

# THE VILLAS AT NAGEL FARM 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

## 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 II LLC, AN OHIO LIMITED LIABILITY COMPANY AS RECORDED ON AUGUST 11, 2025 IN INSTRUMENT NUMBER 2025-0063109 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 13.2836 ACRES OF LAND, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "THE VILLAS AT NAGEL FARM SUBDIVISION", BEING SUBLOTS 1 TO 56 INCLUSIVE, BLOCK "A", AND UTILITY EASEMENTS DEDICATED FOR PUBLIC USE AS SHOWN HEREIN AND OTHER EASEMENTS NOT HERETOFORE DEDICATED.

65' UTILITY & ACCESS EASEMENT FOR WATERLINE, SANITARY SEWERS AND STORM SEWERS WITHIN BLOCK "A", SUBLOTS 1 TO 56 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 1 TO 56 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, INCLUDING PUBLIC WATERLINE AND SANITARY SEWERS 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 PRIVATE EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF THE PUBLIC WATERLINE AND PUBLIC SANITARY SEWERS, STORM SEWERS (PRIVATE), 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.

UPON ACCEPTANCE OF THE PUBLIC WATERMAIN AND SANITARY SEWER BY THE CITY, THE CITY WILL BE RESPONSIBLE FOR MAINTENANCE OF SAID WATERMAIN AND SANITARY SEWER MAIN. THE CITY SHALL REMOVE AND REPLACE THE PUBLIC MAINS AS REQUIRED INCLUDING BACKFILL OF THE UTILITIES TO THE SURFACE WITH THE APPROPRIATE PREMIUM MATERIALS AS REQUIRED. THE FINAL RESTORATION OF ANY PAVEMENT AND LAWN AREA SHALL BE THE RESPONSIBILITY OF THE HOME-OWNERS ASSOCIATION.

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 PRIVATE ROADWAY, 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. SAID DEVELOPER OF "THE VILLAS AT NAGEL FARM" INCLUDING 56 LOTS AND BLOCK A IS ALSO THE DEVELOPER OF NAGEL FARMS SUBDIVISION SOUTH OF MIDDLETON ROAD EXTENDING TO DETROIT ROAD INCLUDING 35 SINGLE FAMILY LOTS ALONG VIVIAN WAY (PUBLIC) AND ANY FRONTAGE ALONG DETROIT ROAD (INCLUSIVE OF BLOCK(S)) WITHIN THE NAGEL FARMS SUBDIVISION SHALL HEREBY REQUIRE EACH HOA OF THE VILLAS AT NAGEL FARM AND NAGEL FARMS SUBDIVISION SHARE IN MAINTENANCE REQUIREMENTS OF THE STORMWATER MANAGEMENT POND. AN EASEMENT FOR STORMWATER MANAGEMENT MAINTENANCE IS PROVIDED TO EACH HOA INCLUDING NAGEL FARMS AND THE VILLAS AT NAGEL FARM. 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 OR BE PROPORTIONALLY ASSESSED TO THE INDIVIDUAL PROPERTY OWNERS WHO ARE MEMBERS OF THE HOA. HOA, ITS 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.

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, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO INSTALL, MAINTAIN, REPAIR OR OPERATE SANITARY SEWERS, WATERLINES, AND APPURTENANCES.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 9<sup>th</sup> DAY OF December, 2025.

BY: Thomas Kuluris

TITLE: MANAGING MEMBER

ENTITY: LDC MIDDLETON II, LLC

WITNESS

## NOTARY PUBLIC:

STATE OF OHIO

SS

COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE

SIGNED Thomas Kuluris, Managing Member WHO

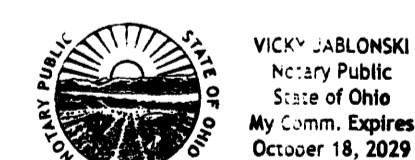
ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE PURPOSES

THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 9<sup>th</sup> DAY OF December, 2025.

Wesley Jablonski  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/18/29



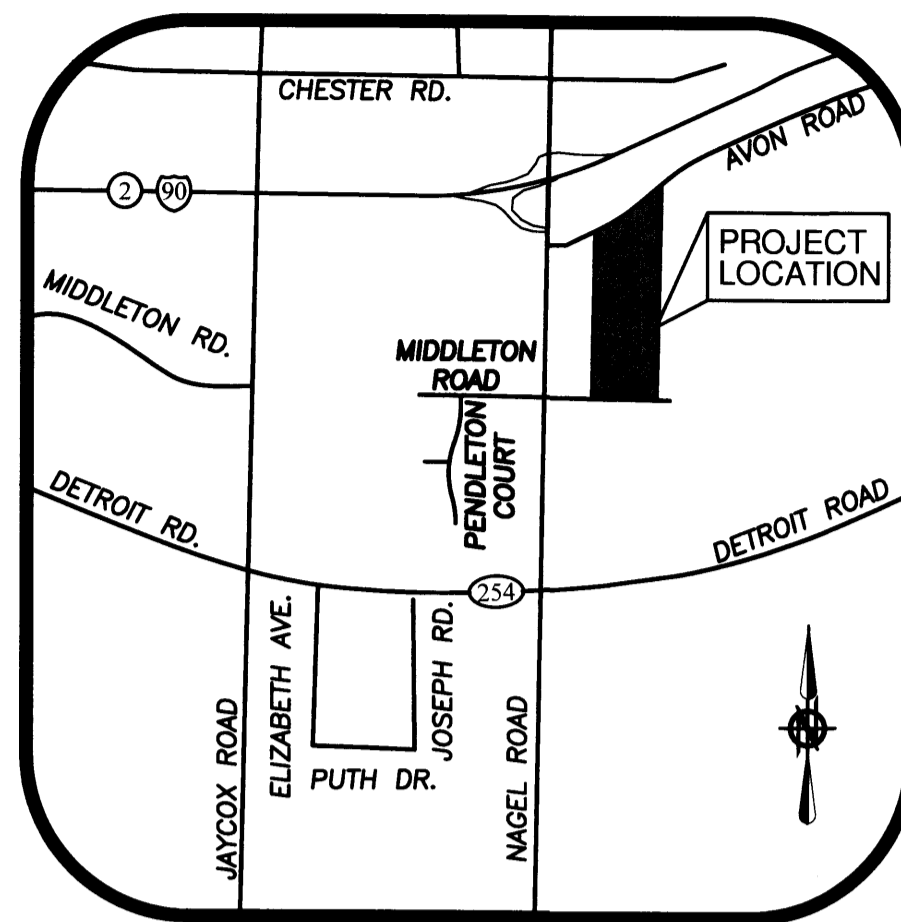
## REFERENCES

- 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.
- NAGEL FARMS SUBDIVISION (P.V. 117, P. 97)

## NOTES:

- SEE RECORDING OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF THE VILLAS AT NAGEL FARM SUBDIVISION CITY OF AVON, LORAIN COUNTY, OHIO BY LDC MIDDLETON II, LLC FOR THE ASSOCIATION NAMED "THE VILLAS AT NAGEL FARM HOMEOWNERS' ASSOCIATION, INC."
- THE 8-INCH DIAMETER WATERMAIN AND THE 8-INCH SANITARY SEWER MAIN ARE PUBLIC. ALL OTHER IMPROVEMENTS ARE PRIVATE.

ACREAGE SUMMARY	
SUBLOTS 1-56	4.3131 ACRES
BLOCK "A"	8.9705 ACRES
<b>TOTAL AREA</b>	<b>13.2836 ACRES</b>



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 GRANTEEES), AND THE CITY, A PERMANENT RIGHT-OF-WAY AND EASEMENT SIXTY-FIVE (65) 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 GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THEIR GRANTEEES 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  
THOMAS KULURIS (MANAGING MEMBER)

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

OWNERSHIP:  
PP# 04-00-027-101-204  
LDC MIDDLETON II, LLC  
INST. #2025-0063109  
DATE: AUGUST 11, 2025

## MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICER OF \_\_\_\_\_ MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF THE VILLAS AT NAGEL FARM HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE SANITARY SEWERS, WATERLINES AND EASEMENTS AS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

MORTGAGEE  
BY: \_\_\_\_\_  
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 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

## EASEMENTS - PURPOSE/ GRANTEEES:

65' AND VARIES ACCESS & UTILITY EASEMENT TO THE CITY OF AVON & UTILITY COMPANIES FOR THE PURPOSE OF INSTALLING AND MAINTAINING UNDERGROUND UTILITIES.

STORM WATER MANAGEMENT EASEMENT TO THE CITY OF AVON & THE HOA FOR THE PURPOSE OF MAINTAINING THE STORM WATER MANAGEMENT BASIN. (TO BE RECORDED VIA SEPARATE INSTRUMENT)

PRIVATE UTILITY EASEMENT FOR ELECTRIC, COMMUNICATION AND GAS.

## 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 5<sup>th</sup> DAY OF December, 2025.

Ryan E. Cummins  
RYAN E. CUMMINS, P.E.  
AVON CITY ENGINEER  
DATE: 12/8/25

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 8<sup>th</sup> DAY OF Dec, 2025.

John A. Gasior  
JOHN A. GASIOR  
LAW DIRECTOR  
DATE: 12/8/25

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY. THIS 8<sup>th</sup> DAY OF December, 2025.

Carolyn Witherspoon  
CAROLYN WITHERSPOON  
PLANNING COMMISSION CHAIR  
DATE: 12-8-25

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 114-25. THIS 8<sup>th</sup> DAY OF December, 2025.

Brian Fischer  
BRIAN FISCHER  
COUNCIL PRESIDENT

2025-0078292  
PLAT Fee: \$345.60 Page 1 of 5  
Recorded: 12/9/2025 at 04:09 PM  
Receipt: T20250029004  
Lorain County Recorder Mike Duran

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-209  
OHIO REV. CODE  
DEC - 9 2025  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR  
LORAIN COUNTY AUDITOR

Plat Vol 119  
Pgs 21-22-23-24  
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 13.2836 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 27, LORAIN COUNTY, OHIO, AT ALL POINTS THUSLY INDICATED O IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED O 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 12/2/2025  
AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR NO. 6468



## LEGEND OF SYMBOLS

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL ENG. & SURV." SET  $\frac{1}{4}$  LIMITED ACCESS
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL BRAMHALL ENG. & SURV." FOUND  $\frac{1}{2}$  CENTERLINE
- MONUMENT BOX WITH 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL BRAMHALL ENG. & SURV." SET  $\frac{1}{2}$  PROPERTY LINE
- MONUMENT BOX WITH IRON PIN/PIPE FOUND (SIZE AND DESCRIPTION AS INDICATED)  $\frac{1}{2}$  RIGHT-OF-WAY LINE
- IRON PIN/PIPE FOUND (SIZE AND DESCRIPTION AS INDICATED) (R) (REC.) RECORD INFORMATION
- IRON PIN/PIPE FOUND (SIZE AND DESCRIPTION AS INDICATED) (SV) (SURV.) SURVEYED INFORMATION
- IRON PIN/PIPE FOUND (SIZE AND DESCRIPTION AS INDICATED) (C) (CALC.) CALCULATED INFORMATION
- IRON PIN/PIPE FOUND (SIZE AND DESCRIPTION AS INDICATED) (U) (USED) USED INFORMATION

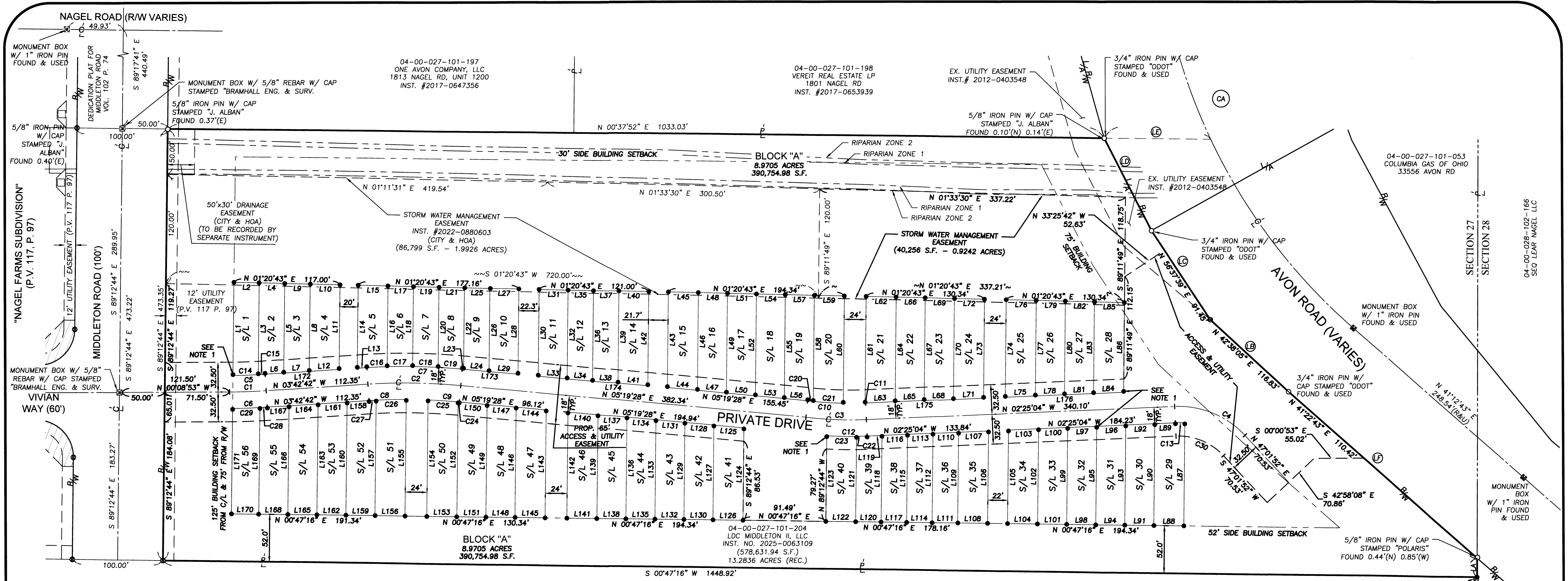
DRAWN BY:  
RLK  
CHECKED BY:  
AMK/APA

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

SHEET  
1 OF 4  
JOB NO.  
21-5612B

J:\215612B Villages of Nagel Farms\DRAWINGS\Plat\Plat (Title Sheet).dwg, Plotted: Dec 02, 2025 - 7:31am

DATE	BY	DESCRIPTION
03-18-2025	APA	ISSUE TO PLANNING COMMISSION
05-28-2025	APA	REVISED PER CITY COMMENTS
06-18-2025	APA	REVISED PER CITY COMMENTS
11-03-2025	APA	ISSUE TO CITY
11-19-2025	APA	REVISED PER CITY COMMENTS



PARCEL AREA TABLE

SUBLOT	ACRES	SQUARE FEET
1	0.0651	2,837.65
2	0.0642	2,796.73
3	0.0626	2,727.12
4	0.0713	3,107.72
5	0.0679	2,956.55
6	0.0568	2,473.81
7	0.0566	2,463.93
8	0.0571	2,487.25
9	0.0583	2,537.42
10	0.0677	2,950.43
11	0.0705	3,070.97
12	0.0634	2,760.78
13	0.0646	2,815.69
14	0.0774	3,370.19
15	0.0809	3,522.16
16	0.0797	3,470.90
17	0.0813	3,542.19
18	0.0830	3,613.48
19	0.0846	3,685.21
20	0.0894	3,892.27

PARCEL AREA TABLE

SUBLOT	ACRES	SQUARE FEET
21	0.0883	3,845.03
22	0.0836	3,641.29
23	0.0820	3,574.05
24	0.0834	3,633.17
25	0.0805	3,508.53
26	0.0761	3,316.62
27	0.0746	3,249.38
28	0.0757	3,295.33
29	0.0857	3,731.45
30	0.0814	3,544.05
31	0.0800	3,486.70
32	0.0787	3,429.34
33	0.0774	3,371.91
34	0.0788	3,434.43
35	0.0759	3,306.94
36	0.0637	2,773.39
37	0.0627	2,729.21
38	0.0616	2,685.05
39	0.0606	2,641.51
40	0.0706	3,073.84

PARCEL AREA TABLE

SUBLOT	ACRES	SQUARE FEET
41	0.0780	3,395.99
42	0.0771	3,359.31
43	0.0790	3,440.57
44	0.0808	3,521.82
45	0.0827	3,602.99
46	0.0877	3,820.22
47	0.0912	3,970.58
48	0.0898	3,913.70
49	0.0917	3,995.04
50	0.0968	4,215.37
51	0.0970	4,225.82
52	0.0921	4,012.64
53	0.0903	3,932.19
54	0.0884	3,851.61
55	0.0866	3,771.07
56	0.0802	3,495.17

- NOTES:**
1. PARCELS GO TO THE BACK OF WALK PINS TO BE SET ONE (1) FOOT OFF BACK OF WALK ALONG PROPERTY LINE.
  2. ALL PARCELS ARE EIGHTEEN (18) FEET OFF THE CENTERLINE OF THE PRIVATE DRIVE.
  3. SEE SHEET 3 FOR LINE AND CURVE INFORMATION.

**BASIS OF BEARINGS:**  
 THE CENTERLINE OF NAGEL ROAD WHICH WAS ASSUMED TO BE NORTH 00° 42' 19" EAST.

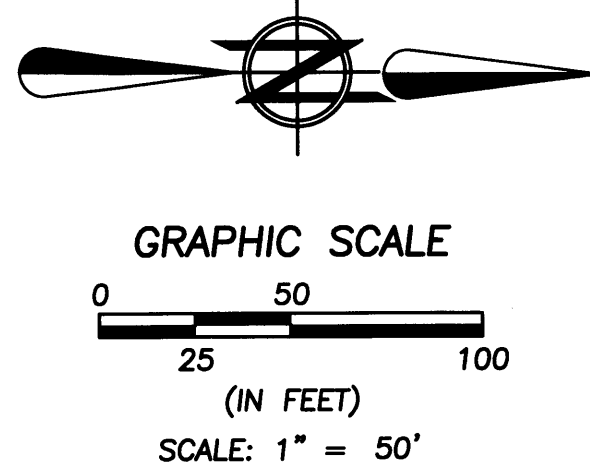
AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING COMPANY IN NOVEMBER 2021, JANUARY AND FEBRUARY 2022, AND FEBRUARY 2025.

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

OVERALL PARCEL LINE TABLE

LINE	BEARING	DISTANCE
LA	20.74' (R&U)	S 89°38'27" E
LB	116.83' (R&U)	N 42°38'05" E
LC	117.16' (R&U)	N 58°37'39" E
LD	114.05' (R&U)	N 62°59'06" E
LE	117.50' (R&U)	N 00°37'52" E
LF	276.15' (R&U)	N 41°22'43" E

- 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



DATE	BY	DESCRIPTION
03-18-2025	APA	ISSUE TO PLANNING COMMISSION
05-28-2025	APA	REVISED PER CITY COMMENTS
06-18-2025	APA	REVISED PER CITY COMMENTS
11-03-2025	APA	ISSUE TO CITY
11-19-2025	APA	REVISED PER CITY COMMENTS

**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

THE VILLAS AT NAGEL FARM SUBDIVISION  
 OVERALL PLAT  
 CITY OF AVON, COUNTY OF LORAIN,  
 STATE OF OHIO

SHEET  
 2 OF 4  
 JOB NO.  
 21-5612B

L:\215612B\_Villas of Nagel Farm\Drawings\SP\Overall Plat.dwg, Plotted: Dec 02, 2025, 7:31am

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	650.00'	40.43'	3°33'49"	20.22'	40.42'	N 01°55'47" W
C2	650.00'	102.51'	9°02'10"	51.36'	102.40'	N 00°48'23" E
C3	400.00'	66.72'	9°33'23"	33.44'	66.64'	N 02°21'37" E
C4	100.00'	86.30'	49°26'56"	46.05'	83.65'	N 22°18'24" E
C5	632.00'	35.50'	3°13'06"	17.75'	35.50'	S 02°06'09" E
C6	668.00'	38.33'	3°17'15"	19.17'	38.32'	N 02°04'04" W
C7	668.00'	105.35'	9°02'10"	52.78'	105.24'	N 00°48'23" E
C8	632.00'	41.11'	3°43'35"	20.56'	41.10'	N 01°50'54" W
C9	632.00'	34.56'	3°08'01"	17.29'	34.56'	N 03°45'28" E
C10	382.00'	39.45'	5°55'05"	19.75'	39.44'	N 04°13'19" E
C11	382.00'	0.53'	0°04'46"	0.26'	0.53'	N 02°22'41" W
C12	418.00'	44.56'	6°06'29"	22.30'	44.54'	N 00°38'10" E
C13	82.00'	10.39'	7°15'48"	5.20'	10.39'	S 01°12'50" W
C14	632.00'	27.95'	2°32'01"	13.98'	27.94'	N 01°45'36" W
C15	632.00'	7.55'	0°41'05"	3.78'	7.55'	N 03°22'09" W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C16	668.00'	22.50'	1°55'48"	11.25'	22.50'	N 02°44'48" W
C17	668.00'	28.09'	2°24'35"	14.05'	28.09'	N 00°34'36" W
C18	668.00'	28.09'	2°24'33"	14.05'	28.09'	N 01°49'58" E
C19	668.00'	26.67'	2°17'14"	13.33'	26.66'	N 04°10'51" E
C20	382.00'	6.23'	0°56'06"	3.12'	6.23'	N 06°42'48" E
C21	382.00'	33.22'	4°58'59"	16.62'	33.21'	N 03°45'16" E
C22	418.00'	11.63'	1°35'41"	5.82'	11.63'	S 01°37'14" E
C23	418.00'	32.93'	4°30'48"	16.47'	32.92'	S 01°26'01" W
C24	632.00'	1.35'	0°07'21"	0.68'	1.35'	S 05°15'48" W
C25	632.00'	33.21'	3°00'40"	16.61'	33.21'	S 03°41'47" W
C26	632.00'	33.20'	3°00'34"	16.60'	33.19'	S 01°29'23" E
C27	632.00'	7.91'	0°43'01"	3.95'	7.91'	S 03°21'11" E
C28	668.00'	8.13'	0°41'50"	4.06'	8.13'	S 03°21'47" E
C29	668.00'	30.20'	2°35'25"	15.10'	30.20'	S 01°43'09" E
C30	67.50'	58.26'	49°26'56"	31.08'	56.46'	S 22°18'24" W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°12'44" E	102.30'
L2	S 01°20'43" W	27.92'
L3	S 89°12'44" E	100.79'
L4	S 01°20'43" W	28.08'
L5	S 89°12'44" E	98.35'
L6	N 03°42'42" W	20.61'
L7	N 03°42'42" W	28.17'
L8	S 89°12'44" E	95.87'
L9	S 01°20'43" W	28.08'
L10	S 01°20'43" W	32.92'
L11	N 89°12'44" W	92.96'
L12	N 03°42'42" W	33.02'
L13	N 03°42'42" W	10.49'
L14	S 89°12'44" E	91.19'
L15	S 01°20'43" W	32.92'
L16	S 89°12'44" E	88.66'
L17	S 01°20'43" W	28.08'
L18	N 89°12'44" W	87.72'
L19	S 01°20'43" W	28.08'
L20	S 89°12'44" E	87.96'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S 01°20'43" W	28.08'
L22	S 89°12'44" E	89.38'
L23	N 05°19'28" E	1.47'
L24	N 05°19'28" E	28.17'
L25	S 01°20'43" W	28.08'
L26	S 89°12'44" E	91.33'
L27	S 01°20'43" W	31.92'
L28	N 89°12'44" W	93.55'
L29	N 05°19'28" E	32.02'
L30	S 89°12'44" E	95.11'
L31	S 01°20'43" W	31.92'
L32	S 89°12'44" E	97.33'
L33	N 05°19'28" E	32.02'
L34	N 05°19'28" E	28.17'
L35	S 01°20'43" W	28.08'
L36	N 89°12'44" W	99.29'
L37	S 01°20'43" W	28.08'
L38	N 05°19'28" E	28.17'
L39	S 89°12'44" E	101.24'
L40	S 01°20'43" W	32.92'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N 05°19'28" E	33.02'
L42	N 89°12'44" W	103.53'
L43	S 89°12'44" E	105.04'
L44	N 05°19'28" E	33.27'
L45	S 01°20'43" W	33.17'
L46	S 89°12'44" E	107.35'
L47	N 05°19'28" E	32.10'
L48	S 01°20'43" W	32.00'
L49	S 89°12'44" E	109.58'
L50	N 05°19'28" E	32.10'
L51	S 01°20'43" W	32.00'
L52	N 89°12'44" W	111.81'
L53	N 05°19'28" E	32.10'
L54	S 01°20'43" W	32.00'
L55	S 89°12'44" E	114.03'
L56	N 05°19'28" E	25.88'
L57	S 01°20'43" W	32.00'
L58	S 89°12'44" E	116.41'
L59	S 01°20'43" W	33.17'
L60	N 89°12'44" W	117.81'

LINE TABLE		
LINE	BEARING	LENGTH
L61	S 89°12'44" E	117.02'
L62	S 01°20'43" W	33.17'
L63	N 02°25'04" W	32.69'
L64	S 89°12'44" E	114.84'
L65	N 02°25'04" W	32.05'
L66	S 01°20'43" W	32.00'
L67	S 89°12'44" E	112.74'
L68	N 02°25'04" W	32.05'
L69	S 01°20'43" W	32.00'
L70	S 89°12'44" E	110.63'
L71	N 02°25'04" W	33.22'
L72	S 01°20'43" W	33.17'
L73	N 89°12'44" W	108.45'
L74	S 89°12'44" E	106.87'
L75	N 02°25'04" W	33.22'
L76	S 01°20'43" W	33.17'
L77	S 89°12'44" E	104.69'
L78	N 02°25'04" W	32.05'
L79	S 01°20'43" W	32.00'
L80	S 89°12'44" E	102.59'

LINE TABLE		
LINE	BEARING	LENGTH
L81	N 02°25'04" W	32.05'
L82	S 01°20'43" W	32.00'
L83	N 89°12'44" W	100.49'
L84	N 02°25'04" W	33.19'
L85	S 01°20'43" W	33.17'
L86	N 89°11'49" W	98.31'
L87	N 89°12'44" W	112.84'
L88	N 00°47'16" E	33.17'
L89	S 02°25'04" E	22.81'
L90	N 89°12'44" W	111.65'
L91	N 00°47'16" E	32.00'
L92	S 02°25'04" E	32.05'
L93	N 89°12'44" W	109.85'
L94	N 00°47'16" E	32.00'
L95	N 89°12'44" W	108.06'
L96	S 02°25'04" E	32.05'
L97	S 02°25'04" E	32.05'
L98	N 00°47'16" E	32.00'
L99	N 89°12'44" W	106.27'
L100	S 02°25'04" E	32.05'

LINE TABLE		
LINE	BEARING	LENGTH
L101	N 00°47'16" E	32.00'
L102	N 89°12'44" W	104.48'
L103	S 02°25'04" E	33.22'
L104	N 00°47'16" E	33.17'
L105	S 89°12'44" E	102.62'
L106	N 89°12'44" W	101.39'
L107	S 02°25'04" E	32.97'
L108	N 00°47'16" E	32.92'
L109	N 89°12'44" W	99.54'
L110	S 02°25'04" E	28.13'
L111	N 00°47'16" E	28.08'
L112	N 89°12'44" W	97.97'
L113	S 02°25'04" E	28.13'
L114	N 00°47'16" E	28.08'
L115	N 89°12'44" W	96.40'
L116	S 02°25'04" E	28.13'
L117	N 00°47'16" E	28.08'
L118	N 89°12'44" W	94.83'
L119	S 02°25'04" E	16.48'
L120	N 00°47'16" E	28.08'

LINE TABLE		
LINE	BEARING	LENGTH
L121	N 89°12'44" W	93.41'
L122	N 00°47'16" E	32.92'
L123	S 89°12'44" E	93.79'
L124	N 89°12'44" W	101.08'
L125	S 05°19'28" W	33.27'
L126	N 00°47'16" E	33.17'
L127	N 89°12'44" W	103.71'
L128	S 05°19'28" W	32.10'
L129	N 89°12'44" W	106.25'
L130	N 00°47'16" E	32.00'
L131	S 05°19'28" W	32.10'
L132	N 00°47'16" E	32.00'
L133	N 89°12'44" W	108.79'
L134	S 05°19'28" W	32.10'
L135	N 00°47'16" E	32.00'
L136	S 89°12'44" E	111.32'
L137	S 05°19'28" W	32.10'
L138	N 00°47'16" E	32.00'
L139	N 89°12'44" W	113.86'
L140	S 05°19'28" W	33.27'

LINE TABLE		
LINE	BEARING	LENGTH
L141	N 00°47'16" E	33.17'
L142	S 89°12'44" E	116.50'
L143	N 89°12'44" W	118.40'
L144	S 05°19'28" W	33.27'
L145	N 00°47'16" E	33.17'
L146	N 89°12'44" W	121.03'
L147	S 05°19'28" W	32.10'
L148	N 00°47'16" E	32.00'
L149	N 89°12'44" W	123.57'
L150	S 05°19'28" W	30.75'
L151	N 00°47'16" E	32.00'
L152	N 89°12'44" W	126.11'
L153	N 00°47'16" E	33.17'
L154	S 89°12'44" E	127.79'
L155	N 89°12'44" W	127.93'
L156	N 00°47'16" E	33.17'
L157	N 89°12'44" W	126.61'
L158	S 03°42'42" E	24.19'
L159	N 00°47'16" E	32.00'
L160	N 89°12'44" W	124.14'

LINE TABLE		
LINE	BEARING	LENGTH
L161	S 03°42'42" E	32.10'
L162	N 00°47'16" E	32.00'
L163	S 89°12'44" E	121.62'
L164	S 03°42'42" E	32.10'
L165	N 00°47'16" E	32.00'
L166	N 89°12'44" W	119.10'
L167	S 03°42'42" E	23.96'
L168	N 00°47'16" E	32.00'
L169	N 89°12'44" W	116.63'
L170	N 00°47'16" E	30.17'
L171	S 89°12'44" E	115.31'
L172	N 03°42'42" W	81.80'
L173	N 05°19'28" E	61.66'
L174	N 05°19'28" E	121.38'
L176	N 02°25'04" W	130.51'

**NOTE:**

1. LINE AND CURVE TABLES ON THIS SHEET ARE FOR DIMENSIONS ON SHEET 2.

J:\216512B Villages of Nagel Farm\Drawings\Overall Plat.dwg, Plotted: Dec 02, 2025 - 7:31am

DATE	BY	DESCRIPTION
03-18-2025	APA	ISSUE TO PLANNING COMMISSION
05-28-2025	APA	REVISED PER CITY COMMENTS
06-18-2025	APA	REVISED PER CITY COMMENTS
11-03-2025	APA	ISSUE TO CITY
11-19-2025	APA	REVISED PER CITY COMMENTS

DRAWN BY:  
JLT

CHECKED BY:  
AMK



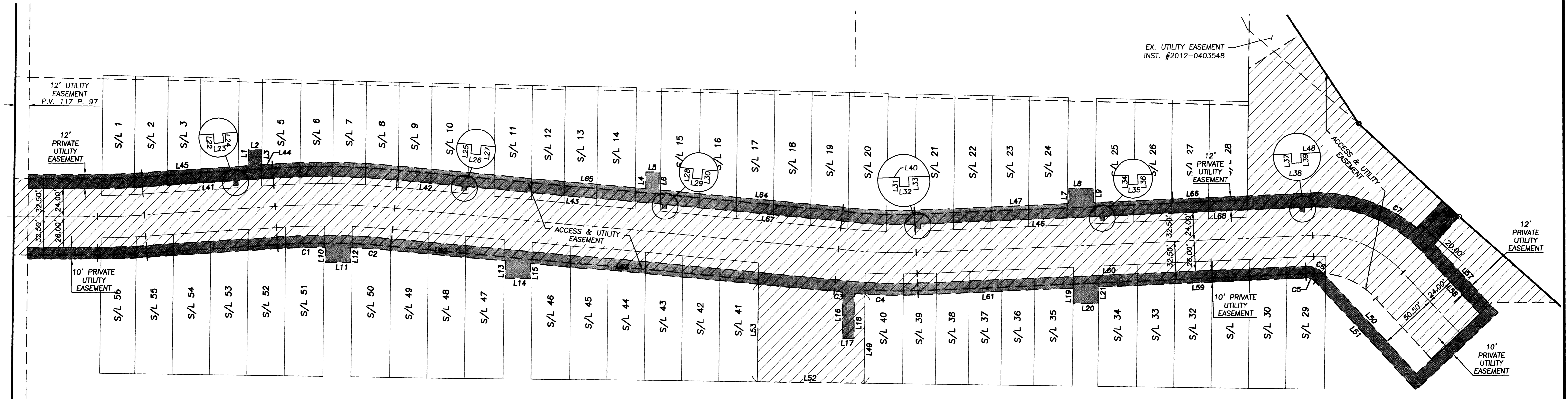
**BRAMHALL**  
ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

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

THE VILLAS AT NAGEL FARM SUBDIVISION  
OVERALL PLAT  
CITY OF AVON, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
3 OF 4

JOB NO.  
21-5612B



LINE	BEARING	LENGTH
L1	S 89°12'44" E	13.89'
L2	S 00°47'16" W	11.50'
L3	N 89°12'44" W	12.78'
L4	S 89°12'44" E	14.24'
L5	S 00°47'16" W	11.50'
L6	N 89°12'44" W	15.16'
L7	S 89°12'44" E	13.32'
L8	S 00°47'16" W	21.50'
L9	N 89°12'44" W	12.12'
L10	S 89°12'44" E	12.85'

LINE	BEARING	LENGTH
L11	N 00°47'16" E	21.50'
L12	N 89°12'44" W	12.73'
L13	S 89°12'44" E	14.40'
L14	N 00°47'16" E	21.50'
L15	N 89°12'44" W	12.70'
L16	S 89°22'21" E	39.25'
L17	N 00°37'39" E	10.00'
L18	N 89°22'21" W	38.41'
L19	S 89°12'44" E	12.75'
L20	N 00°47'16" E	21.50'

LINE	BEARING	LENGTH
L21	N 89°12'44" W	13.96'
L22	S 86°17'18" W	4.00'
L23	S 03°42'42" E	4.00'
L24	N 86°17'18" E	4.00'
L25	N 84°40'32" W	4.00'
L26	S 05°19'28" W	4.00'
L27	S 84°40'32" E	4.00'
L28	N 84°40'32" W	4.00'
L29	S 05°19'28" W	4.00'
L30	S 84°40'32" E	4.00'

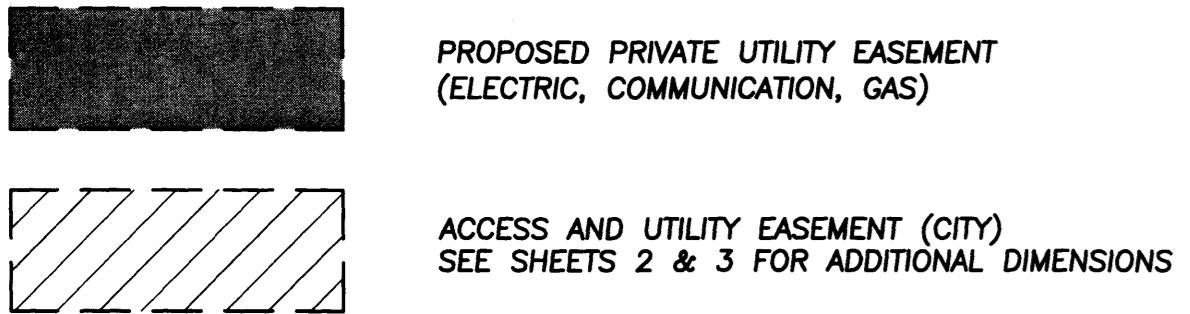
LINE	BEARING	LENGTH
L31	S 87°34'56" W	4.00'
L32	S 02°25'04" E	4.00'
L33	N 87°34'56" E	4.00'
L34	S 87°34'56" W	4.00'
L35	S 02°25'04" E	4.00'
L36	N 87°34'56" E	4.00'
L37	S 87°34'56" W	4.00'
L38	S 02°25'04" E	4.00'
L39	N 87°34'56" E	4.00'
L40	S 02°25'04" E	0.60'

LINE	BEARING	LENGTH
L41	S 03°42'42" E	78.08'
L42	S 05°19'28" W	56.04'
L43	S 05°19'28" W	168.36'
L44	S 03°42'42" E	9.07'
L45	S 02°25'04" E	91.74'
L46	S 02°25'04" E	153.80'
L47	S 02°25'04" E	132.27'
L48	S 02°25'04" E	6.04'
L49	N 89°12'44" W	75.76'
L50	N 47°01'52" E	116.36'

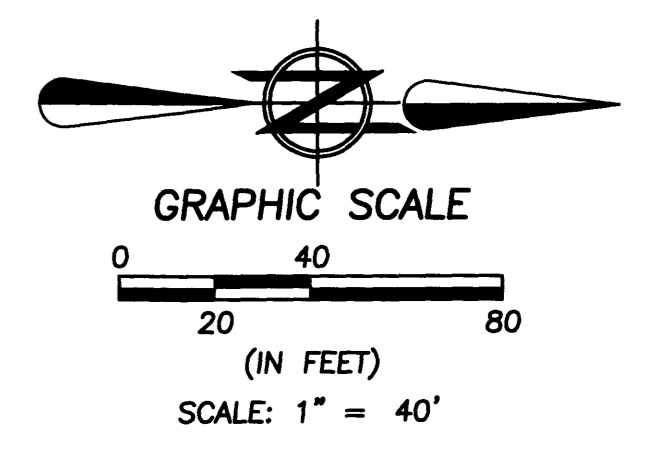
LINE	BEARING	LENGTH
L51	N 47°01'52" E	126.36'
L52	N 00°47'16" E	91.49'
L53	S 89°12'44" E	83.02'
L54	S 47°49'47" E	31.70'
L55	S 42°31'04" W	20.00'
L56	N 47°49'47" W	31.89'
L57	S 47°01'52" W	79.89'
L58	S 47°01'52" W	70.53'
L59	N 02°25'04" W	178.37'
L60	N 02°25'04" W	332.72'

LINE	BEARING	LENGTH
L61	N 02°25'04" W	132.83'
L62	N 05°19'28" E	98.80'
L63	N 05°19'28" E	261.41'
L64	S 05°19'28" W	158.43'
L65	S 05°19'28" W	212.96'
L66	S 02°25'04" E	186.30'
L67	N 05°19'28" E	150.33'
L68	N 02°25'04" W	167.67'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	614.00'	40.94'	3°49'14"	20.48'	40.94'	N 01°48'05" W
C2	614.00'	34.39'	3°12'33"	17.20'	34.38'	N 03°43'12" E
C3	436.00'	7.30'	0°57'34"	3.65'	7.30'	N 06°34'57" E
C4	436.00'	54.80'	7°12'07"	27.44'	54.77'	N 01°10'59" E
C5	10.00'	8.63'	49°26'56"	4.60'	8.37'	N 22°18'24" E
C6	20.00'	17.26'	49°26'56"	9.21'	16.73'	N 22°18'24" E
C7	136.00'	97.99'	41°16'54"	51.23'	95.88'	S 18°13'23" W



**NOTE:**  
1. LINE AND CURVE TABLES ON THIS SHEET ARE FOR DIMENSIONS ON THIS SHEET ONLY.



J:\2156128 Villas at Nagel Farm\Drawings\Plan\Easement Exhibit.dwg, Plotted: Dec 02, 2025, 7:32am

DATE	BY	DESCRIPTION
10-24-2025	APA	PRELIMINARY ISSUE TO CITY FOR REVIEW
11-03-2025	APA	ISSUE TO CITY
11-19-2025	APA	REVISED PER CITY COMMENTS

DRAWN BY:  
MAM

CHECKED BY:  
AMK

**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

THE VILLAS AT NAGEL FARM SUBDIVISION  
EASEMENTS  
CITY OF AVON, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
4 OF 4  
JOB NO.  
21-5612B