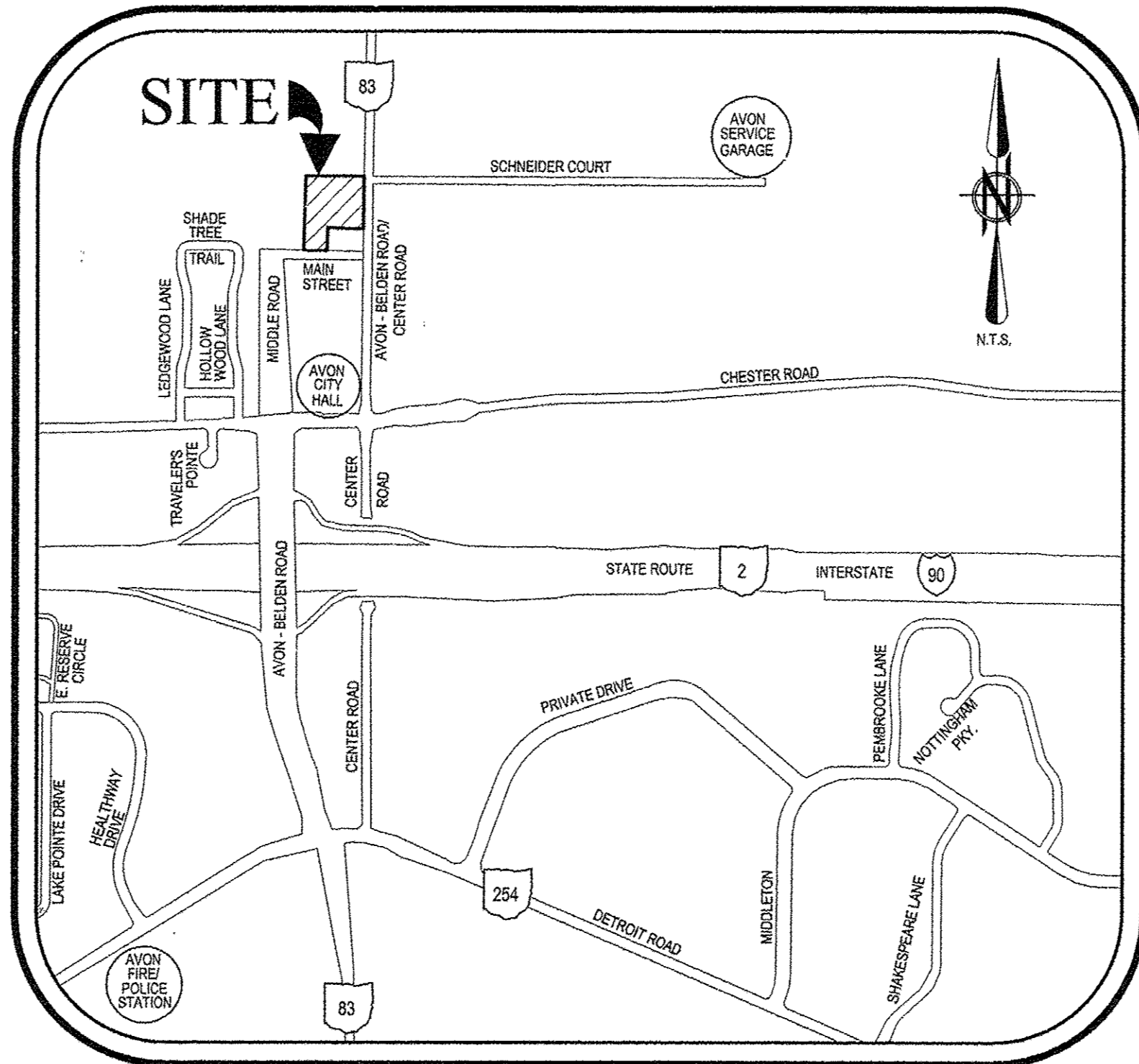


MAIN STREET SUBDIVISION No. 3

RE-PLAT OF SUBLOT 4 OF MAIN STREET SUBDIVISION No. 2 AS RECORDED IN VOLUME 99 PAGE 14 OF THE LORAIN COUNTY PLAT RECORDS SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 16



VICINITY MAP

OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING SUBLOT NO. 4 OF MAIN STREET SUBDIVISION No. 2 - RE-PLAT OF SUBLOT No. 2 IN THE MAIN STREET SUBDIVISION AS RECORDED IN VOLUME 99, PAGE 14 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 5.0190 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 16, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "MAIN STREET SUBDIVISION No. 3 (RE-PLAT OF SUBLOT No. 4 OF MAIN STREET SUBDIVISION No. 2)", INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF STREETS AND EASEMENTS, SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

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

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

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 14TH DAY OF APRIL, 2014

BY: [Signature] ITS _____
SIGNATURE

VICTOR COHN
MANAGING MEMBER OF COTO, LLC
AN OHIO LIMITED LIABILITY COMPANY,
MANAGING MEMBER OF ROUTE 76 &
CHESTER NW, LLC

[Signature] 4/14/14
WITNESS
James Piazza
[Signature] 4/14/14
WITNESS
Aaron Appell

NOTARY PUBLIC:

STATE OF OHIO SS
COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED OWNER(S), 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 14TH DAY OF April, 2014.

NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES: 7/6/2018

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE MAIN STREET SUBDIVISION No. 3, (A RE-PLAT OF SUBLOT No. 4 OF MAIN STREET SUBDIVISION No. 2 AS RECORDED IN VOLUME 99, PAGE 14 OF THE LORAIN COUNTY PLAT RECORDS) AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO CONTAINING 5.0190 ACRES MORE OR LESS IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 16, 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 ON 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.

[Signature]
AMY M. KELLY, S.
REGISTERED OHIO SURVEYOR No. 8469



APPROVAL SIGNATURES:

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY
THIS 18 DAY OF December, 2013

[Signature]
SIGNATURE
PLANNING COMMISSION - CHAIRPERSON
[Signature]
PRINT

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE No. _____ ON THIS _____ DAY OF _____, 20__.

SIGNATURE
COUNCIL PRESIDENT

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY
THIS _____ DAY OF _____, 20__.

SIGNATURE
LAW DIRECTOR

THIS PLAT IS APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY
THIS _____ DAY OF _____, 20__.

SIGNATURE
ENGINEER, CITY OF AVON

[Signature]
PRINT

APPROVED
PLANNING COMMISSION
DATE 12/18/13
AVON, OHIO

[Signature] CHAIRPERSON
[Signature] SECRETARY

APPROVED / REJECTED
BY THE CITY ENGINEER OF AVON, OHIO

[Signature]
ROBERT J. KNOFF, JR., P.E.
THE APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHORS OF THE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS.

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

APR 23 2014

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

REFERENCES USED

- AVON POINTE SUBDIVISION NUMBER 1 AS RECORDED IN PLAT VOLUME 66, PAGE 19 OF THE LORAIN COUNTY RECORDS
- AVON POINTE SUBDIVISION NUMBER 2 AS RECORDED IN PLAT VOLUME 80, PAGE 42 OF THE LORAIN COUNTY RECORDS
- PIN OAK PRESERVE SUBDIVISION NUMBER 1 AS RECORDED IN PLAT VOLUME 60, PAGES 4-5 OF THE LORAIN COUNTY RECORDS
- PIN OAK PRESERVE SUBDIVISION NUMBER 2 AS RECORDED IN PLAT VOLUME 66, PAGE 20 OF THE LORAIN COUNTY RECORDS
- CENTER ROAD ESTATES AS RECORDED IN PLAT VOLUME 19, PAGE 43 OF THE LORAIN COUNTY RECORDS
- DEEDS OF SUBJECT PARCELS, AND ADJOINING PARCELS AS RECORDED IN THE LORAIN COUNTY DEED RECORD
- VARIOUS TAX MAPS AS RECORDED IN LORAIN COUNTY RECORDS
- CENTERLINE SURVEY PLAT LOR-90-19-95 AS RECORDED IN PLAT VOLUME 25, PAGE 49 OF THE LORAIN COUNTY RECORDS
- BOUNDARY & LOT SPLIT SURVEY FOR CHRISTIAN HERITAGE CHURCH PREPARED BY BRAMHALL ENGINEERING & SURVEYING INC. ON JULY 16th, 1997
- BOUNDARY SURVEY FOR VICTOR J. COHN PREPARED BY THE HENRY G. REITZ ENGINEERING COMPANY ON JANUARY 30th, 1996
- LOT SPLIT SURVEY FOR FIRESTONE PREPARED BY BRAMHALL ENGINEERING & SURVEYING INC. IN AUGUST OF 2009
- MIDDLE ROAD DEDICATION PLAT AS RECORDED IN PLAT VOLUME 98, PAGE 54 OF THE LORAIN COUNTY RECORDS
- MAIN STREET SUBDIVISION No. 2 (RE-PLAT OF SUBLOT No. 2 PER MAIN STREET SUBDIVISION) (PREPARED BY ATWELL) AS RECORDED IN PLAT VOLUME 99, PAGE 14 OF THE LORAIN COUNTY RECORDS

DATE	BY	DESCRIPTION
11-20-2013	APA	ISSUE FOR PLANNING COMMISSION
1-27-2014	APA	UPDATE ACCESS AND UTILITY EASEMENT

DRAWN BY: SJM
CHECKED BY: APA/AMK

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

PREPARED FOR:
ROUTE 76 & CHESTER NW, LLC
23240 CHAGRIN BLVD, SUITE 250
BEACHWOOD, OHIO 44122

MAIN STREET SUBDIVISION No. 3
(RE-PLAT OF SUBLOT No. 4 OF MAIN STREET
SUBDIVISION No. 2)
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
1 OF 2
JOB NO.
13-3543C

J:\133543 Main St & Center Rd\CONCEPT\DRAWINGS\Site Plan Final.dwg, Plotted: Apr 14, 2014, 10:02am

LINE #	LENGTH	DIRECTION
L-1	199.32'	N 00°00'12" W
L-2	40.00'	N 00°43'18" E
L-3	63.01'	S 00°43'18" W
L-4	46.16'	N 44°54'04" W
L-5	80.00'	N 89°16'42" W
L-6	65.00'	N 89°16'42" W
L-7	47.27'	N 45°13'12" E
L-8	62.29'	S 00°57'48" W
L-9	0.72'	S 00°43'18" W

RELOCATED STATE ROUTE 83 CENTERLINE
(PER "I-90-1 (43)07" PLAT)(F.K.A. STATE ROUTE 76)

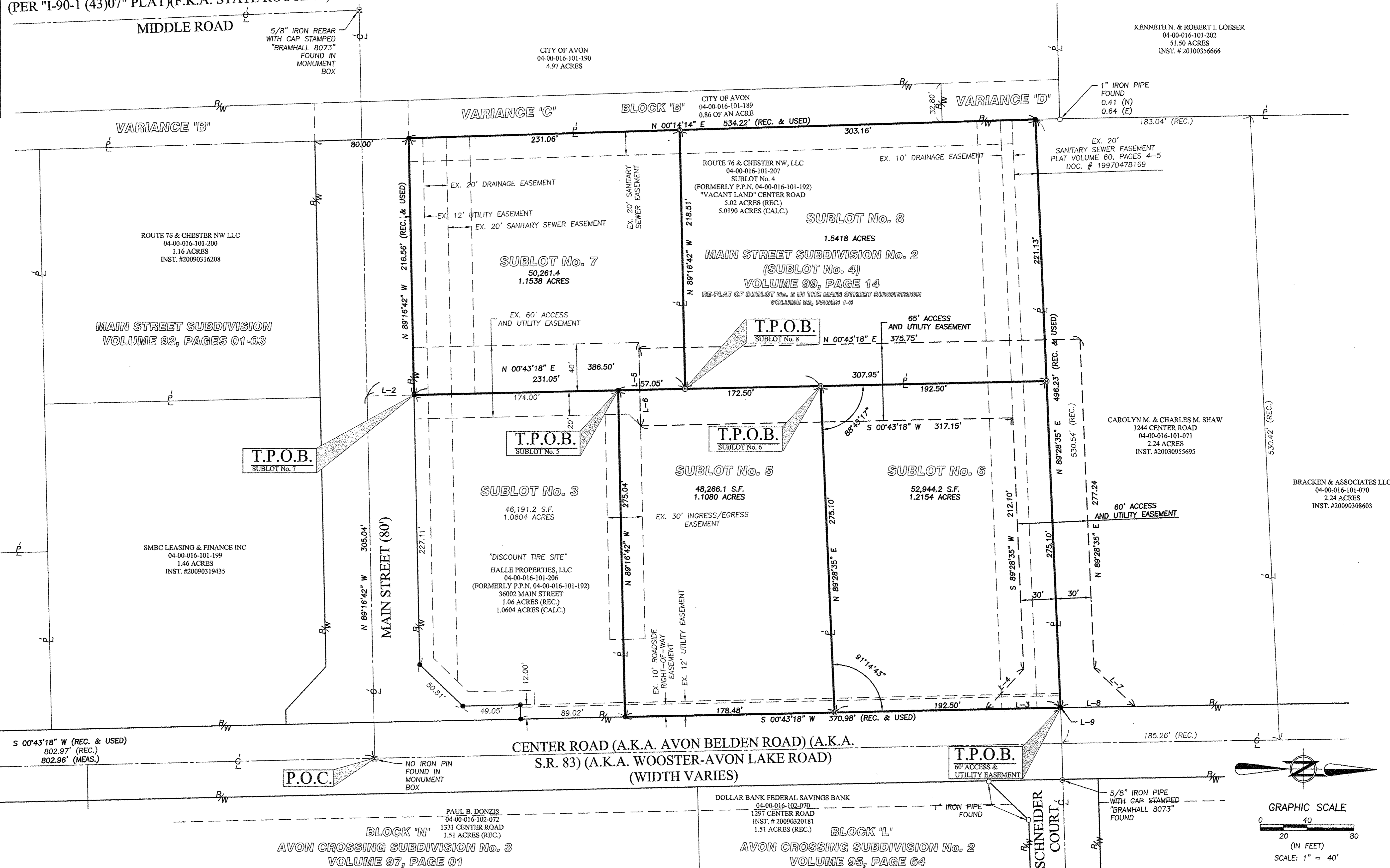
- LEGEND**
- 5/8" BY 30" STEEL REBAR WITH CAP "ATWELL" TO BE SET BY ATWELL
 - ⊙ 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
 - ⊕ MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
 - ⊙ MONUMENT BOX WITH A 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
 - (U) (USED) USED INFORMATION
 - (R) (REC.) RECORD INFORMATION
 - (M) (MEAS.) MEASURED INFORMATION
 - (C) (CALC.) CALCULATED INFORMATION
 - R_W RIGHT-OF-WAY LINE
 - C_L CENTERLINE
 - P_L PROPERTY LINE

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF CENTER ROAD WHICH WAS ASSUMED TO BE SOUTH 00°43'18" WEST PER MAIN STREET SUBDIVISION No. 2 AS RECORDED IN VOLUME 99, PAGE 14 OF THE LORAIN COUNTY PLAT RECORDS

AS SURVEYED ON OCTOBER 17, 2013

CHESTER ROAD

1" IRON PIPE FOUND IN MONUMENT BOX



KENNETH N. & ROBERT I. LOESER
04-00-016-101-202
51.50 ACRES
INST. # 2010035666

CITY OF AVON
04-00-016-101-190
4.97 ACRES

CITY OF AVON
04-00-016-101-189
0.86 OF AN ACRE

ROUTE 76 & CHESTER NW, LLC
04-00-016-101-207
SUBLOT No. 4
(FORMERLY P.P.N. 04-00-016-101-192)
"VACANT LAND" CENTER ROAD
5.02 ACRES (REC.)
5.0190 ACRES (CALC.)

ROUTE 76 & CHESTER NW LLC
04-00-016-101-200
1.16 ACRES
INST. #20090316208

MAIN STREET SUBDIVISION
VOLUME 92, PAGES 01-03

SMBC LEASING & FINANCE INC
04-00-016-101-199
1.46 ACRES
INST. #20090319435

SUBLOT No. 3
46,191.2 S.F.
1.0604 ACRES

"DISCOUNT TIRE SITE"
HALLE PROPERTIES, LLC
04-00-016-101-206
(FORMERLY P.P.N. 04-00-016-101-192)
36002 MAIN STREET
1.06 ACRES (REC.)
1.0604 ACRES (CALC.)

PAUL B. DONZIS
04-00-016-102-072
1331 CENTER ROAD
1.51 ACRES (REC.)

AVON CROSSING SUBDIVISION No. 3
VOLUME 97, PAGE 01

SUBLOT No. 5
48,266.1 S.F.
1.1080 ACRES

EX. 30' INGRESS/EGRESS EASEMENT

DOLLAR BANK FEDERAL SAVINGS BANK
04-00-016-102-070
1297 CENTER ROAD
INST. # 20090320181
1.51 ACRES (REC.)

AVON CROSSING SUBDIVISION No. 2
VOLUME 95, PAGE 64

CITY OF AVON
04-00-016-101-189
0.86 OF AN ACRE

ROUTE 76 & CHESTER NW, LLC
04-00-016-101-207
SUBLOT No. 4
(FORMERLY P.P.N. 04-00-016-101-192)
"VACANT LAND" CENTER ROAD
5.02 ACRES (REC.)
5.0190 ACRES (CALC.)

SUBLOT No. 7
50,261.4
1.1538 ACRES

EX. 60' ACCESS AND UTILITY EASEMENT

T.P.O.B. SUBLOT No. 7

T.P.O.B. SUBLOT No. 6

SUBLOT No. 6
52,944.2 S.F.
1.2154 ACRES

EX. 10' ROADSIDE RIGHT-OF-WAY EASEMENT
EX. 12' UTILITY EASEMENT

T.P.O.B. SUBLOT No. 8

SUBLOT No. 8
1.5418 ACRES

MAIN STREET SUBDIVISION No. 2
(SUBLOT No. 4)
VOLUME 99, PAGE 14
RE-PLAT OF SUBLOT No. 2 IN THE MAIN STREET SUBDIVISION
VOLUME 92, PAGES 1-3

EX. 10' DRAINAGE EASEMENT

T.P.O.B. SUBLOT No. 5

EX. 10' ROADSIDE RIGHT-OF-WAY EASEMENT
EX. 12' UTILITY EASEMENT

1" IRON PIPE FOUND

1" IRON PIPE FOUND

EX. 20' SANITARY SEWER EASEMENT

EX. 20' SANITARY SEWER EASEMENT

EX. 20' SANITARY SEWER EASEMENT

VARIANCE "D"

EX. 20' SANITARY SEWER EASEMENT

EX. 10' DRAINAGE EASEMENT

EX. 20' SANITARY SEWER EASEMENT

EX. 20' SANITARY SEWER EASEMENT

EX. 20' SANITARY SEWER EASEMENT

EX. 20' SANITARY SEWER EASEMENT

EX. 20' SANITARY SEWER EASEMENT

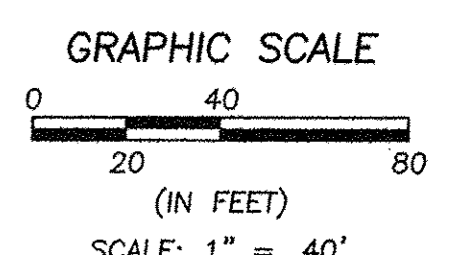
EX. 20' SANITARY SEWER EASEMENT

EX. 20' SANITARY SEWER EASEMENT

EX. 20' SANITARY SEWER EASEMENT

CAROLYN M. & CHARLES M. SHAW
1244 CENTER ROAD
04-00-016-101-071
2.24 ACRES
INST. #20030955695

BRACKEN & ASSOCIATES LLC
04-00-016-101-070
2.24 ACRES
INST. #20090308603



J:\133543 Main St & Center Rd Crossing\DRAWINGS\Set of Split Plot Future.dwg, Plotted: Apr 04, 2014, 2:41pm

DATE	BY	DESCRIPTION
11-30-2013	APA	ISSUE FOR PLANNING COMMISSION
11-27-2013	APA	UPDATED BEARINGS AND LEGEND
1-22-2014	APA	UPDATED ACCESS AND UTILITY EASEMENT

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

DRAWN BY: SJM
CHECKED BY: APA/AMK

PREPARED FOR:
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MAIN STREET SUBDIVISION No. 3
(RE-PLAT OF SUBLOT No. 4 OF MAIN STREET
SUBDIVISION No. 2)
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
2 OF 2
JOB NO.
13-3543C