

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 04-00-015-109-170
*2) PPN 04-00-015-109-166
*3) PPN 04-00-015-109-036
*4) PPN 04-00-015-109-164
*5) PPN 04-00-015-110-054

BRYAN K. JENSEN
MAYOR OF THE CITY OF AVON

NOTARY

COUNTY OF)
STATE OF OHIO) SS

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 June, 2024, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO

Rose Frances Seighman
NOTARY PUBLIC

MY COMMISSION EXPIRES August 2, 2025

Notary Public Seal for Rose Frances Seighman, State of Ohio, My Commission Expires August 2, 2025

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. 1895-0362369

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. 2020-0780018

STATE OF OHIO
04-00-015-101-059
VOL. 1060, PG. 534

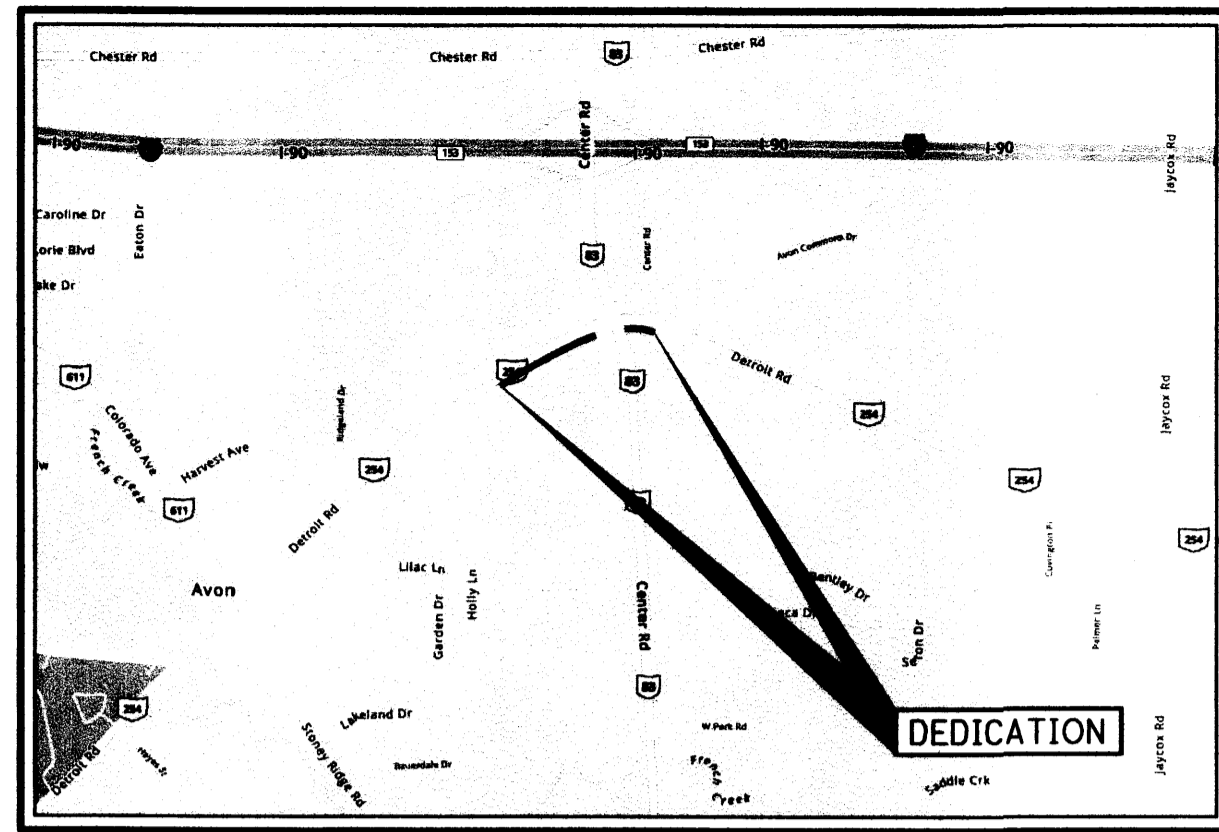
STATE OF OHIO
04-00-015-101-056
VOL. 1094, PG. 705

STATE OF OHIO
04-00-015-109-162
VOL. 1034, PG. 702

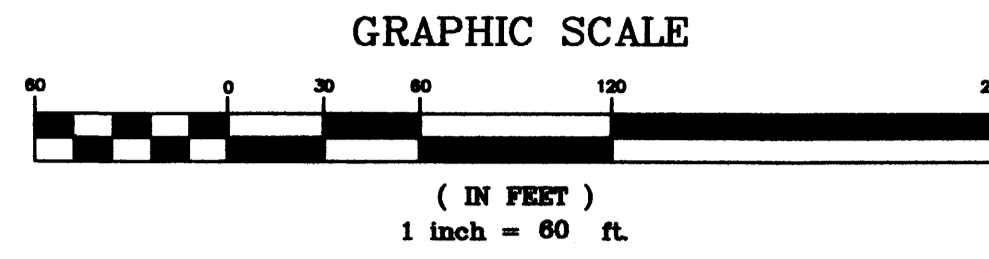
EVERETT E. PEAK & NORAH E. PEAK TRUSTEES
36285 DETROIT RD
AVON, OH 44011
04-00-015-109-163
DOC NO. 2008-0242282 & 2008-0242283

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.

VICINITY MAP



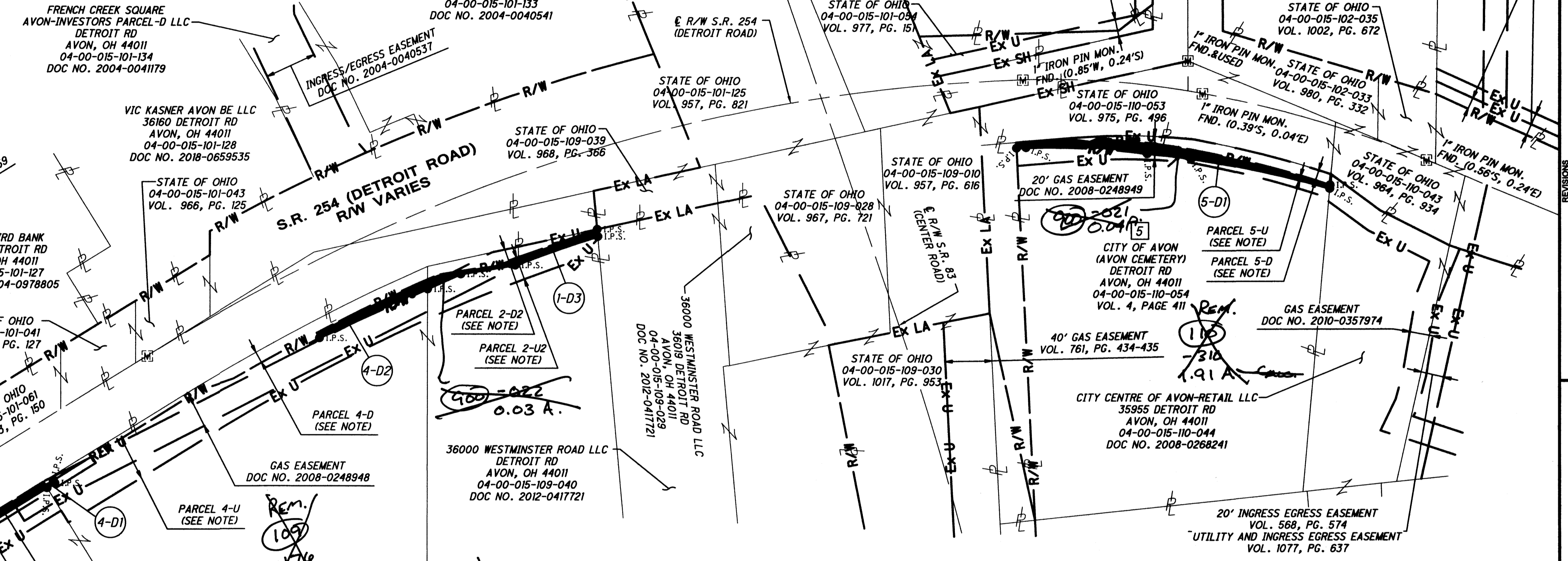
DEDICATION PLAT
DETROIT ROAD - S.R. 254 No. 2
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP, SECTION 15, TOWNSHIP 7 NORTH, RANGE 16 WEST
CITY OF AVON
LORAIN COUNTY, OHIO



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, P.S. No. 7849, dated 6-19-2024



2024-0020890
PLAT Fee: \$259.20 Page 1 of 4
Recorded: 7/25/2024 at 02:11 PM
Receipt: T20240014983
Lorain County Recorder Mike Doran

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

NOTE:
THE FOLLOWING PARCELS ARE REFERENCED IN THE DEDICATION PLAT TITLED, "S.R. 254 (DETROIT ROAD) ADDITIONAL RIGHTS OF WAY AND UTILITY EASEMENTS" AS FOUND IN PLAT VOLUME 112, PAGES 33-35:
- PARCEL 1-D - PARCEL 3-U
- PARCEL 2-D1 - PARCEL 4-D
- PARCEL 2-D2 - PARCEL 4-U
- PARCEL 2-U1 - PARCEL 5-D
- PARCEL 2-U2 - PARCEL 5-U

APPROVALS
THIS DEDICATION PLAT IS ACCEPTED AND APPROVED BY THE COUNCIL PRESIDENT OF THE CITY OF AVON, THIS 25th DAY OF June, 2024.
Bryan Fischer, Council President

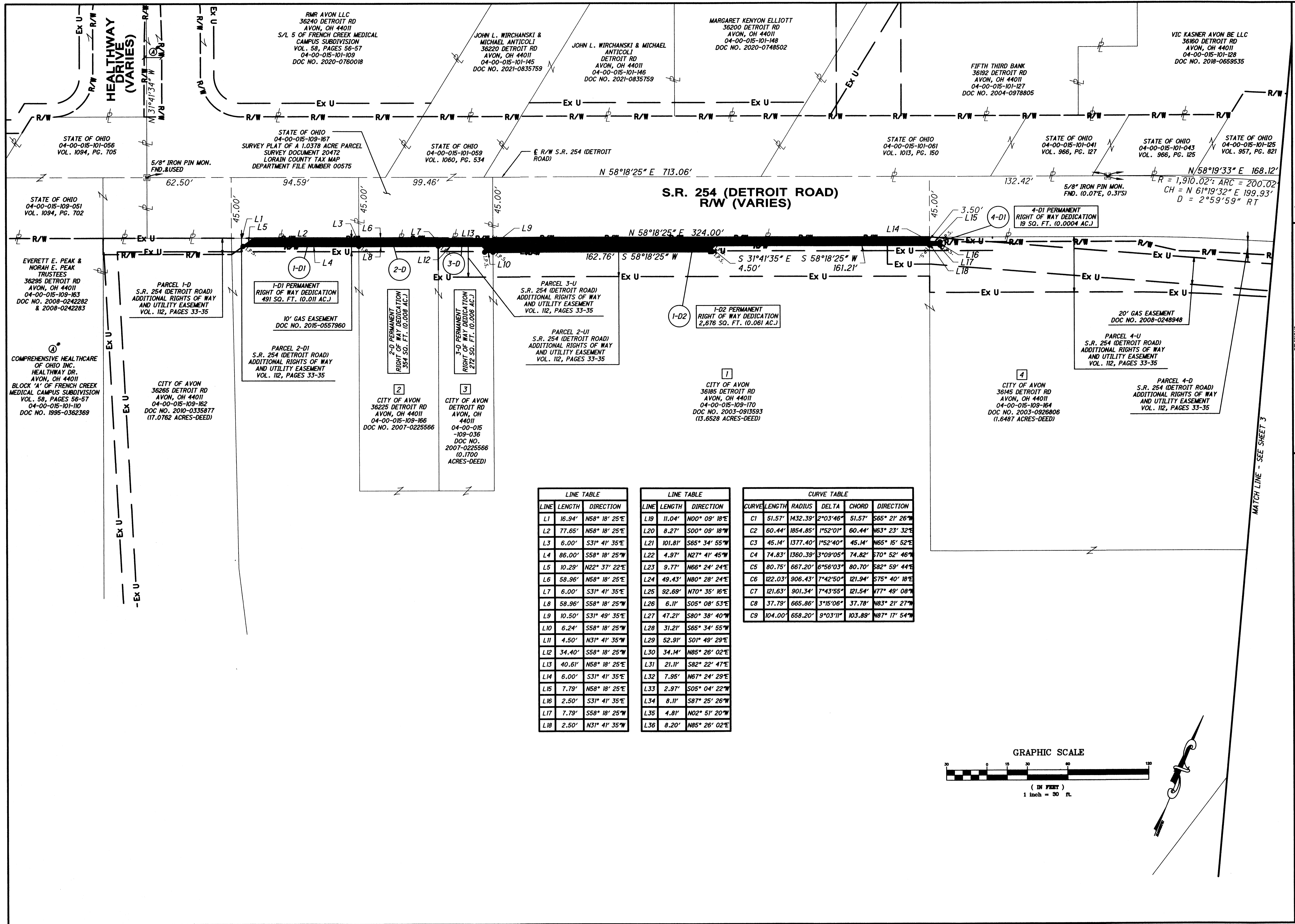
THIS DEDICATION PLAT IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION CHAIRPERSON OF THE CITY OF AVON, OHIO THIS 25th DAY OF June, 2024.
Carolyn Witherspoon, Planning Commission Chairperson

THIS DEDICATION PLAT IS ACCEPTED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF AVON, OHIO THIS 25th DAY OF June, 2024.
Ryan E. Cummins, P.E., City of Avon Consulting Engineer

Table with 2 columns: PARCEL and RIGHT OF WAY DEDICATION. Rows include parcels 1.) 04-00-015-109-170, 2.) 04-00-015-109-166, 3.) 04-00-015-109-036, 4.) 04-00-015-109-164, 5.) 04-00-015-110-054, and a TOTAL row.

- REFERENCES:
1. ODOT PLANS - CLEVELAND-LORAIN ROAD, S.H. NO. 555 SEC C-2, PET NO. 6889, PREPARED 1930
2. ODOT PLANS 1-90-1443107, 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 SUBLOT 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 ROUTE 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 & 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

Vertical sidebar containing: DEDICATION PLAT S.R. 254 (DETROIT ROAD) ADDITIONAL RIGHTS OF WAY No. 2; CITY OF AVON LORAIN COUNTY, OHIO; CHAGRIN VALLEY ENGINEERING, LTD. logo and contact info; and a notary seal for Donald F. Sheehy, P.S. No. 7849.



LINE TABLE

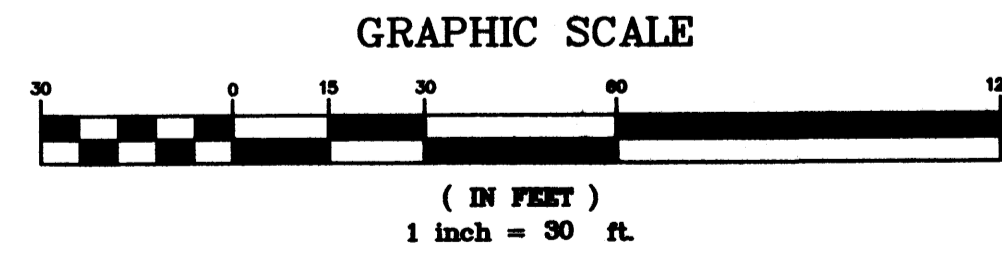
LINE	LENGTH	DIRECTION
L1	16.94'	N58° 18' 25"E
L2	77.65'	N58° 18' 25"E
L3	6.00'	S31° 41' 35"E
L4	86.00'	S58° 18' 25"W
L5	10.29'	N22° 37' 22"E
L6	58.96'	N58° 18' 25"E
L7	6.00'	S31° 41' 35"E
L8	58.96'	S58° 18' 25"W
L9	10.50'	S31° 49' 35"E
L10	6.24'	S58° 18' 25"W
L11	4.50'	N31° 41' 35"W
L12	34.40'	S58° 18' 25"W
L13	40.61'	N58° 18' 25"E
L14	6.00'	S31° 41' 35"E
L15	7.79'	N58° 18' 25"E
L16	2.50'	S31° 41' 35"E
L17	7.79'	S58° 18' 25"W
L18	2.50'	N31° 41' 35"W

LINE TABLE

LINE	LENGTH	DIRECTION
L19	11.04'	N00° 09' 18"E
L20	8.27'	S00° 09' 18"W
L21	101.81'	S65° 34' 55"W
L22	4.97'	N27° 41' 45"W
L23	9.77'	N66° 24' 24"E
L24	49.43'	N80° 28' 24"E
L25	92.69'	N70° 35' 16"E
L26	6.11'	S05° 08' 53"E
L27	47.21'	S80° 38' 40"W
L28	31.21'	S65° 34' 55"W
L29	52.91'	S01° 49' 29"E
L30	34.14'	N85° 26' 02"E
L31	21.11'	S82° 22' 47"E
L32	7.95'	N67° 24' 29"E
L33	2.97'	S05° 04' 22"W
L34	8.11'	S87° 25' 26"W
L35	4.81'	N02° 51' 20"W
L36	8.20'	N85° 26' 02"E

CURVE TABLE

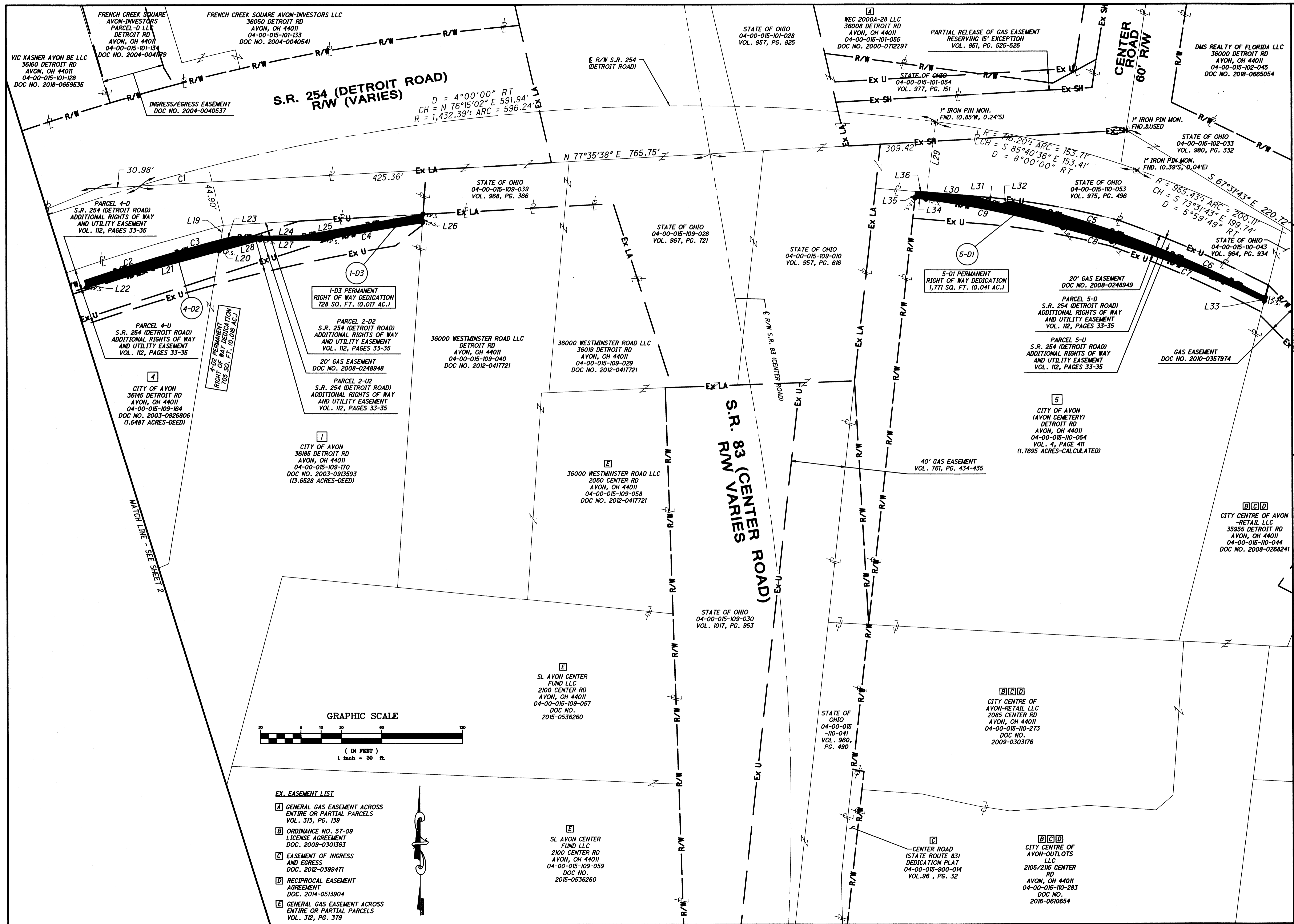
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C1	51.57'	1432.39'	2°03'46"	51.57'	S65° 21' 26"W
C2	60.44'	1854.85'	1°52'01"	60.44'	N63° 23' 32"E
C3	45.14'	1377.40'	1°52'40"	45.14'	N65° 15' 52"E
C4	74.83'	1360.39'	3°09'05"	74.82'	S70° 52' 46"W
C5	80.75'	667.20'	6°56'03"	80.70'	S82° 59' 44"E
C6	122.03'	906.43'	7°42'50"	121.94'	S75° 40' 18"E
C7	121.63'	901.34'	7°43'55"	121.54'	N77° 49' 08"W
C8	37.79'	665.86'	3°15'06"	37.78'	N83° 21' 27"W
C9	104.00'	658.20'	9°03'11"	103.89'	N87° 17' 54"W



CVE CHAGRIN VALLEY ENGINEERING, LTD.
 Creative Engineers. Intelligent Solutions.
 22999 Forbes Road, Suite B, Cleveland, Ohio 44146-5667
 Phone: 440.439.1999 Fax: 440.439.1999 www.cveintd.com

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

DESIGNED BY: SDK
 DRAWN BY: SDK
 CHECKED BY: BAS
 DATE: 06/10/2024
 SCALE: 1"=30'
 PROJECT NUMBER: 19415
 Drawing Name:
 SHEET: 2
 TOTAL SHEETS: 3



CVE CHAGRIN VALLEY ENGINEERING, LTD.
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 22999 Forbes Road, Suite B, Cleveland, Ohio 44146-5667
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DEDICATION PLAT
 S.R. 254 (DETROIT ROAD)
 ADDITIONAL RIGHTS OF WAY
 CITY OF AVON
 LORAIN COUNTY, OHIO

DESIGNED BY: SDK
 DRAWN BY: SDK
 CHECKED BY: BAS
 DATE: 06/10/2024
 SCALE: 1"=30'
 PROJECT NUMBER: 19415
 Drawing Name: _____
 SHEET: 3
 TOTAL SHEETS: 3

Plat Sheet

Instrument # 2024-0020890

Film # _____

Name of Plat Detroit Road, SR 254 Dedication Plat NO. 2

Owner: Avon City of

Description: Situated in the City of Avon, County of Lorain, State of Ohio; Being a part of Original Avon Township Section 15 / Easements
See Image for acreage

Floor Plans: /

Related/Margin: /

Comments: /

Vol 116

Receiving Stamp

Pg. 27, 28, 29

Amount \$ 259.20

Initials: SC