

S:\06012 - Avon - Law's - Chester\SURVEY\LS-CONSOLIDATION MAP\_10-30-07.dwg 10/29/2007 12:12:38 PM EDT

# AVON CROSSING SUBDIVISION

SITUATED IN THE CITY OF AVON, TOWNSHIP OF AVON,  
SEC. 16, COUNTY OF LORAIN, STATE OF OHIO

**OWNERS ACCEPTANCE**

The undersigned owner of P.P. Nos. 04-00-016-102-036, 04-00-016-102-045, and 04-00-016-102-046, Chester/83, LLC, does hereby accept this said plat.

*Judson E. Smith*  
Chester/83, LLC

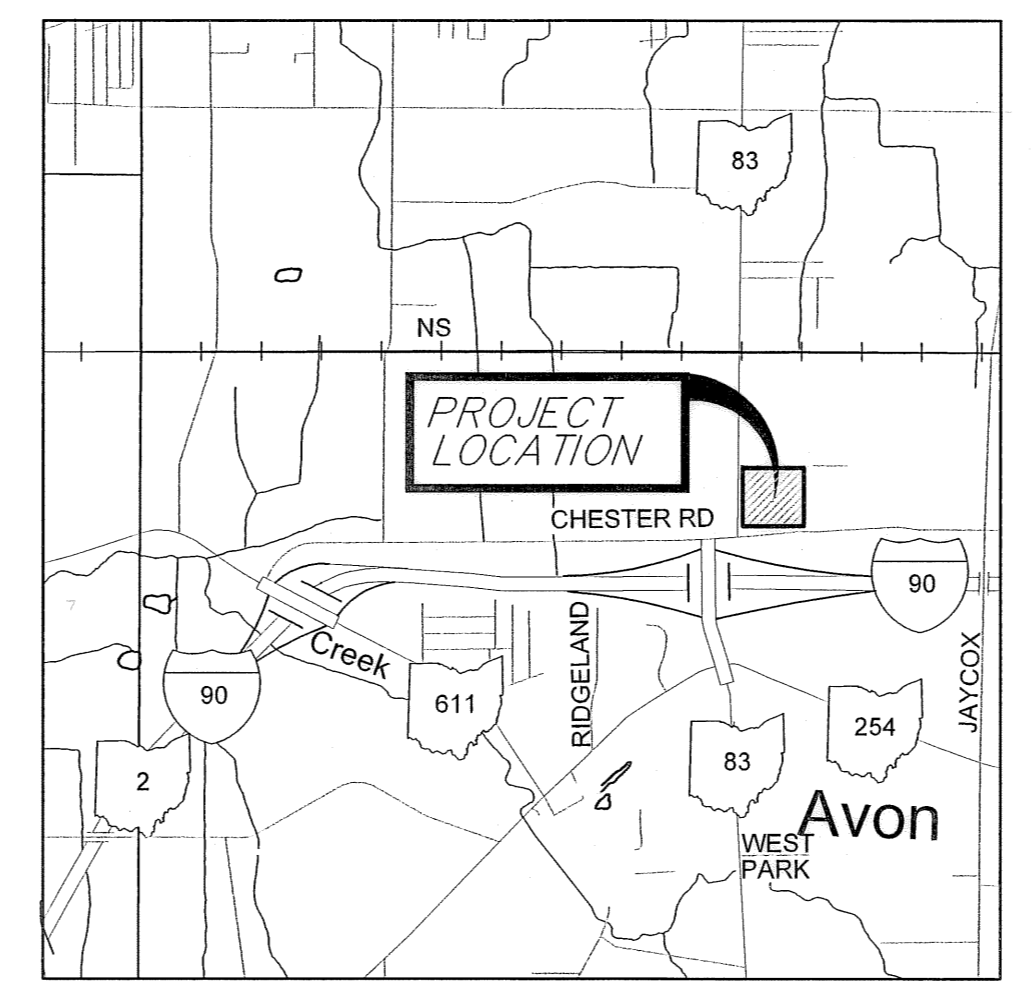
By: Judson E. Smith  
Printed



County of Lorain,  
State of Ohio

Before me, a Notary Public, in and for said County and State, did personally appear Judson E. Smith of Chester/83, LLC, who did acknowledge the signing of the foregoing instrument to be his free act and deed. In testimony whereof I have hereunto set my hand and official seal at Mansfield, Ohio this 20<sup>th</sup> day of October, 2007.

*Rebecca S. Drigley*  
Notary Public My commission expires 3-2-08



LATITUDE: 41.4715 N LONGITUDE: 82.0179 W

**APPROVAL AND ACCEPTANCE SIGNATURES:**

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.  
THIS 20<sup>th</sup> DAY OF October, 2007.

*Carolyn Witherspoon*  
CAROLYN WITHERSPOON  
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES ONLY. ORDINANCE NO. \_\_\_\_\_ ON  
THIS 20<sup>th</sup> DAY OF October, 2007.

*Clinton Pelfrey*  
CLINTON PELFREY  
COUNCIL PRESIDENT

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.  
THIS 20<sup>th</sup> DAY OF October, 2007.

*John A. Gasior*  
JOHN A. GASIOR  
LAW DIRECTOR

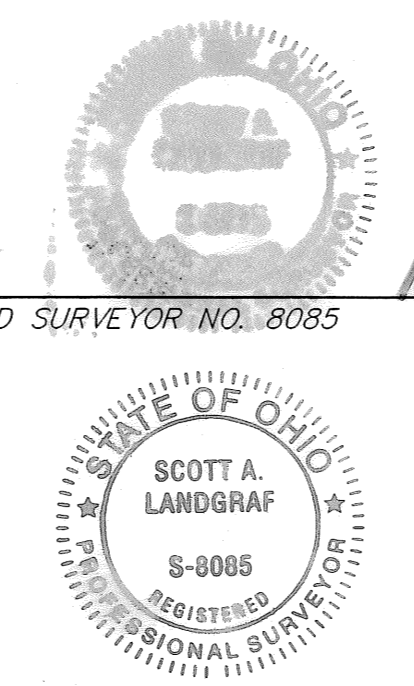
THIS PLAT IS APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.  
THIS 20<sup>th</sup> DAY OF October, 2007.

*Michael C. Bramhall*  
MICHAEL C. BRAMHALL, P.E., P.S.  
ENGINEER, CITY OF AVON

**SURVEYOR'S CERTIFICATE:**

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE AVON CROSSING SUBDIVISION PLAT AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN BEING A PARCEL OF LAND CONTAINING 36.3096 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 16, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN 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. THIS SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4753-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. SURVEYED IN OCTOBER 2006 BY T-K ENGINEERING AND DESIGN GROUP, INC. UNDER THE SUPERVISION OF SCOTT A. LANDGRAF, PROFESSIONAL SURVEYOR #8085.

*Scott A. Landgraf*  
SCOTT A. LANDGRAF REGISTERED SURVEYOR NO. 8085 10/29/07 DATE



TRANSFERRED  
OFC 07 2007  
MARK R. SIGWART  
LORAIN COUNTY AUDITOR

*Feelet umn*

REVISIONS	
DATE	DESCRIPTION
10/29/07	REVIEW BY THE COUNTY

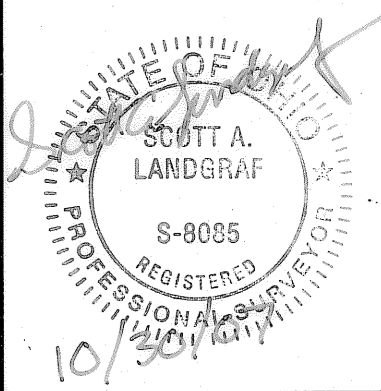
"Concept... Thru... Construction"  
TEK Engineering & Design Group Inc.  
6801 HOPKINS ROAD MENTOR, OHIO 44060  
TELEPHONE 440-205-0484 • FAX 205-0486

DRAWN BY: CAL CHECKED BY: DMK

**AVON CROSSING SUBDIVISION**  
CONSOLIDATION / LOTSPIT & ACCESS EASEMENT

OCTOBER 2007  
JOB NO.: 06012  
HORIZ.: -  
VERT.: -

REVISIONS	
DATE	DESCRIPTION
3/2/07	REVISED ACCESS EASEMENT
5/3/07	DEDICATED RIGHT OF WAY
9/24/07	UPDATED OWNER INFORMATION
10/29/07	REVIEW BY THE COUNTY

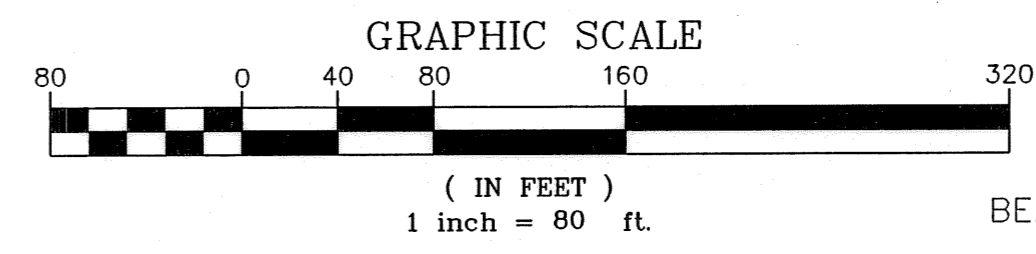


"Concept... Thru... Construction"  
 Telephone 440-205-0484 • Fax 205-0486  
 6801 HOPKINS ROAD MENTOR, OHIO 44060  
 Engineering & Design Group Inc.  
 DRAWN BY: SAL CHECKED BY: DMK

# AVON CROSSING SUBDIVISION

CONSOLIDATION/LOTSPLIT & ACCESS EASMENT

OCTOBER 2007
JCS NO.: 06012
HORIZ.: 1" = 80'
VERT.: -
SHEET
2 OF 2



BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE TO BE USED TO DETERMINE ANGLES ONLY. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

CONSOLIDATED PARCELS		
PARCEL	P.P.N.	ACREAGE
CHESTER/83, LLC	04-00-016-102-045	25.8316
CHESTER/83, LLC	04-00-016-102-046	9.4315
CHESTER/83, LLC	04-00-016-102-036	1.0466
		36.3097

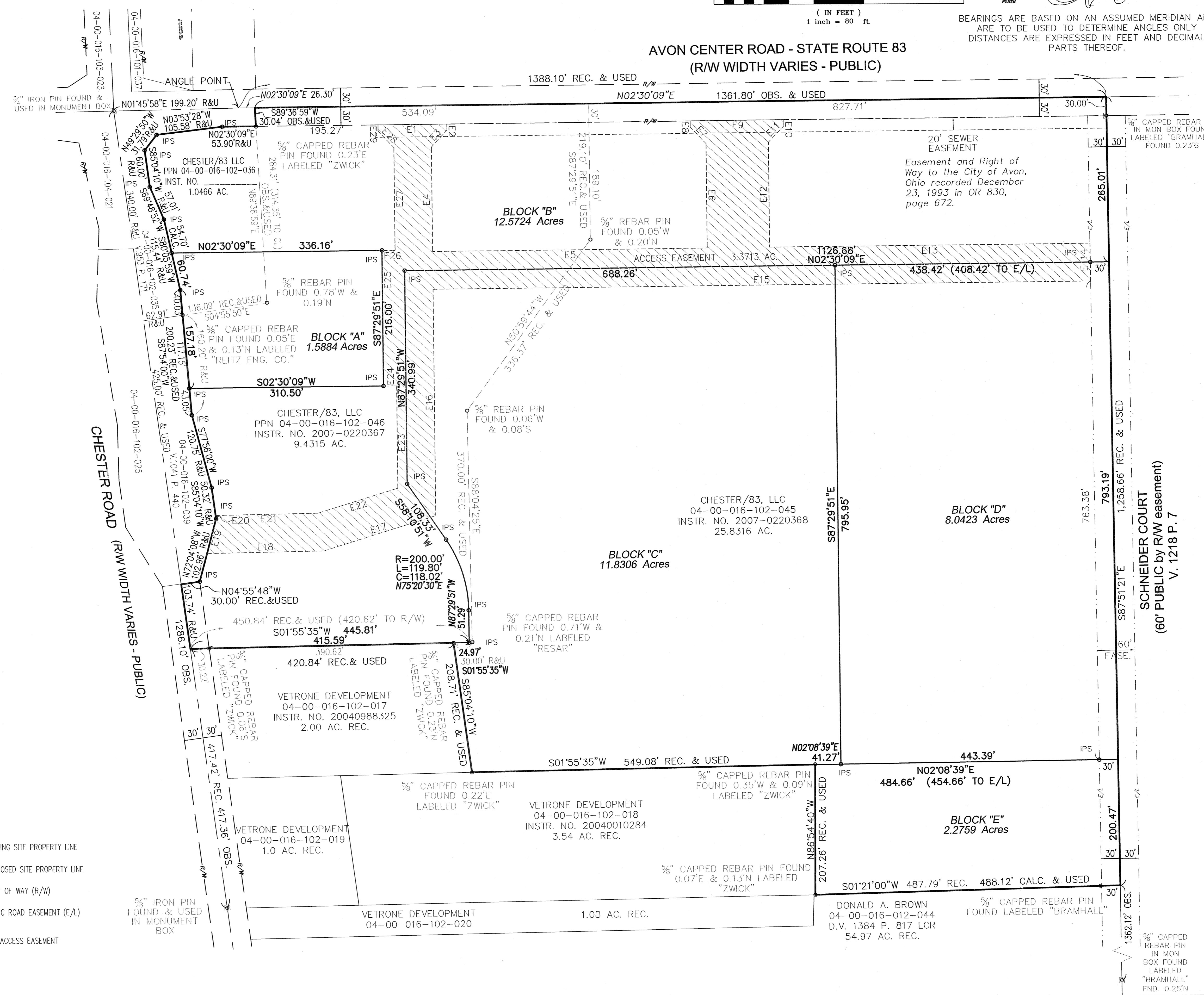
LOTSPLIT PARCELS	
PARCEL	ACREAGE
BLOCK "A"	1.5884
BLOCK "B"	12.5724
BLOCK "C"	11.8306
BLOCK "D"	8.0423
BLOCK "E"	2.2759
	36.3096

STATE OF OHIO PARCELS	
04-00-016-101-037	
04-00-016-103-023	
04-00-016-104-021	
04-00-016-102-035	
04-00-016-102-039	
04-00-016-102-025	

ACCESS EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	110.00'	N02°30'09"E
E2	10.00'	S87°29'51"E
E3	36.81'	S44°43'03"E
E4	167.98'	S87°29'51"E
E5	439.00'	N02°30'09"E
E6	167.98'	N87°29'51"W
E7	36.81'	S49°43'21"W
E8	10.00'	N87°29'51"W
E9	150.00'	N02°30'09"E
E10	10.00'	S87°29'51"E
E11	36.09'	S43°39'01"E
E12	168.97'	S87°29'51"E
E13	512.49'	N02°30'09"E
E14	60.00'	S87°51'21"E
E15	1051.86'	S02°30'09"W
E16	362.25'	S87°29'51"E
E17	187.30'	S14°07'03"E
E18	186.79'	S01°55'35"W
E19	56.75'	N72°04'08"W
E20	5.49'	S85°04'10"W
E21	163.35'	N01°55'35"E
E22	134.14'	N14°07'03"W
E23	164.22'	N87°29'51"W
E24	21.00'	S02°30'09"W
E25	216.00'	N87°29'51"W
E26	21.00'	N02°30'09"E
E27	165.31'	N87°29'51"W
E28	36.81'	S49°43'21"W
E29	10.00'	N87°29'51"W

### LEGEND OF SYMBOLS

- IRON PIN OR PIPE FOUND (IPF) AS NOTED
- 5/8" CAPPED IRON PIN SET (IPS)
- (5/8" X 30" REBAR CAPPED "TK ENG/ PS 8085")
- P.K. NAIL FOUND (PKF)
- P.K. NAIL SET (PKS)
- SITE BOUNDARY
- ADJONER PROPERTY LINE
- EXISTING SITE PROPERTY LINE
- PROPOSED SITE PROPERTY LINE
- RIGHT OF WAY (R/W)
- PUBLIC ROAD EASEMENT (E/L)
- ▨ NEW ACCESS EASEMENT



S:\06012 - Avon - Cases - Chester Survey\SURVEY-LS-CONSOLIDATION MAP\10-30-07 - with Block A\SURVEY-LS-CONSOLIDATION MAP\_10-30-07.dwg 10/29/2007 12:12:38 PM EDT