

R7 MOTORS SUBDIVISION

Situated in the City of Avon, County of Lorain and State of Ohio, and further known as being part of Section 21 of Original Avon Township, Being Township Number 7 in the 16th Range of Townships in the Connecticut Western Reserve

April 21, 2026

Scale 1"= 100'

ACCEPTANCE AND DEDICATION:

BE IT KNOWN THAT THE UNDERSIGNED, TERRY RAFIH, AGENT FOR R7 MOTORS INC., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS R7 MOTORS SUBDIVISION, A SUBDIVISION OF SUBLOTS 1 THROUGH 3 INCLUSIVE, AND BLOCKS A, B, AND C AND DOES HEREBY ACCEPT PLAT OF SAME.

AND DOES HEREBY GRANT UNTO THE PROPERTY OWNERS ASSOCIATION WITHIN THE R7 MOTORS SUBDIVISION, THE EASEMENTS SHOWN HEREON. SAID AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS WITHIN THE R7 MOTORS SUBDIVISION. AS MORE FULLY PROVIDED IN "R7 MOTORS SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS RECORDED AS INSTRUMENT # 2026-01015306 OF THE LORAIN COUNTY RECORDS. THE TERMS AND CONDITIONS SET FORTH THEREIN ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS AND SUBJECT TO THE OBLIGATIONS THEREOF. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR THE PERPETUAL INSPECTION AND MAINTENANCE OF ALL IMPROVEMENTS LOCATED WITHIN THE EASEMENTS.

AND DOES HEREBY GRANT TO THE CITY OF AVON, ITS SUCCESSORS AND ASSIGNS THE RIGHT OF ACCESS TO ALL THE EASEMENTS BEYOND THE LIMITS OF THE PUBLIC RIGHT OF WAY, AS SHOWN HEREON, SHOULD THE CITY OF AVON DEEM IT NECESSARY, AND AT THE CITY OF AVON'S SOLE DISCRETION, IN ORDER TO LAY, CONSTRUCT, MAINTAIN, REPLACE, OR REMOVE ITEMS SUCH AS PAVEMENT, WATERLINE, STORM SEWER PIPE, MANHOLES, DITCHES, SWALES, PLANTINGS AND/OR OTHER RELATED APPURTENANCES. IT IS UNDERSTOOD THAT THE LONG-TERM INSPECTION & MAINTENANCE OF ALL EASEMENTS ARE FIRST AND FOREMOST THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AS PER THE "R7 MOTORS SUBDIVISION " DECLARATION OF COVENANTS AND RESTRICTIONS" RECORDED AS INSTRUMENT NUMBER 2026-01015306 OF LORAIN COUNTY RECORDS.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON AND UTILITIES INCLUDING BUT NOT LIMITED TO THE OHIO EDISON COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT ACCESS AND UNDERGROUND UTILITY EASEMENT AS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS; AND SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY, NATURAL GAS, AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, TERRY RAFIH, AGENT FOR R7 MOTORS INC., HAS HERETO SET HIS HAND

AT Avon, OHIO, THIS 21st DAY OF May, 2026.

BY: TERRY RAFIH, AGENT FOR R7 MOTORS INC.,

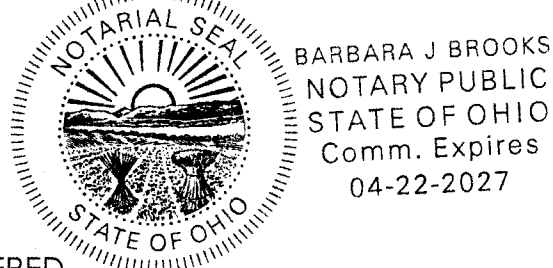
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

STATE OF OHIO)

COUNTY OF Lorain)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, TERRY RAFIH, AGENT FOR R7 MOTORS INC., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO, THIS 21st DAY OF May, 2026.

Barbara J. Brooks
NOTARY PUBLIC



THIS IS AN ACKNOWLEDGEMENT CLAUSE.
NO OATH OR AFFIRMATION WAS ADMINISTERED
TO THE SIGNER.

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

JUN 29 2026

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2026-0101535

PLAT Fee: \$345.60 Page 1 of 4
Recorded: 6/29/2026 at 01:31 PM
Receipt: T20260015554

Lorain County Recorder Mike Doran

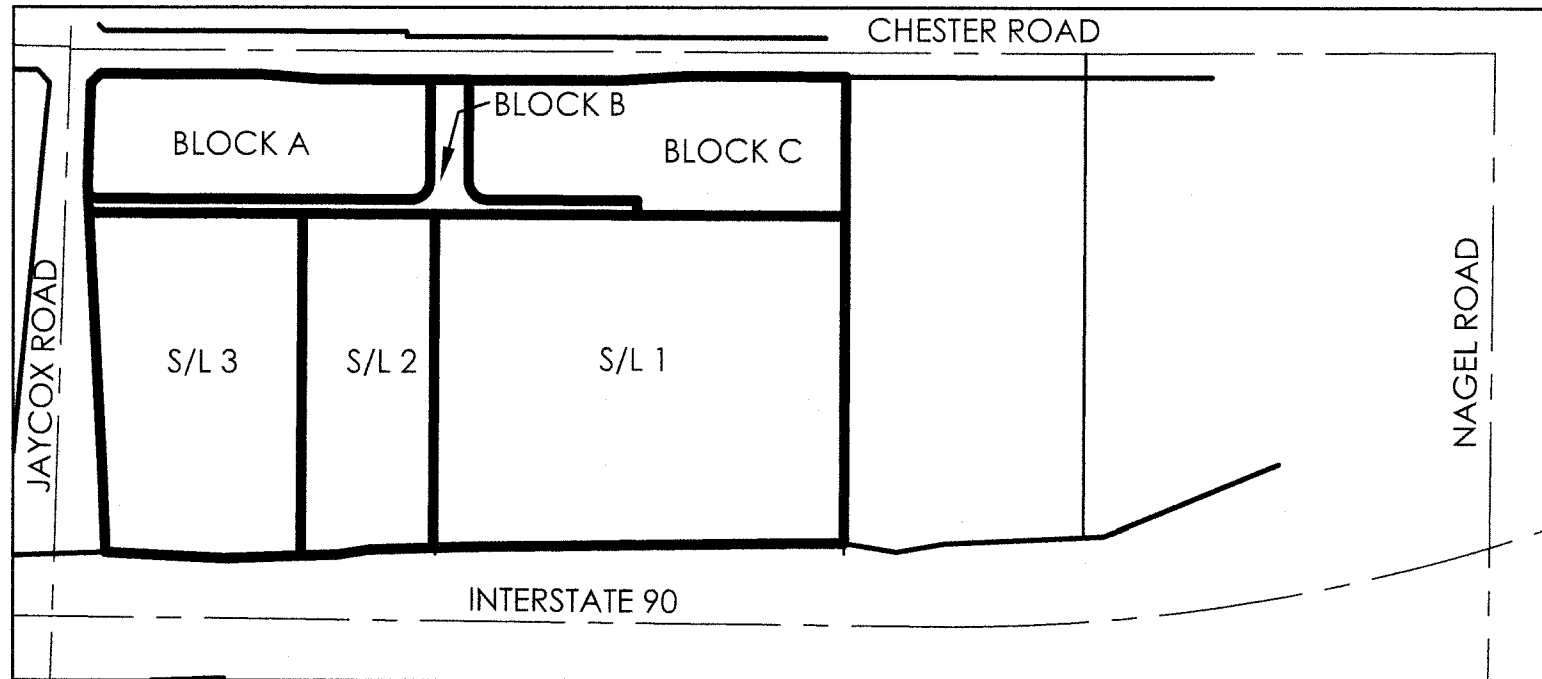
Plat Vol. 119

pages 72-73-74-75

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

Michael P. Spellacy 04/21/2026
MICHAEL P. SPELLACY P.S. #8169 DATE



VICINITY MAP - SCALE: 1 INCH = 400 FEET

AREA TABULATION

AREA IN SUBLOTS (3) 24.9004 ACRES (1,084,663 S.F.)
AREA IN BLOCK A, B, AND C 10.2755 ACRES (447,602 S.F.)
AREA IN SUBDIVISION TOTAL 35.1759 ACRES (1,532,265 S.F.)

AREA TABULATION EASEMENTS (DOES NOT COUNT AGAINST TOTAL ACREAGE)

ACCESS / UTILITY EASEMENT 2.7345 ACRES (119,113 S.F.)
WATERLINE EASEMENT 0.1665 ACRES (7,252 S.F.)
DRAINAGE / ACCESS 1.3096 ACRES (57,047 S.F.)

SUBDIVIDER AGREEMENT:

THIS PLAT IS SUBJECT TO THE SUBDIVIDER'S AGREEMENT AS APPROVED BY CITY COUNCIL VIA

ORDINANCE NUMBER 56-26

APPROVALS:

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 20th DAY OF May, 2026 THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Brian Fischer
BRIAN FISCHER, COUNCIL PRESIDENT

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 20th DAY OF May, 2026.

Carolyn Witherspoon
CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 20th DAY OF May, 2026.

Ryan E. Cummins
RYAN E. CUMMINS, P.E., CITY OF AVON CONSULTING ENGINEER

MORTGAGE RELEASE

BE IT KNOWN THAT MBFS, MORTGAGEE OF THE LAND INDICATED ON THIS PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN INSTRUMENT NO. 2024-00230658 OF LORAIN COUNTY RECORDS: THE EASEMENTS HEREIN GRANTED AND RESERVED.

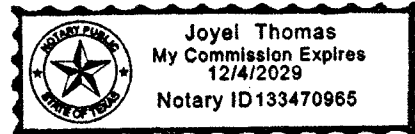
IN WITNESS WHEREOF, MBFS HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY: FARRAH VAUGHN DIXON THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT FT. WORTH, OHIO, THIS 3 DAY OF June, 2026.

NOTARY PUBLIC

STATE OF OHIO
COUNTY OF Tarrant

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED FARRAH VAUGHN DIXON, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT FT. WORTH, OHIO, THIS 3 DAY OF June, 2026.

Joyel Thomas
NOTARY PUBLIC



R7 MOTORS SUBDIVISION

CITY OF AVON - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433
www.polaris-es.com



COVER SHEET

PREPARED FOR:
VOCON
3142 PROSPECT AVE E.
CLEVELAND, OHIO 44115

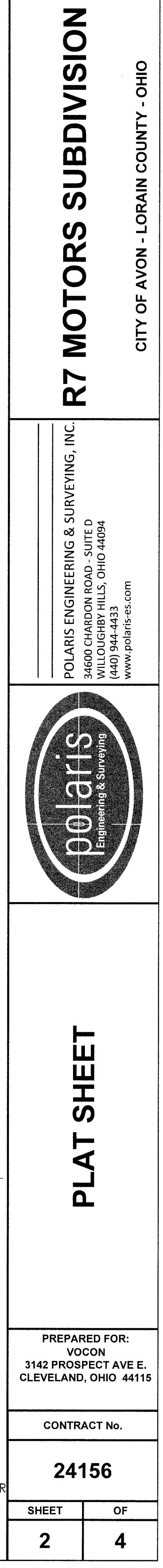
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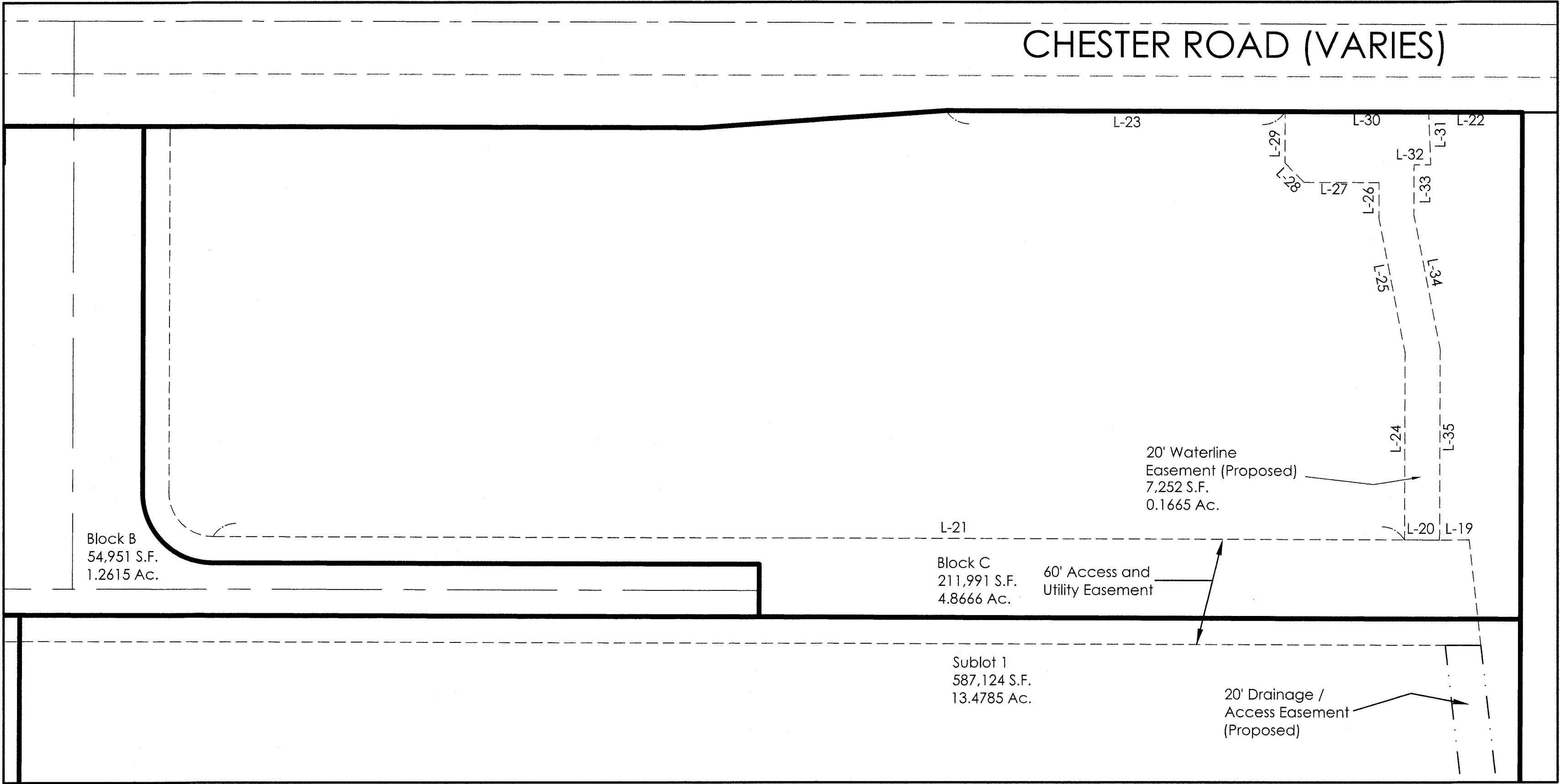
24156

SHEET OF

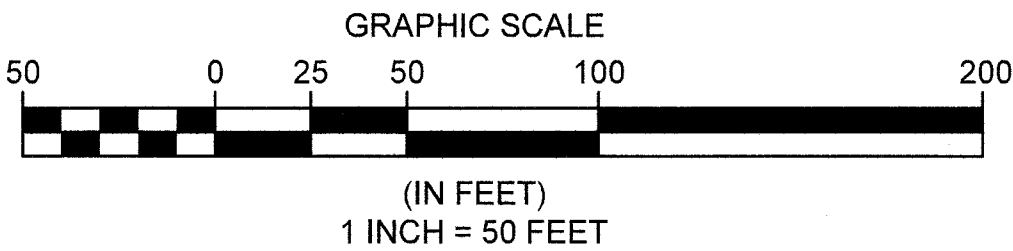
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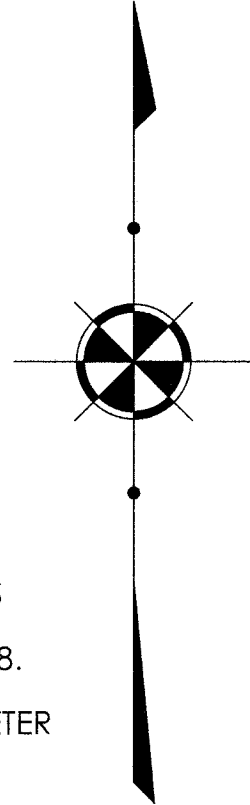


PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L19	16.61'	S89°49'00"E
L20	20.00'	S89°49'00"E
L21	679.77'	S89°49'00"E
L22	53.22'	S89°49'00"E
L23	193.46'	S89°49'00"E
L24	106.51'	S0°11'00"W
L25	78.23'	S11°04'00"E
L26	20.29'	S0°11'00"W
L27	42.71'	S89°49'00"E
L28	15.36'	S44°49'00"E
L29	29.14'	S0°11'00"W
L30	81.86'	N89°49'00"W
L31	30.03'	N2°13'19"W
L32	9.55'	S89°49'00"E
L33	28.32'	S0°11'00"W
L34	78.23'	S11°04'00"E
L35	108.48'	S0°11'00"W



BASIS OF BEARINGS
BEARINGS REFER TO THE OHIO STATE
COORDINATE SYSTEM OF 1983 (NORTH
ZONE) BASED ON THE ODOT CORS/VRS
SYSTEM NAD83 (2011) EPOCH 2010.0
REFERENCE FRAME, GEOID MODEL 2018.

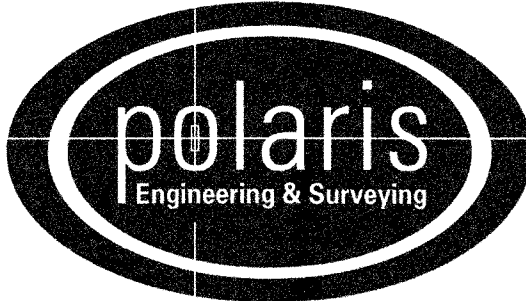
ALL IRON PINS SET ARE 5/8 INCH DIAMETER
BY 30-INCH-LONG REBAR WITH
IDENTIFICATION CAP "POLARIS 7388".



DATE: 4/21/26 DRAWN: MPS
SCALE: HOR 1"= 100' VERT. 1"=00'
FOLDER: DWG/Proj. Surveying
FILENAME: 24156 Subdivision Plat
TAB: 03-Record Plat
BNDY. BY: XXX
BASE. BY: XXX

PREPARED FOR:
VOCON
3142 PROSPECT AVE E.
CLEVELAND, OHIO 44115

Easement Details

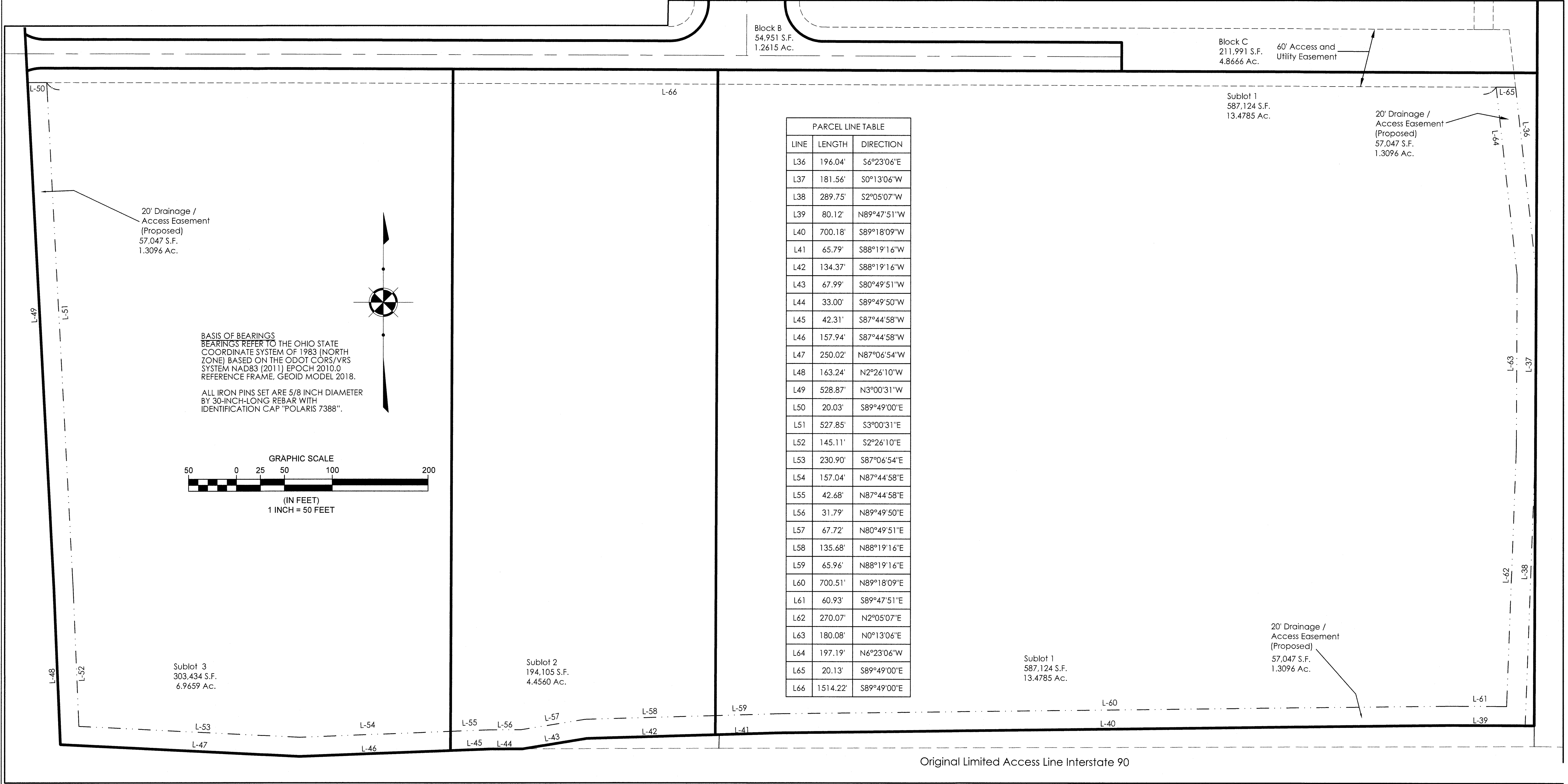


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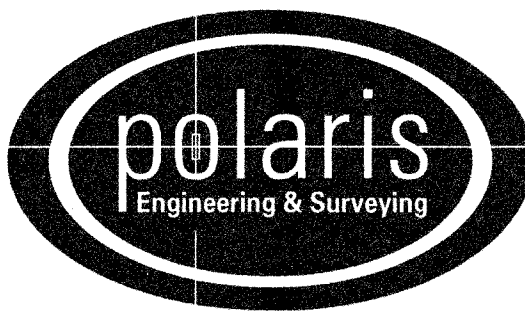
CONTRACT No.	
24156	
SHEET	OF
3	4



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