

AVON COMMERCE PARKWAY SUBDIVISION

CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION 21

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 30 DAY OF August, 2000

James Piazza
JAMES PIAZZA, PLANNING COMMISSION-CHAIRPERSON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 44-00 ON THIS 30th DAY OF August, 2000

Shaun Brady
SHAUN BRADY, COUNCIL PRESIDENT

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 25 DAY OF AUGUST, 2000

Michael Braball
CITY OF AVON CONSULTING ENGINEER

OWNERS CERTIFICATION FOR ACCEPTANCE & DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON PLATTED LAND, DO HEREBY ACCEPT THIS PLAT AND SUBDIVISION THEREOF, AND DEDICATE FOR PUBLIC USE THE RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON IN GRAPHIC SYMBOLS.

OWNER:
KOPF CONSTRUCTION CORPORATION
DOCUMENT NO 483238, FILM NO 1242
HERMAN R. KOPF, PRESIDENT H.R. Kopf

NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO S.S.
COUNTY OF LORAIN
ACKNOWLEDGED BEFORE ME BY HERMAN R. KOPF, PRESIDENT OF KOPF CONSTRUCTION CORPORATION ON BEHALF OF SAID CORPORATION AT Avon Lake, OHIO THIS 4th DAY OF April, 2000

NOTARY PUBLIC Anne M. Hatfield
MY COMM. EXPIRES June 30, 2004



MORTGAGEE'S CONSENT:

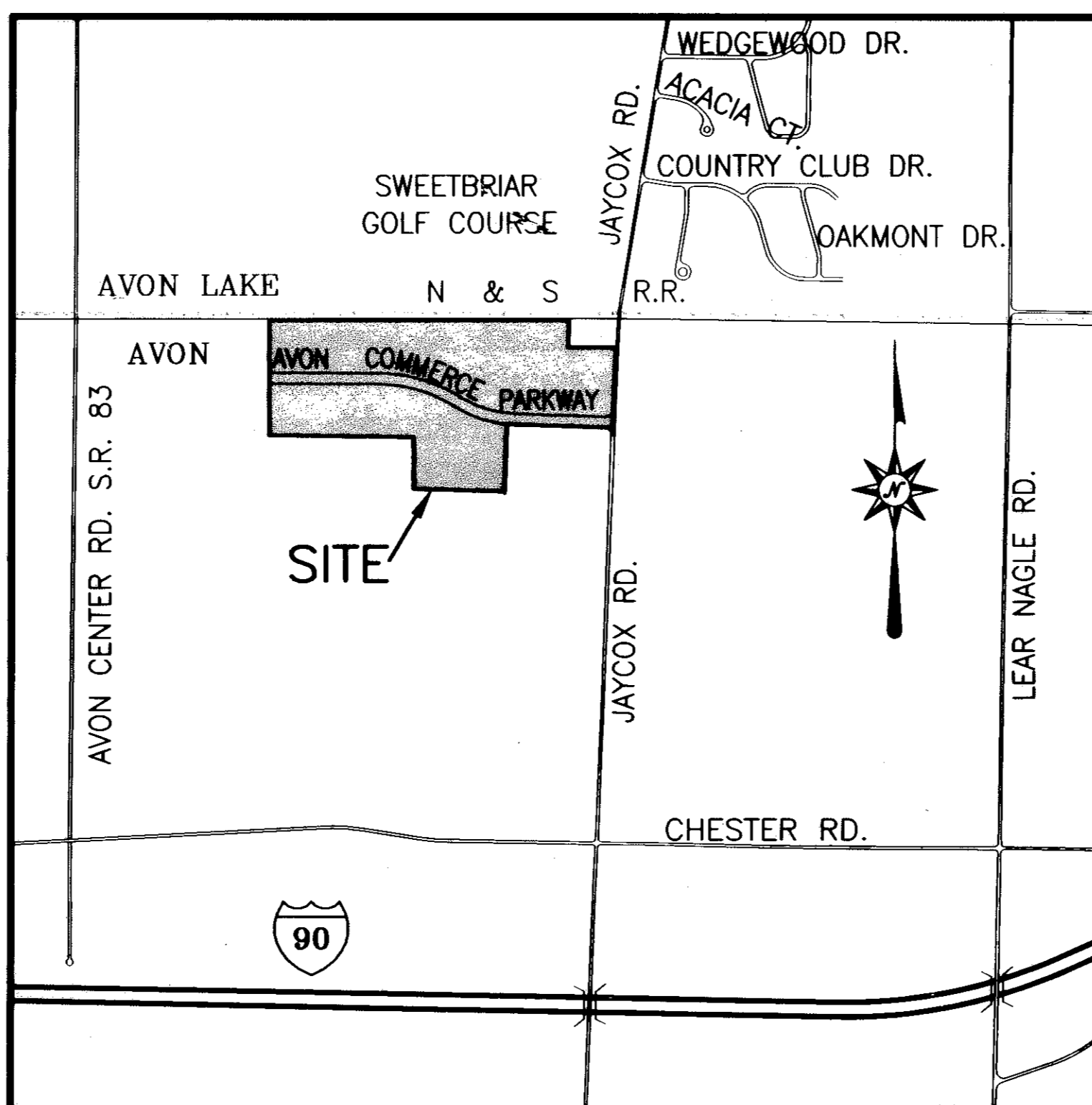
THIS IS TO CERTIFY THAT NATIONAL CITY BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF AVON COMMERCE PARKWAY SUBDIVISION, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT, AND HEREBY RELEASES THE LAND COMPRISING AVON COMMERCE PARKWAY, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

MORTGAGEE: NATIONAL CITY BANK
OFFICER: Robert J. Sawitzke

NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO S.S.
COUNTY OF LORAIN
ACKNOWLEDGED BEFORE ME BY Robert J. Sawitzke ON BEHALF OF National City Bank AT Avon Lake, OHIO THIS 13th DAY OF June, 2000.

NOTARY PUBLIC Anne M. Hatfield
MY COMM. EXPIRES June 30, 2004



VICINITY MAP
SCALE 1" = 1000'

UTILITY EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENTS PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICES WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

UNDERGROUND EASEMENT

GRANTOR: KOPF CONSTRUCTION CORPORATION
GRANTEES: THE ILLUMINATING COMPANY, THE CENTURY TELEPHONE CO., CABLEVISION & COLUMBIA GAS OF OHIO

I, THE GRANTOR AND OWNER OF THE HEREON PLATTED LAND, DO HEREBY GRANT UNTO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT RIGHT OF WAY AND EASEMENT BEING TWELVE FEET IN WIDTH UNDER, OVER AND THROUGH ALL LANDS SHOWN HEREON, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND NATURAL GAS PIPELINES, ELECTRIC AND COMMUNICATION CABLES, CONDUIT, SURFACE OR BELOW-GROUND MOUNTED TRANSFORMERS AND PEDESTALS AND OTHER FACILITIES AS DEEMED NECESSARY AND CONVENIENT BY THE GRANTEES FOR DISTRIBUTING AND TRANSMITTING NATURAL GAS, ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, BUT NO OTHER STRUCTURES OF ANY KIND SHALL BE PLACED THEREON. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHTS WITHOUT LIABILITY THEREFORE TO REMOVE TREES, LANDSCAPING AND LAWNS WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID NATURAL GAS, ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE PIPELINES AND CABLES FROM OUTSIDE SAID EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT OF WAY AND EASEMENT GRANT. ALL LOTS SHALL BE RESTRICTED TO UNDERGROUND SERVICE.

GRANTOR: KOPF CONSTRUCTION COMPANY, HERMAN R. KOPF, PRESIDENT H.R. Kopf

GRANTEES: THE ILLUMINATING COMPANY BY Jeff Harley 3/13/00

THE CENTURY TELEPHONE COMPANY BY Gary Zelenak

CABLEVISION BY Ray Lynn 3-16-00

COLUMBIA GAS OF OHIO BY Don Sweeney 3/17/00

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

SEP 25 2000

MARK R. STEWART
LORAIN COUNTY AUDITOR

SEP 25 2000

RECEIVED FOR RECORD

at 11:00 a.m. in the RECORD

VOL. 66 MARY ANN JAMISON

PAGE 59 Lorain County Recorder

60 incl 40

Box 1000

SURVEYOR'S CERTIFICATE:

I DECLARE THE BOUNDARY OF THIS PLAT TO BE A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECTION AND A SUBDIVISION THEREOF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NORTH DATUM USED IS THE BEARING OF RECORD FOR THE CENTERLINE OF JAYCOX ROAD. BEARINGS ARE USED TO DENOTE ANGLES ONLY. PROPERTY CORNERS WERE FOUND OR SET AS INDICATED. • - INDICATES 5/8 INCH DIAMETER IRON PIN, 30 INCHES LONG, WITH ZWICK CAP SET. ■ - INDICATES 5/8 INCH DIAMETER IRON PIN REFERENCE MONUMENT, 30 INCHES LONG, WITH ZWICK CAP, TO BE SET UPON COMPLETION OF CONSTRUCTION, ○ - INDICATES PROPERTY CORNER FOUND AND USED AS NOTED.



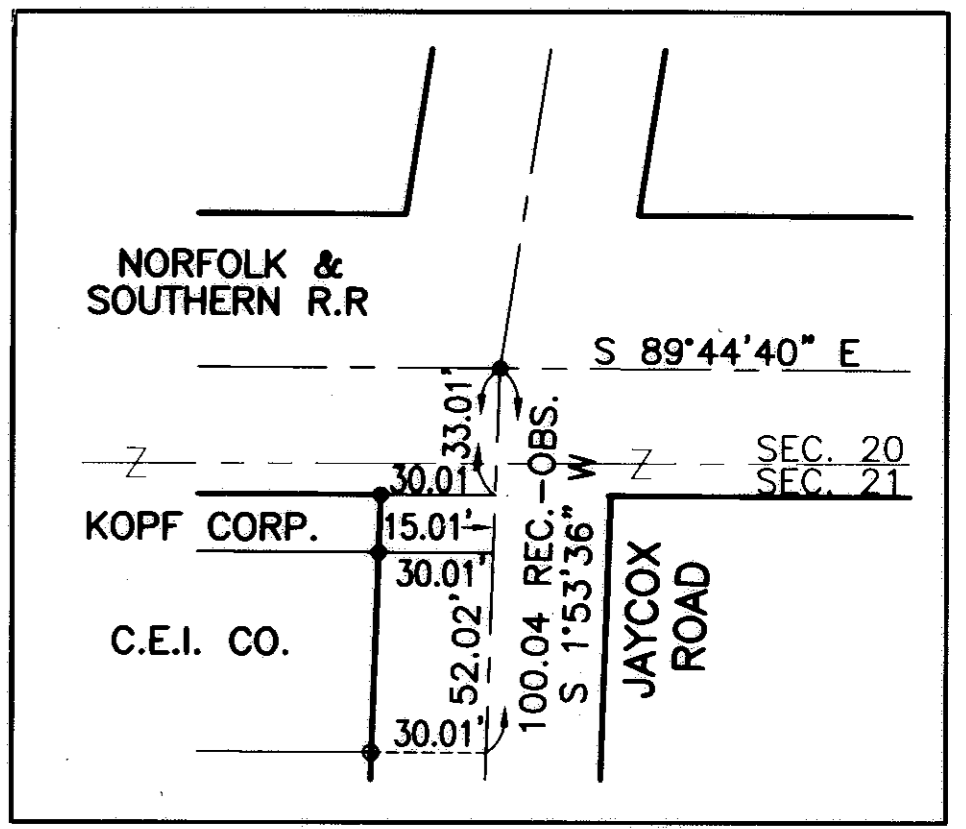
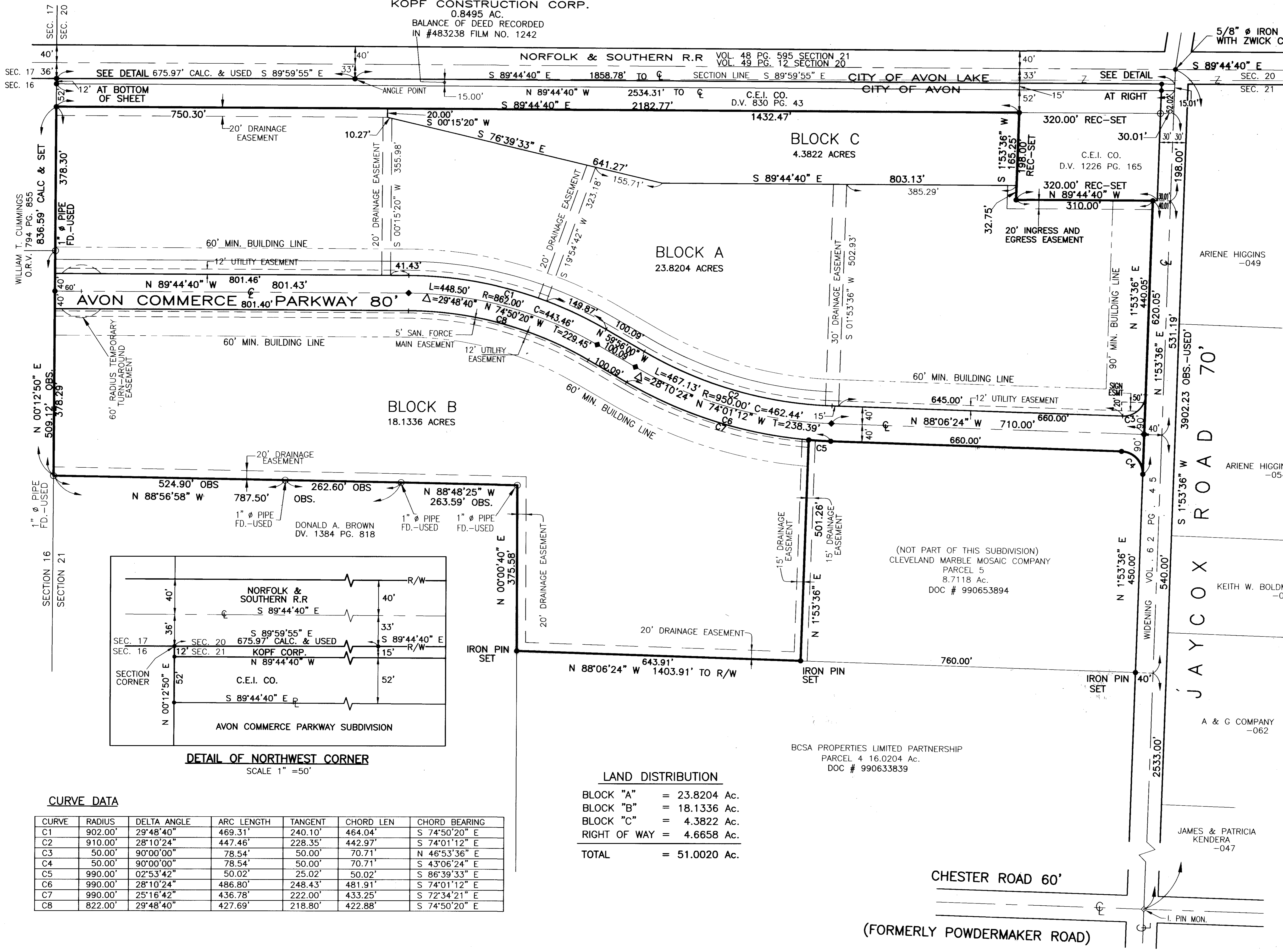
Peter C. Zwick
PETER C. ZWICK, P.S. No. S-4929

ZWICK ASSOCIATES, INC.		
engineers • surveyors		
8750 STEARNS ROAD, OLMSTED 1WP., OHIO 44138-1743 (440) 235-2729		
DESIGNED	DRAWN CJB-CES	CHECKED PCZ
DATE NOVEMBER 1999	REVISION MARCH 2000	SCALE AS SHOWN

708049

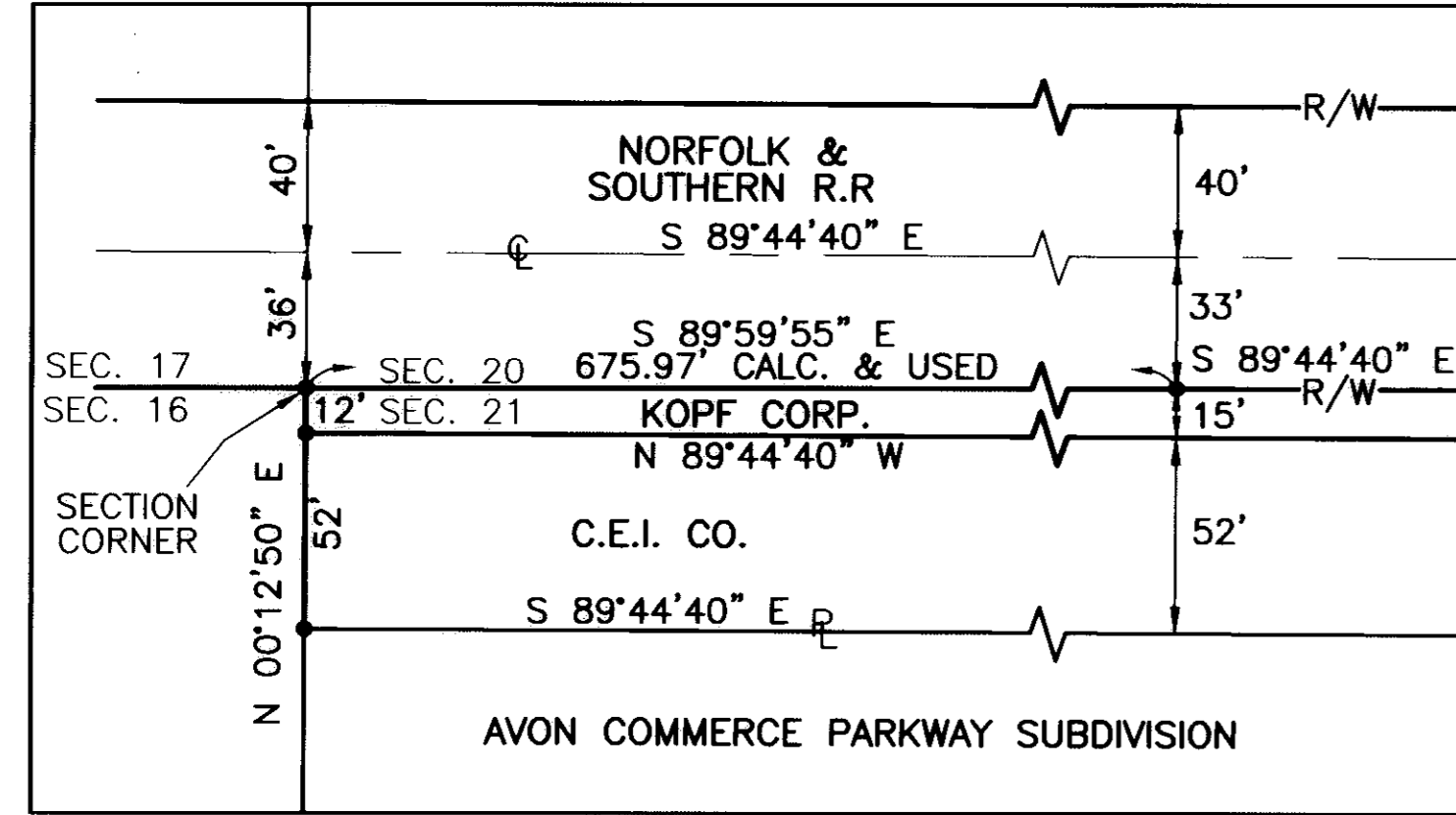
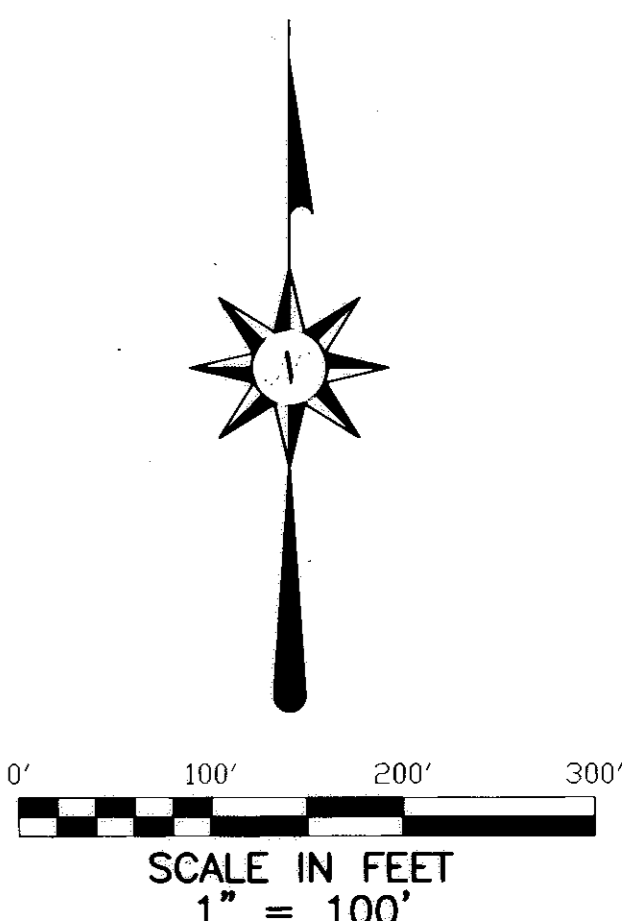
KOPF CONSTRUCTION CORP.

0.8495 AC.
BALANCE OF DEED RECORDED
IN #483238 FILM NO. 1242



DETAIL OF NORTHEAST CORNER

SCALE 1" = 50'



DETAIL OF NORTHWEST CORNER

SCALE 1" = 50'

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LEN	CHORD BEARING
C1	902.00'	29°48'40"	469.31'	240.10'	464.04'	S 74°50'20" E
C2	910.00'	28°10'24"	447.46'	228.35'	442.97'	S 74°01'12" E
C3	50.00'	90°00'00"	78.54'	50.00'	70.71'	N 46°53'36" E
C4	50.00'	90°00'00"	78.54'	50.00'	70.71'	S 43°06'24" E
C5	990.00'	02°53'42"	50.02'	25.02'	50.02'	S 86°39'33" E
C6	990.00'	28°10'24"	486.80'	248.43'	481.91'	S 74°01'12" E
C7	990.00'	25°16'42"	436.78'	222.00'	433.25'	S 72°34'21" E
C8	822.00'	29°48'40"	427.69'	218.80'	422.88'	S 74°50'20" E

LAND DISTRIBUTION

BLOCK "A" = 23.8204 Ac.
BLOCK "B" = 18.1336 Ac.
BLOCK "C" = 4.3822 Ac.
RIGHT OF WAY = 4.6658 Ac.
TOTAL = 51.0020 Ac.

LEGEND

- ◆ IRON PIN MONUMENT SET
- IRON PINS SET STEEL REBAR W/"ZWICK" CAP 5/8"Ø 30" LONG
- PROPERTY CORNER FOUND

SHEET 2 OF 2

© ZWICK ASSOCIATES, INC.
engineers - surveyors
8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743 (440) 235-2728

AVON COMMERCE PARKWAY SUBDIVISION
KOPF CONSTRUCTION CORP.
ORIGINAL AVON TOWNSHIP, SECTION 21
CITY OF AVON, LORAIN COUNTY, OHIO

DESIGNED PCZ	DRAWN CJB-CDG-CES	CHECKED PCZ
DATE NOVEMBER 1999	REVISED MARCH 2000	SCALE 1"=100'

66/60