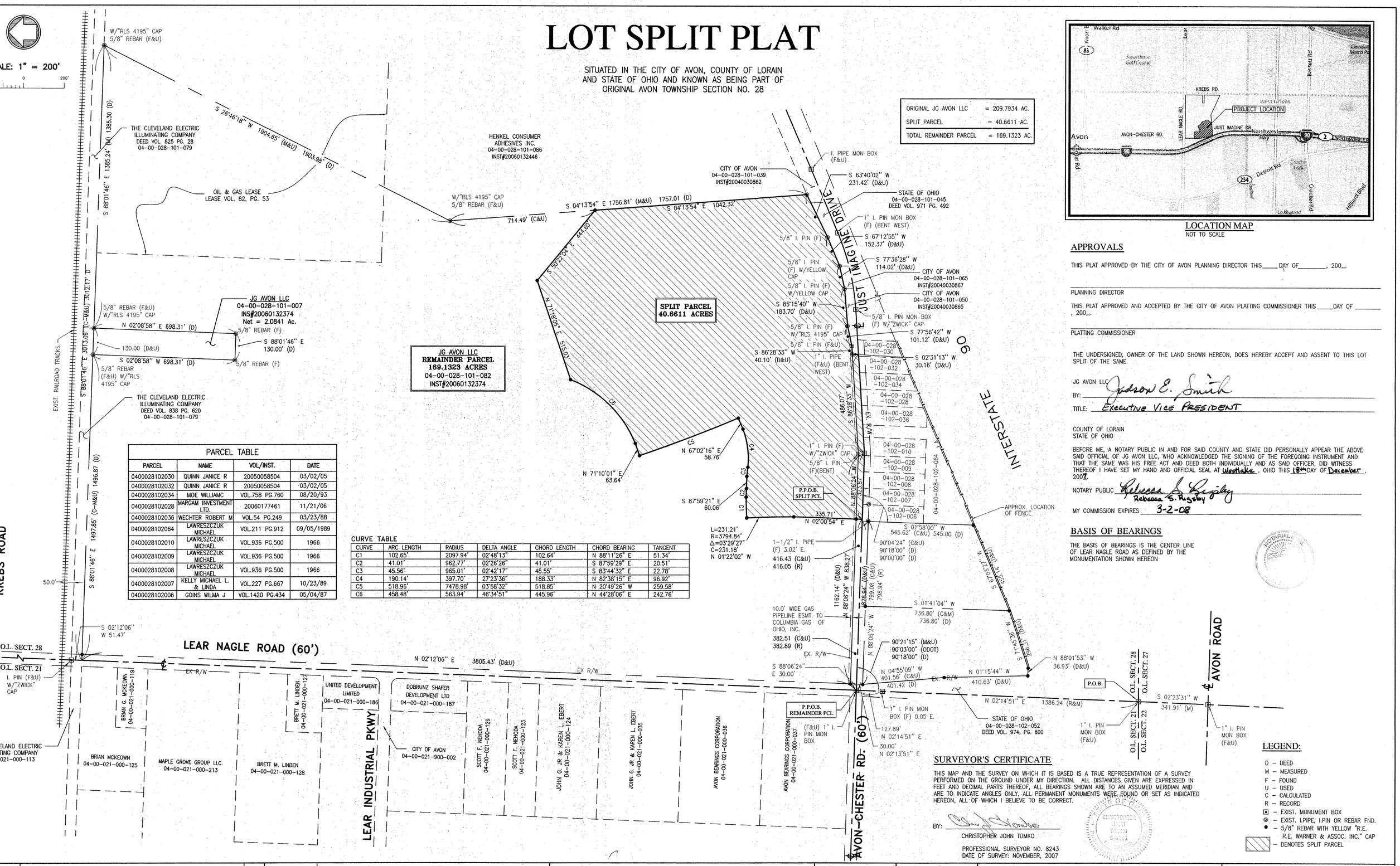
# LOT SPLIT PLAT

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

| | |
|---|---|
| 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. Rugsby
Rebecca S. Rugsby

MY COMMISSION EXPIRES 3-2-08

## BASIS OF BEARINGS

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

## 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

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

| DATE | DESCRIPTION | BY |
|---|---|---|
| /12/07 | CITY COMMENTS | PRP |
| /21/07 | ORIGINAL ISSUE | PRP |

REVISIONS

| | |
|---|---|
| #63106 | REZONING MAP |
| #85498 | BOUNDARY SURVEY |

REFERENCE DRAWINGS


R.E. WARNER SURVEYORS, LLC
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