PLAT OF LOT SPLIT AND CONSOLIDATION OF P.P.N. 0400021000225 P.P.N. 0400021000121

CITY OF AVON
COUNTY OF LORAIN
STATE OF OHIO

LEGEND

- ■ = Monument Box Found
- ○ = Iron Pin or Pipe Found
- ● = 5/8" Iron Pin Set
- ⊗ = Drill Hole
- + = P.K. Nail

Parcel line
Original Sublot Line
Original Lot Line
Centerline
Section Line
Right-of-way Line
Easement Line
Railroad Tracks
Wood Fence Line
Chain Link Fence
Woven Fence Line

Rec./R.	Record	L.C.A.	Limited Common Area
Meas./M.	Measured	Typ.	Typical
Calc./C.	Calculated	Sub.	Subdivision
Vol.	Volume	P.B.	Plat Book
Pg.	Page	R/W	Right-of-way
Inst.	Instrument No.	C/L	Centerline
Doc.	Document No.	P.L.	Property Line
A.F.N.	Auditor's File Number	PCL.	Parcel
Off.	Official Record	Ac.	Acres
D.V.	Deed Volume	Sq.Ft.	Square Feet
Ord.	Ordinance	Asph.	Asphalt
L.C.M.R.	Lorain County Map Records	Conc.	Concrete
P.P.N.	Permanent Parcel Number	Sty.	Story
P.O.B.	Point of Beginning	Res.	Residence
P.O.C.	Point of Point of Commencing	Bldg.	Building
Encr.	Encroaches	Gar.	Garage
Ctr.	Others	Por.	Porch
Adj.	Adjacent	C.L.F.	Chain-link Fence
H.N.	House Number	N.	North
Sta.	Station	E.	East
		S.	South
		W.	West

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.37'	N 59°56'00" W
L2	164.15'	S 88°06'24" E
L3	355.12'	S 00°00'40" W
L4	263.59'	N 88°48'25" W
L5	150.01'	N 88°59'57" W
L6	50.00'	N 88°47'53" W
L7	90.00'	S 89°45'53" E
L8	70.72'	S 59°56'00" E
L9	100.09'	S 59°56'00" E
L10	49.88'	N 88°54'38" E

Curve	Length	Radius	Delta	Tangent	Chord	Bearing
C1	175.41'	822.00'	12°13'35"	88.04'	175.08'	N 66°02'48" W
C2	486.80'	990.00'	28°10'24"	248.43'	481.91'	S 74°01'12" E
C3	252.28'	822.00'	17°35'04"	127.14'	251.29'	N 80°57'08" W
C4	467.13'	950.00'	28°10'24"	238.39'	462.44'	S 74°01'12" E
C5	448.50'	862.00'	29°48'40"	229.45'	443.46'	N 74°50'20" W

SURVEY REFERENCE

Plat of Survey for Donald A. Brown, Leslie E. and Tammy L. Ahrens, Josephine L. Gilbert and Richard E. and Kathleen J. Herst, prepared by John R. Alban, P.L.S. No. 7651

BASIS OF BEARINGS

The centerline of Jaycox Road as North 01°53'36" East as recorded in The Jaycox Road West Right-of-Way Dedication as recorded in Volume 62, Page 45 of Lorain County Map Records.

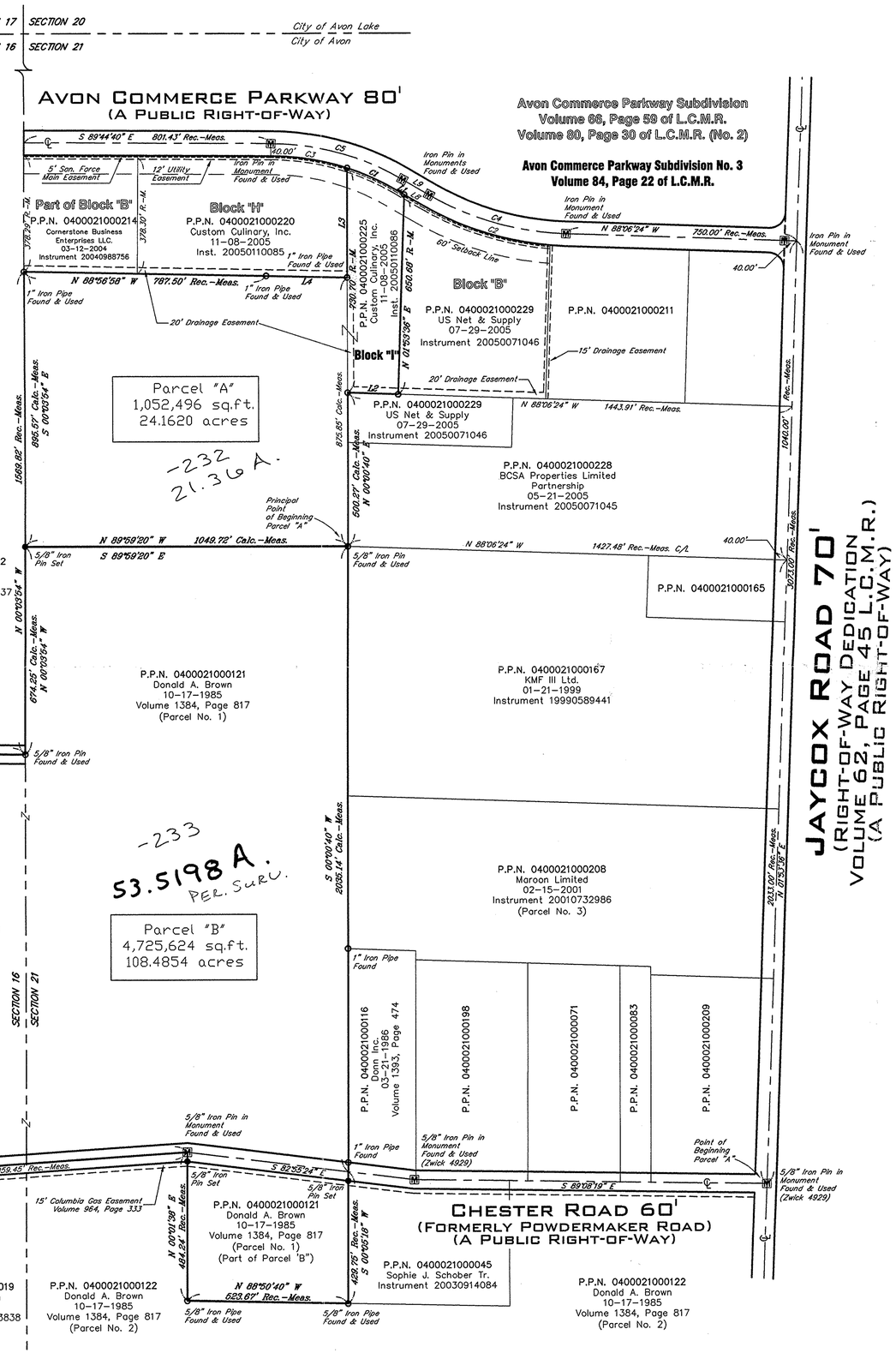
DEED OF REFERENCE

(P.P.N. 0400021000225) Custom Culinary, Inc. by deed dated 11-08-2005 and recorded in Instrument 20050110086 of Lorain County Recorder's Office.

(P.P.N. 0400021000121) (P.P.N. 0400016102044)
Donald A. Brown by deed dated 10-17-1985 and recorded in Volume 1384, Page 817 (Parcel No. 1) of Lorain County Recorder's Office.

No 02100
APPROVED
LORAIN CO.
MAP DEPT.
DATE 2-2-06
4-00-016-H
PARCEL 4-00-021-E
BY R. MAINES
TAX MAP 016-02100

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.



OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split and Consolidation of the same.

Donald A. Brown Trustee
Donald A. Brown – Trustee

NOTARY

State of Ohio }
County of Lorain }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at Avon, Ohio, this 26th day of January 2006.

Barbara A. Scrofano
Notary Public
November 25 2007
My commission expires

NOTARIAL SEAL STATE OF OHIO

Barbara A. Scrofano
Notary Public
In and for the State of Ohio
My Commission Expires
November 25, 2007

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split and Consolidation of the same.

VP-General Counsel
Custom Culinary, Inc., an Illinois Corporation

NOTARY

State of ~~Ohio~~ ILLINOIS }
County of ~~Lorain~~ COOK }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at ~~Avon, Ohio~~ ALSIP, IL, this 25th day of JANUARY 2006.

Simona Valencia
Notary Public
1-30-09
My commission expires

OFFICIAL SEAL
SIMONA VALENCIA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/30/09

APPROVALS

This Plat of Lot Split and Consolidation is accepted and approved by the Planning Commission of the City of Avon, Ohio this _____ day of _____, 2006.

_____
Planning Commission

This Plat of Lot Split and Consolidation is accepted and approved by the Consulting Engineer of the City of Avon, Ohio this _____ day of _____ 2006.

_____
City of Avon Consulting Engineer

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley P.S. No. 6747 — 1-24-06 Date

Note: All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747 – Casey PS8219"

STATE OF OHIO
EDWARD B. DUDLEY
6747
REGISTERED
PROFESSIONAL SURVEYOR

APPROVED
BY THE CITY ENGINEER OF AVON, OHIO
Chris Herold 01/30/06
BRAMHALL ENGRG. & SURV. CO.
THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE THE AUTHOR OF THESE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS.

DRAWN BY
BDK 01-18-2006

APPROVED
E.B.D. 01-24-2006

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2618 NORTH MORELAND BOULEVARD
CLEVELAND - OHIO - 44120
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

06-030 , PAGE 1 OF 1

1-24-06 P.P.N. 0400021000225, P.P.N. 0400021000121