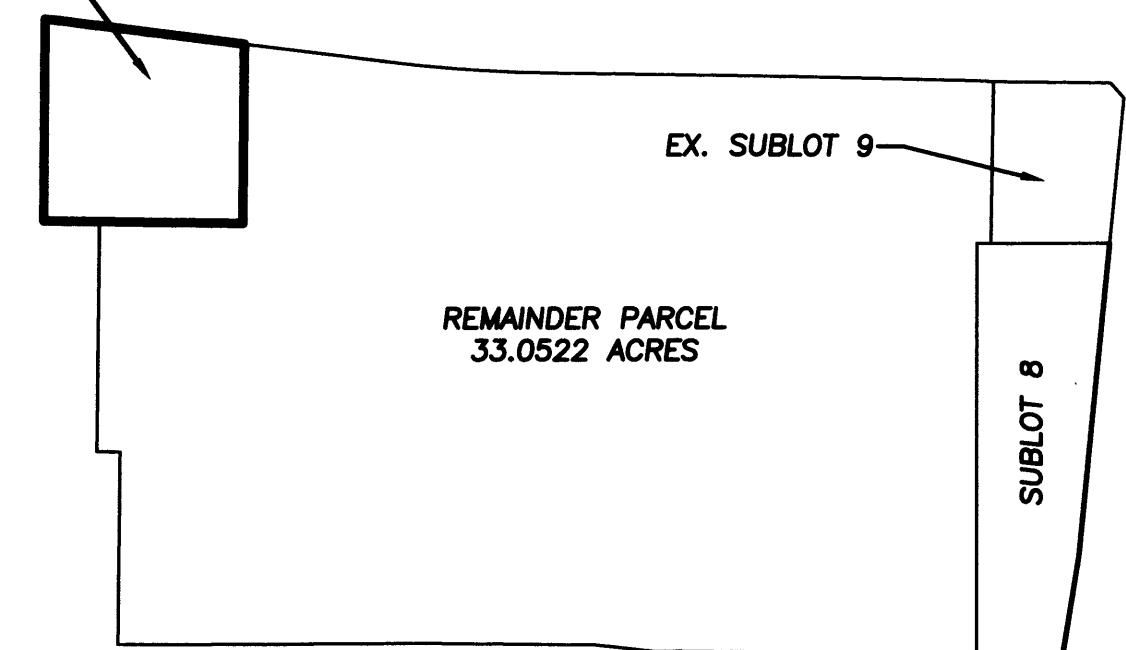
MY COMMISSION EXPIRES:

EASEMENT NOTE:

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



PRE-SUBDIVISION SUMMARY



POST SUBDIVISION SUMMARY

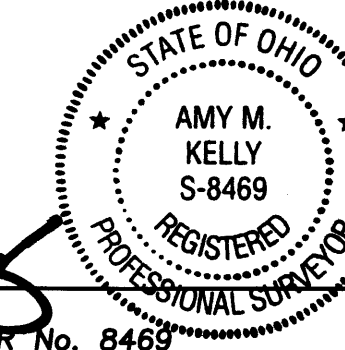
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JAN 25 2024
I. CRAIG SMOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2024-0002080
PLAT Fee: \$259.20 Page 1 of 4
Recorded: 1/25/2024 at 01:36 PM
Receipt: T20240001474
Lorain County Recorder Mike Doran
[Barcode]
Plat Vol 114 Pgs 97, 98, 99
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"

[Signature] 12/7/2023
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8469 DATE



DRAWN BY:
AMK
CHECKED BY:
APA

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

SHEET
1 OF 3
JOB NO.
17-4656-027

Plat Sheet

Instrument # 2024-0002080

Film # _____

Name of Plat Chester Road Subdivision NO 6

Owner: NWQ Jaycox 190 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. 2.7524 acres
easements also

Creating subplot 13

Floor Plans: /

Related/Margin: /

Comments: /

Vol. 114

Receiving Stamp

Pg. 97, 98, 99

Amount: \$ 259.20

Initials: SC J.H