

AVON COMMERCE PARKWAY & MOORE ROAD DEDICATION PLAT

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 9.

OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF A PARCEL OF LAND DESCRIBED IN A DEED TO AVON PARKWAY ASSOCIATES, LLC, AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 20040041443 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 40.5977 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 9, OF WHICH 2.879 ACRES OF LAND LIES WITHIN THE AVON COMMERCE PARKWAY & MOORE ROAD DEDICATION PARCEL, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED (AVON PARKWAY ASSOCIATES, LLC, AN OHIO LIMITED LIABILITY COMPANY) HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "AVON COMMERCE PARKWAY & A PORTION OF MOORE ROAD", ACKNOWLEDGES THIS PLAT OF SAME, AND DEDICATES TO PUBLIC USE SAID AVON COMMERCE PARKWAY, & MOORE ROAD AS SHOWN HEREIN, PROVED HOWEVER, THAT THE DEDICATION TO PUBLIC USE IS SUBJECT TO AND EXCLUSIVE OF CERTAIN RESERVED EASEMENTS AND RIGHTS SET FORTH IN A DEED CONVEYING THE REAL ESTATE DEDICATED BY THIS PLAT, AND SAID RESERVED EASEMENTS AND RIGHTS ARE INCORPORATED HEREIN BY REFERENCE.

AVON PARKWAY ASSOCIATES, LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT TWO (2) TEMPORARY TURN AROUND EASEMENTS WHICH WILL TERMINATE UPON THE EXTENSION OF AVON COMMERCE PARKWAY AND A STORM DRAINAGE EASEMENT (0.3902 OF AN ACRE) FOR THE OPERATION, MAINTENANCE, REPLACEMENT, REPAIR, REMOVAL OR CHANGE, UNDER, OVER AND THROUGH REMAINDER PARCEL "A" AND REMAINDER PARCEL "B" TO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION AS SHOWN HEREON.

AVON PARKWAY ASSOCIATES, LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT A PERMANENT RIGHT-OF-WAY AND EASEMENT, WIDTH VARIES, UNDER, OVER, AND THROUGH ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO AVON COMMERCE PARKWAY TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND UTILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTION AND TRANSMITTING UTILITIES, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OF OPERATION OF SAID UTILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED 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 LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

AVON PARKWAY ASSOCIATES, LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT A PERMANENT STORM DRAINAGE EASEMENT (1.0757 ACRES) FOR THE OPERATION, MAINTENANCE, REPLACEMENT, REPAIR, REMOVAL OR CHANGE, UNDER, OVER AND THROUGH REMAINDER PARCEL "A" TO SPARTAN CAT INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY AS SHOWN HEREON.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURCHASES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 8 DAY OF January, 2008

WITNESS (AVON PARKWAY ASSOCIATES, LLC)

BY: Max A. Spert, Managing Partner
MEMBER

WITNESS Mary E. Mast

NOTARY PUBLIC:

STATE OF OHIO

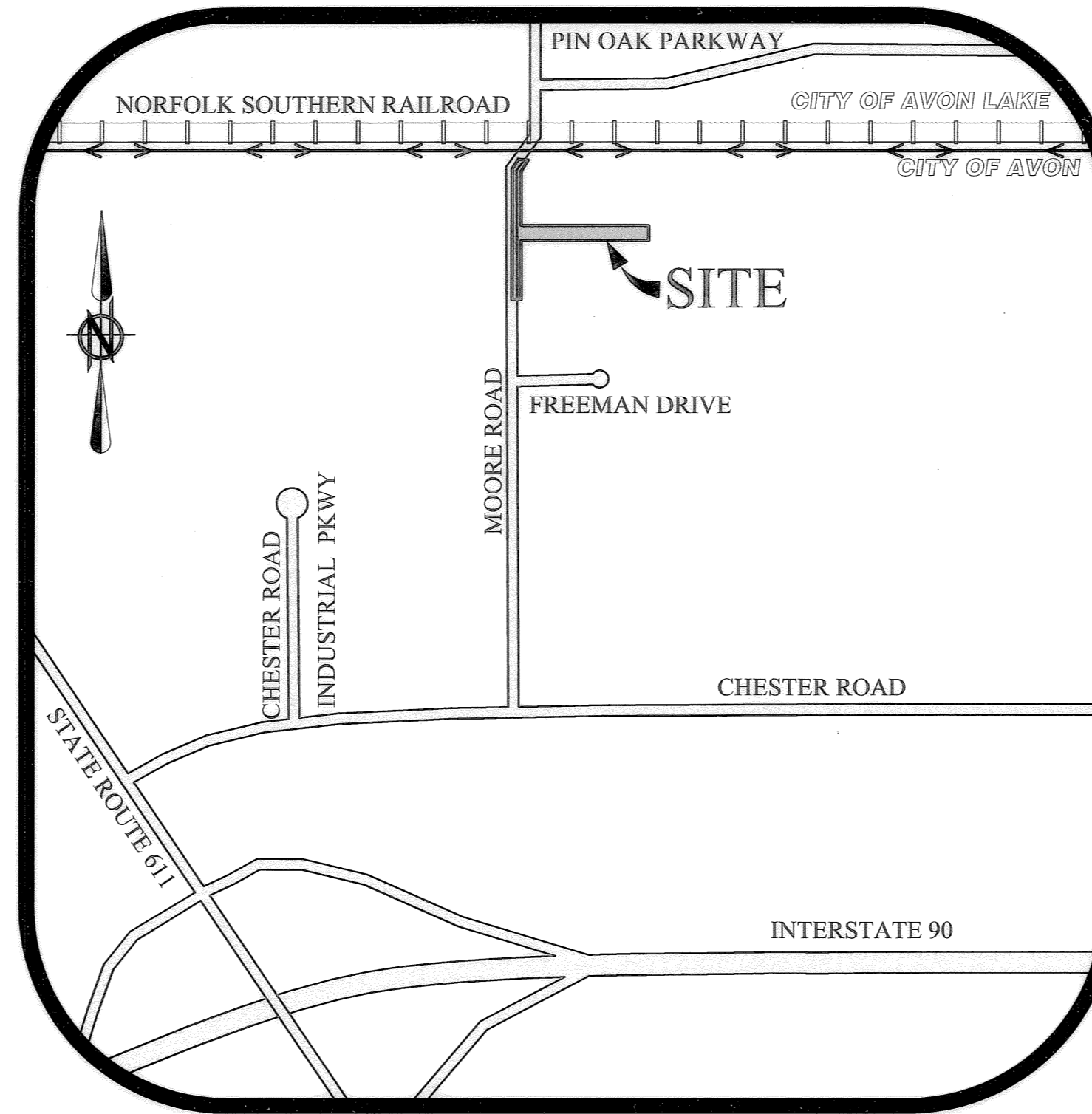
COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER MEMBER OF AVON PARKWAY ASSOCIATES, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 8 DAY OF January, 2008

NOTARY PUBLIC Carol J. Gaud

MY COMMISSION EXPIRES: April 26, 2011

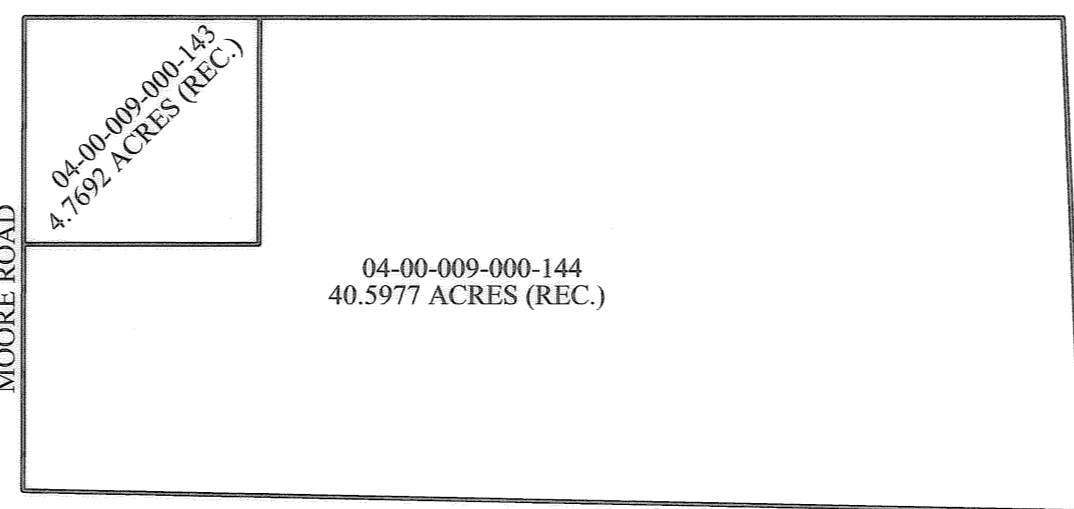


VICINITY MAP
N.T.S.

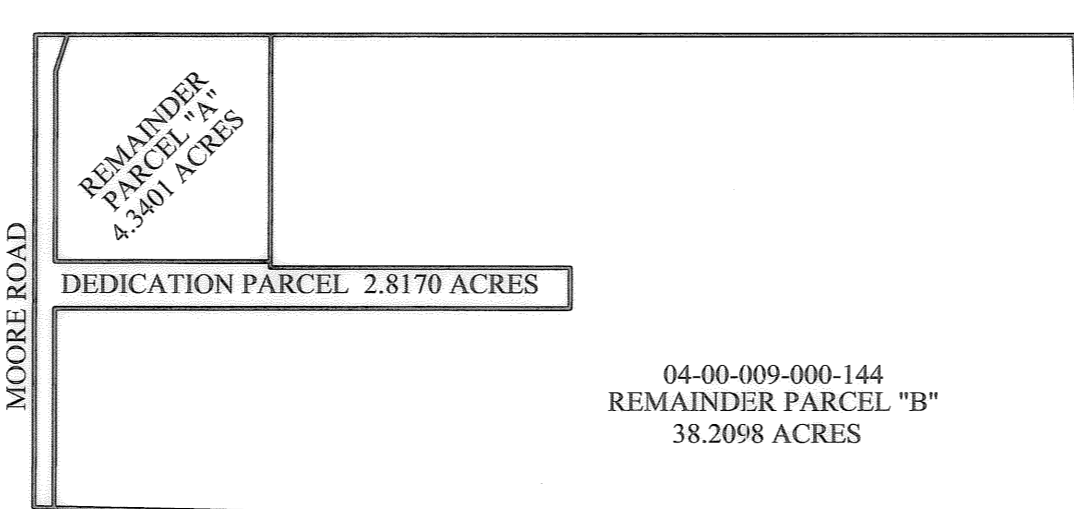
SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE AVON COMMERCE PARKWAY & MOORE ROAD DEDICATION PLAT AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF PARCELS OF LAND DESCRIBED IN DEEDS TO AVON PARKWAY ASSOCIATES, LLC, AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 20040041443 AND TO SPARTAN CAT INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 20040041441 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 45.3669 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 9 OF WHICH 2.870 ACRES OF LAND LIE WITHIN THE AVON COMMERCE PARKWAY & MOORE ROAD DEDICATION PARCEL, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE SET. 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. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Christopher M. Hirtzel
CHRISTOPHER M. HIRTZEL, P.E., P.S.
REGISTERED SURVEYOR NO. 8081
DATE 1/03/2008



PRE-DEDICATION SUMMARY
N.T.S.



POST-DEDICATION SUMMARY
N.T.S.

LORAIN COUNTY RECORDER

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JAN 23 2008
MARK R. STEWART
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF A PARCEL OF LAND DESCRIBED IN A DEED TO SPARTAN CAT INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 20040041441 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 4.7992 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 9, OF WHICH 0.4291 OF AN ACRE OF LAND LIES WITHIN THE AVON COMMERCE PARKWAY & MOORE ROAD DEDICATION PARCEL, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

WE, UNDERSIGNED (SPARTAN CAT INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY) HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "AVON COMMERCE PARKWAY & A PORTION OF MOORE ROAD", ACKNOWLEDGES THIS PLAT OF SAME, AND DEDICATES TO PUBLIC USE SAID AVON COMMERCE PARKWAY & MOORE ROAD, AS SHOWN HEREIN, PROVED HOWEVER, THAT THE DEDICATION TO PUBLIC USE IS SUBJECT TO AND EXCLUSIVE OF CERTAIN RESERVED EASEMENTS AND RIGHTS SET FORTH IN A DEED CONVEYING THE REAL ESTATE DEDICATED BY THIS PLAT, AND SAID RESERVED EASEMENTS AND RIGHTS ARE INCORPORATED HEREIN BY REFERENCE.

SPARTAN CAT INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT A PERMANENT RIGHT-OF-WAY AND EASEMENT (5 FEET WIDE UNDER, OVER AND THROUGH ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO AVON COMMERCE PARKWAY TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND UTILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTION AND TRANSMITTING UTILITIES, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OF OPERATION OF SAID UTILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED 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 LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURCHASES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 10 DAY OF January, 2008

WITNESS (SPARTAN CAT INVESTMENTS, LLC)

BY: Nancy Zipp
MEMBER

WITNESS David Kavanagh

WITNESS (SPARTAN CAT INVESTMENTS, LLC)

BY: Joseph Bissett
MEMBER

WITNESS Brent Anderson

NOTARY PUBLIC:

STATE OF OHIO

COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER MEMBER OF SPARTAN CAT INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 10 DAY OF January, 2008

NOTARY PUBLIC Carrie Hartman

MY COMMISSION EXPIRES: 8/26/09
CARRIE HARTMAN
NOTARY PUBLIC
STATE OF OHIO

NOTARY PUBLIC:

STATE OF OHIO

COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER MEMBER OF SPARTAN CAT INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 10 DAY OF January, 2008

NOTARY PUBLIC Carrie Hartman

MY COMMISSION EXPIRES: 8/26/09
CARRIE HARTMAN
NOTARY PUBLIC
STATE OF OHIO

E:\041787\DRAWINGS\DWG\PAGE 001 - AVON COMMERCE PARKWAY DEDICATION PLAT.DWG

DATE	BY	DESCRIPTION
02-14-06	CMH	ISSUE TO CLIENT
04-04-06	CMH	REVISED PER CLIENT / PLANNING COMMISSION
10-24-07	CMH	ISSUED FOR SIGNATURES

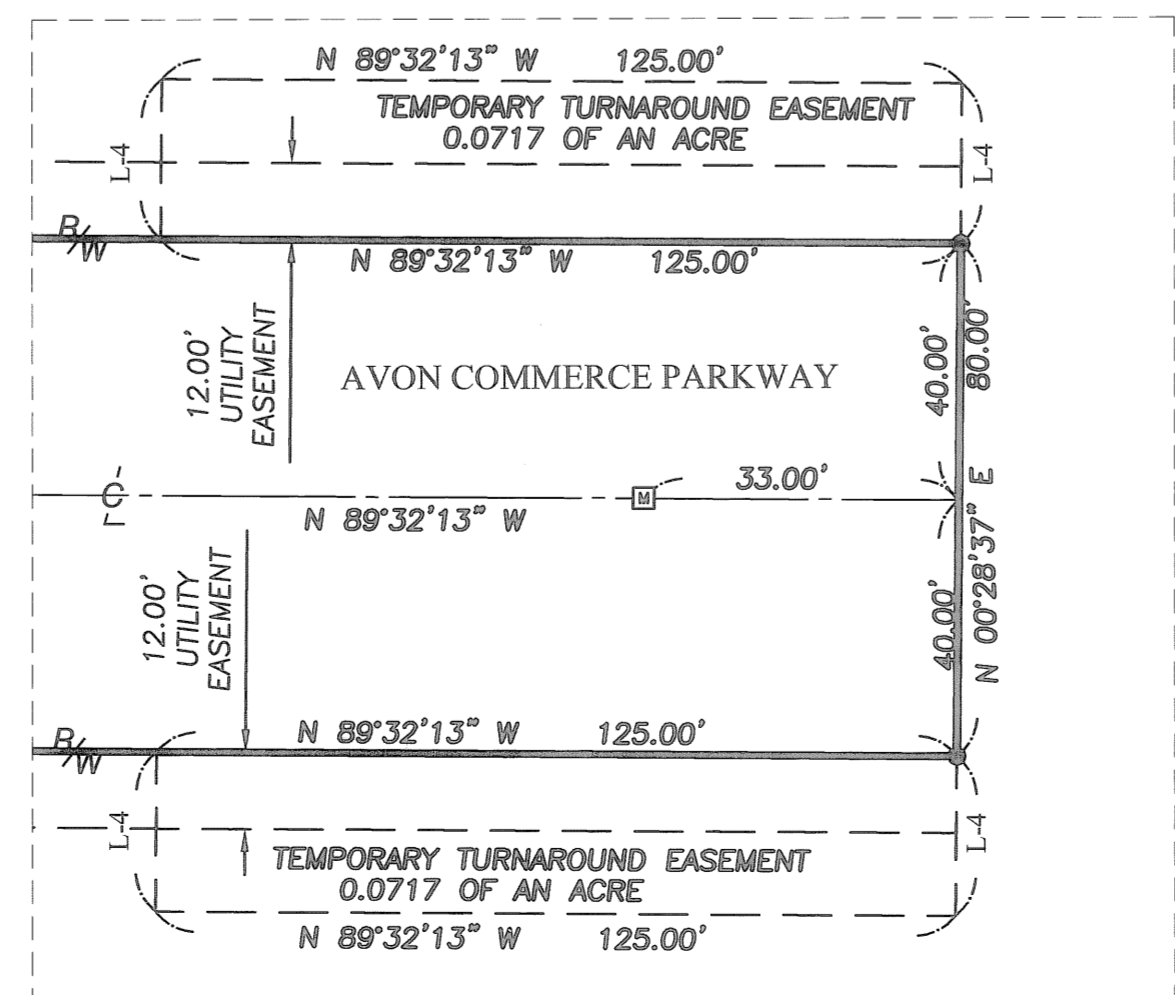
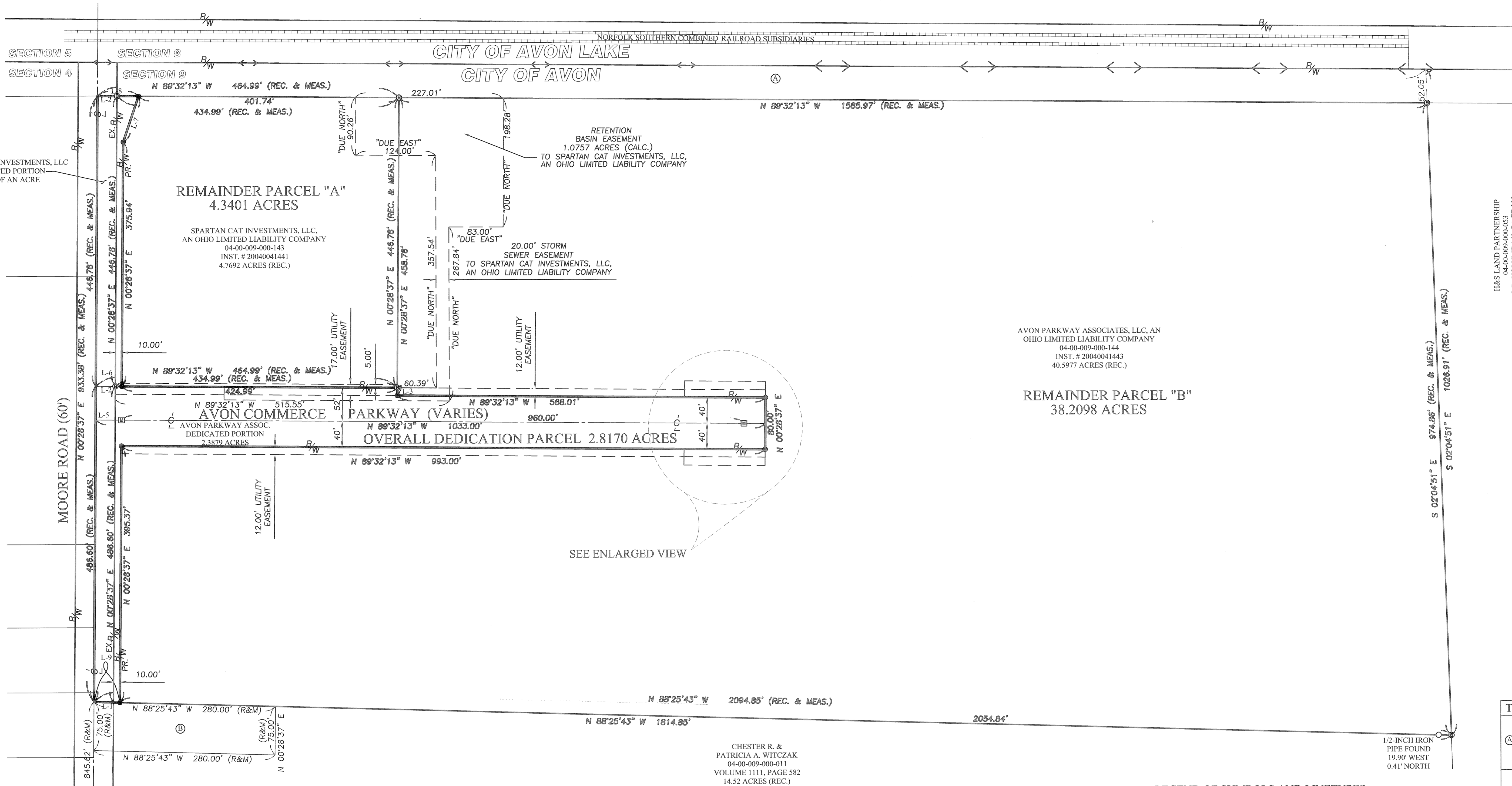
DRAWN BY: BDA
CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 2
JOB NO. 04-1787

J:\041787\DRAWINGS\DWG\PAGE 002 WEST AVON COMMERCE PARKWAY DEDICATION PLAT.DWG

REVISION	DATE	BY	DESCRIPTION
	02-14-06	CMH	ISSUE TO CITY
	04-04-06	CMH	REVISED PER CLIENT / PLANNING COMMISSION
	10-24-07	CMH	ISSUED FOR SIGNATURES



ENLARGED VIEW
SCALE: 1" = 30'

AVON PARKWAY ASSOCIATES, LLC, AN OHIO LIMITED LIABILITY COMPANY
04-00-009-000-144
INST. # 20040041443
40.5977 ACRES (REC.)

REMAINDER PARCEL "B"
38.2098 ACRES

H&S LAND PARTNERSHIP
04-00-009-000-053
O.R. VOLUME 160, PAGE 399
39.95 ACRES (REC.)

CHESTER R. & PATRICIA A. WITCZAK
04-00-009-000-011
VOLUME 1111, PAGE 582
14.52 ACRES (REC.)

1/2-INCH IRON PIPE FOUND
19.90' WEST
0.41' NORTH

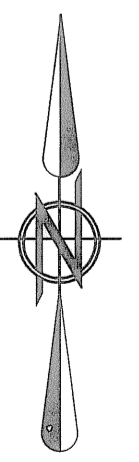
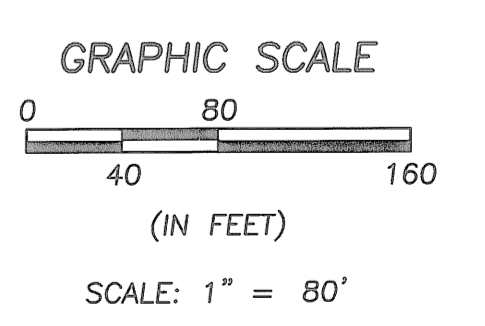
LINE	BEARING	DISTANCE
L-1	N 88°25'43" W	30.01' (R&M)
L-2	N 89°32'13" W	30.00' (R&M)
L-3	N 00°28'37" E	12.00'
L-4	N 00°28'37" E	25.00'
L-5	N 89°32'13" W	40.00'
L-6	N 89°32'13" W	40.00'
L-7	N 18°38'53" E	74.57'
L-8	N 89°32'13" W	63.25'
L-9	N 88°25'43" W	40.01'

LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- CORPORATION LINE
- IRON PIPE OR PIN FOUND AS INDICATED
-
-
- (R) (REC.) RECORD
- (M) (MEAS.) MEASURED
- (C) (CALC.) CALCULATED
- RIGHT-OF-WAY LINE
- MONUMENT BOX WITH CAPPED REBAR FOUND & USED
- MONUMENT BOX WITH 5/8" REBAR WITH CAP STAMPED "BRAMHALL 8073" SET

(A)	CLEVELAND ELECTRIC ILLUMINATING 04-00-009-000-096 VOLUME 824, PAGE 612 6.4 ACRES (REC.)
(B)	JOANN C. ALBERT 04-00-009-000-010 O.R. VOLUME 261, PAGE 537 0.48 OF AN ACRE (REC.)

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF MOORE ROAD WHICH WAS ASSUMED TO BE NORTH 00° 28' 37" EAST
AS SURVEYED IN AUGUST OF 2004



DRAWN BY:
BDA

CHECKED BY:
CMH

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SHEET
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