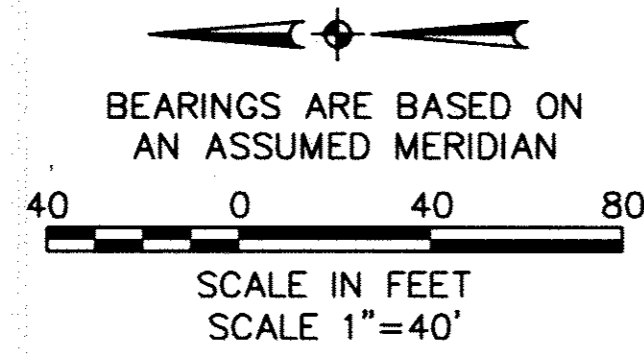


CENTER ROAD (STATE ROUTE 83) DEDICATION PLAT

ABBREVIATIONS

C	CALCULATED
FD	FOUND
INST.	INSTRUMENT
NO.	NUMBER
P	PAGE
R	RECORD
S	SURVEYED
SF	SQUARE FEET
V	VOLUME

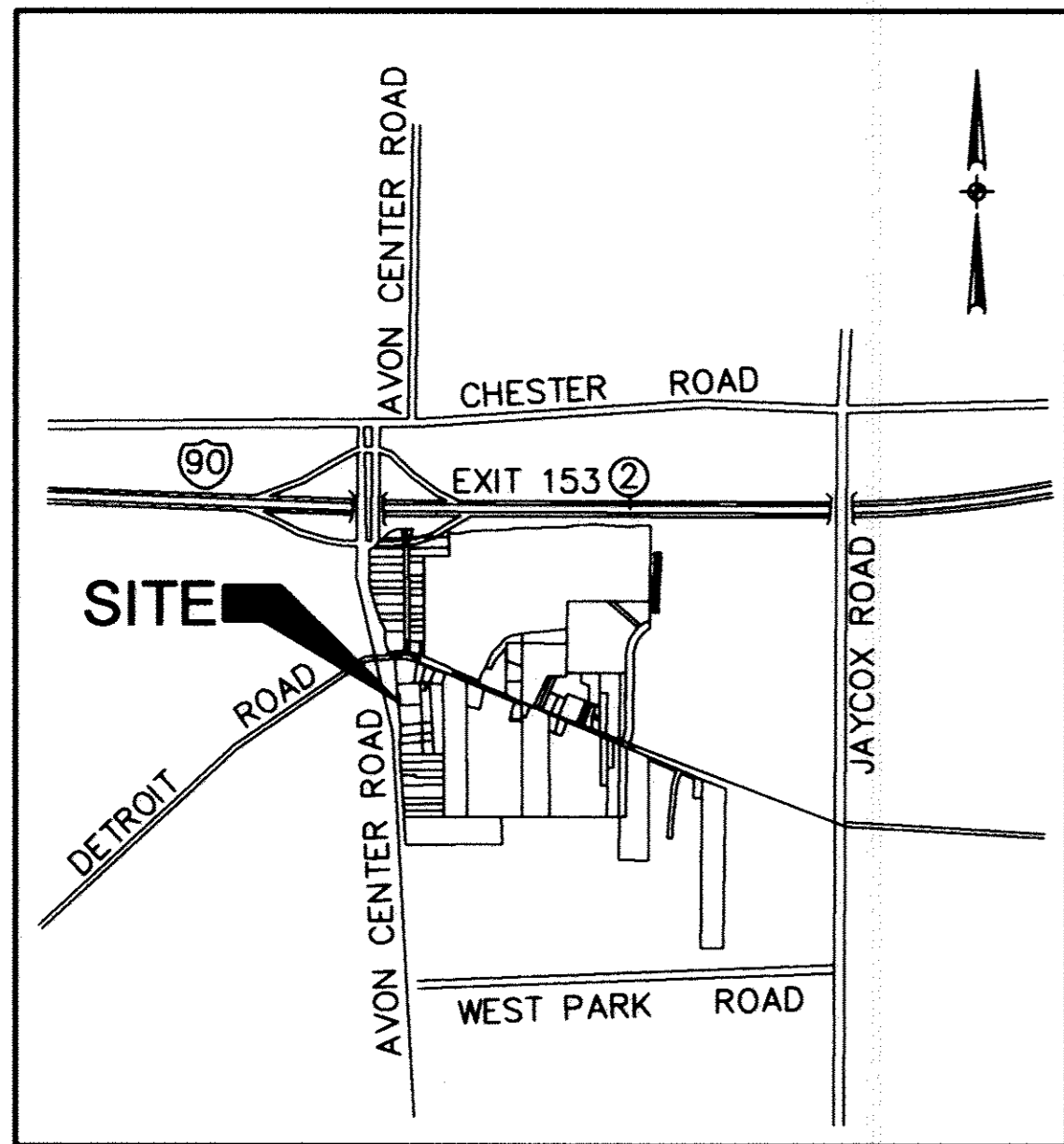


LINE	BEARING	LENGTH
L1	N08°43'43"W	77.59'(R&S)
L2	N01°19'25"W	79.16'(R&S)
L3	N88°40'35"E	8.20'(R&S)
L4	S01°19'25"E	114.65'(C)
L5	S03°48'42"E	41.49'(C)
L6	S01°19'25"E	14.02'(R&S)
L7	S01°19'25"E	100.62'(C)

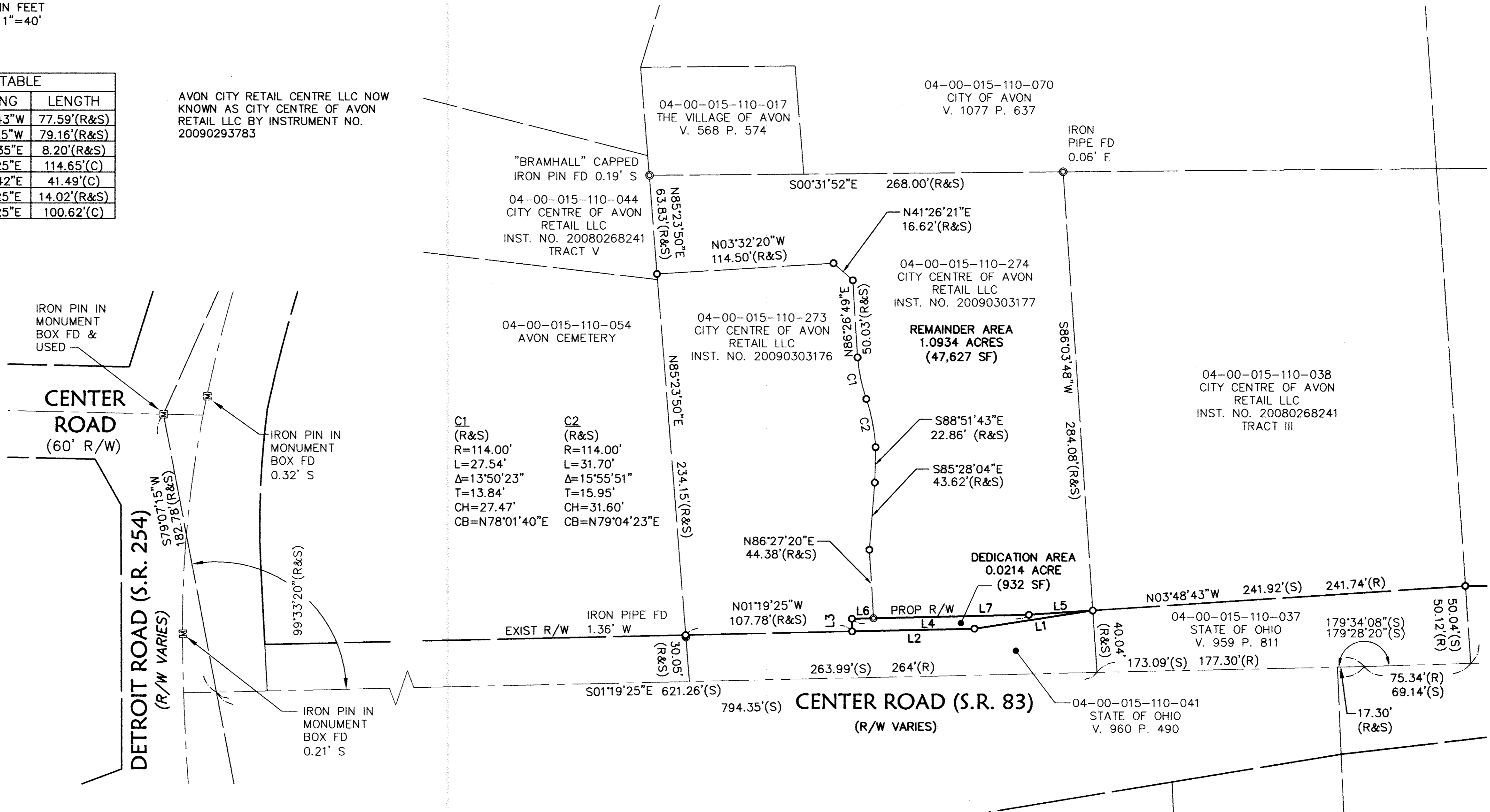
LEGEND

- ☒ MONUMENT BOX FOUND
- ⊙ IRON PIPE / PIN FOUND AS DESCRIBED
- 5/8" CAPPED REBAR SET LABELED "KS ASSOCS INC PROP MARKER"
- ⊙ MAG NAIL SET

--- RIGHT OF WAY LINE
 - - - CENTERLINE



AREA MAP - NO SCALE



AVON CITY RETAIL CENTRE LLC NOW KNOWN AS CITY CENTRE OF AVON RETAIL LLC BY INSTRUMENT NO. 20090293783

C1 (R&S)
 R=114.00'
 L=27.54'
 Δ=13°50'23"
 T=13.84'
 CH=27.47'
 CB=N78°01'40"E

C2 (R&S)
 R=114.00'
 L=31.70'
 Δ=15°55'51"
 T=15.95'
 CH=31.60'
 CB=N79°04'23"E

04-00-015-110-070
 CITY OF AVON
 V. 1077 P. 637

"BRAMHALL" CAPPED
 IRON PIN FD 0.19' S

04-00-015-110-044
 CITY CENTRE OF AVON
 RETAIL LLC
 INST. NO. 20080268241
 TRACT V

04-00-015-110-017
 THE VILLAGE OF AVON
 V. 568 P. 574

04-00-015-110-274
 CITY CENTRE OF AVON
 RETAIL LLC
 INST. NO. 20090303177

REMAINDER AREA
 1.0934 ACRES
 (47,627 SF)

04-00-015-110-054
 AVON CEMETERY

04-00-015-110-273
 CITY CENTRE OF AVON
 RETAIL LLC
 INST. NO. 20090303176

04-00-015-110-038
 CITY CENTRE OF AVON
 RETAIL LLC
 INST. NO. 20080268241
 TRACT III

04-00-015-110-037
 STATE OF OHIO
 V. 959 P. 811

04-00-015-110-041
 STATE OF OHIO
 V. 960 P. 490

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT CITY CENTRE OF AVON RETAIL LLC, AS REPRESENTED BY THE UNDERSIGNED, HEREBY ACCEPTS THIS PLAT OF CENTER ROAD STATE ROUTE 83 AS CORRECT AND DEDICATES TO PUBLIC USE THE STREET AS SHOWN HEREON.

CITY CENTER OF AVON RETAIL LLC

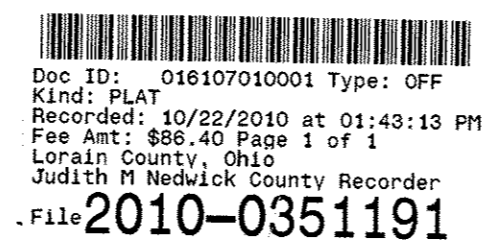
Robert A. Brown
 ROGER L. DEVILLE
 MANAGER

NOTARY PUBLIC

STATE OF OHIO
 SS
 LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED ROGER L. DEVILLE, MANAGER OF CITY CENTRE OF AVON RETAIL LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 22 DAY OF August 2010.

Sandra K. Martin
 MY COMMISSION EXPIRES 7/6/2013



CITY OF AVON
 ATT JOHN GASTON



APPROVALS

APPROVED THIS 21st DAY OF July, 2010.

Craig Witherspoon
 CRAIG WITHERSPOON
 COUNCIL PRESIDENT

APPROVED THIS 21st DAY OF July, 2010.

Carolyn Witherspoon
 CAROLYN WITHERSPOON
 PLANNING COMMISSION CHAIRWOMAN

APPROVED THIS 21st DAY OF July, 2010.

Robert J. Knopf
 ROBERT J. KNOPF, P.E.
 CITY OF AVON ENGINEER

APPROVED AS TO FORM

APPROVED THIS 21st DAY OF July, 2010.

John A. Gasior
 JOHN A. GASIOR
 LAW DIRECTOR

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THE STREET DEDICATION PLAT OF CENTER ROAD STATE ROUTE 83 AS SHOWN HEREON AND CONTAINING 0.0214 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NO. 15, NOW IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO. AT ALL POINTS INDICATED ⊙ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS INDICATED ○ IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE EXTERIOR TRAVERSE OF THE BOUNDARIES CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET, ALL OF WHICH I CERTIFY TO BE CORRECT.

Trevor A. Bixler
 TREVOR A. BIXLER, P.S.
 DATE 5-21-10
 PROFESSIONAL SURVEYOR OHIO REG. NO. 7730

DATE OF SURVEY: DECEMBER 31, 2007



DATE	BY	DESCRIPTION
8/21/09		REVISED PER CONSULTING ENGINEER COMMENTS
7/23/09		UPDATED OWNERSHIPS

DATE	BY	DESCRIPTION
12-18-07	MM	

KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com
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KS ASSOCIATES

CENTER ROAD (STATE ROUTE 83) DEDICATION PLAT

OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 15 CITY OF AVON, COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 1
JOB NO. 08301