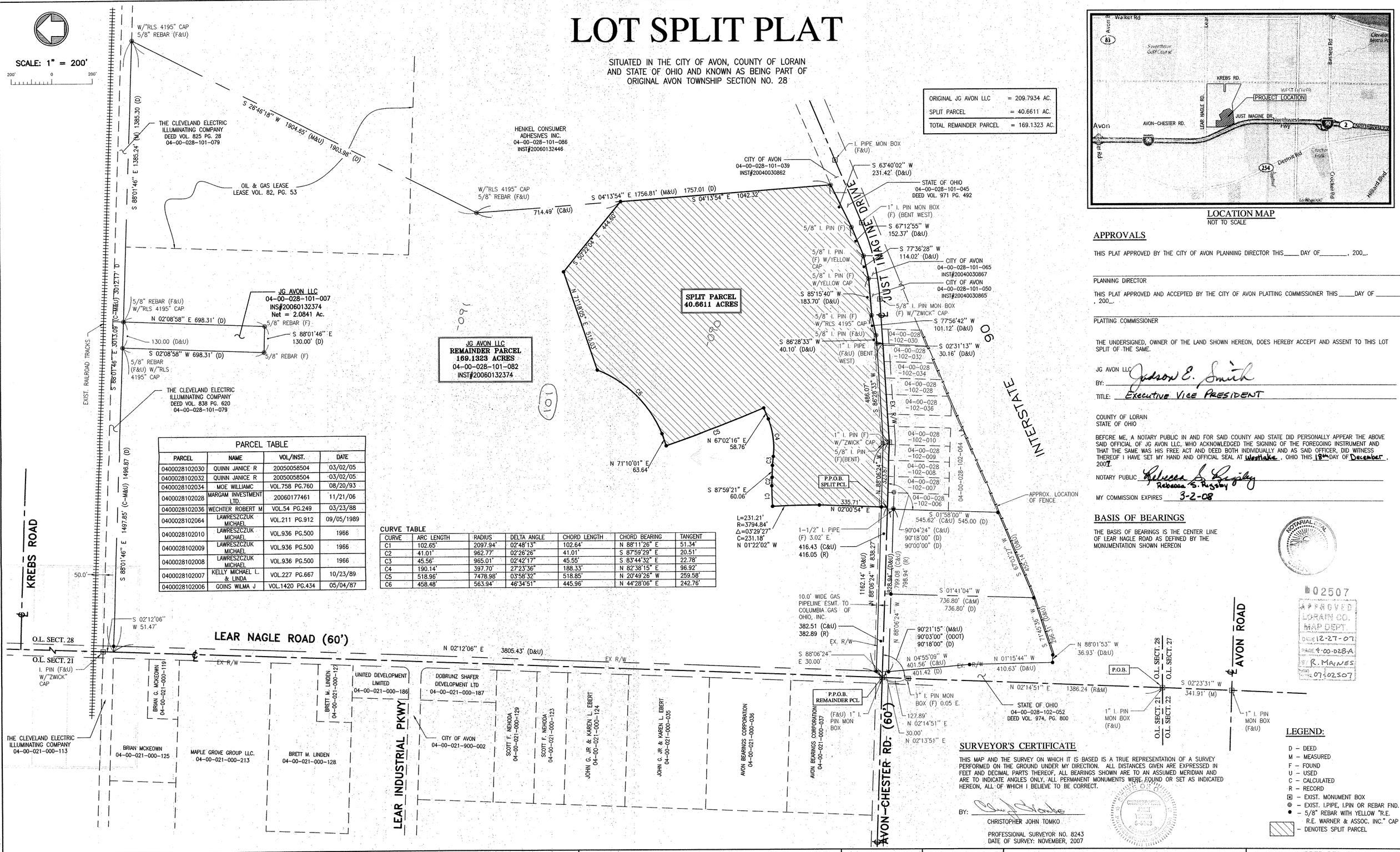
LOT SPLIT PLAT

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN
AND STATE OF OHIO AND KNOWN AS BEING PART OF
ORIGINAL AVON TOWNSHIP SECTION NO. 28

SCALE: 1" = 200'

ORIGINAL JG AVON LLC	= 209.7934 AC.	
SPLIT PARCEL	= 40.6611 AC.	
TOTAL REMAINDER PARCEL	= 169.1323 AC.	



PARCEL TABLE

PARCEL	NAME	VOL/INST.	DATE
0400028102030	QUINN JANICE R	20050058504	03/02/05
0400028102032	QUINN JANICE R	20050058504	03/02/05
0400028102034	MOE WILLIAMC	VOL.758 PG.760	08/20/93
0400028102028	MARGAM INVESTMENT LTD.	20060177461	11/21/06
0400028102036	WECHTER ROBERT M	VOL.54 PG.249	03/23/88
0400028102064	LAWRESZCZUK MICHAEL	VOL.211 PG.912	09/05/1989
0400028102010	LAWRESZCZUK MICHAEL	VOL.936 PG.500	1966
0400028102009	LAWRESZCZUK MICHAEL	VOL.936 PG.500	1966
0400028102008	LAWRESZCZUK MICHAEL	VOL.936 PG.500	1966
0400028102007	KELLY MICHAEL L. & LINDA	VOL.227 PG.667	10/23/89
0400028102006	GOINS WILMA J	VOL.1420 PG.434	05/04/87

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	TANGENT
C1	102.65'	2097.94'	02°48'13"	102.64'	N 88°11'26" E	51.34'
C2	41.01'	962.77'	02°26'26"	41.01'	S 87°59'29" E	20.51'
C3	45.56'	965.01'	02°42'17"	45.55'	S 83°44'32" E	22.78'
C4	190.14'	397.70'	27°23'36"	188.33'	N 82°38'15" E	96.92'
C5	518.96'	7478.98'	03°58'32"	518.85'	N 20°49'26" W	259.58'
C6	458.48'	563.94'	46°34'51"	445.96'	N 44°28'06" E	242.76'

LOCATION MAP
NOT TO SCALE

APPROVALS

THIS PLAT APPROVED BY THE CITY OF AVON PLANNING DIRECTOR THIS_____ DAY OF_____, 200_.

PLANNING DIRECTOR

THIS PLAT APPROVED AND ACCEPTED BY THE CITY OF AVON PLATTING COMMISSIONER THIS _____DAY OF _____, 200_.

PLATTING COMMISSIONER

THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON, DOES HEREBY ACCEPT AND ASSENT TO THIS LOT SPLIT OF THE SAME.

JG AVON LLC

BY: Judson E. Smith

TITLE: Executive Vice President

COUNTY OF LORAIN
STATE OF OHIO

BEFCRE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SAID OFFICIAL OF JG AVON LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER, DID WITNESS THEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT Westlake, OHIO THIS 18th DAY OF December, 2007.

NOTARY PUBLIC Rebecca S. Rigsby
Rebecca S. Rigsby

MY COMMISSION EXPIRES 3-2-08

NOTARIAL SEAL

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CENTER LINE OF LEAR NAGLE ROAD AS DEFINED BY THE MONUMENTATION SHOWN HEREON

02507
APPROVED
LORAIN CO.
MAP DEPT.
DATE 12-27-07
PARCEL 4-00-028A
BY R. MANES
07-02507

SURVEYOR'S CERTIFICATE

THIS MAP AND THE SURVEY ON WHICH IT IS BASED IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION. ALL DISTANCES GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE TO INDICATE ANGLES ONLY, ALL PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I BELIEVE TO BE CORRECT.

BY: _____
CHRISTOPHER JOHN TOMKO

PROFESSIONAL SURVEYOR NO. 8243
DATE OF SURVEY: NOVEMBER, 2007

STATE OF OHIO
CHRISTOPHER JOHN TOMKO
8243
REGISTERED
PROFESSIONAL SURVEYOR

LEGEND:

D – DEED
M – MEASURED
F – FOUND
U – USED
C – CALCULATED
R – RECORD
⊠ – EXIST. MONUMENT BOX
◎ – EXIST. I.PIPE, I.PIN OR REBAR FND.
● – 5/8" REBAR WITH YELLOW "R.E. R.E. WARNER & ASSOC. INC." CAP
▨ – DENOTES SPLIT PARCEL

NO	DATE	DESCRIPTION	BY
1	12/12/07	CITY COMMENTS	PRP
0	11/21/07	ORIGINAL ISSUE	PRP

REVISIONS

#63106	REZONING MAP
#85498	BOUNDARY SURVEY

REFERENCE DRAWINGS

R.E. WARNER SURVEYORS INC.
LA OFFICE PLAZA II · SUITE 200
25777 DETROIT ROAD
WESTLAKE, OHIO 44145
TELEPHONE (440) 835-9400

JOB NUMBER 61807

[O:\61807\survey\61807ls.dwg]
PRP 12/12/2007 11:46am

DSN BY	XXX
DR BY	PRP
CHK BY	CJT
DATE	11/21/07
SCALE	1" = 200'-0"

LOT SPLIT PLAT
BEING PART OF ORIGINAL AVON TOWNSHIP
SECTION 28 IN THE CITY OF AVON
COUNTY OF LORAIN, STATE OF OHIO

PREPARED FOR
RICHARD E. JACOBS GROUP
25425 CENTER RIDGE ROAD
CLEVELAND, OHIO 44145-4122
440-871-4800

DRAWING NUMBER
61807