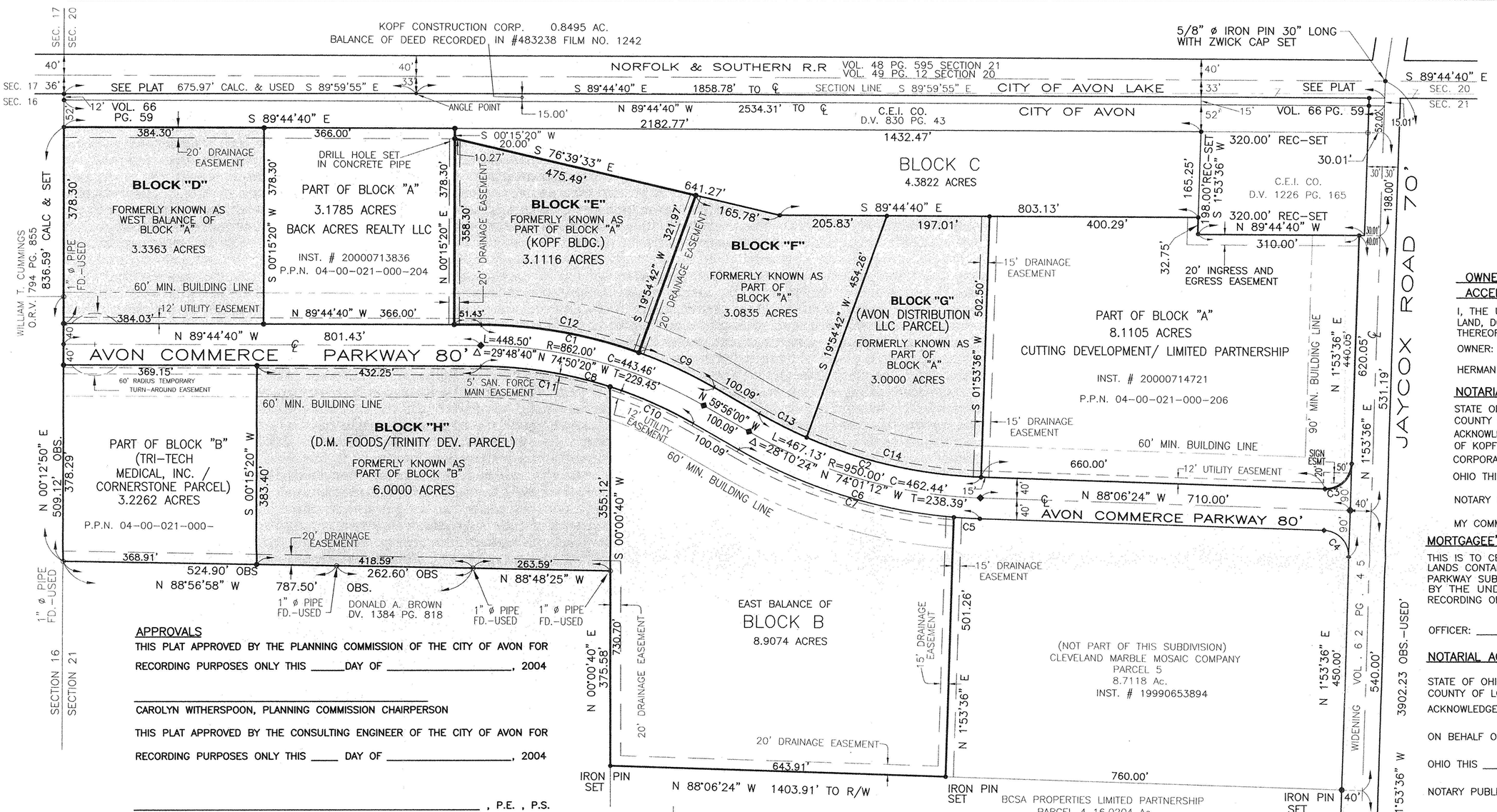
RE-PLAT OF AVON COMMERCE PARKWAY SUBDIVISION



VICINITY MAP
NO SCALE

OWNER'S CERTIFICATION FOR ACCEPTANCE

I, THE UNDERSIGNED OWNER OF THE HEREON PLATTED LAND, DO HEREBY ACCEPT THIS RE-PLAT AND SUBDIVISION THEREOF.

OWNER: KOPF CONSTRUCTION CORPORATION

HERMAN R. KOPF, PRESIDENT _____

NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO } S.S.
COUNTY OF LORAIN }

ACKNOWLEDGED BEFORE ME BY HERMAN R. KOPF, PRESIDENT OF KOPF CONSTRUCTION CORPORATION ON BEHALF OF SAID CORPORATION AT _____ ,

OHIO THIS ____ DAY OF _____, 2004

NOTARY PUBLIC _____

MY COMM. EXPIRES _____

MORTGAGEE'S CONSENT

THIS IS TO CERTIFY THAT NATIONAL CITY BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS RE-PLAT OF AVON COMMERCE PARKWAY SUBDIVISION, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT.

OFFICER: _____

NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO } S.S.
COUNTY OF LORAIN }

ACKNOWLEDGED BEFORE ME BY _____

ON BEHALF OF NATIONAL CITY BANK AT _____ ,

OHIO THIS _____ DAY OF _____ , 2004.

NOTARY PUBLIC _____

MY COMM. EXPIRES _____

I DECLARE THIS PLAT TO A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECTION IN FEBRUARY 2004, AND PERFORMED TO THE STANDARDS SET FORTH IN O.R.C. 4733-37, AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. DISTANCES ARE INDICATED IN FEET AND DECIMAL PARTS THEREOF. NORTH DATUM USED IS THE BEARING OF RECORD FOR THE CENTERLINE OF JAYCOX ROAD BEARINGS ARE USED TO DENOTE ANGLES ONLY. PROPERTY CORNERS WERE FOUND OR SET AT ALL POINTS INDICATED.

STATE OF OHIO PETER C. ZWICK S-4929 REGISTERED SURVEYOR

Peter C. Zwick

ZWICK ASSOCIATES, Inc.
BY PETER C. ZWICK, OHIO Reg.No. 4929

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS _____DAY OF _____, 2004

_____
CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

THIS PLAT APPROVED BY THE CONSULTING ENGINEER OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS ____ DAY OF _____, 2004

_____ , P.E. , P.S.
CITY OF AVON CONSULTING ENGINEER

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. _____ON THIS _____DAY OF _____, 2004

_____
LARRY HOEKSTRA, COUNCIL PRESIDENT

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LEN	CHORD BEARING
C1	902.00'	29°48'40"	469.31'	240.10'	464.04'	S 74°50'20" E
C2	910.00'	28°10'24"	447.46'	228.35'	442.97'	S 74°01'12" E
C3	50.00'	90°00'00"	78.54'	50.00'	70.71'	N 46°53'36" E
C4	50.00'	90°00'00"	78.54'	50.00'	70.71'	S 43°06'24" E
C5	990.00'	02°53'42"	50.02'	25.02'	50.02'	S 86°39'33" E
C6	990.00'	28°10'24"	486.80'	248.43'	481.91'	S 74°01'12" E
C7	990.00'	25°16'42"	436.78'	222.00'	433.25'	S 72°34'21" E
C8	822.00'	29°48'40"	427.69'	218.80'	422.88'	S 74°50'20" E
C9	902.00'	10°09'18"	159.87'	80.14'	159.66'	S 65°00'39" E
C10	822.00'	12°13'35"	175.41'	88.04'	175.08'	S 66°02'48" E
C11	822.00'	17°35'05"	252.28'	127.14'	251.29'	S 80°57'08" E
C12	902.00'	19°39'22"	309.44'	156.26'	307.93'	S 79°54'59" E
C13	910.00'	06°24'26"	101.76'	50.93'	101.71'	S 63°08'13" E
C14	910.00'	21°45'58"	345.70'	174.96'	343.63'	S 77°13'25" E

LAND DISTRIBUTION

CUTTING DYNAMICS PARCEL	=	8.1105 Ac.
WONDER MACHINE PARCEL	=	3.1785 Ac.
TRI-TECH MEDICAL INC. PARCEL	=	3.2262 Ac.
BALANCE OF BLOCK "B"	=	8.9074 Ac.
BLOCK "C"	=	4.3822 Ac.
BLOCK "D"	=	3.3363 Ac.
BLOCK "E"	=	3.1116 Ac.
BLOCK "F"	=	3.0835 Ac.
BLOCK "G"	=	3.0000 Ac.
BLOCK "H"	=	6.0000 Ac.
RIGHT OF WAY	=	4.6658 Ac.
TOTAL	=	51.0020 Ac.

LEGEND

- ◆ IRON PIN MONUMENT SET
- ● IRON PIN SET STEEL REBAR W/"ZWICK" CAP 5/8"ø 30" LONG
- ○ PROPERTY CORNER FOUND

0' 100' 200' 300'
SCALE IN FEET
1" = 100'

CHESTER ROAD (60')
(FORMERLY POWDERMAKER ROAD)
I.PIN MON.

© ZWICK ASSOCIATES, Inc.
engineers · surveyors
8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743 (440) 235-27

AVON COMMERCE PARKWAY SUBDIVISION
RE-SUBDIVISION PLAT (BLOCKS D-H)
ORIGINAL AVON TOWNSHIP SECTION 21
(ORIGINALLY PLATTED VOL. 66, PGS. 59 & 60)
CITY OF AVON, LORAIN COUNTY, OHIO

DESIGNED PDZ	DRAWN CES	CHECKED DEH	
DATE FEB. 2004	REVISED	SCALE 1"=100'	

\\SESTAK\Drawfile-C\Drawfile-C\Avon-1\KOPF-BUTLDING\RESUBDIV\RESUBDIV.dwg Tue Feb 24 08:36:34 2004 COPYRIGHT ZWICK ASSOCIATES INC. (BSTA. 2 KAB)