

OWNER'S CERTIFICATE, EASEMENTS AND ACCEPTANCE:

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 27, AS DESCRIBED IN A DEED TO LDC MIDDLETON LLC AS RECORDED ON JUNE 23, 2022 IN INSTRUMENT NUMBER 2022-0880602 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 24.3119 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "NAGEL FARMS SUBDIVISION", BEING SUBLOTS 1 TO 35 INCLUSIVE, BLOCKS "A", "B", AND "C" DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, VIVIAN WAY (60 FEET WIDE), DEAN DRIVE (60 FEET WIDE), MIDDLETON ROAD (100 FEET WIDE) AND DETROIT ROAD - S.R. 254 (50 FEET WIDE ~ EXISTING 33 FEET R/W ON THE NORTH SIDE WITH A 17 FEET WIDENING ON THE NORTH SIDE OF DETROIT THROUGH BLOCK "A"), UTILITY EASEMENTS DEDICATED FOR PUBLIC USE AS SHOWN HEREIN AND OTHER EASEMENTS NOT HERETOFORE DEDICATED.

BLOCK "A" SHALL BE A LOT OUTSIDE THE SUBDIVISION WITH FRONTAGE ON DETROIT ROAD AND SUBJECT TO EASEMENTS AS FURTHER DEFINED BELOW AS SHOWN HERE ON.

PLAT SHALL CONVEY A 5 FOOT WIDE BY 10 FOOT USPS EASEMENT WITHIN BLOCK "C" TO THE UNITED STATES POSTAL SERVICE(USPS) FOR A CLUSTER MAILBOX UNIT AS SHOWN HEREIN AND TO BE MAINTAINED BY THE HOA.

PLAT SHALL CONVEY SIGN EASEMENTS WITHIN SUBLOTS 1 & 35 AND WITH LOCATIONS AND DIMENSIONS AS DEPICTED HEREON AND ARE TO BE MAINTAINED BY THE HOA.

30' UTILITY & ACCESS EASEMENT FOR WATERLINE, SANITARY SEWERS AND STORM SEWERS WITHIN BLOCK "A", SUBLOTS 19 & 20 AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE "CITY") & HOA, A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH BLOCK "A", SUBLOTS 19 & 20 AS SHOWN HEREON TO IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE CITY FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS CITY MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF THE PUBLIC WATERLINE, PUBLIC SANITARY SEWERS, STORM SEWERS, AND FACILITIES, THE RIGHT TO IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. RESIDENTS SHALL NOT INSTALL ANY PERMANENT IMPROVEMENTS WITHIN SAID EASEMENTS.

PLAT SHALL CONVEY STORM SEWER, DRAINAGE, AND STORM WATER MANAGEMENT EASEMENTS TO THE BENEFIT OF THE ENTITIES LISTED HEREIN AT VARIOUS LOCATIONS AND DIMENSIONS AS DEPICTED. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE "CITY" SHALL NOT BE REQUIRED IN ANY WAY TO CONSTRUCT OR TO SHARE IN THE COST OF INITIAL CONSTRUCTION OF THE IMPROVEMENTS PROVIDED, HOWEVER, THAT THE "HOA", BY ACCEPTANCE OF THE EASEMENT, AGREES TO PERFORM ANY MAINTENANCE, REPAIRS OR REPLACEMENT OF THE STORM SEWERS AND STORMWATER MANAGEMENT BASIN WITHIN THE EASEMENT AREAS REQUIRED TO KEEP THE SAME IN PROPER WORKING ORDER IF, AND ONLY IF, THE HOA, ITS SUCCESSORS OR ASSIGNS, DOES NOT MEET ITS OBLIGATION TO PROPERLY MAINTAIN, REPAIR OR REPLACE SUCH BASIN, ONLY THEN WILL THE CITY MAKE SUCH IMPROVEMENTS IF NEEDED. THE COST BORNE BY CITY HEREUNDER SHALL BE REIMBURSED TO THE CITY BY THE HOA, ITS SUCCESSORS AND ASSIGNS, AND, AT THE DISCRETION OF THE CITY, SUCH COST MAY BE PLACED AS A LIEN UPON THE REAL PROPERTY PARCEL ON WHICH THE STORMWATER MANAGEMENT BASIN IS LOCATED. HOA, IT SUCCESSORS AND ASSIGNS MAY USE THE EASEMENT AREA IN ANY MANNER AND TO ANY EXTENT NOT INCONSISTENT WITH THERE GRANT OF EASEMENT HEREIN, AND SUCH USE SHALL NOT INTERFERE WITH THE INTENDED USE OF THE BASIN OR IMPEDE THE FLOW OF WATER THROUGH THE BASIN.

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 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 UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

DEDICATION OF DETROIT ROAD- S.R. 254 (EXISTING 33' R/W ON THE NORTH SIDE WITH A 17' WIDENING) AS A PUBLIC RIGHT OF WAY.

KNOW ALL MEN BY THESE PRESENTS:

THAT LDC MIDDLETON LLC, THE GRANTOR, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED BY THE GRANTORS, DO HEREBY GRANT TO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER CALLED THE CITY), ITS SUCCESSORS AND ASSIGNS, THE DEDICATED RIGHT OF WAY TO INSTALL, MAINTAIN, REPAIR OR OPERATE A CITY STREET, TOGETHER WITH PAVEMENTS, CURB AND GUTTER, SIDEWALKS, STORM SEWERS, SANITARY SEWERS, WATERLINES, AND APPURTENANCES THERETO, NECESSARY FOR THE WIDENING OF THE PUBLIC ROADWAY NOW KNOWN AS DETROIT ROAD, WITHIN AND ACROSS A SEVENTEEN FEET (17') WIDENING LOCATED WITHIN PERMANENT PARCEL NO. 04-00-027-101-182 OWNED BY THE GRANTOR, SITUATED IN THE CITY OF AVON, LORAIN COUNTY, OHIO AND MORE PARTICULARLY DESCRIBED AND DEPICTED HEREIN.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 19th DAY OF May, 2025.

BY: Thomas Kuluris

TITLE: Managing Member

ENTITY: LDC MIDDLETON LLC

WITNESS

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 Thomas Kuluris 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 19th DAY OF May, 2025.

Vicki Jablonski
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/18/29



VICKY JABLONSKI
Notary Public
State of Ohio
My Comm. Expires
October 18, 2029

APPROXIMATE ROADWAY FOOTAGE:

473 LF OF ROAD - MIDDLETON ROAD
1,770 LF OF ROAD - VIVIAN WAY
180 LF OF ROAD - DEAN DRIVE

2,423 LF OF ROAD TOTAL IN SUBDIVISION

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- MIDDLETON ROAD SUBDIVISION PREPARED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY IN JANUARY 2019.
- DEDICATION PLAT FOR MIDDLETON ROAD PREPARED BY ALBAN SURVEYING CO. IN OCTOBER 2016. INST. # 2016-060884
- ALTA PREPARED FOR GARY E. NAGEL BY BRAMHALL ENGINEERING AND SURVEYING COMPANY IN APRIL 2016.
- LOR-90-22.26 CENTERLINE PLAT INSTRUMENT NUMBER 2011-0370181.

DATE	BY	DESCRIPTION
02-15-2022	APA	ISSUE TO PLANNING COMMISSION
03-11-2022	APA	RE-ISSUE TO PLANNING COMMISSION
04-06-2022	APA	RE-ISSUE TO PLANNING COMMISSION
10-15-2024	APA	FINAL PLAT
11-07-2024	APA	UPDATE PER CITY COMMENTS
11-19-2024	APA	UPDATE PER CLIENT
02-04-2025	APA	UPDATE PER COUNTY COMMENTS
05-02-2025	APA	UPDATE PER CITY COMMENTS

ACREAGE SUMMARY	
RIGHT OF WAY DETROIT ROAD EXISTING 33' RIGHT OF WAY 17' WIDENING	0.2834 ACRES 0.1460 ACRES 0.4294 ACRES
RIGHT OF WAY VIVIAN WAY RIGHT OF WAY DEAN DRIVE RIGHT OF WAY MIDDLETON RD	2.6233 ACRES 0.2223 ACRES 1.0862 ACRES
TOTAL DEDICATION:	3.9318 ACRES
SUBLOTS #1-35 BLOCK A BLOCK B BLOCK C TOTAL IN SUBLOTS & BLOCKS:	15.4375 ACRES 1.8989 ACRES 2.6132 ACRES 0.0011 ACRES 19.9507 ACRES
TOTAL AREA 24.3119 ACRES	
REMAINDER PARCEL 0.0768 ACRES	

SETBACK TABLE				
(FACING LOT FROM STREET)				
LOT	SIDE (LT)	SIDE (RT)	FRONT	REAR
A	12'	30'	50'	50'
1	12'	40'	40'	50' / 12'
2-17	12'	12'	40'	50'
18	12'	12'	50'	50'
19	15' / 30'	12'	50'	50'
20	12'	15'	45'	50' / 90'
21-24	12'	12'	40'	50'
25	40'	12'	40'	50' / 12'
26	12'	40'	40'	50' / 12'
27-34	12'	12'	40'	50'
35	40'	12'	40'	50' / 12'

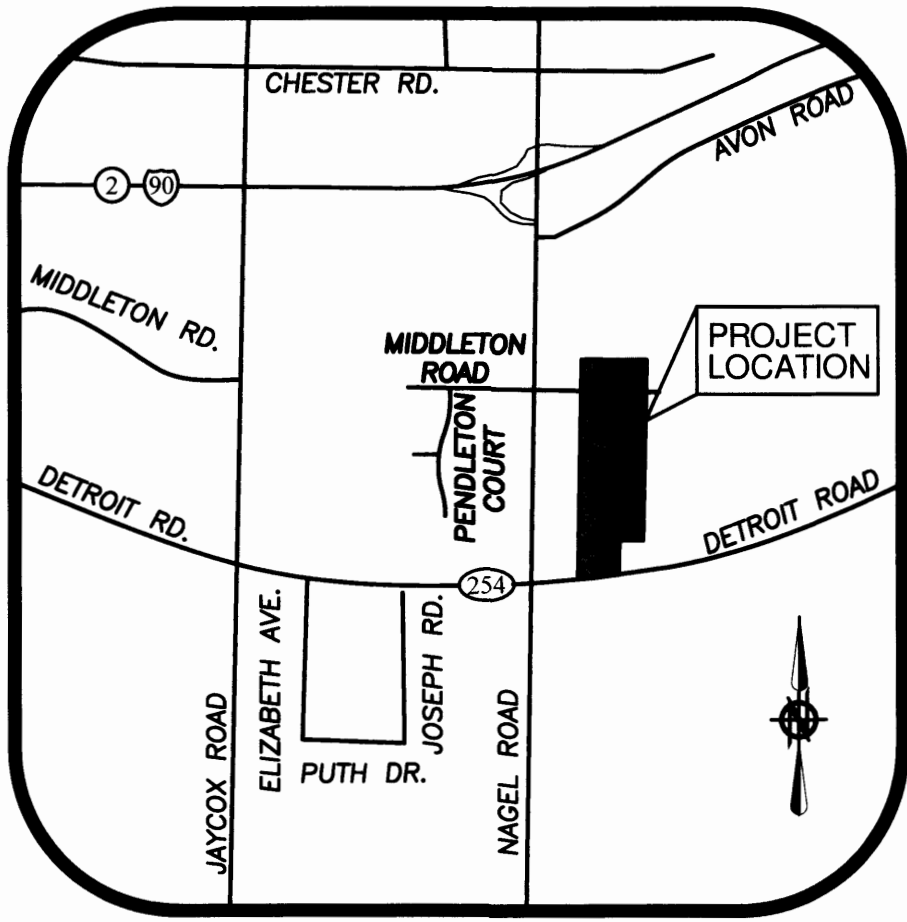
NOTES:

1. FRONT SETBACK IS 50' MINIMUM WITH FRONT LOAD GARAGE AND 40' WITH SIDE LOAD GARAGE CITY OF AVON ORD# 1262.04 LOT & YARD REQUIREMENT.

2. SEE RECORDING OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF THE NAGEL FARMS SUBDIVISION CITY OF AVON, LORAIN COUNTY, OHIO BY LDC MIDDLETON LLC FOR THE ASSOCIATION NAMED "THE NAGEL FARMS HOMEOWNERS' ASSOCIATION, INC."

NAGEL FARMS SUBDIVISION

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 27



VICINITY MAP
NOT TO SCALE

PRIVATE UNDERGROUND UTILITY EASEMENT:

WE LIBERTY DEVELOPMENT COMPANY, THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE CITY OF AVON AND THE FOLLOWING UTILITIES, INCLUDING BUT NOT LIMITED TO: FIRST ENERGY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS, (HEREIN AFTER REFERRED TO AS THE GRANTEES), AND THE CITY, A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THEIR GRANTEES MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE DESCRIBED EASEMENT PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: Thomas Kuluris (MANAGING MEMBER)

DEVELOPER:

LIBERTY DEVELOPMENT COMPANY
28045 RANNEY PARKWAY - SUITE E
WESTLAKE, OHIO 44145
(440) 892-1800

OWNERSHIP:

PP# 04-00-027-101-203
LDC MIDDLETON LLC

INST. # 2022-0880602

DATE: JUNE 23, 2022

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF _____ MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF NAGEL FARMS SUBDIVISION HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE STREETS AND EASEMENTS AS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

MORTGAGEE

BY: _____
TITLE: _____

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 OFFICER OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BLOCK /EASEMENTS - PURPOSE/ GRANTEES:

BLOCK A: LOT OUTSIDE THE SUBDIVISION WITH FRONTAGE ON DETROIT RD

BLOCK B:

DRAINAGE MAINTENANCE EASEMENT (HOA WITH ACCESS EASEMENT TO THE CITY OF AVON) WITH 50' x 30' DRAINAGE EASEMENT

BLOCK C:

5' x 10' USPS EASEMENT WITHIN BLOCK "F" FOR CLUSTER MAILBOX (UNITED STATES OF AMERICA POSTAL SERVICE & HOA)

15' STORM SEWER EASEMENT THROUGH S/L 20-35 (CITY OF AVON & HOA)
15' DRAINAGE EASEMENT THROUGH S/L 17 (CITY OF AVON & HOA)
20' STORM SEWER EASEMENT THROUGH BLOCK A (CITY OF AVON & HOA)
30' / 40' DRAINAGE EASEMENT THROUGH BLOCK A (CITY OF AVON & HOA)
30' UTILITY EASEMENT & UTILITY ACCESS THROUGH S/L 19, S/L 20 & BLOCK A (CITY OF AVON & HOA)
12' UTILITY EASEMENT ALONG PROPOSED R/W & 17' DETROIT RD WIDENING (CITY OF AVON & UTILITY COMPANIES)
DEDICATION DETROIT RD - EX. 33' R/W & 17' WIDENING (CITY OF AVON)
SIGN EASEMENT (SEE SHEET 4 OF 5 FOR DIMENSIONS) WITHIN SUBLOTS 1 & 35 (HOA)

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 14th DAY OF May, 2025.

RYAN A. COLEMAN, P.E.
AVON CITY ENGINEER

5/14/25
DATE

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 13th DAY OF May, 2025.

JOHN A. GASIOR
LAW DIRECTOR

5/13/25
DATE

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 13th DAY OF May, 2025.

CAROLYN WITHERSPOON
PLANNING COMMISSION CHAIR

5/13/25
DATE

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 40-25. THIS 13th DAY OF May, 2025.

Brian Fischer
BRIAN FISCHER
COUNCIL PRESIDENT

Plat vol. 117 pg 97-101

TRANSFERRED IN COMPLIANCE WITH SEC. 319-302 OHIO REV. CODE
MAY 22 2025 J. CRAIG SNODGRASS, CPA, CGFM LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

2025-0053573 PLAT Fee: \$432.00 Page 1 of 6 Recorded: 5/22/2025 at 12:48 PM Receipt: T20250011194 Lorain County Recorder Mike Doran
LORAIN COUNTY RECORDER

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 24.3119 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 27, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY 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 5/12/2025
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR NO. 8469



LEGEND OF SYMBOLS

- 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET L/A LIMITED ACCESS
- 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND C CENTERLINE
- MONUMENT BOX WITH 5/8" X 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET P PROPERTY LINE
- MONUMENT BOX WITH IRON PIN/PIPE FOUND (SIZE AND DESCRIPTION AS INDICATED) R/W RIGHT-OF-WAY LINE
- IRON PIN/PIPE FOUND (SIZE AND DESCRIPTION AS INDICATED) (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (O) (ODOT) LOR-90 ODOT INFORMATION

RIGHT OF WAY AREA TO BE DEDICATED TO CITY OF AVON

DRAWN BY:
CAT

CHECKED BY:
AMK/APA

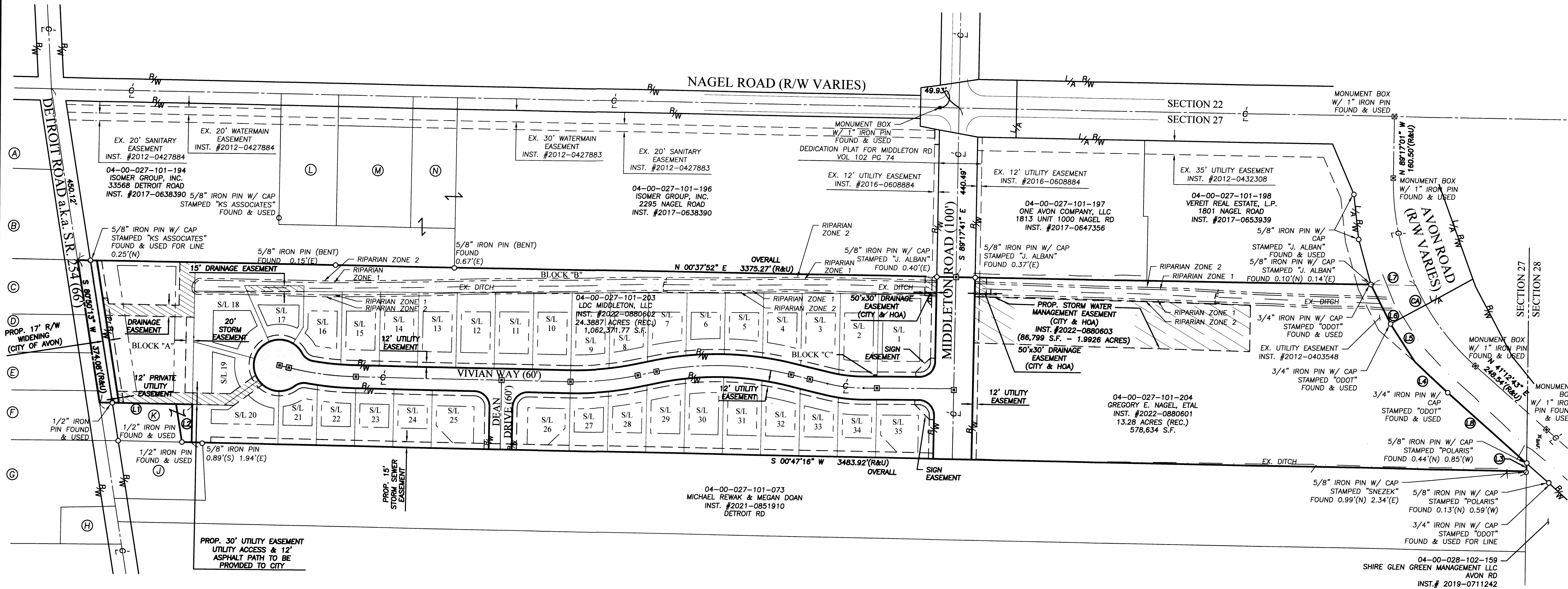
BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET

1 OF 5

JOB NO.

21-5612



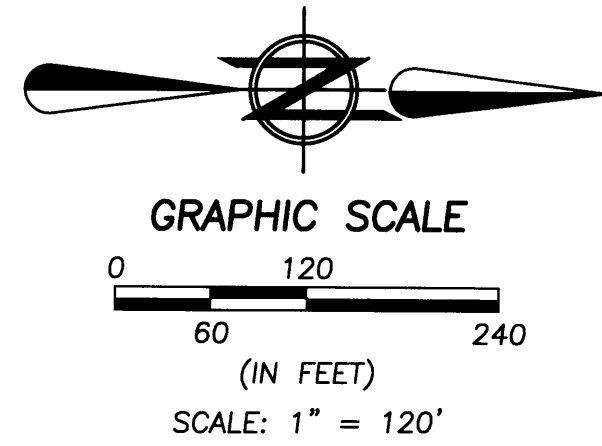
OWNERSHIP TABLE		OWNER		ACRES	
A	B	04-00-027-102-042 MICHAEL J. MORAHAN SR. & BRIAN E. NAGEL 33599 DETROIT ROAD INST. #2013-0448434 1.41 ACRES (REC.)	04-00-027-102-005 LUXURY LIVING REMODEL AND INVESTMENTS, LLC 33381 DETROIT ROAD INST. #2023-0916679 2.32 ACRES (REC.)	04-00-027-102-081 MARY A. BLISS 33275 DETROIT ROAD INST. #2017-0627094 8.69 ACRES (REC.)	04-00-027-101-036 BRANDON NAGEL & LEIGHA NAGEL 32794 DETROIT ROAD INST. #2022-0885711 0.45 OF AN ACRE (REC.)
		04-00-027-102-044 MICHAEL J. MORAHAN SR. & BRIAN E. NAGEL 33495 DETROIT ROAD INST. #2013-0448434 1.38 ACRE (REC.)	04-00-027-102-033 SHAMIL ASKAROV 33355 DETROIT RD INST. #2021-0848638 3.51 ACRES (REC.)	04-00-027-102-080 MARY A. BLISS 33211 DETROIT RD INST. #2017-0627093 0.34 OF AN ACRE (REC.)	04-00-027-101-191 VILA FRANCA REALTY, LLC 2355 NAGEL ROAD INST. #2017-0638388 1.17 ACRES (REC.)
		04-00-027-102-085 THOMAS JOSEPH & JEANNETTE M. NAGEL 33435 DETROIT ROAD INST. #2021-0807235 2.02 ACRES (REC.)	04-00-027-102-007 RANDAL L. & KATHERINE Z. MILLER 33315 DETROIT ROAD INST. #2017-0635018 1.75 ACRES (REC.)	04-00-027-101-072 STEPHEN A. & KAREN MCCALL 33260 DETROIT ROAD INST. #2003-0963686 0.84 OF AN ACRE (REC.)	04-00-027-101-202 SAFOS MANAGEMENT II, LLC 2325 NAGEL ROAD INST. #2022-0873677 1.29 ACRES (REC.)

CA
L=550.05'(R&U)
R=636.62'(R&U)
TAN=293.52'(R&U)
Δ=49°30'16"(R&U)
CH=533.10'(R&U)
CB=N 65°57'51" E

LINE TABLE		
L1	242.59' (R&U)	S 00°47'16" W
L2	98.50' (R&U)	N 89°12'44" W
L3	20.74' (R&U)	S 89°38'27" E
L4	116.83' (R&U)	N 42°38'05" E
L5	117.16' (R&U)	N 56°37'39" E
L6	114.05' (R&U)	N 62°59'06" E
L7	117.50' (R&U)	N 00°37'52" E
L8	276.15' (R&U)	N 41°22'43" E

RIPARIAN ZONE SETBACKS:

- ZONE 1: THIS IS THE AREA DEFINED AS THE FIRST FIVE FEET FROM THE TOP OF BANK WHERE THERE IS NO CONSTRUCTION AND NO DISTURBANCE IS AUTHORIZED. (AVON ORD. 1051.10(q)(1)(A))
- ZONE 2: THIS IS THE AREA DEFINED AS THE AREA STARTING FIVE FEET FROM THE TOP OF BANK AND ENDING TEN FEET FROM THE TOP OF BANK WHERE NO PERMANENT STRUCTURES MAY BE BUILT AND ONLY LIGHT GRADING IS PERMITTED WITH APPROVAL FROM THE CITY ENGINEER. IT LIES ADJACENT TO ZONE 1



DATE	BY	DESCRIPTION
02-15-2022	APA	ISSUE TO PLANNING COMMISSION
03-11-2022	APA	RE-ISSUE TO PLANNING COMMISSION
04-06-2022	APA	RE-ISSUE TO PLANNING COMMISSION
10-15-2024	APA	FINAL PLAT
11-07-2024	APA	UPDATE PER CITY COMMENTS
11-19-2024	APA	UPDATE PER CLIENT
02-04-2025	APA	UPDATE PER COUNTY COMMENTS
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DRAWN BY:
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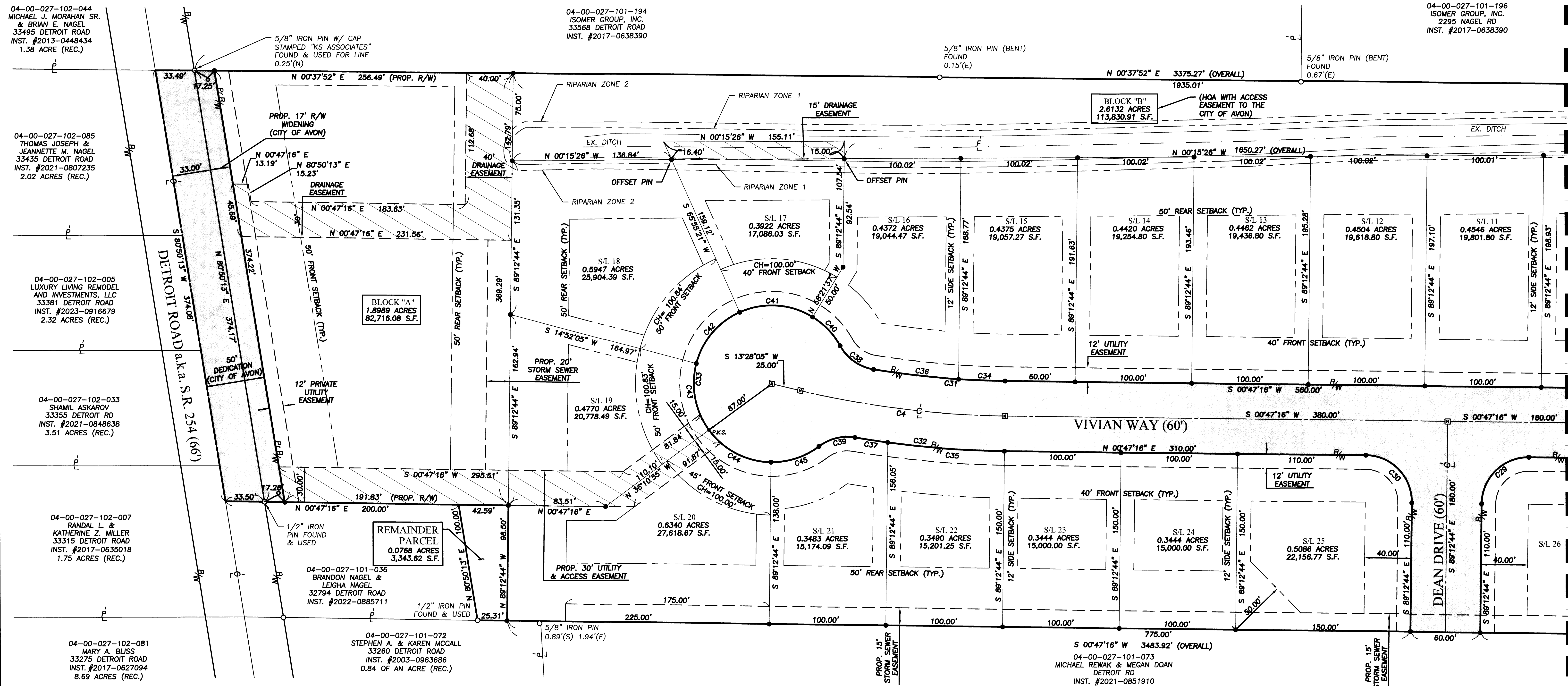
CHECKED BY:
APA

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

PREPARED FOR:
LIBERTY DEVELOPMENT COMPANY
28045 RANNEY PARKWAY - SUITE E
WESTLAKE, OHIO 44145
(440) 892-1800

NAGEL FARMS SUBDIVISION
PLAT
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
2 OF 5
JOB NO.
21-5612



PARCEL CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C4	177.05'	800.00'	176.69'	S 07°07'41" W	88.89'	12°40'49"
C29	62.83'	40.00'	56.57'	S 44°12'44" E	40.00'	90°00'00"
C30	62.83'	40.00'	56.57'	N 45°47'16" E	40.00'	90°00'00"
C31	113.25'	770.00'	113.15'	S 05°00'05" W	56.73'	8°25'37"
C32	128.76'	830.00'	128.63'	N 05°13'55" E	64.51'	8°53'19"
C33	325.29'	67.00'	87.76'	S 77°55'08" E	58.06'	278°10'37"
C34	40.02'	770.00'	40.01'	S 02°16'36" W	20.01'	2°58'40"
C35	100.24'	830.00'	100.18'	N 04°14'52" E	50.18'	6°55'12"
C36	73.23'	770.00'	73.21'	S 06°29'25" W	36.64'	5°26'57"

PARCEL CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C37	28.52'	830.00'	28.52'	N 08°41'31" E	14.26'	1°58'07"
C38	36.27'	40.00'	35.04'	S 35°11'32" W	19.49'	51°57'17"
C39	32.59'	40.00'	31.70'	N 13°39'56" W	17.26'	46°41'02"
C40	34.53'	67.00'	34.15'	S 46°24'16" W	17.66'	29°31'47"
C41	65.15'	67.00'	62.62'	S 03°46'52" W	35.41'	55°43'01"
C42	59.70'	67.00'	57.75'	S 49°36'17" E	32.00'	51°03'16"
C43	59.70'	67.00'	57.74'	N 79°20'35" E	31.99'	51°03'00"
C44	62.01'	67.00'	59.82'	N 27°18'11" E	33.43'	53°01'49"
C45	44.20'	67.00'	43.40'	N 18°06'35" W	22.94'	37°47'43"

DATE	BY	DESCRIPTION
02-15-2022	APA	ISSUE TO PLANNING COMMISSION
03-11-2022	APA	RE-ISSUE TO PLANNING COMMISSION
04-06-2022	APA	RE-ISSUE TO PLANNING COMMISSION
10-15-2024	APA	FINAL PLAT
11-07-2024	APA	UPDATE PER CITY COMMENTS
02-04-2025	APA	UPDATE PER COUNTY COMMENTS

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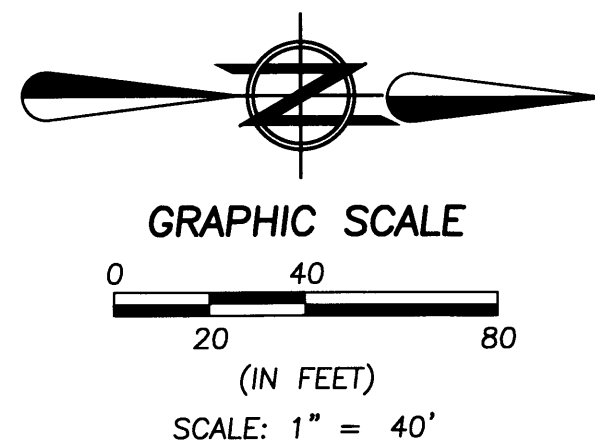


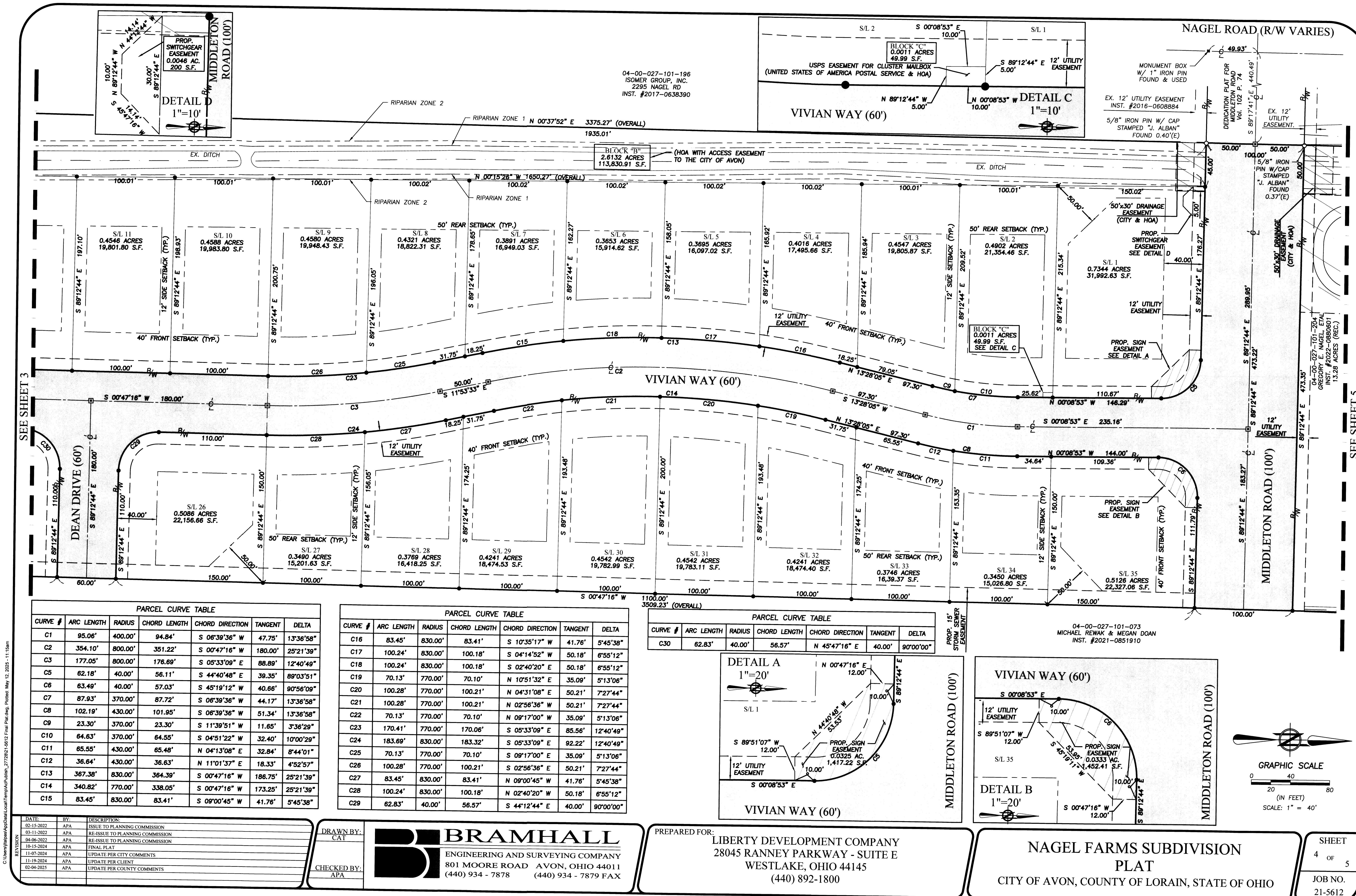
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PREPARED FOR:
LIBERTY DEVELOPMENT COMPANY
28045 RANNEY PARKWAY - SUITE E
WESTLAKE, OHIO 44145
(440) 892-1800

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PLAT
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
3 OF 5
JOB NO.
21-5612





SEE SHEET 3

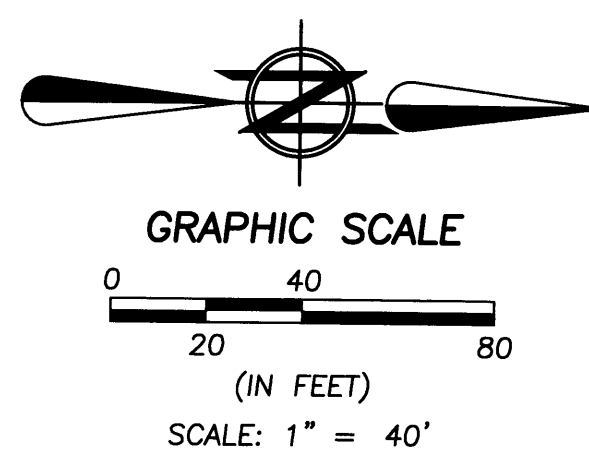
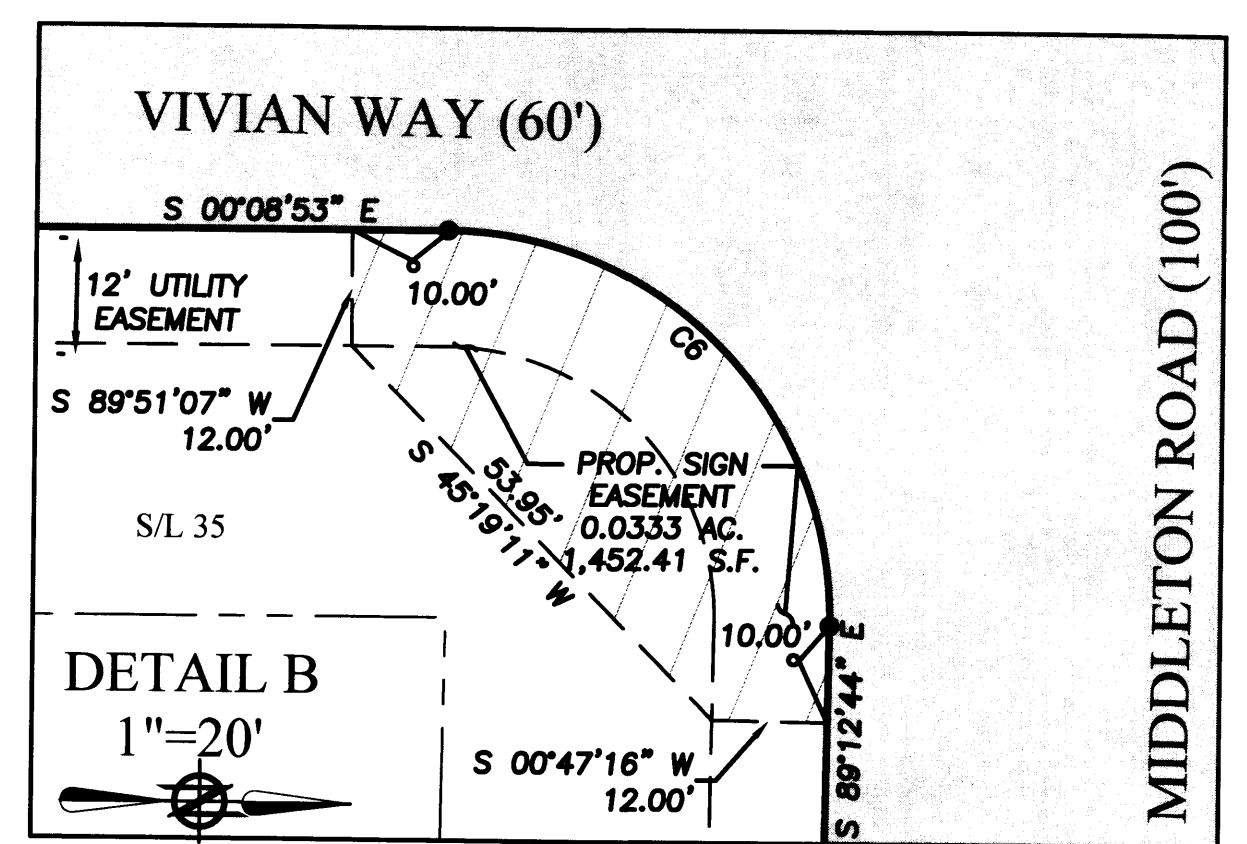
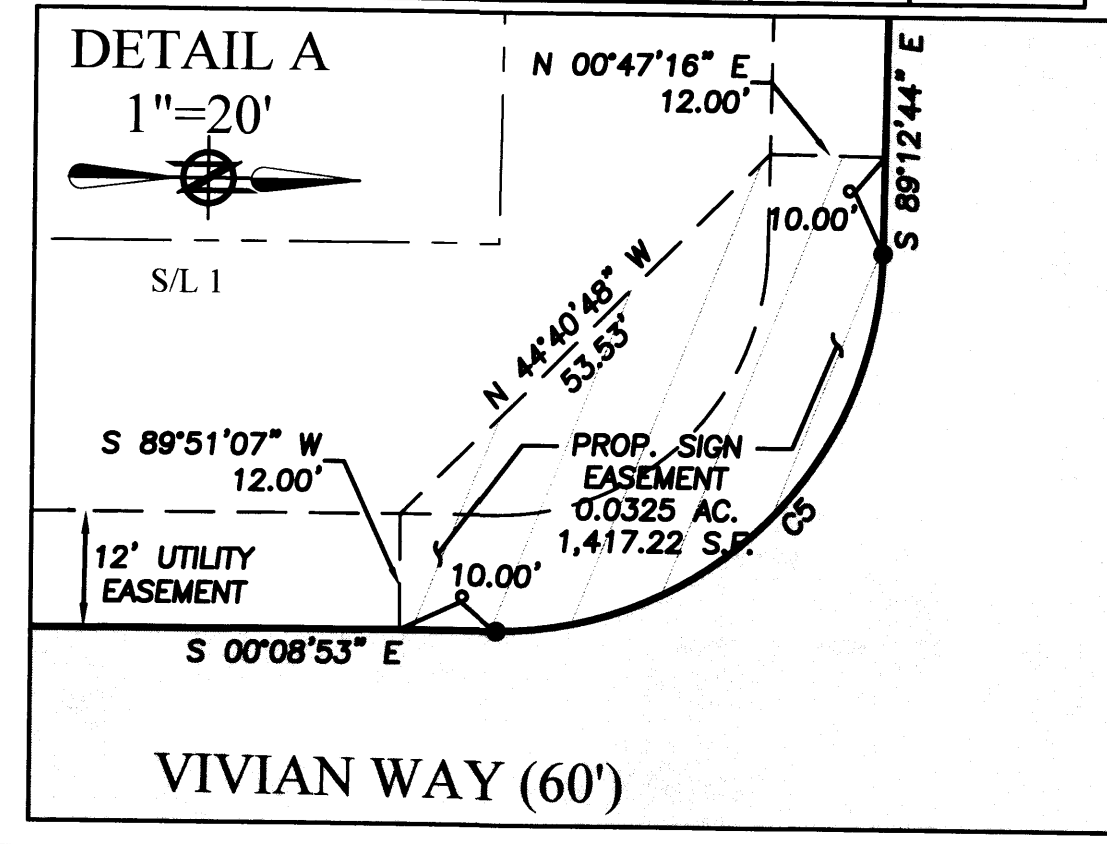
SEE SHEET 5

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PARCEL CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	95.06'	400.00'	94.84'	S 06°39'36" W	47.75'	13°36'58"
C2	354.10'	800.00'	351.22'	S 00°47'16" W	180.00'	25°21'39"
C3	177.05'	800.00'	176.69'	S 05°33'09" E	88.89'	12°40'49"
C5	62.18'	40.00'	56.11'	S 44°40'48" E	39.35'	89°03'51"
C6	63.49'	40.00'	57.03'	S 45°19'12" W	40.66'	90°56'09"
C7	87.93'	370.00'	87.72'	S 06°39'36" W	44.17'	13°36'58"
C8	102.19'	430.00'	101.95'	S 06°39'36" W	51.34'	13°36'58"
C9	23.30'	370.00'	23.30'	S 11°39'51" W	11.65'	3°36'29"
C10	64.63'	370.00'	64.55'	S 04°51'22" W	32.40'	10°00'29"
C11	65.55'	430.00'	65.48'	N 04°13'08" E	32.84'	8°44'01"
C12	36.64'	430.00'	36.63'	N 11°01'37" E	18.33'	4°52'57"
C13	367.38'	830.00'	364.39'	S 00°47'16" W	186.75'	25°21'39"
C14	340.82'	770.00'	338.05'	S 00°47'16" W	173.25'	25°21'39"
C15	83.45'	830.00'	83.41'	S 09°00'45" W	41.76'	5°45'38"

PARCEL CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C16	83.45'	830.00'	83.41'	S 10°35'17" W	41.76'	5°45'38"
C17	100.24'	830.00'	100.18'	S 04°14'52" W	50.18'	6°55'12"
C18	100.24'	830.00'	100.18'	S 02°40'20" E	50.18'	6°55'12"
C19	70.13'	770.00'	70.10'	N 10°51'32" E	35.09'	5°13'06"
C20	100.28'	770.00'	100.21'	N 04°31'08" E	50.21'	7°27'44"
C21	100.28'	770.00'	100.21'	N 02°56'36" W	50.21'	7°27'44"
C22	70.13'	770.00'	70.10'	N 09°17'00" W	35.09'	5°13'06"
C23	170.41'	770.00'	170.06'	S 05°33'09" E	85.56'	12°40'49"
C24	183.69'	830.00'	183.32'	S 05°33'09" E	92.22'	12°40'49"
C25	70.13'	770.00'	70.10'	S 09°17'00" E	35.09'	5°13'06"
C26	100.28'	770.00'	100.21'	S 02°56'36" E	50.21'	7°27'44"
C27	83.45'	830.00'	83.41'	N 09°00'45" W	41.76'	5°45'38"
C28	100.24'	830.00'	100.18'	N 02°40'20" W	50.18'	6°55'12"
C29	62.83'	40.00'	56.57'	S 44°12'44" E	40.00'	90°00'00"

PARCEL CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C30	62.83'	40.00'	56.57'	N 45°47'16" E	40.00'	90°00'00"



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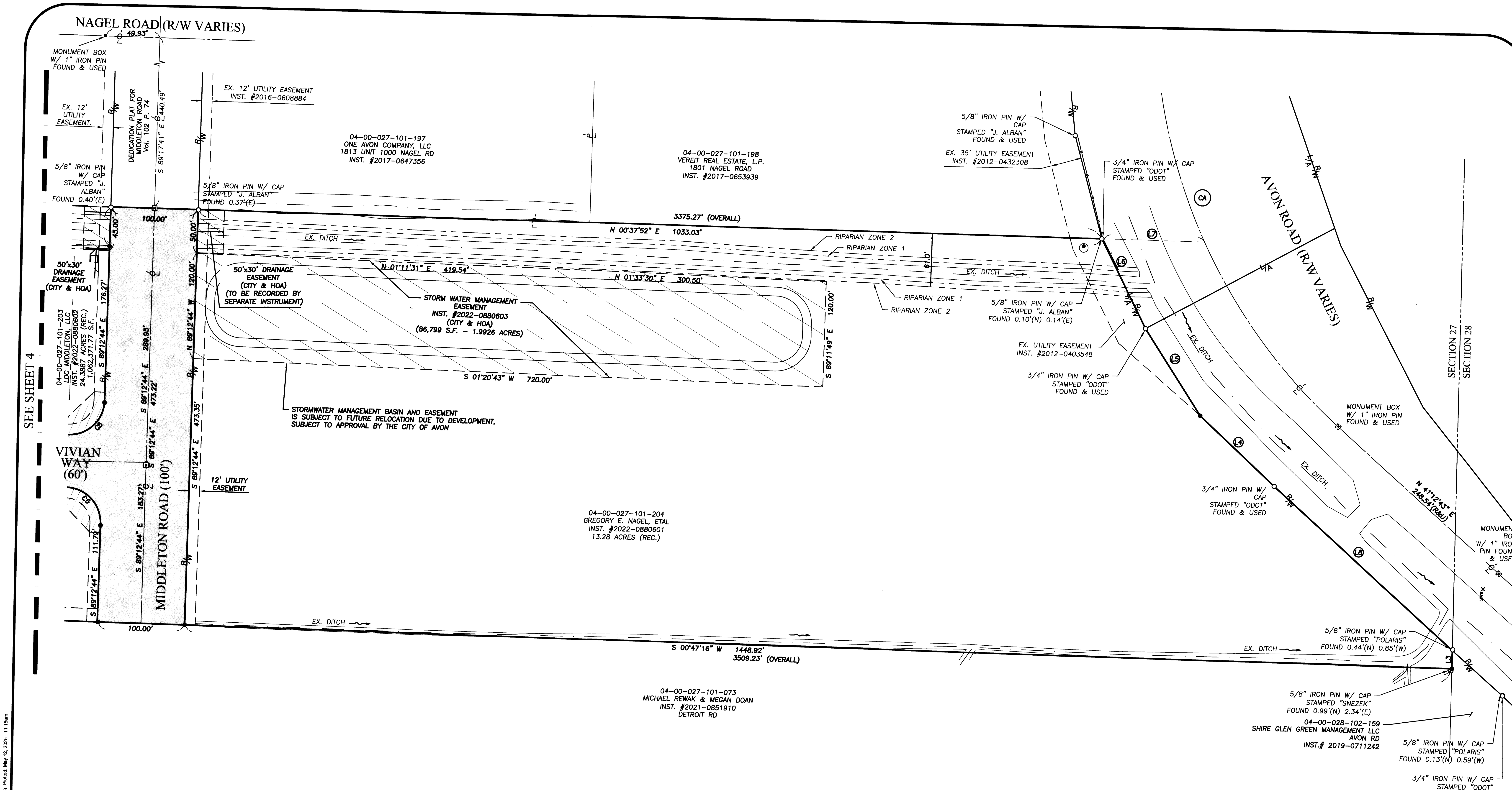
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SHEET 4 OF 5
JOB NO. 21-5612

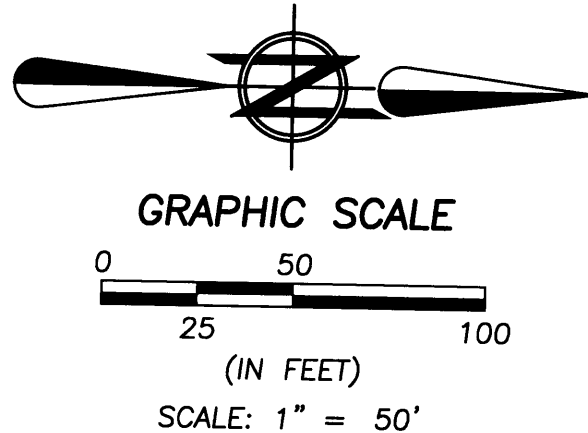


RIPARIAN ZONE SETBACKS:

- 1. ZONE 1: THIS IS THE AREA DEFINED AS THE FIRST FIVE FEET FROM THE TOP OF BANK WHERE THERE IS NO CONSTRUCTION AND NO DISTURBANCE IS AUTHORIZED. (AVON ORD. 1051.10(a)(1)(A))
- 2. ZONE 2: THIS IS THE AREA DEFINED AS THE AREA STARTING FIVE FEET FROM THE TOP OF BANK AND ENDING TEN FEET FROM THE TOP OF BANK WHERE NO PERMANENT STRUCTURES MAY BE BUILT AND ONLY LIGHT GRADING IS PERMITTED WITH APPROVAL FROM THE CITY ENGINEER. IT LIES ADJACENT TO ZONE 1

CA
L=550.05'(R&U)
R=636.62'(R&U)
TAN=283.52'(R&U)
A=49°30'16"(R&U)
CH=533.10'(R&U)
CB=N 65°57'51" E

LINE TABLE			
L3	20.74' (R&U)	S 89°38'27" E	
L4	116.83' (R&U)	N 42°38'05" E	
L5	117.16' (R&U)	N 56°37'39" E	
L6	114.05' (R&U)	N 62°59'06" E	
L7	117.50' (R&U)	N 00°37'52" E	
L8	276.15' (R&U)	N 41°22'43" E	



REVISION	DATE	BY	DESCRIPTION
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PLAT
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
5 OF 5
JOB NO.
21-5612

Plat SheetInstrument # 2025-0053573 Film # _____Name of Plat Nagel Farms SubdivisionOwner: LDC Middleton LLC

Description: Situated in the State of
Ohio County of Lorain being Situated in
the City of Aron being part of original
Aron Township Section 27 19.9507 Acre
Creating Sublots 1 thru 35 and Blocks
A B and C
Easements Also

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol 117Receiving StampPg. 97-101Amount: 432.00Initials: TM