

FRENCH CREEK MEDICAL CAMPUS NO. 2

SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 15, AND FURTHER
KNOWN AS BEING A RE-SUBDIVISION OF SUBLOT 4 AS RECORDED IN FRENCH CREEK MEDICAL
CAMPUS AS RECORDED IN VOLUME 58, PAGES 56 & 57 OF THE LORAIN COUNTY PLAT RECORDS

OWNER'S CERTIFICATE:

SITUATED IN CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 15, AND FURTHER KNOWN AS BEING A RE-SUBDIVISION OF SUBLOT 4 AS RECORDED IN FRENCH CREEK MEDICAL CAMPUS VOLUME 58, PAGES 56-57 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 2.5783 ACRES OF LAND (AS SURVEYED), BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "FRENCH CREEK MEDICAL CAMPUS NO. 2", BEING SUBLOTS 7 & 8 INCLUSIVE, AND DEDICATE TO PUBLIC USE, AS SUCH, STREET SHOWN HEREON AND DESIGNATED AS DETROIT ROAD THIRTY-THREE (33) FEET IN WIDTH 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 9th DAY OF April, 2024.

BY: [Signature]
AVON JV, LLC

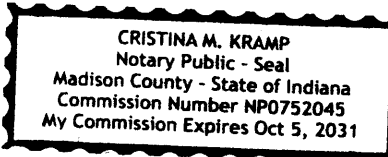
Thomas French, Manager
PRINTED NAME & TITLE

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 Thomas French, FOR AVON JV, 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 April 9th, 2024.

THIS IS AN ACKNOWLEDGMENT CERTIFICATION. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.



NOTARY PUBLIC

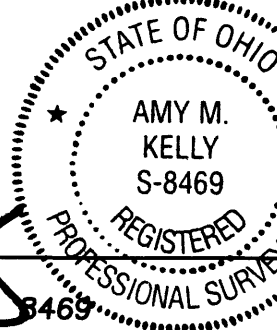
Cristiana M. Kupp
MY COMMISSION EXPIRES:

10/05/2031

SURVEYOR'S CERTIFICATE:

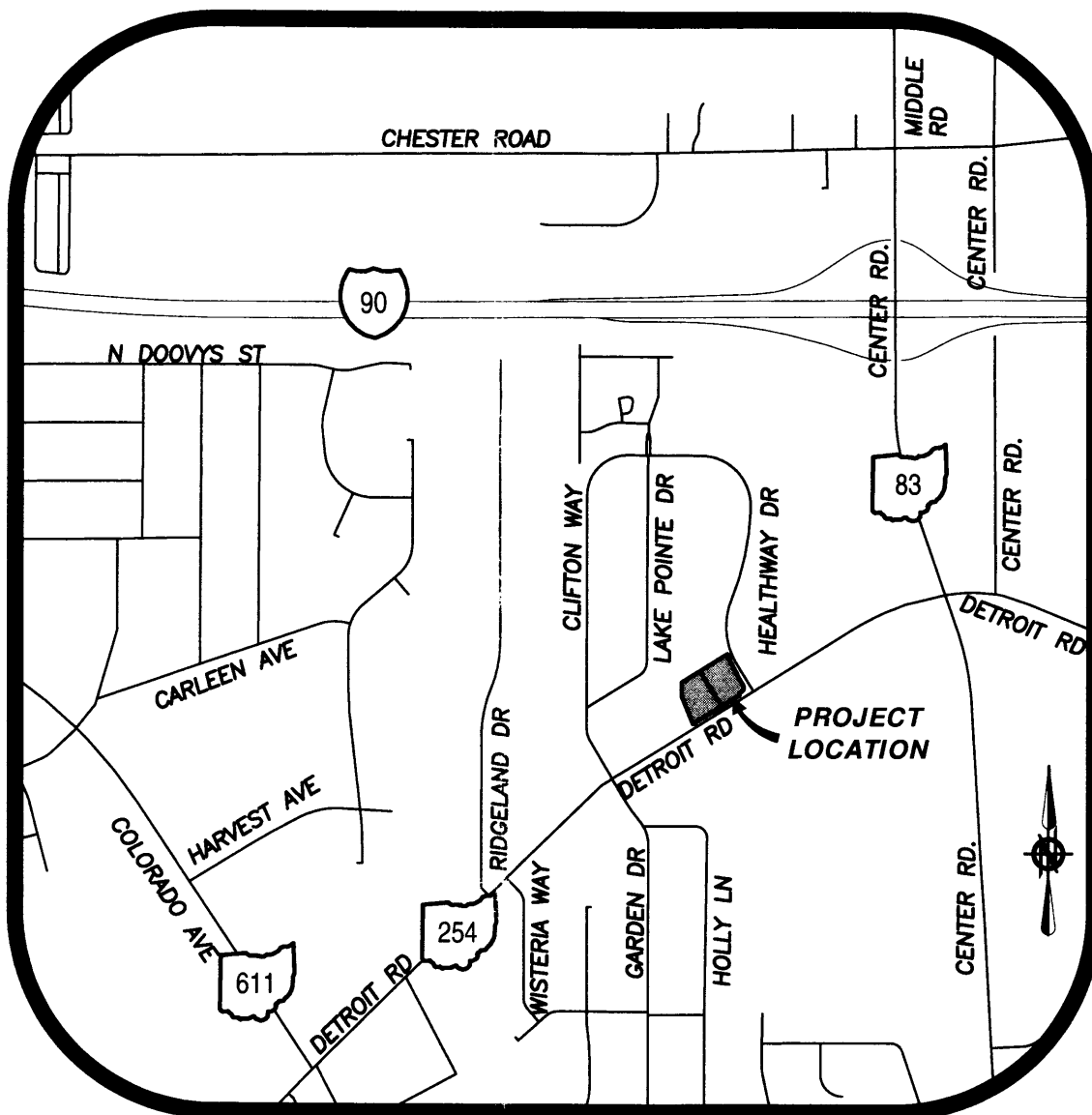
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"

[Signature]
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8469
DATE 1/20/2023



LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER



LOCATION MAP

-NOT TO SCALE-

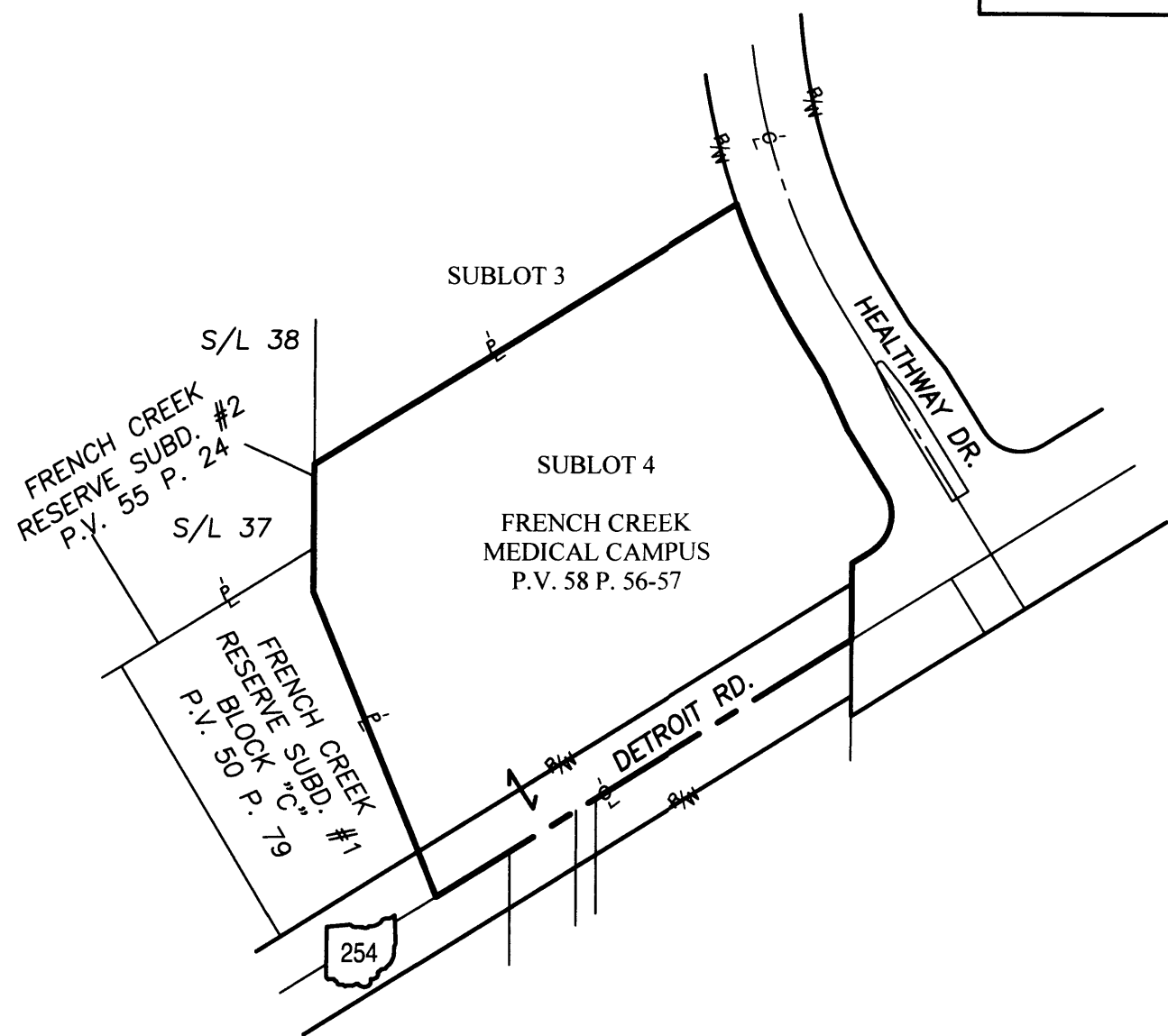
ACREAGE SUMMARY

ACRES IN SUBLOT 7
1.1323 AC.

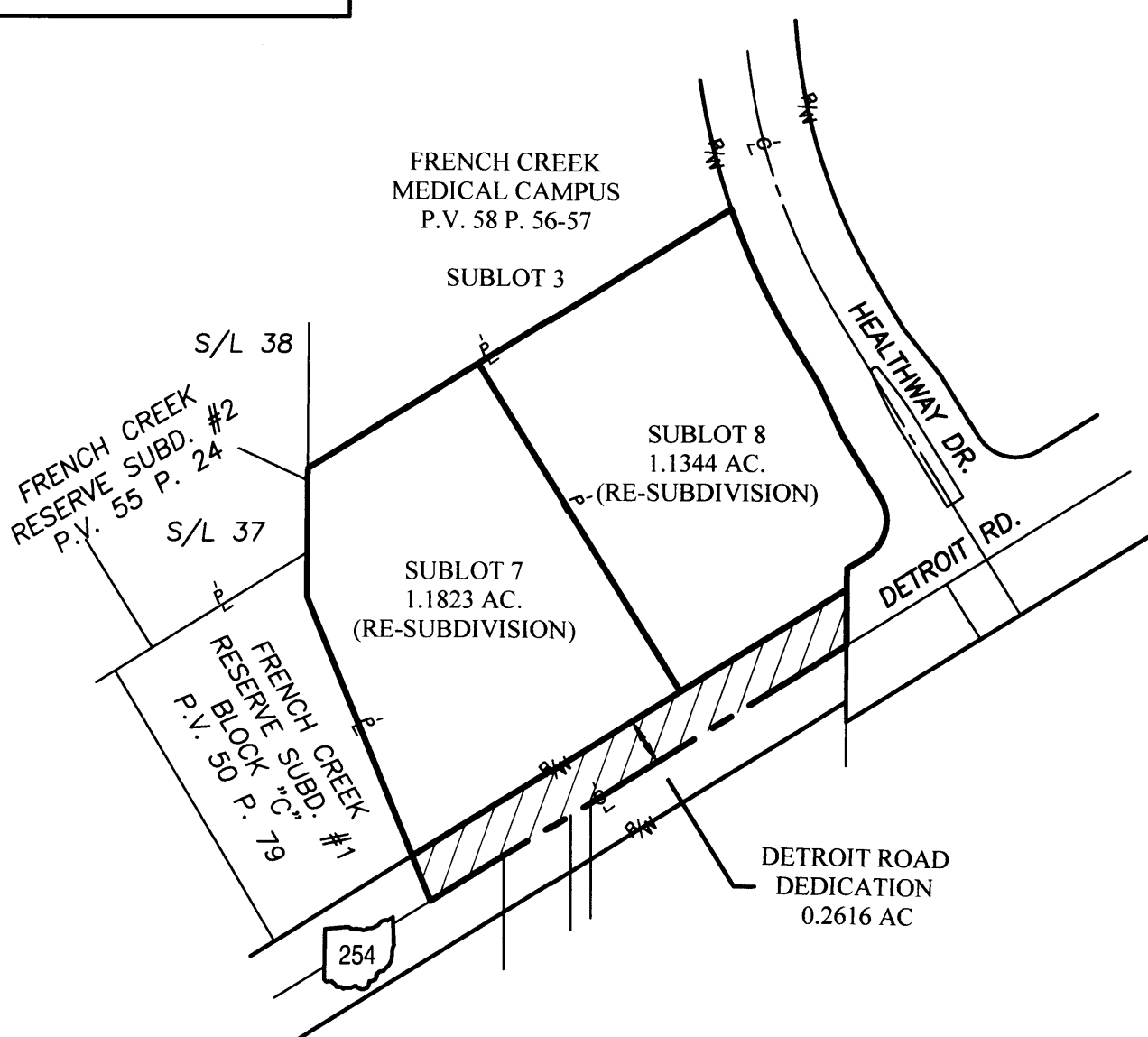
ACRES IN SUBLOT 8
1.1344 AC.

ACRES IN DETROIT ROAD DEDICATION
0.2616 AC.

2.5783 ACRES TOTAL IN SUBDIVISION



PRE-SPLIT SUMMARY



POST-SPLIT SUMMARY

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 8th DAY OF January, 2024.

[Signature]
RYAN E. CUMMINS, P.E.
AVON CITY ENGINEER
DATE 1/8/24

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 8th DAY OF January, 2024.

[Signature]
JOHN A. GASIOR
LAW DIRECTOR
DATE 1-8-24

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 8th DAY OF January, 2024.

[Signature]
CAROLYN WITHERSPOON
PLANNING COMMISSION CHAIR
DATE 1-8-24

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. N/A. THIS 8th DAY OF January, 2024.

[Signature]
BRIAN FISCHER
COUNCIL PRESIDENT
DATE 1-8-24

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

APR 29 2025

J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2025-0050759

PLAT Fee: \$176.80 Page 1 of 3
Recorded: 4/29/2025 at 02:26 PM
Receipt: T2025009145



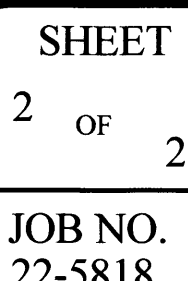
Plat Vol 117
Pg 93, 94

DRAWN BY:
CAT

CHECKED BY:
AMK

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

SHEET
1 OF 2
JOB NO.
22-5818



Plat SheetInstrument # 2025-0050759

Film # _____

Name of Plat: French Creek Medical Campus NO 2Owner: Avon JV 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 no 15
further known as being a re-subdivision of
Sublot 4 recorded in French Creek Medical Campus
Creating Sublot 7 and 8
Acreage 2.5783

Floor Plans: _____

Related/Margin: Plat Vol 58 Pg 56, 57

Comments: _____

Vol 117Receiving StampPg. 93, 94Amount: 176.80Initials: Jh