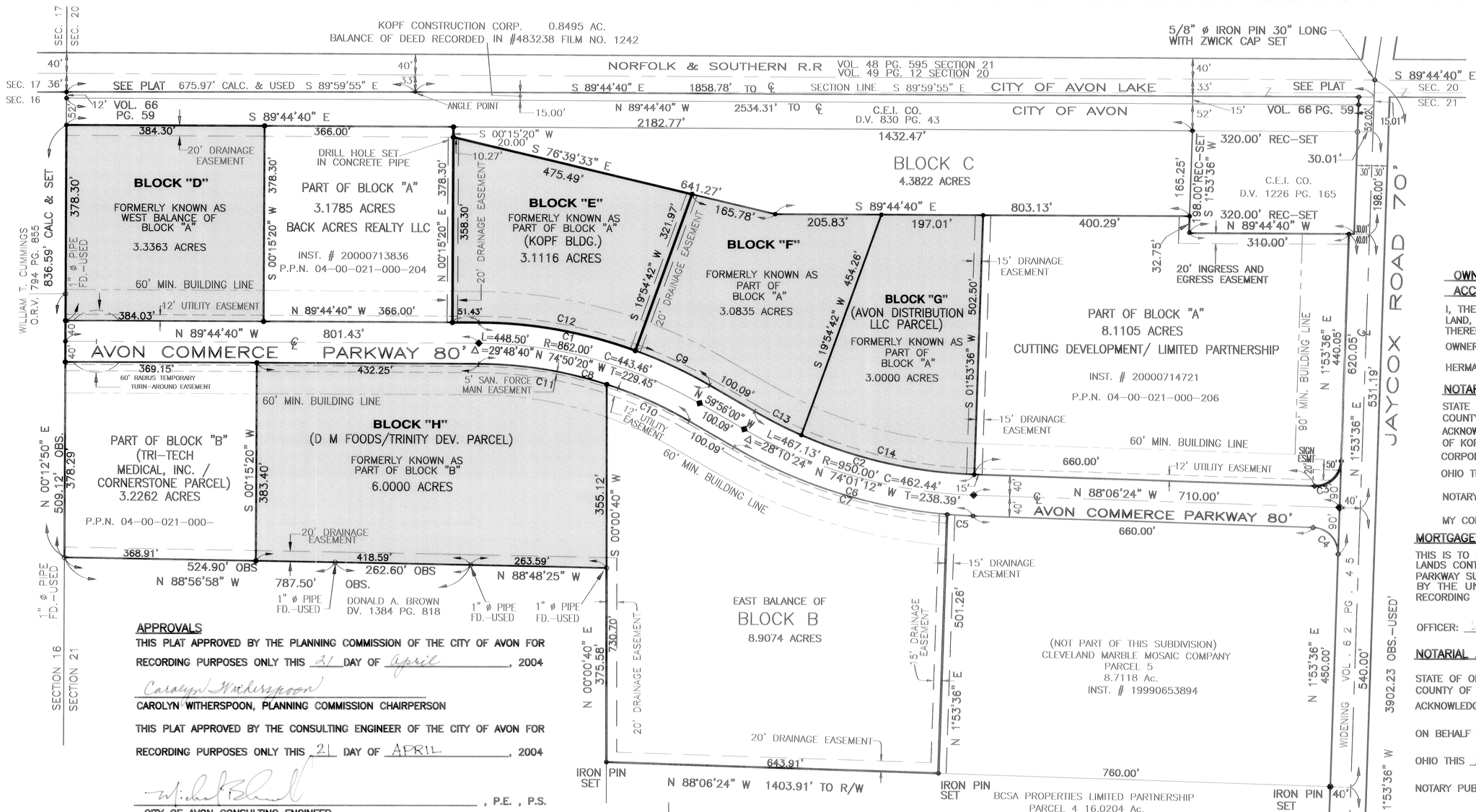
# AVON COMMERCE PARKWAY SUBDIVISION NO. 2



VICINITY MAP
NO SCALE

## OWNER'S CERTIFICATION FOR ACCEPTANCE

I, THE UNDERSIGNED OWNER OF THE HEREON PLATTED LAND, DO HEREBY ACCEPT THIS RE-PLAT AND SUBDIVISION THEREOF.

OWNER: KOPF CONSTRUCTION CORPORATION,

HERMAN R. KOPF, PRESIDENT

## 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 20TH DAY OF April, 2004

NOTARY PUBLIC Anne M. Tyler

MY COMM. EXPIRES

ANNE M. TYLER
formerly known as ANNE M. HATFIELD
Notary Public State of Ohio
My Commission Expires 6-30-2004

NOTARIAL SEAL STATE OF OHIO

## MORTGAGEE'S CONSENT

THIS IS TO CERTIFY THAT NATIONAL CITY BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS RE-PLAT OF AVON COMMERCE PARKWAY SUBDIVISION, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT.

OFFICER: Greg A. Kaye V.P.

## NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO } S.S.
COUNTY OF LORAIN }

ACKNOWLEDGED BEFORE ME BY Greg A. Kaye

ON BEHALF OF NATIONAL CITY BANK AT Avon Lake,

OHIO THIS 20th DAY OF April, 2004

NOTARY PUBLIC Anne M. Tyler

MY COMM. EXPIRES

ANNE M. TYLER
formerly known as ANNE M. HATFIELD
Notary Public State of Ohio
My Commission Expires 6-30-2004

NOTARIAL SEAL STATE OF OHIO

I DECLARE THIS PLAT TO A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECTION IN FEBRUARY 2004, AND PERFORMED TO THE STANDARDS SET FORTH IN O.R.C. 4733-37, AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. DISTANCES ARE INDICATED 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 AT ALL POINTS INDICATED.

STATE OF OHIO PETER C. ZWICK S-4929 REGISTERED SURVEYOR

ZWICK ASSOCIATES, Inc.
BY PETER C. ZWICK, OHIO Reg.No. 4929

## APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 21 DAY OF April, 2004

Carolyn Witherspoon

CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

THIS PLAT APPROVED BY THE CONSULTING ENGINEER OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 21 DAY OF APRIL, 2004

, P.E. , P.S.

CITY OF AVON CONSULTING ENGINEER
MICHAEL BRAMHALL, P.E., P.S.

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. ____ ON THIS ____ DAY OF ____, 2004

LARRY HOEKSTRA, COUNCIL PRESIDENT

TRANSFERRED IN COMPLIANCE WITH SEC. 319.202
APR 29 2004
MARK R. STEWART
LORAIN COUNTY AUDITOR

## LAND DISTRIBUTION

| | | |
|---|---|---|
| CUTTING DYNAMICS PARCEL | = | 8.1105 Ac. |
| WONDER MACHINE PARCEL | = | 3.1785 Ac. |
| TRI-TECH MEDICAL INC. PARCEL | = | 3.2262 Ac. |
| BALANCE OF BLOCK "B" | = | 8.9074 Ac. |
| BLOCK "C" | = | 4.3822 Ac. |
| BLOCK "D" | = | 3.3363 Ac. |
| BLOCK "E" | = | 3.1116 Ac. |
| BLOCK "F" | = | 3.0835 Ac. |
| BLOCK "G" | = | 3.0000 Ac. |
| BLOCK "H" | = | 6.0000 Ac. |
| RIGHT OF WAY | = | 4.6658 Ac. |
| TOTAL | = | 51.0020 Ac. |

## LEGEND

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

SCALE IN FEET
1" = 100'

## 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 |
| C9 | 902.00' | 10°09'18" | 159.87' | 80.14' | 159.66' | S 65°00'39" E |
| C10 | 822.00' | 12°13'35" | 175.41' | 88.04' | 175.08' | S 66°02'48" E |
| C11 | 822.00' | 17°35'05" | 252.28' | 127.14' | 251.29' | S 80°57'08" E |
| C12 | 902.00' | 19°39'22" | 309.44' | 156.26' | 307.93' | S 79°54'59" E |
| C13 | 910.00' | 06°24'26" | 101.76' | 50.93' | 101.71' | S 63°08'13" E |
| C14 | 910.00' | 21°45'58" | 345.70' | 174.96' | 343.63' | S 77°13'25" E |

© ZWICK ASSOCIATES, Inc.
engineers - surveyors
8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743 (440) 235-2729

AVON COMMERCE PARKWAY SUBDIVISION NO. 2
RE-SUBDIVIDING (BLOCKS A+B)
ORIGINAL AVON TOWNSHIP SECTION 21
(ORIGINALLY PLATTED VOL. 66, PGS. 59 & 60)
CITY OF AVON, LORAIN COUNTY, OHIO

| | | | | | |
|---|---|---|---|---|---|
| DESIGNED | PDZ | DRAWN | CES | CHECKED | DEH |
| DATE | FEB. 2004 | REVISED | | SCALE | 1"=100' |

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