

PLAT FOR FIRST COMMERCE PARK SUBDIVISION

PART OF ORIGINAL AVON TOWNSHIP SECTION 17,
CITY OF AVON LAKE, LORAIN COUNTY, STATE OF OHIO

SEPTEMBER 2008

SURVEYOR'S CERTIFICATE

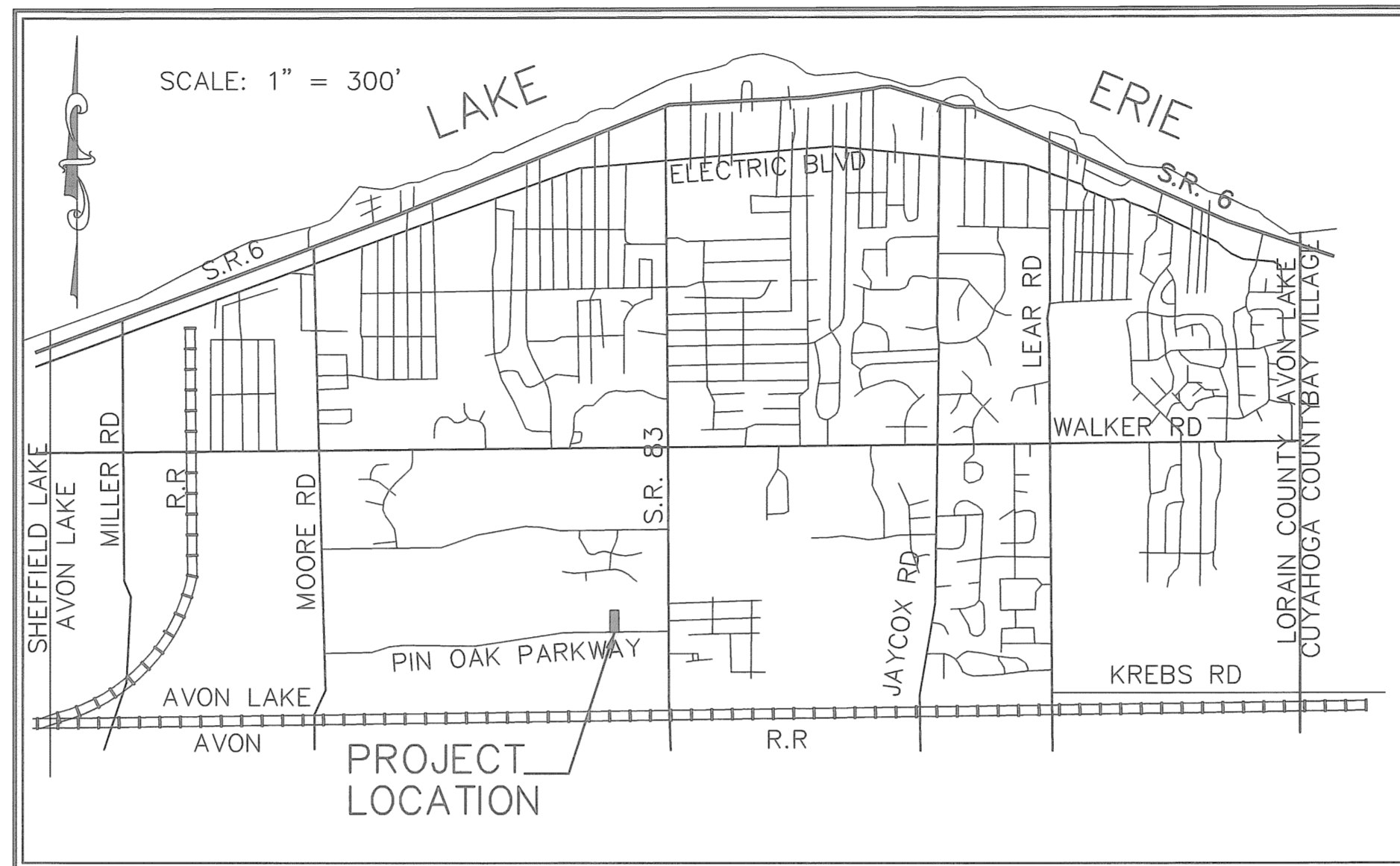
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, KNB DEVELOPMENT, LLC, I HAVE SURVEYED AND PLATTED FIRST COMMERCE PARK AS SHOWN HEREON AND CONTAINING 7.9898 ACRES IN AVON TOWNSHIP SECTION NO. 17, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

- AT ALL POINTS INDICATED 5/8" CAPPED (P. A. ROSEBECK) IRON PIN MONUMENTS WERE SET.
- AT ALL POINTS INDICATED 5/8" CAPPED (P. A. ROSEBECK) IRON PINS WERE SET.
- AT ALL POINTS INDICATED IRON PINS OR PIPES WERE FOUND.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON STATE PLANE GRID NORTH AND USED FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE INTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE 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 TO THE BEST OF PROFESSIONAL KNOWLEDGE AND BELIEF.

ACREAGE IN 5 LOTS	7.1267 ACRES
ACREAGE IN PUBLIC STREETS	0.8631 ACRES
TOTAL	7.9898 ACRES

PHIL A. ROSEBECK, REG. PROFESSIONAL SURVEYOR NO. 6696



LOCATION MAP

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREET SHOWN HEREON AND DESIGNATED AS COMMERCE PARKWAY AND THE TWO (2) 20 FOOT WIDE STORM SEWER EASEMENTS SUBJECT TO TERMS AND CONDITIONS OF KNB FIRST COMMERCE PARK LOTOWNERS ASSOCIATION, INC. AS RECORDED AT THE LORAIN COUNTY RECORDER'S OFFICE CONCURRENTLY.

KNB DEVELOPMENT, LLC
33801 LEAR INDUSTRIAL PARKWAY, SUITE B.
AVON, OHIO 44011

BY:
SEAN A. BOUTIN, MANAGING MEMBER

STORM SEWER AND LANDSCAPE EASEMENTS

THE UNDERSIGNED OWNER HEREBY CONVEYS TO KNB FIRST COMMERCE PARK LOTOWNERS ASSOCIATION, INC. ("LOA") AND ITS SUCCESSORS AND ASSIGNS EASEMENTS FOR PURPOSES OF THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT AND REMOVAL OF LANDSCAPING, SIGNAGE AND STORM SEWER LINES ENCUMBERING THE AREAS SHOWN HEREIN AS "STORM SEWER EASEMENT TO LOA" AND "LANDSCAPE EASEMENT TO LOA". THE LOTOWNERS ASSOCIATION HAS PRIMARY RESPONSIBILITY FOR MAINTENANCE AND REPAIR OF THE STORM SEWER LINES WITHIN THE STORM SEWER EASEMENT AREAS. IN THE EVENT THAT THE LOTOWNERS ASSOCIATION NEGLECTS TO PERFORM ANY MAINTENANCE DEEMED NECESSARY BY THE CITY OF AVON LAKE, THE CITY WILL HAVE THE RIGHT TO ENTER AND PERFORM SAID MAINTENANCE AND CHARGE THE LOTOWNERS ASSOCIATION FOR SAID MAINTENANCE.

KNB DEVELOPMENT, LLC
33801 LEAR INDUSTRIAL PARKWAY, SUITE B.
AVON, OHIO 44011

BY:
SEAN A. BOUTIN, MANAGING MEMBER

NOTARY PUBLIC

COUNTY OF LORAIN)
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR KNB DEVELOPMENT, LLC BY SEAN A. BOUTIN, MANAGING MEMBER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF FIRST COMMERCE PARK AND THAT THE SAME WAS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 5th DAY OF February, 2010.

NOTARY PUBLIC
STATE OF OHIO
MARY E HUNKLEY
MY COMMISSION EXPIRES JUNE 9, 2013

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

12' UTILITY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYTEL COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS AND PARALLEL WITH ALL PUBLIC STREETS, LINES AND OTHER PLACES AS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC LINES, GAS MAINS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL MAINTAIN, REPAIR AND AUGMENT ELECTRIC, GAS AND COMMUNICATION FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENTS RIGHTS INDICATED HEREIN. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES. TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

KNB DEVELOPMENT, LLC
33801 LEAR INDUSTRIAL PARKWAY, SUITE B.
AVON, OHIO 44011

BY:
SEAN A. BOUTIN, MANAGING MEMBER

LEGEND

- 5/8" CAPPED (P. A. ROSEBECK) IRON PIN MONUMENTS SET
- 5/8" CAPPED (P. A. ROSEBECK) IRON PINS SET
- IRON PINS OR PIPES FOUND.
- 1" IRON PIN MONUMENT FOUND
- CURVE TABLE LABEL
- _____ CENTERLINE OF STREET RIGHT OF WAY
- _____ STREET RIGHT OF WAY
- _____ 12' UTILITY EASEMENT
- _____ BUILDING SETBACK LINE
- _____ STORM DRAINAGE EASEMENT
- _____ SUBDIVISION BOUNDARY LINE
- _____ EXISTING PARCEL BOUNDARY LINE

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF FIRST COMMERCE PARK AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

AVON LAKE CONSULTING ENGINEER 2-3-10

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF FIRST COMMERCE PARK AND THE FRONT BUILDING SETBACK LINES HAVE BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 5th DAY OF January, 2010.

AVON LAKE PLANNING COMMISSION SECRETARY
JOSEPH R. REITZ,

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF FIRST COMMERCE PARK HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 15-2010 PASSED THE 25th DAY OF January, 2010.

MAYOR
KARL C. ZUBER

CLERK OF COUNCIL
BARBARA L. DOPP

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF FIRST COMMERCE PARK AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

AVON LAKE LAW DIRECTOR
WILLIAM J. KERNER SR.

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT BUCKEYE COMMUNITY BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF FIRST COMMERCE PARK AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING COMMERCE PARKWAY AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY:
STEVEN C. WRIGHT, SENIOR VICE PRESIDENT

NOTARY PUBLIC

COUNTY OF LORAIN)
STATE OF OHIO) SS

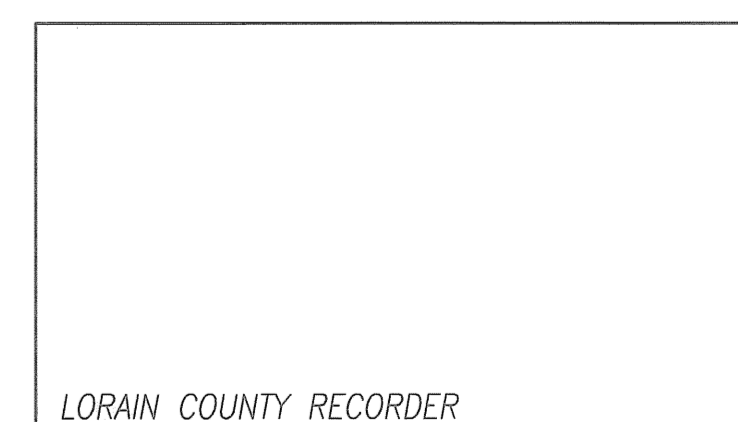
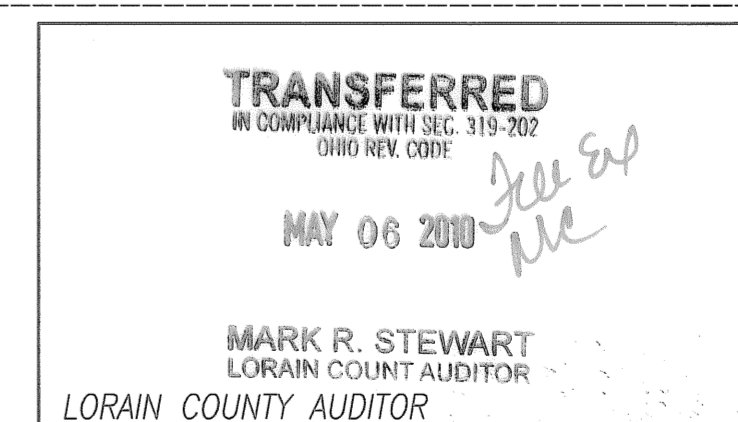
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR BUCKEYE COMMUNITY BANK BY STEVEN C. WRIGHT, SENIOR VICE PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF FIRST COMMERCE PARK AND THAT THE SAME WAS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 5th DAY OF February, 2010.

NOTARY PUBLIC

NOTARY PUBLIC
STATE OF OHIO
MARY E HUNKLEY
MY COMMISSION EXPIRES JUNE 9, 2013

MY COMMISSION EXPIRES _____



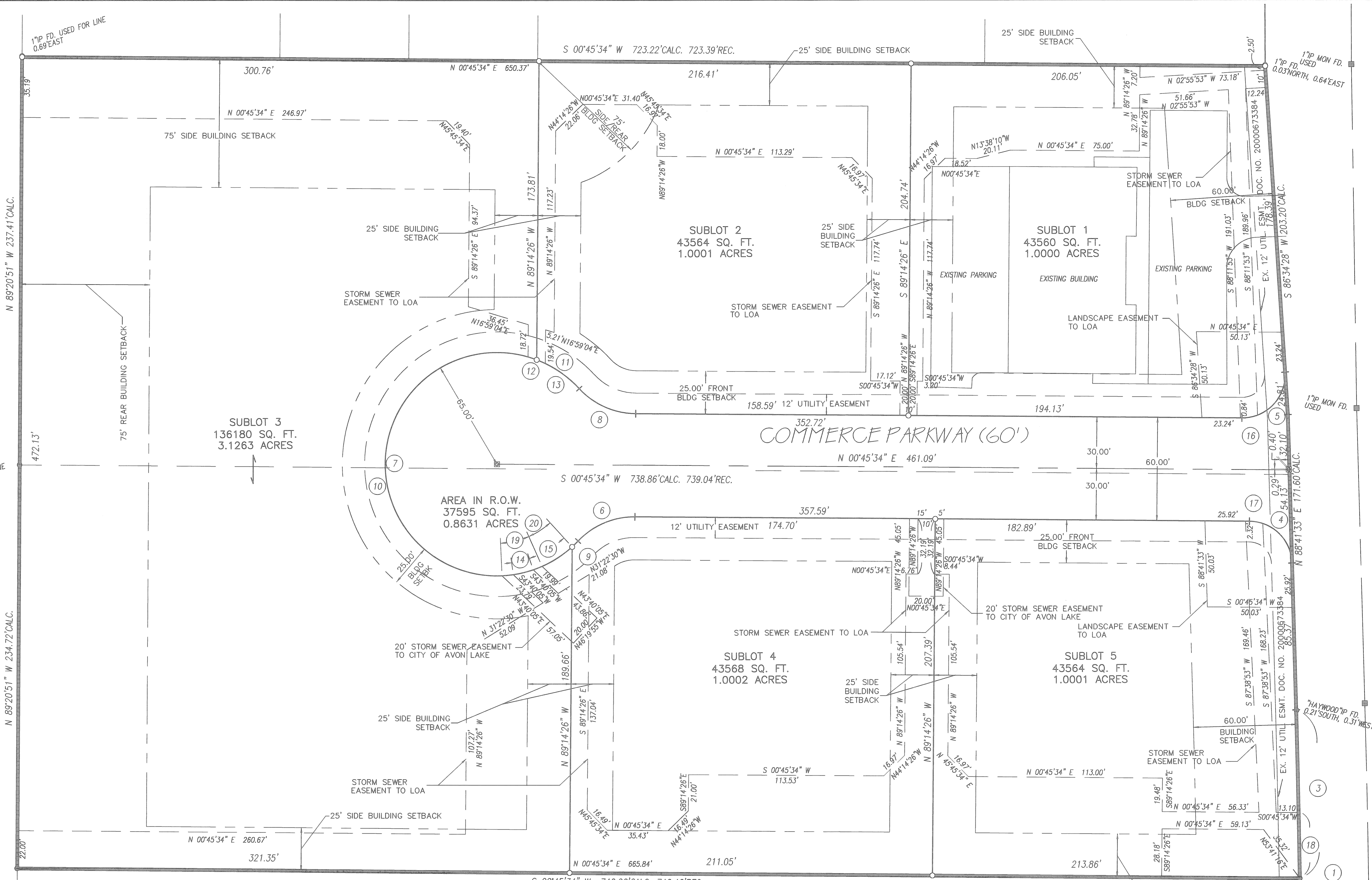
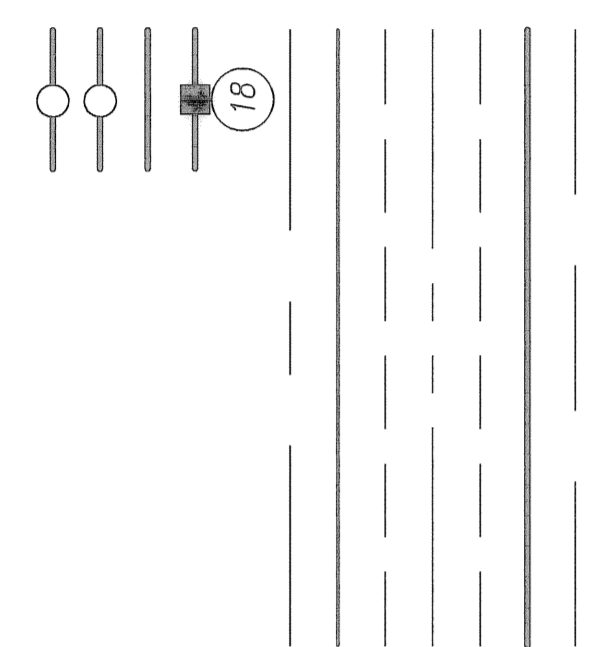
FIRST COMMERCE PARK SUBDIVISION
PART OF ORIGINAL AVON TOWNSHIP SECTION 17,
AVON LAKE, LORAIN COUNTY, STATE OF OHIO

NO.	DATE	DESCRIPTION	BY
1	12/08/09	CITY COMMENTS	PAR
.	11/24/09	ORIGINAL ISSUE	PAR

P.A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001

SHEET
1
OF
3

5/8" CAPPED (P. A. ROSEBECK) IRON PIN MONUMENTS SET
 5/8" CAPPED (P. A. ROSEBECK) IRON PINS SET
 IRON PINS OR PIPES FOUND
 CURVE TABLE LABEL
 CENTERLINE OF STREET RIGHT OF WAY
 STREET RIGHT OF WAY
 12' UTILITY EASEMENT
 BUILDING SETBACK LINE
 STORM DRAINAGE EASEMENT
 SUBDIVISION BOUNDARY LINE
 EXISTING PARCEL BOUNDARY LINE

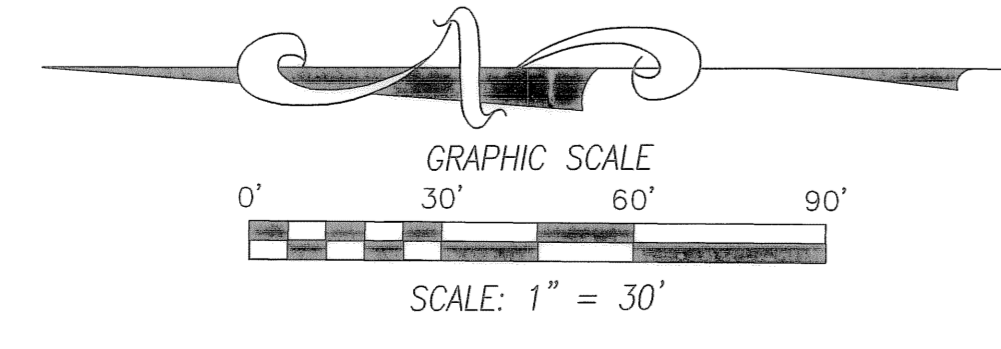


N 89°20'51" W 237.41' CALC.
 N 89°20'51" W 472.13'
 "HAYWOOD" 1/4" FD. USED FOR LINE 0.06" NORTH
 N 89°20'51" W 472.13'
 N 89°20'51" W 234.72' CALC.
 N 89°20'51" W 472.13'
 "HAYWOOD" 1/4" FD. USED FOR LINE 0.13" NORTH
 N 89°20'51" W 234.72' CALC.
 N 89°20'51" W 472.13'
 "HAYWOOD" 1/4" FD. USED FOR LINE 0.06" NORTH
 N 89°20'51" W 472.13'
 "HAYWOOD" 1/4" FD. USED FOR LINE 0.13" NORTH
 N 89°20'51" W 472.13'
 "HAYWOOD" 1/4" FD. USED FOR LINE 0.06" NORTH
 N 89°20'51" W 472.13'
 "HAYWOOD" 1/4" FD. USED FOR LINE 0.13" NORTH

MARK	DELTA	RADIUS	ARC	CHORD	CH BEARING	TANGENT
1	01°30'00"	7599.41'	198.95'	198.95'	S 89°26'33" W	99.49'
2	00°45'39"	7599.41'	100.93'	100.93'	S 89°48'43" W	50.47'
3	00°44'21"	7599.41'	98.02'	98.02'	S 89°03'43" W	49.01'
4	87°55'59"	25.00'	38.37'	34.71'	S 44°43'33" W	24.11'
5	94°11'06"	25.00'	41.10'	36.62'	N 46°19'59" W	26.90'
6	47°00'51"	45.00'	36.92'	35.90'	S 22°45'02" E	19.57'
7	274°01'42"	65.00'	310.87'	88.63'	S 89°14'23" E	60.58'
8	47°00'51"	45.00'	36.92'	35.90'	N 24°15'59" E	19.57'
9	04°16'09"	65.00'	4.84'	4.84'	N 44°07'09" W	2.42'
10	243°07'49"	65.00'	275.82'	110.76'	N 79°34'50" E	105.80'

MARK	DELTA	RADIUS	ARC	CHORD	CH BEARING	TANGENT
11	26°37'43"	65.00'	30.21'	29.94'	S 34°27'36" W	15.38'
12	09°25'08"	65.00'	10.69'	10.67'	S 21°13'04" W	5.35'
13	21°50'50"	65.00'	24.78'	24.63'	S 36°51'03" W	12.54'
14	10°30'52"	65.00'	11.93'	11.91'	N 13°25'00" W	5.98'
15	23°18'39"	65.00'	26.44'	26.26'	N 30°19'45" W	13.41'
16	21°20'17"	25.00'	9.31'	9.26'	N 09°54'34" W	4.71'
17	18°04'57"	25.00'	7.89'	7.86'	S 09°48'02" W	3.98'
18	00°17'17"	7599.41'	38.19'	38.19'	S 89°17'15" W	19.10'
19	21°14'26"	65.00'	24.10'	23.96'	N 12°55'27" W	12.19'
20	18°26'30"	65.00'	20.92'	20.83'	N 32°45'53" W	10.55'

NOTE:
 "LOA" = KNB FIRST COMMERCE PARK LOTOWNERS ASSOCIATION, INC.



FIRST COMMERCE PARK SUBDIVISION
 PART OF ORIGINAL AVON TOWNSHIP SECTION 17,
 AVON LAKE, LORAIN COUNTY, STATE OF OHIO

NO.	DATE	DESCRIPTION	BY
2	02/18/10	COUNTY COMMENTS	PAR
1	12/21/09	CITY COMMENTS	PAR
-	11/24/09	ORIGINAL ISSUE	PAR

P.A. ROSEBECK & ASSOCIATES
 REGISTERED SURVEYOR
 705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001

SHEET
 2
 OF
 3

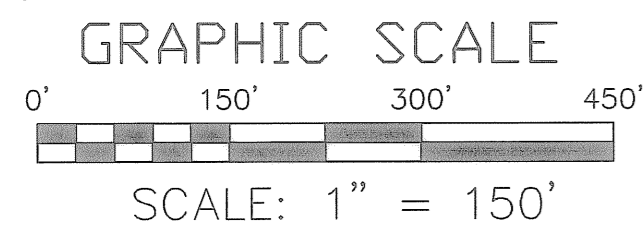
REFERENCES

DEED VOLUME 168, PAGE 22 BURKHARDT FLORAL COMPANY
 DEED VOLUME 487, PAGE 419 ERVIN ROMES & MARY JANE ROMES
 DEED VOLUME 511, PAGE 185 LYLE R. & MYRLE J. BROUGHTON
 DEED VOLUME 514, PAGE 306 EDWARD J. KVACH
 DEED VOLUME 771, PAGE 283 WILLIAM A. & HAZEL M. JENSEN
 DEED VOLUME 979, PAGE 842 RICHARD D. & BARBARA L. SISSON
 DEED VOLUME 1214, PAGE 188 ERNEST S. & MARGARET M. RADEFF
 DEED VOLUME 1340, PAGE 824 THE TENNIS CLUB
 DEED VOLUME 1343 PAGE 910 THE TENNIS CLUB
 OFFICIAL RECORD VOLUME 98, PAGE 679 AUGUST PROPERTIES
 DOCUMENT NUMBER 19990586883 CITY OF AVON LAKE
 DOCUMENT NUMBER 19990586884 AUGUST PROPERTIES
 DOCUMENT NUMBER 19990595292 CITY OF AVON LAKE
 DOCUMENT NUMBER 19990602490 CITY OF AVON LAKE
 DOCUMENT NUMBER 20040012891 HARWIN DEVELOPMENT LLC
 DOCUMENT NUMBER 20040990923 DAVID A. KENDERA
 DOCUMENT NUMBER 20050106413 PAUL T. & REBECCA E. KIDDER
 DOCUMENT NUMBER 20050104142 REBECCA LANE, LTD
 DOCUMENT NUMBER 20050106412 REBECCA LANE, LTD
 DOCUMENT NUMBER 20050106414 REBECCA LANE, LTD
 DOCUMENT NUMBER 20050106415 THERESA M. HORWEDEL, TRUSTEE
 DOCUMENT NUMBER 20050071974 DAN E. CLARK
 DOCUMENT NUMBER 20060140964 BELDEN PLACE DEVELOPMENT LLC
 DOCUMENT NUMBER 20060146123 REBECCA LANE, LTD
 DOCUMENT NUMBER 20060673385 UTILITY EASEMENT
 DOCUMENT NUMBER 20070198989 DEDICATION OF PIN OAK PARKWAY
 DOCUMENT NUMBER 20080271369 KNB DEVELOPMENT LLC
 DOCUMENT NUMBER 20080273020 KNB DEVELOPMENT LLC
 DOCUMENT NUMBER 20080250007 AUGUST PROPERTIES
 DOCUMENT NUMBER 20080252730 JAMBETH LLC
 DOCUMENT NUMBER 20080250009 AUGUST PROPERTIES
 DOCUMENT NUMBER 20080244022 LUMIN AVON LAKE
 DOCUMENT NUMBER 20080255673 HARWIN DEVELOPMENT LLC

WEBBER ROAD DEDICATION PLAT PLAT VOLUME 38, PAGES 72-74
 TITUS-HILL P.U.D. SUBDIVISION PLAT VOLUME 67, PAGES 48-50
 THE COLONIES SUBDIVISION PLAT VOLUME 53, PAGES 37-39
 PIN OAK PARKWAY IMPROVEMENT PLANS BY EUTHENICS INC SHEETS 7-9 OF 30
 LORAIN COUNTY TAX MAP SHEETS 4-00-017-E & 04-00-017-F
 SURVEY MAP FOR AUGUST PROPERTIES BY HAYWOOD REV. MARCH, 2008

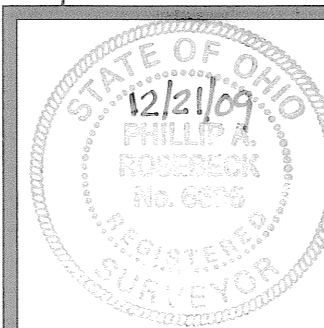
LEGEND

- IRON PIN W/ & USED
- IRON PIN WITH YELLOW CAP SET
- IRON PIN/PIPE FOUND
- HUB & NAIL SET
- ⊙ MAGNAIL FOUND
- RAILROAD SPIKE FOUND
- PARCEL BOUNDARY LINE
- - - CENTERLINE RIGHT OF WAY
- - - EXISTING BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - ORIGINAL LOT/SECTION LINE



THE INFORMATION SHOWN HEREON WAS PREPARED BY ME FROM THE RESULTS OF A BOUNDARY SURVEY CONDUCTED BY ME IN NOVEMBER, 2009 IN ACCORDANCE WITH O.A.C. 4733-37.

PHIL A. ROSEBECK, REGISTERED SURVEYOR NO. 6696

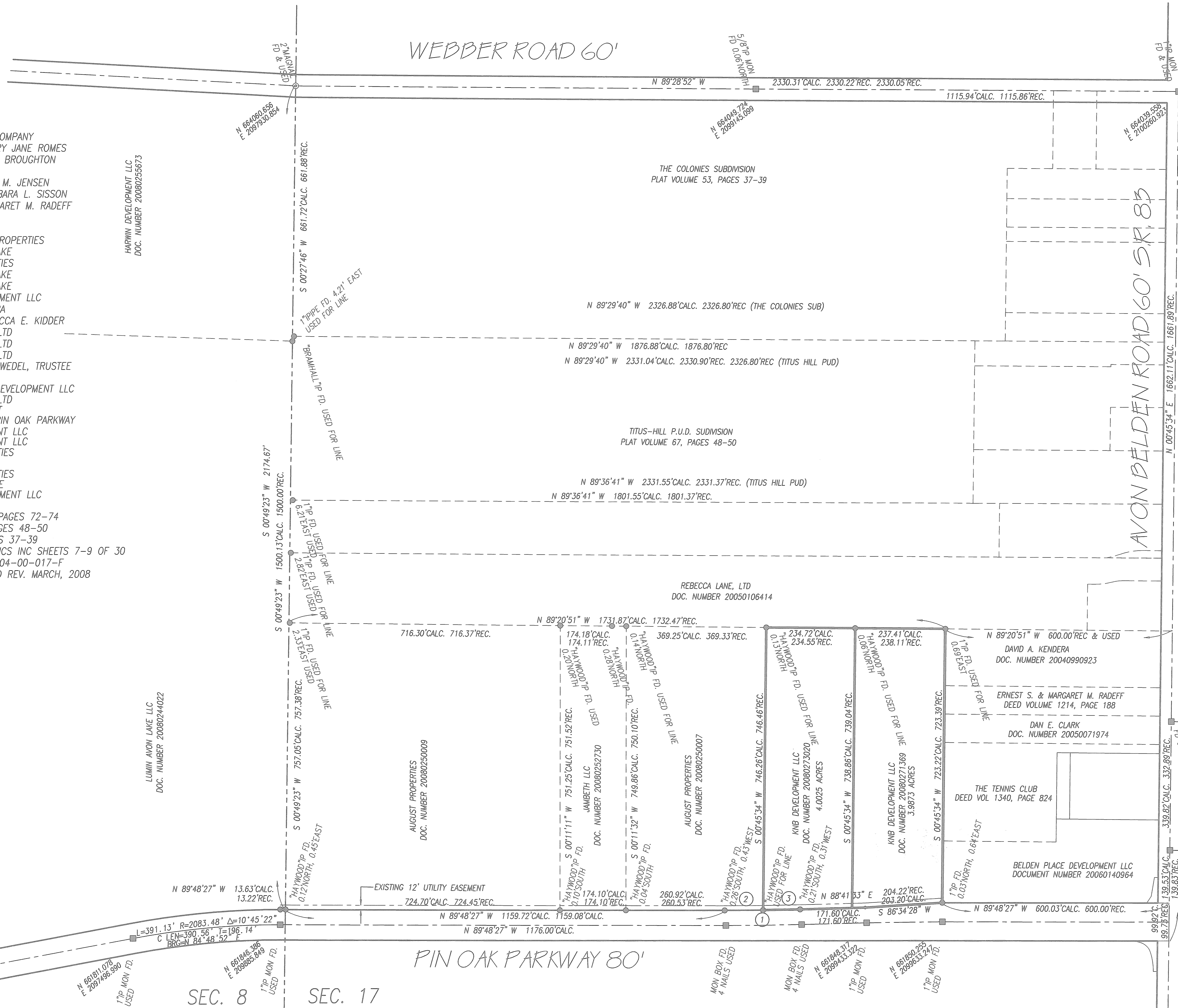


SURVEY
FIRST COMMERCE PARK SUBDIVISION
 PART OF ORIGINAL AVON TOWNSHIP SECTION 17,
 AVON LAKE, LORAIN COUNTY, STATE OF OHIO
 NOVEMBER 15, 2009

NO.	DATE	DESCRIPTION	BY
0	11/24/09	ORIGINAL ISSUE	PAR

P.A. ROSEBECK & ASSOCIATES
 REGISTERED SURVEYOR
 705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
 PHONE: (440) 988-4657

SHEET
 3
 OF
 3



BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 1983) BASED ON OBSERVATIONS TAKEN ON NOVEMBER 11, 2009 USING THE COOT CORS NETWORK AND NCS 1984 ELLIPSOID. GRID COORDINATES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF WITH A COMBINED SCALE FACTOR OF 0.999941.

1	2	3
Δ=01°30'00"	Δ=00°45'39"	Δ=00°44'21"
R=7599.41'	R=7599.41'	R=7599.41'
L=198.95'	L=100.93'	L=98.02'
CH=198.95'	CH=100.93'	CH=98.02'
BRC=S89°26'33"W	BRC=S89°48'43"W	BRC=S89°03'43"W
T=99.48'	T=50.46'	T=49.01'