

# CHESTER ROAD SUBDIVISION NO. 7

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 THE REMAINDER PARCEL OF CHESTER ROAD SUBDIVISION NO. 6 AS RECORDED IN VOLUME 114, PAGES 97-99 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 12.7727 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

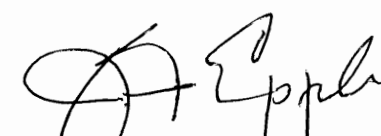
THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "CHESTER ROAD SUBDIVISION NO. 7", BEING SUBLT 14 INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME.

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.

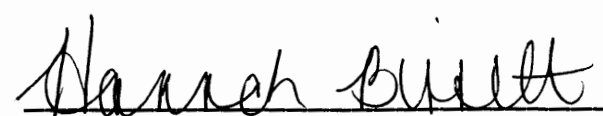
THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC AND PRIVATE UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

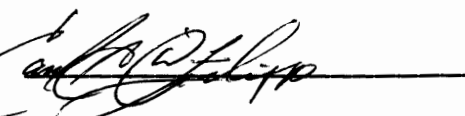
THIS 1ST DAY OF NOVEMBER, 2024.

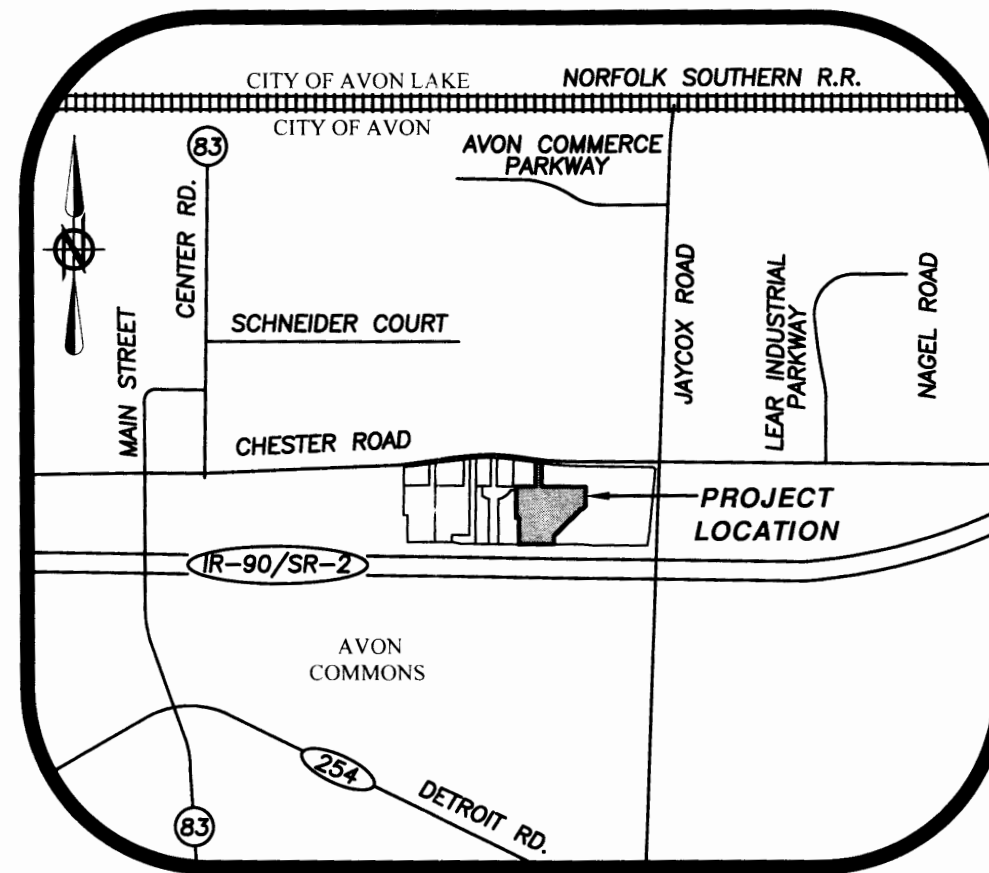
BY:   
NWQ JAYCOX I-90 LLC  
JAMES F. EPPELE

WITNESS



WITNESS





LOCATION MAP  
-NOT TO SCALE-

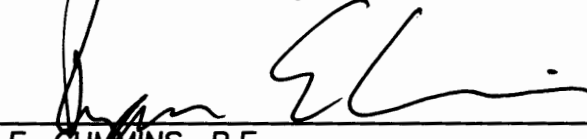
ACREAGE SUMMARY
12.7727 ACRES IN SUBLT 14
12.7727 ACRES TOTAL IN SUBDIVISION

## LEGEND

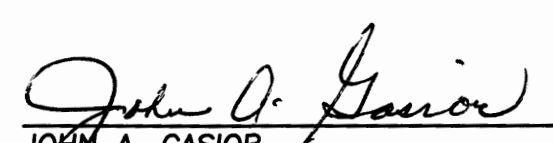
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET
- ⊗ DRILL HOLE FOUND
- IRON PIN/PIPE FOUND AS INDICATED
- ⊞ MONUMENT BOX WITH DRILL HOLE; IRON PIN/PIPE FOUND AS INDICATED
- M.N.F. MAG NAIL FOUND
- ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- FD FOUND
- P. PAGE
- V. VOLUME
- (M) MEASURED INFORMATION
- (R) RECORD INFORMATION
- S.F. SQUARE FEET
- (SV) SURVEYED INFORMATION
- (U) USED INFORMATION
- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST
- ⊕ CENTERLINE
- R/W RIGHT OF WAY LINE
- L/A LIMITED ACCESS RIGHT OF WAY LINE
- ⊔ PROPERTY LINE

## 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 18th DAY OF JULY, 2024.

  
RYAN E. CUMMINS, P.E.  
AVON CITY ENGINEER  
7/18/24  
DATE

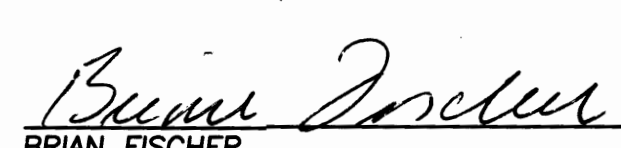
THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 30th DAY OF JULY, 2024.

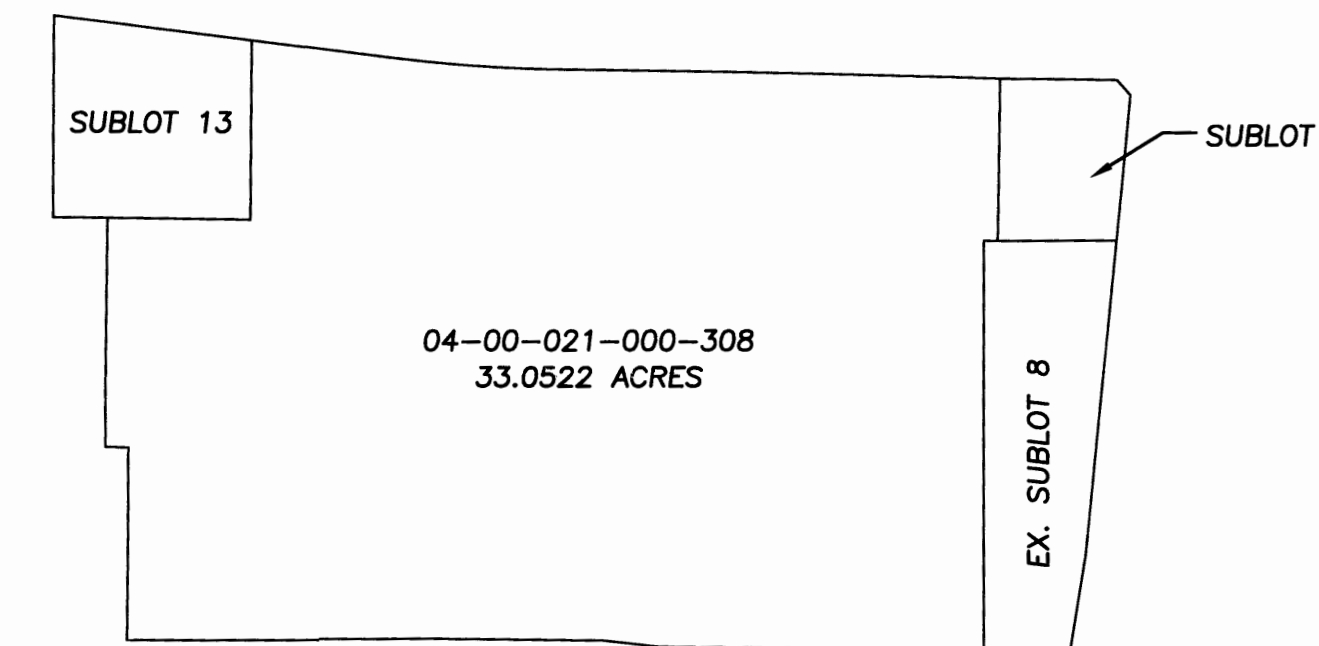
  
JOHN A. GASIOR  
LAW DIRECTOR  
7/30/24  
DATE

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 15th DAY OF JULY, 2024.

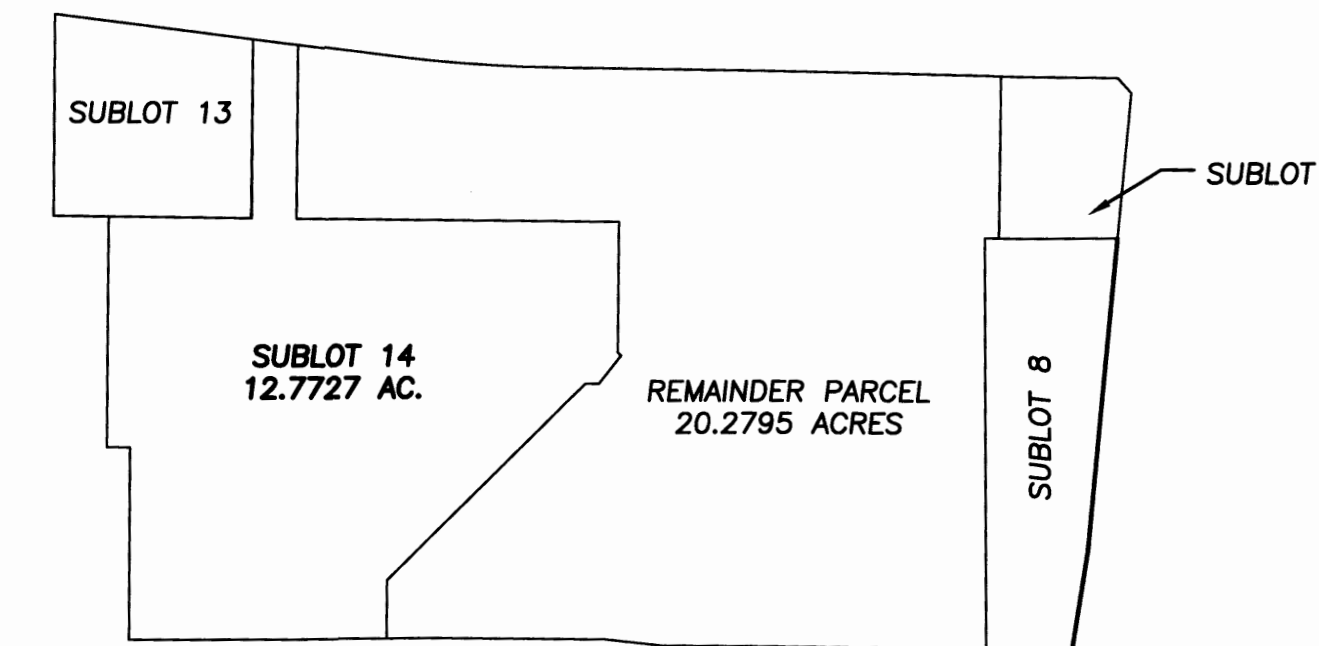
  
CAROLYN WITHERSPOON  
PLANNING COMMISSION CHAIR  
7-18-24  
DATE

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. N/A. THIS 30th DAY OF JULY, 2024.

  
BRIAN FISCHER  
COUNCIL PRESIDENT  
7-30-24  
DATE



## PRE-SUBDIVISION SUMMARY




## POST SUBDIVISION SUMMARY

LORAIN COUNTY AUDITOR	LORAIN COUNTY RECORDER
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## NOTARY PUBLIC:

STATE OF OHIO  
COUNTY OF SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED James F. Eppele, FOR NWQ JAYCOX I-90 LLC WHO ACKNOWLEDGES 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, 2024.

  
AARON P. APPELL  
NOTARY PUBLIC - STATE OF OHIO  
My Commission Expires Feb. 10, 2028

MY COMMISSION EXPIRES:

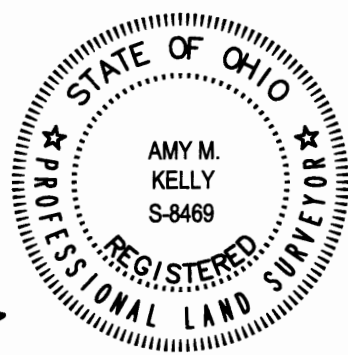
## EASEMENT NOTE:

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

## 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  
REGISTERED OHIO SURVEYOR No. 8099  
7/16/2024  
DATE



2024-0032642  
PLAT Fee: \$172.80 Page 1 of 3  
Recorded: 11/7/2024 at 01:58 PM  
Receipt: T20240023413  
Lorain County Recorder Mike Doran



PLAT 001 116  
PGS 12, 13

TRANSFERRED  
IN COMPLIANCE WITH SSC-319-207  
OHIO REV. CODE  
NOV - 7 2024  
JB  
FleEx  
I. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

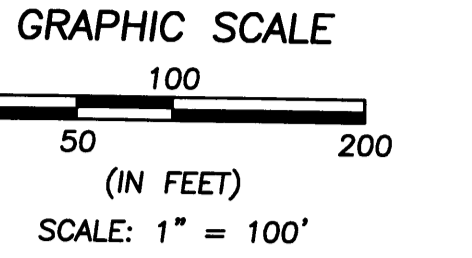
REVISION	DATE	BY	DESCRIPTION
	01-23-2024	AMK	ISSUE FOR REVIEW
	06-17-2024	AMK	ISSUE FOR REVIEW

DRAWN BY: JLT		SHEET 1 OF 2
CHECKED BY: AMK		JOB NO. 17-4656-029

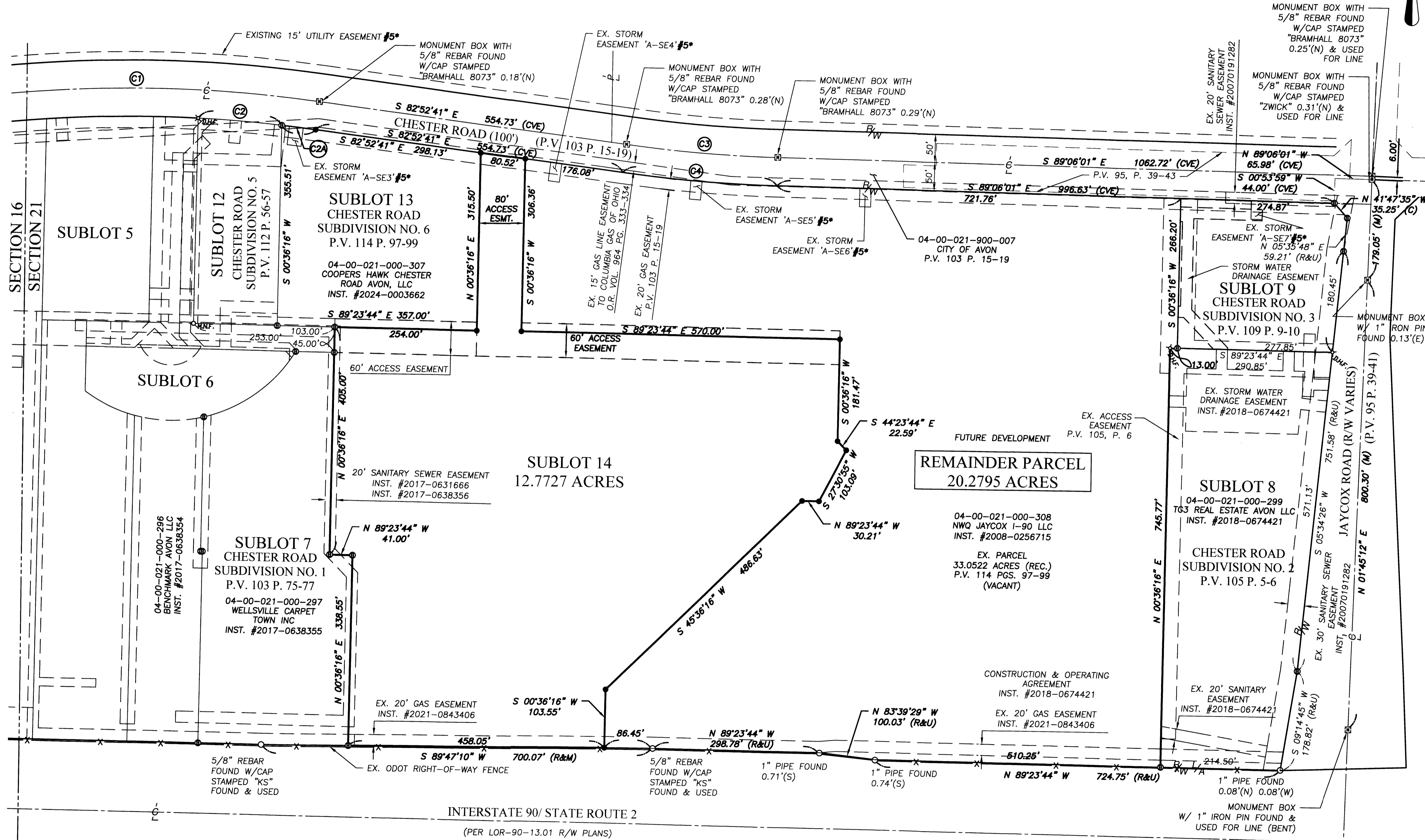
ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

**CURVE INFORMATION**

<b>C1</b> L=623.43' R=2500.00' TAN=313.34' Δ=14°17'17" CH=621.82' CB=N 89°58'41" E	<b>C2</b> L=150.28' R=2450.00' TAN=75.16' Δ=03°30'52" CH=150.25' CB=S 86°03'51" E	<b>C2A</b> L=61.11' R=2450.00' TAN=30.56' Δ=01°25'45" CH=61.11' CB=S 83°35'33" E	<b>C3</b> L=271.50' R=2500.00' TAN=135.88' Δ=06°13'20" CH=271.37' CB=S 85°59'21" E	<b>C4</b> L=276.93' R=2550.00' TAN=138.60' Δ=06°13'20" CH=276.79' CB=S 85°59'21" E
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**BASIS OF BEARINGS:**  
A PORTION OF THE CENTERLINE OF CHESTER ROAD WHICH WAS ASSUMED TO BE SOUTH 89° 06' 01" EAST  
AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN DECEMBER 2017, OCTOBER 2020, AND DECEMBER 2023.



**REFERENCES**

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- ALTA/ACSM LAND TITLE SURVEY FOR REO HOLDINGS, LLC. & FIDELITY NATIONAL TITLE INSURANCE COMPANY, KS ASSOCIATES, INC., MAY 14, 2008.
- 13.3270 ACRE LOT SPLIT SURVEY, BRAMHALL ENGINEERING & SURVEYING COMPANY, JULY 8, 2015.
- DEDICATION PLAT WITH EASEMENTS FOR CHESTER ROAD RECONSTRUCTION, CHAGRIN VALLEY ENGINEERING, LTD., (A.K.A C.V.E.) FEBRUARY 28, 2017. PLAT VOLUME 103, P. 15-19.
- 2.5900 ACRE LOT SPLIT SURVEY FOR SPLIT PARCEL "E" W/74.0836 ACRE REMAINDER PARCEL "F", BRAMHALL ENGINEERING & SURVEYING COMPANY, FEBRUARY 10, 2017 (INST. #2017-0631665).
- JAYCOX ROAD AND CHESTER ROAD DEDICATION PLAT, BRAMHALL ENGINEERING & SURVEYING CO., AUGUST 13, 2009, P.V. 95, P. 39-41.

J:\174656-29 TG Chester Road\DRAWINGS\TAI174656-029 Subdivision Plat.dwg, Plotted: Jun 17, 2024, 3:54pm

DATE	BY	DESCRIPTION
01-23-2024	AMK	ISSUE FOR REVIEW
06-17-2024	AMK	ISSUE FOR REVIEW

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 2 OF 2  
 JOB NO. 17-4656-027

Plat Sheet

Instrument # 2024-0032642

Film # \_\_\_\_\_

Name of Plat: CHESTER ROAD SUBDIVISION NO 7

Owner: NWQ JAYCOX I 90 LLC

Description: SITUATED IN CITY OF AVON COUNTY  
OF LORAIN AND STATE OF OHIO AND KNOWN  
AS BEING PART OF ORIGINAL AVON TOWNSHIP  
SECTION NUMBER 21 12.7727 ACRES  
CREATING Sublot 14

Floor Plans: /

Related/Margin: /

Comments: /

Vol 116

Receiving Stamp

Pg. 72, 73

Amount: \$ 172.80

Initials: SI