

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT 951 REALTY LTD., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS JAYCOX COMMERCE PARK, A SUBDIVISION OF SUBLOT 1, AND BLOCKS A, B, C, AND D, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS AVON COMMERCE PARKWAY 80 (EIGHTY) FEET IN WIDTH, COMMERCE WAY 80 (EIGHTY) FEET AND JAYCOX ROAD 40 (FORTY) FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE JAYCOX COMMERCE PARK PROPERTY OWNERS ASSOCIATION CERTAIN AREAS OF LAND DESIGNATED AS "DRAINAGE EASEMENTS" FOR STORMWATER MANAGEMENT. SAID EASEMENT AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS WITHIN JAYCOX COMMERCE PARK AS MORE FULLY PROVIDED IN THE "JAYCOX COMMERCE PARK DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, OHIO EDISON, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A TWELVE (12) FOOT WIDE EASEMENT ALONG, PARALLEL TO, AND IMMEDIATELY OUTSIDE THE LIMITS OF ALL STREETS AND HIGHWAYS WITHIN THIS ALLOTMENT SHALL BE RESERVED FOR THE OHIO EDISON COMPANY, TO BE USED FOR INSTALLING, OPERATING, MAINTAINING AND SERVICING OF UNDERGROUND CABLES AND CONDUITS. THE CHARACTER OF THE INSTALLATION AND STRUCTURES WHICH MAY BE CONSTRUCTED, RECONSTRUCTED, REMOVED AND MAINTAINED IN, ON, AND THROUGH THESE EASEMENTS SHALL INCLUDE ALL INCIDENTAL APPURTENANCES SUCH AS CONDUITS, TRANSFORMERS, PADS, HANDHOLES, SWITCHING CABINETS, ETC. SAID EASEMENT SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO AND FROM ANY OF THE WITHIN PREMISES, FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "DRAINAGE EASEMENTS" AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE AND ROADWAY EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, DONALD J. KEEHAN, MANAGING MEMBER OF 951 REALTY LTD., HAS HERETO SET HIS HAND

AT Avon, OHIO, THIS 10<sup>th</sup> DAY OF July, 2008.

BY: Donald J. Keehan  
DONALD J. KEEHAN, MANAGING MEMBER

STATE OF OHIO )  
)  
COUNTY OF LORAIN )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, DONALD J. KEEHAN, MANAGING MEMBER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF 951 REALTY LTD..

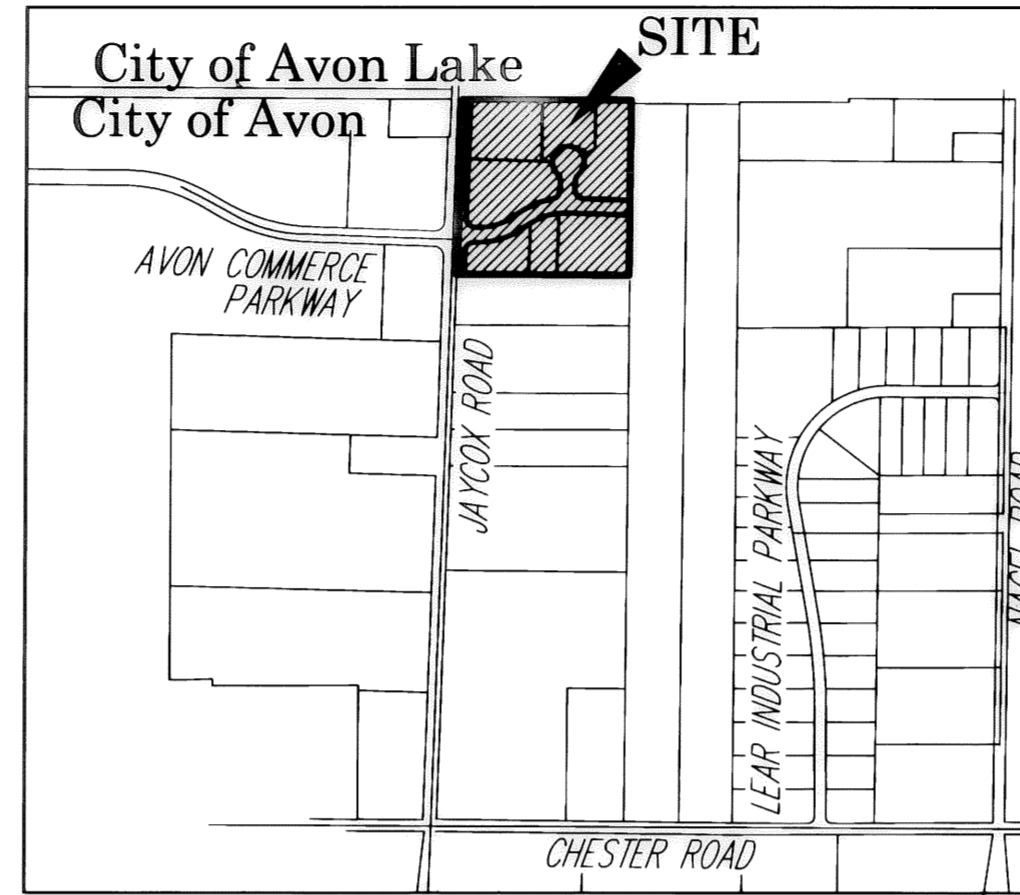
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO, THIS 14 DAY OF JANUARY, 2008.

R.L. Hayton, Sr.  
NOTARY PUBLIC

R.L. HAYTON, SR.  
NOTARY PUBLIC  
STATE OF OHIO  
MY COMMISSION EXPIRES APRIL 15, 2012

# JAYCOX COMMERCE PARK

BEING A SUBDIVISION OF 19.8788 ACRES OF PARCELS 04-00-021-000-049  
AND PARCEL 04-00-021-000-054  
IN ORIGINAL AVON TOWNSHIP SECTION NO.21  
NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO



## VICINITY MAP

N.T.S.

MORTGAGE RELEASE

BE IT KNOWN THAT \_\_\_\_\_ MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OF LORAIN COUNTY RECORDS.

AVON COMMERCE PARKWAY 80 FEET IN WIDTH, COMMERCE WAY 80 FEET INWIDTH, AND JAYCOX ROAD 40 FEET IN WIDTH AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF \_\_\_\_\_ HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY \_\_\_\_\_ THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT \_\_\_\_\_, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

STATE OF OHIO )  
)  
COUNTY OF LORAIN )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_ THROUGH: \_\_\_\_\_, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREBY AFFIX MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

\_\_\_\_\_  
NOTARY PUBLIC

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 31 DAY OF December, 2008. Clinton S. Pelfrey  
THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Clinton S. Pelfrey  
COUNCIL PRESIDENT, CLINTON S. PELFREY

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF January, 2008.

Carolyn Witherspoon  
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF January, 2008.

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

AREA TABULATION

SUBLOTS	2.9250	ACRES
BLOCKS	13.6099	ACRES
RIGHT-OF-WAY	3.3439	ACRES
TOTAL ACREAGE	19.8788	ACRES

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 519-202  
OHIO REV. CODE  
MAR 27 2008  
Mark R. Stewart  
LORAIN COUNTY AUDITOR

ZONING M-1 GENERAL INDUSTRIAL

MINIMUM BUILDING SETBACK FROM RIGHT OF WAY ..... 60 FEET  
MINIMUM BUILDING SETBACK FROM SIDE AND REAR LINES .....10 FEET  
MINIMUM PARKING SETBACK FROM RIGHT OF WAY ..... 35 FEET  
MINIMUM PARKING SETBACK FROM SIDE AND REAR LINES ..... 10 FEET

SURVEYOR'S CERTIFICATION

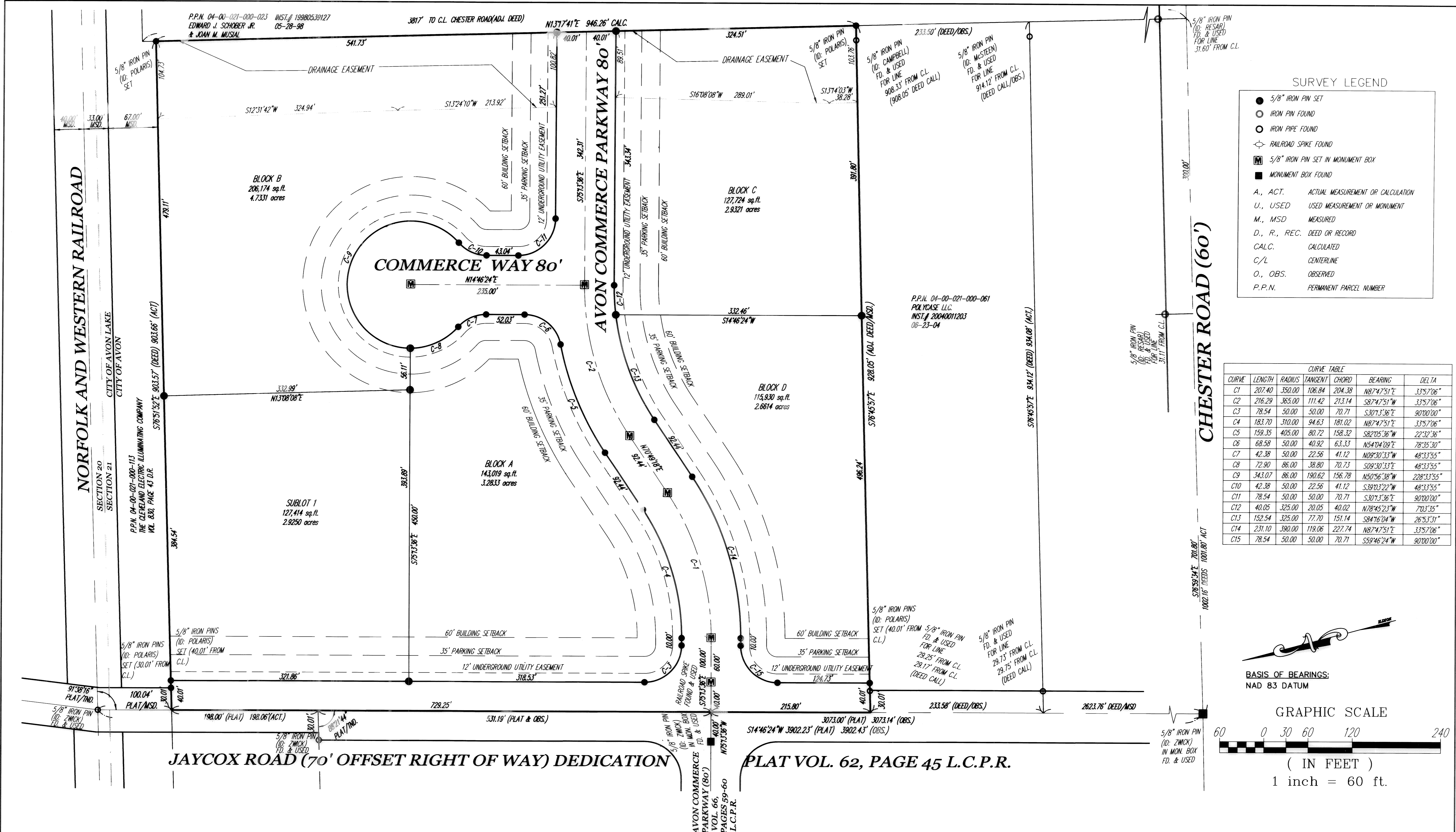
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 19.8788 ACRE PARCEL OF LAND LOCATED ON JAYCOX ROAD IN THE CITY OF AVON FOR 951 REALTY LTD., AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED, BEARINGS REFER TO THE NAD 83 DATUM, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN OCTOBER OF 2006, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Spellacy 01/04/08  
MICHAEL P. SPELLACY P.S. NO. 8169 DATE



REV. No.	DATE	BY	CHK'D	DATE: 01/04/08	<p>JAYCOX COMMERCE PARK</p> <p>CITY OF AVON - LORAIN COUNTY - OHIO</p> <p>POLARIS ENGINEERING &amp; SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com</p>	<p>CONTRACT No.</p> <p>06-102</p>	
				SCALE: HOR. _____			<p>SHEET</p> <p>1</p>
				VERT. _____			
				FILENAME: 040PLAT52008.PLAT			
				TAB: PLAT-01			
				DRAWN: MPS			
				CREW CHIEF: _____			





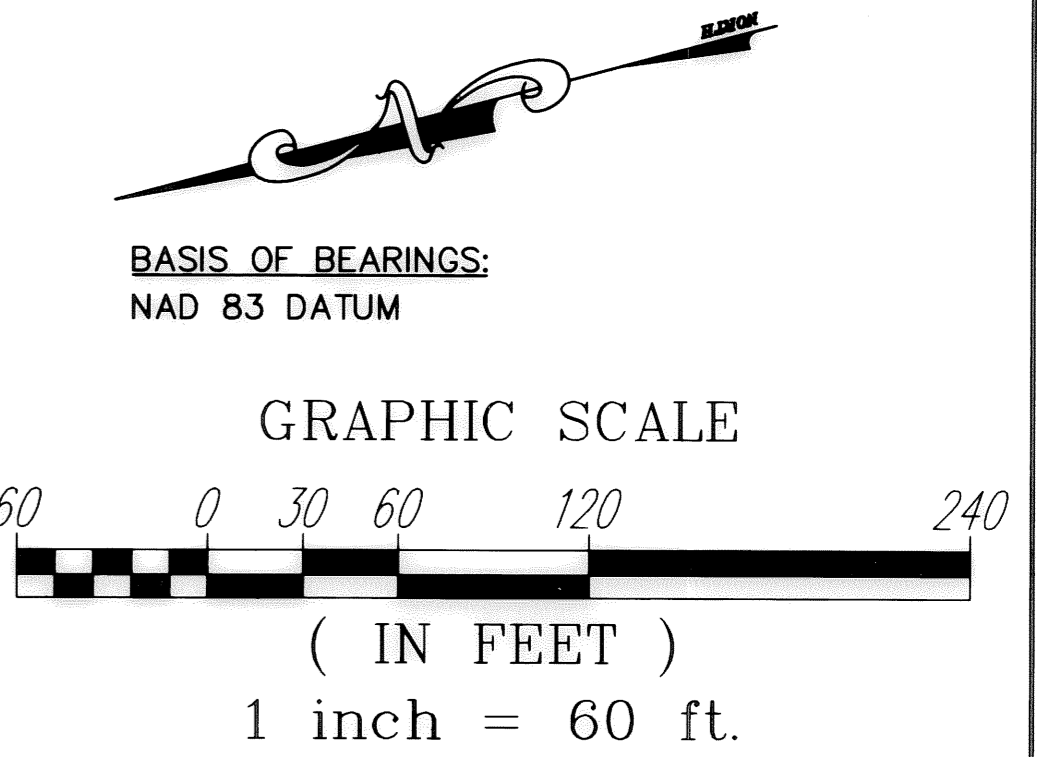
**SURVEY LEGEND**

- 5/8" IRON PIN SET
- IRON PIN FOUND
- IRON PIPE FOUND
- ◇ RAILROAD SPIKE FOUND
- 5/8" IRON PIN SET IN MONUMENT BOX
- MONUMENT BOX FOUND

A., ACT. ACTUAL MEASUREMENT OR CALCULATION  
 U., USED USED MEASUREMENT OR MONUMENT  
 M., MSD MEASURED  
 D., R., REC. DEED OR RECORD  
 CALC. CALCULATED  
 C/L CENTERLINE  
 O., OBS. OBSERVED  
 P.P.N. PERMANENT PARCEL NUMBER

**CURVE TABLE**

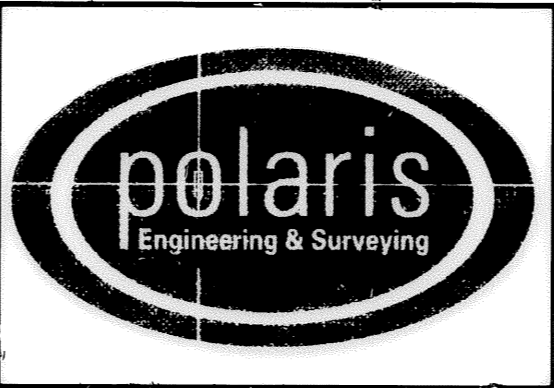
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	207.40	350.00	106.84	204.38	N87°47'51"E	33°57'06"
C2	216.29	365.00	111.42	213.14	S87°47'51"W	33°57'06"
C3	78.54	50.00	50.00	70.71	S307°3'36"E	90°00'00"
C4	183.70	310.00	94.63	181.02	N87°47'51"E	33°57'06"
C5	159.35	405.00	80.72	158.32	S82°05'36"W	22°52'36"
C6	68.58	50.00	40.92	63.33	N54°04'09"E	78°35'30"
C7	42.38	50.00	22.56	41.12	N08°30'33"W	48°33'55"
C8	72.90	86.00	38.80	70.73	S09°30'33"E	48°33'55"
C9	343.07	86.00	190.62	156.78	N50°56'38"W	228°33'55"
C10	42.38	50.00	22.56	41.12	S39°03'22"W	48°33'55"
C11	78.54	50.00	50.00	70.71	S307°3'36"E	90°00'00"
C12	40.05	325.00	20.05	40.02	N78°45'23"W	70°3'35"
C13	152.54	325.00	77.70	151.14	S84°16'04"W	26°53'31"
C14	231.10	390.00	119.06	227.74	N87°47'51"E	33°57'06"
C15	78.54	50.00	50.00	70.71	S39°46'24"W	90°00'00"



REV. No.	DATE	BY	CHK'D

DATE: 01/04/08  
 SCALE: HOR. 1" = 80'  
 VERT. \_\_\_\_\_  
 FOLDER: UNPLANNED PLAT  
 FILENAME: PLAT-01  
 TAB: MPS  
 DRAWN: \_\_\_\_\_

**JAYCOX COMMERCE PARK**  
 CITY OF AVON - LORAIN COUNTY - OHIO



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**RECORD PLAT**

CONTRACT No.	
06-102	
SHEET	OF
2	2