

# AVON CROSSING SUBDIVISION NO. 4

AVON, OHIO

SITUATED IN THE CITY OF AVON, TOWNSHIP OF AVON,  
O.L. SECTION 16, COUNTY OF LORAIN, STATE OF OHIO

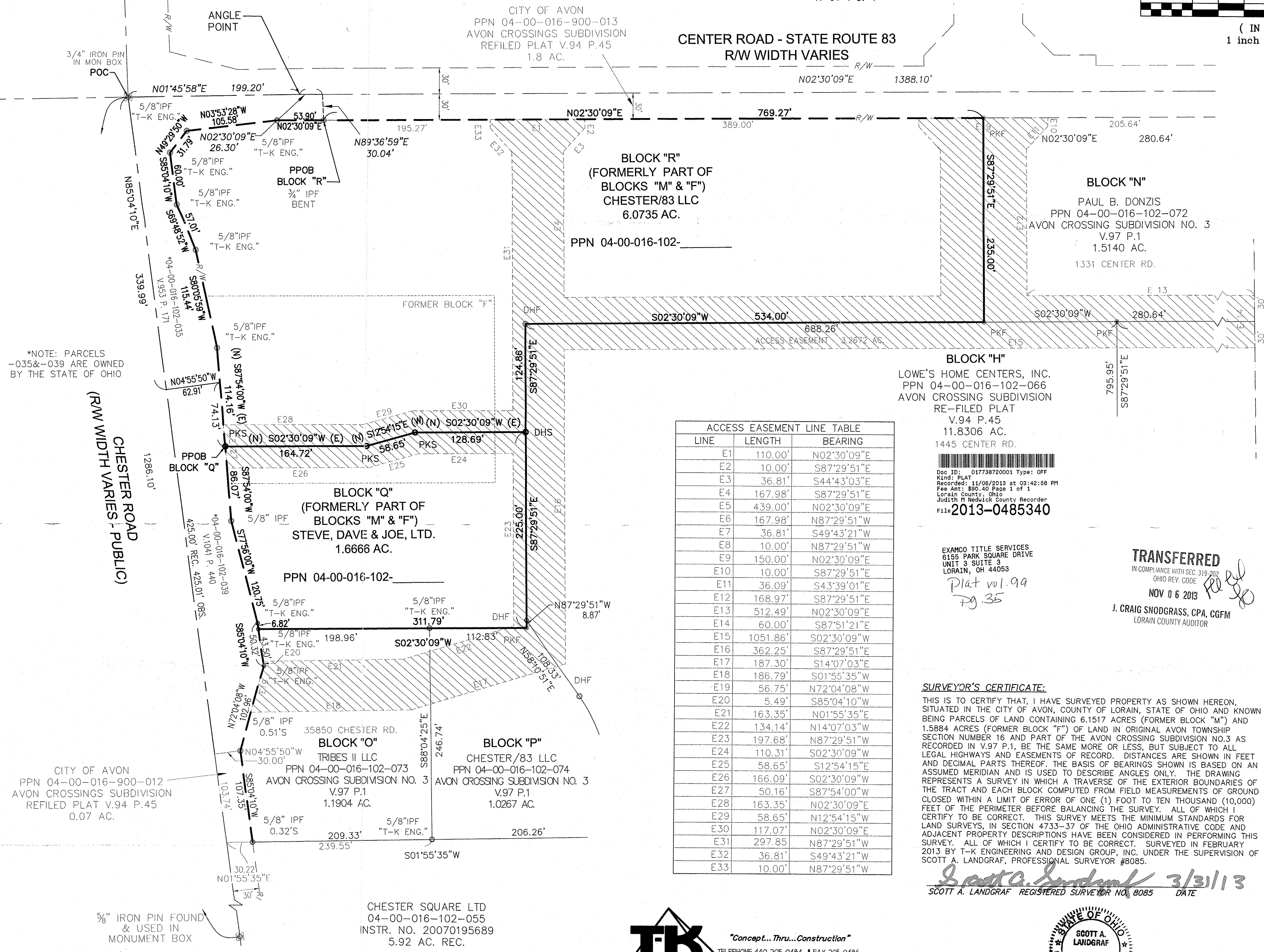
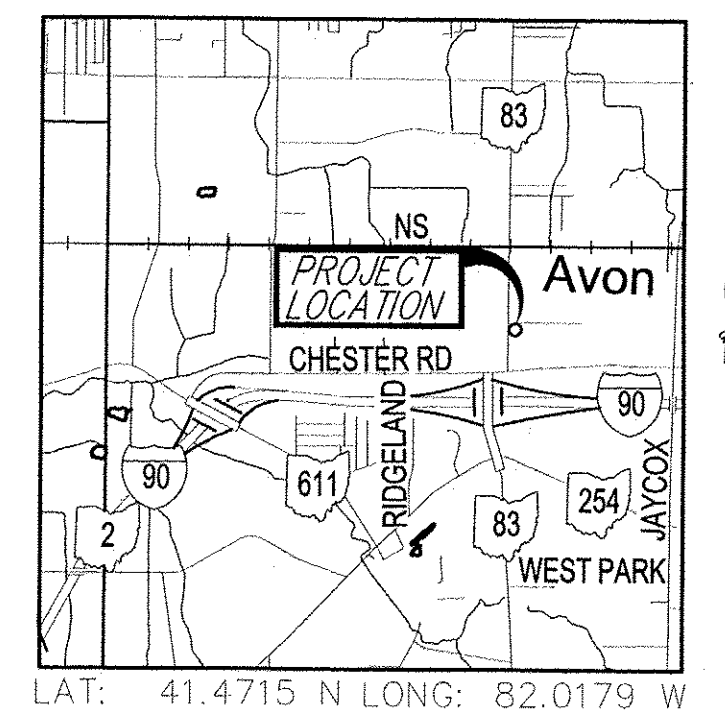
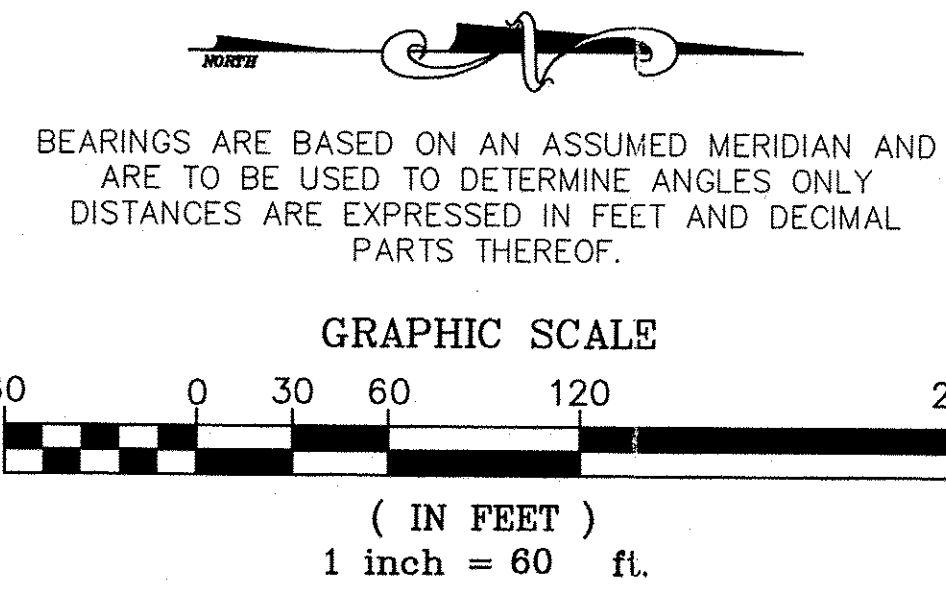
BEING A RE-SUBDIVISION OF BLOCKS "M" & "F" IN AVON CROSSING SUBDIVISION NO. 3  
V. 97 PG. 1

## LEGEND OF SYMBOLS

- IRON PIN SET (IPS) - 5/8"x30" REBAR CAPPED "T-K ENG./#8085"
- IRON PIN OR PIPE FOUND (IPF)
- DRILL HOLE FOUND (DHF)
- DRILL HOLE SET (DHS)
- P.K. NAIL FOUND (PKF)
- P.K. NAIL SET (PKS)

- SUBJECT PROPERTY LINE
- - - EXISTING CENTERLINE
- - - RIGHT OF WAY (R/W)
- - - ADJOINER PROPERTY LINE

ACCESS EASEMENT BY AVON CROSSING  
SUBDIVISION NO. 3 V.97 P.1  
(REVISED BY THIS MAP)



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'	N85°04'10"W
E21	163.35'	N01°55'35"E
E22	134.14'	N14°07'03"W
E23	197.68'	N87°29'51"W
E24	110.31'	S02°30'09"W
E25	58.65'	S12°54'15"E
E26	166.09'	S02°30'09"W
E27	50.16'	S87°54'00"W
E28	163.35'	N02°30'09"E
E29	58.65'	N12°54'15"W
E30	117.07'	N02°30'09"E
E31	297.85'	N87°29'51"W
E32	36.81'	S49°43'21"W
E33	10.00'	N87°29'51"W

**BLOCK "H"**  
LOWE'S HOME CENTERS, INC.  
PPN 04-00-016-102-066  
AVON CROSSING SUBDIVISION  
RE-FILED PLAT  
V.94 P.45  
11.8306 AC.  
1445 CENTER RD.

2013-0485340

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 SUITE 3  
LORAIN, OH 44053  
Plat vol. 99  
Pg. 35

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
NOV 06 2013  
I. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

**SURVEYOR'S CERTIFICATE:**  
THIS IS TO CERTIFY THAT, I HAVE SURVEYED PROPERTY AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN BEING PARCELS OF LAND CONTAINING 6.1517 ACRES (FORMER BLOCK "M") AND 1.5884 ACRES (FORMER BLOCK "F") OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 16 AND PART OF THE AVON CROSSING SUBDIVISION NO.3 AS RECORDED IN V.97 P.1, 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. THE BASIS OF BEARINGS SHOWN IS BASED ON AN ASSUMED MERIDIAN AND IS USED TO DESCRIBE ANGLES ONLY. THE DRAWING 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 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. SURVEYED IN FEBRUARY 2013 BY T-K ENGINEERING AND DESIGN GROUP, INC. UNDER THE SUPERVISION OF SCOTT A. LANDGRAF, PROFESSIONAL SURVEYOR #8085.

*Scott A. Landgraf* 3/31/13  
SCOTT A. LANDGRAF REGISTERED SURVEYOR NO. 8085 DATE

**SCNEIDER COURT**  
 (60) PUBLIC BY RW EASEMENT  
 V. 1218 P. 7

**OWNERS ACCEPTANCE**  
The undersigned owner of P.P. No. 04-00-016-102-064, Steve, Dave & Joe, Ltd, does hereby accept this said map of lotsplit.  
*Steve D. Schafer*  
Steve D. Schafer  
Printed

County of Cuyahoga, )  
State of Ohio, )  
Before me, a Notary Public, in and for said County and State, did personally appear *Steve D. Schafer* of Steve, Dave & Joe, Ltd, 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 Cleveland, OH this 16<sup>th</sup> day of September, 2013.  
My commission expires

*Amy E. Kellogg*  
Notary Public  
AMY E. KELLOGG,  
Attorney At Law  
Notary Public - State of Ohio  
My commission has  
no expiration date.  
**OWNERS ACCEPTANCE**  
The undersigned owner of P.P. No. 04-00-016-102-071, Chester/83 LLC, does hereby accept this said map of lotsplit.  
*Judson E. Smith*  
Judson E. Smith, Chief Executive Officer  
Printed

County of Cuyahoga, )  
State of Ohio, )  
Before me, a Notary Public, in and for said County and State, did personally appear *Judson E. Smith, Chief Executive Officer* 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 Cleveland, OH this 10<sup>th</sup> day of September, 2013.

*Rebecca S. Rigby*  
Notary Public  
My commission expires  
REBECCA S. RIGBY  
Notary Public - State of Ohio  
Recorded in Lorain County  
My Commission Expires 3/13/2018

**APPROVAL AND ACCEPTANCE SIGNATURES:**  
THIS MAP OF LOT SPLIT IS APPROVED BY THE PLANNING COMMISSION CLERK OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.  
THIS 11 DAY OF September, 2013.  
*Steele Clements*  
PLANNING COMMISSION - CLERK

THIS MAP OF LOT SPLIT IS APPROVED BY THE SAFETY DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.  
THIS 11 DAY OF September, 2013.  
*James G. Brund*  
SAFETY DIRECTOR

THIS MAP OF LOT SPLIT IS APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.  
THIS 11 DAY OF September, 2013.  
*[Signature]*  
ENGINEER, CITY OF AVON

THIS MAP OF LOT SPLIT IS APPROVED BY THE LORAIN COUNTY AUDITOR FOR RECORDING PURPOSES ONLY. THIS      DAY OF     , 2013.  
LORAIN COUNTY AUDITOR

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

STATE OF OHIO  
SCOTT A. LANDGRAF  
8-0085  
REGISTERED  
PROFESSIONAL SURVEYOR

Z:\TK 2013\JOBS\13001 - AVON XING SUBDIV 4\AVON XING SUBDIV 4\_2-21-13.dwg 2/21/2013 8:06:31 AM EST

\*NOTE: PARCELS  
-035&-039 ARE OWNED  
BY THE STATE OF OHIO

CHESTER ROAD  
 (RW WIDTH VARIES - PUBLIC)

5/8" IRON PIN FOUND  
& USED IN  
MONUMENT BOX