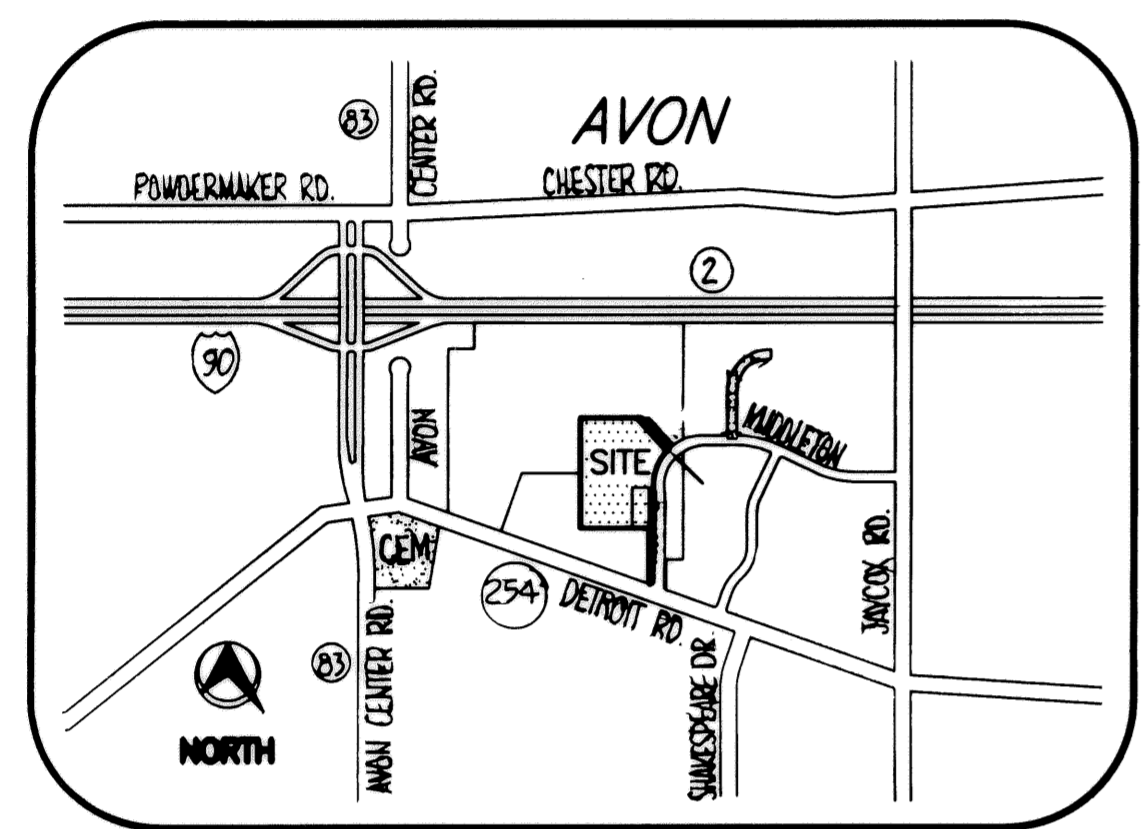


AVON COMMONS RESUBDIVISION

BEING ALL OF SUBLOT 2 AND PART OF VACATED AVON COMMONS DRIVE
ORIGINAL AVON TOWNSHIP, SECTION NO. 15
CITY OF AVON, STATE OF OHIO

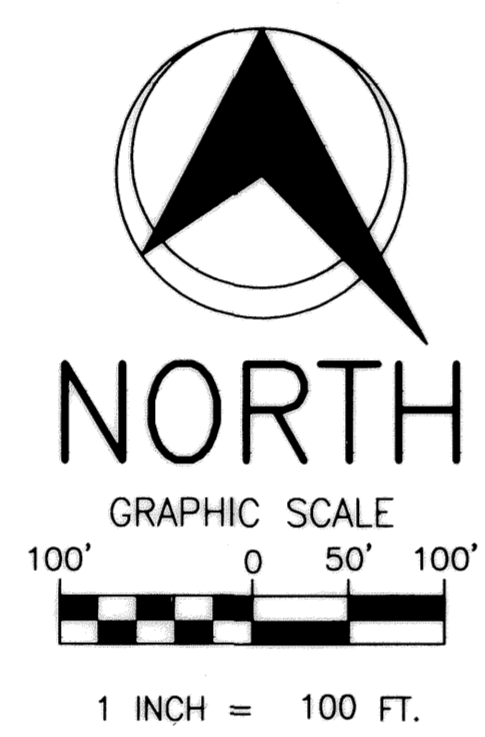
CURVE	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DELTA
C1	463.00'	94.10'	185.67'	184.43'	N13°30'46"E	22°58'34"
C2	363.00'	73.77'	145.57'	144.59'	N13°30'46"E	22°58'34"
C3	30.00'	30.00'	47.12'	42.43'	S19°59'57"E	90°00'00"
C4	30.00'	30.00'	47.12'	42.43'	N70°00'03"E	90°00'00"
C5	463.00'	316.09'	554.69'	522.11'	S36°20'46.5"W	68°38'35"
C6	363.00'	219.76'	395.22'	375.99'	S33°12'56.5"W	62°22'55"
C7	413.00'	267.84'	475.23'	449.44'	N34°59'21.5"E	65°55'45"
C8	413.00'	83.94'	165.62'	165.51'	N13°30'46"E	22°58'34"
C9	463.00'	198.97'	375.84'	365.61'	N25°16'47"E	46°30'36"
C10	463.00'	90.56'	178.85'	177.74'	N59°36'04.5"E	22°07'59"

- L17 N 86°27'31" E 6.31'
- L18 N 84°45'43" E 63.50'
- L19 N 87°20'48" E 53.97'
- L20 N 86°34'03" E 51.65'
- L21 N 83°19'06" E 72.42'
- L22 N 85°40'37" E 135.41'
- L23 N 88°28'11" E 64.19'
- L24 N 85°22'23" E 65.08'
- L25 N 83°38'50" E 53.55'



AREA TABLE

SUBLOT 7	15.2889 Ac.
SUBLOT 8	1.3623 Ac.
TOTAL AREA	16.6512 Ac.



APPROVALS

Approval by the City of Avon, Lorain County, Ohio. No plat required.
this 1st day of March 2002.

Thomas J. Neff
Vice-Chair of Planning Commission, City of Avon

Approval by the City of Avon, Lorain County, Ohio. No plat required.
this 1st day of March 2002.

Kathy A. Bommer
Secretary of Planning Commission, City of Avon

This plat approved
this 27 day of FEBRUARY 2002.

Michael G. Bramhall
Michael G. Bramhall, P.E., P.S.
Engineer, City of Avon

OWNERS CERTIFICATION AND ACCEPTANCE

We, First Interstate Avon, Ltd., an Ohio Limited Liability Company, owner of Sublot No. 2 and Vacated Avon Commons Drive shown on the accompanying plat, hereby approve this plat as shown.

Mitchell C. Schneider
First Interstate Avon, Ltd.
an Ohio Limited Liability Company
Mitchell C. Schneider, its President

County of Lorain)
State of Ohio) S.S.
Witness: *Margaret J. Maruma*

Before me, a Notary Public in and for said county and state personally appeared the above signed Mitchell C. Schneider, who acknowledged the signing of the foregoing instrument to be his free act and deed personally and as such president.

In witness whereof I have hereunto set my hand and official seal at Cleveland, Ohio
this 17th day of MARCH, 2002

Charles A. Berg
Notary Public
12/27/05
Commission expiration

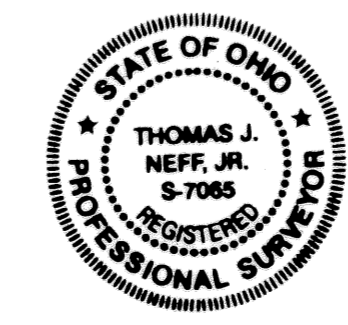
SURVEYORS CERTIFICATE

This is to certify that I have surveyed and platted S/L 2 & Vacated Avon Commons Drive as shown hereon and containing 16.6512 Acres of land in Section No. 15 of Avon Township, Lorain County, Ohio. All monuments shown hereon were found or set as shown. The plan represents a survey in which the traverse of the exterior boundaries of the tract and of each block when computed from field measurements made on the ground closed within a limit of error of one (1) foot in ten thousand (10,000) feet of the perimeter before balancing the survey. The survey meets the minimum standards for Land Surveys in Section 4733-37 of the Ohio Administrative Code and that adjacent property descriptions have been considered in performing this survey.

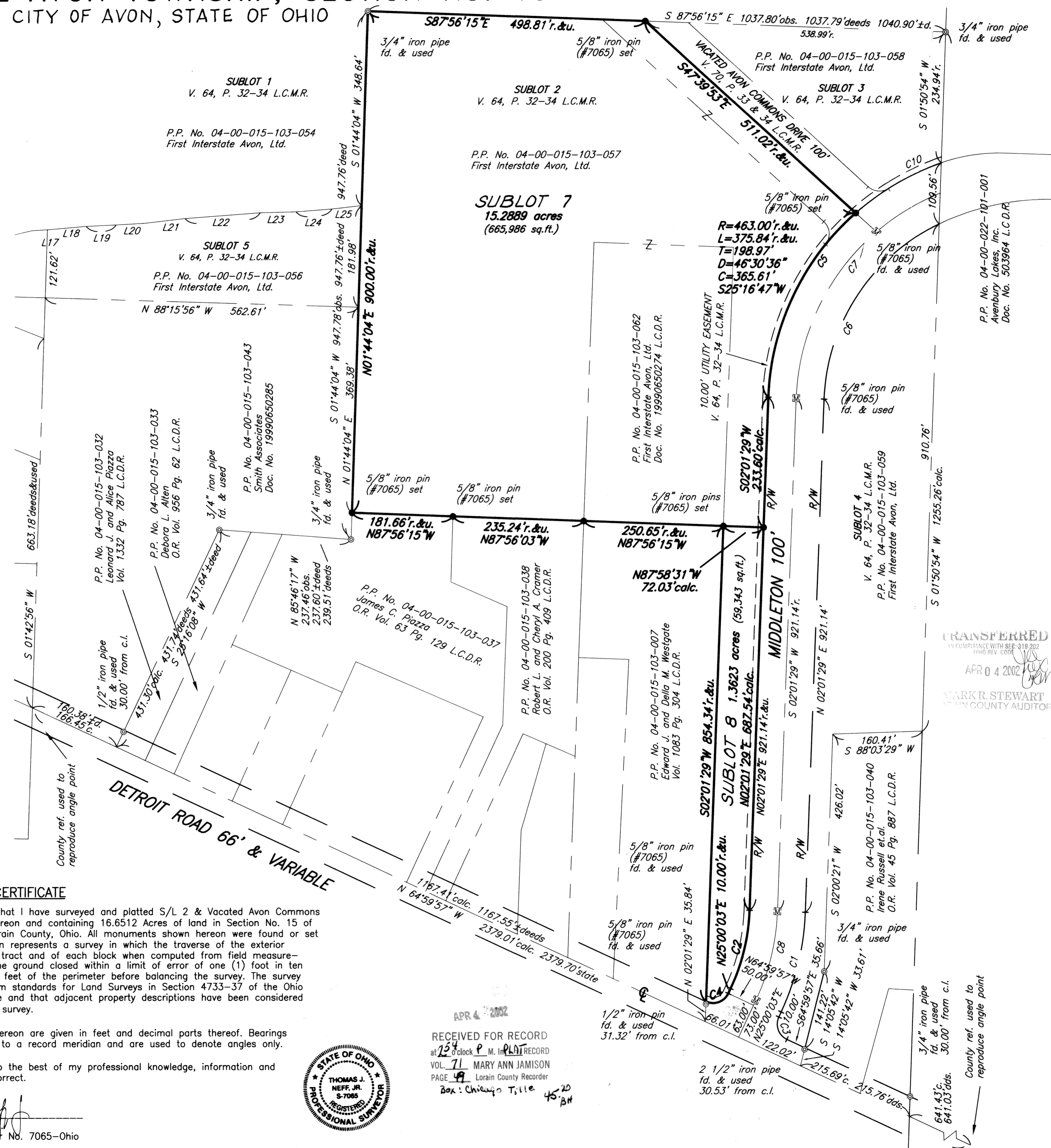
Distances shown hereon are given in feet and decimal parts thereof. Bearings shown hereon are to a record meridian and are used to denote angles only.

I hereby declare to the best of my professional knowledge, information and belief, all to be correct.

Thomas J. Neff, Jr.
Thomas J. Neff, Jr.
Registered Surveyor No. 7065-Ohio



RECEIVED FOR RECORD
at 12:34 o'clock P.M. on PLAT RECORD
VOL. 71 MARY ANN JAMISON
PAGE 19 Lorain County Recorder
Box: Chicago, Tille 45-20 BH



NEFF & ASSOCIATES
A PROFESSIONAL CORPORATION
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS
SURVEYORS
6405 York Road Parma Heights, Ohio 44130
(440) 884-3000 FAX (440) 884-6442

SCALE 1"=100'

JOB NO. 11224
DRAWN BY GMB
CHECKED BY GMB
DATE DECEMBER, 2001
REV. NO. DATE DESCRIPTION

FIRST INTERSTATE AVON, LTD.
MAP OF SURVEY, CONSOLIDATION AND PARTITION
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET NO. 1 OF 1