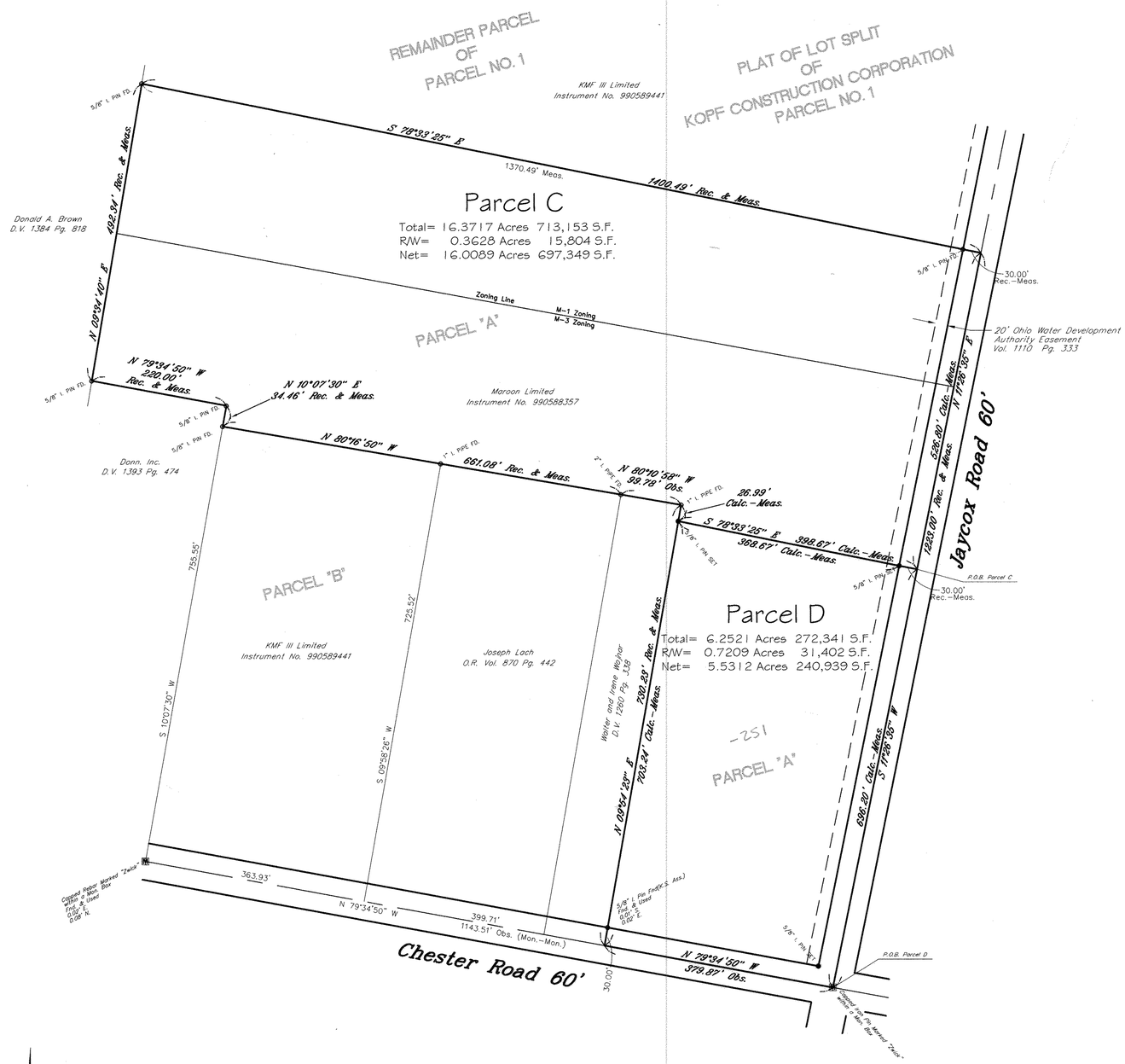
# Lot Split Plat of Parcel "A" Jaycox–Chester Road for Maroon Limited

Situated in the City of Avon, County of Lorain, and State of Ohio and known as being part of Avon Township Section No. 21.




## LEGEND

| | |
|---|---|
| MONUMENT BOX | M |
| DRILL HOLE | ⊛ |
| IRON PIN FOUND | ○ |
| IRON PIN SET | ● |
| CENTERLINE | ℄ |
| PROPERTY LINE | |
| RIGHT-OF-WAY LINE | |
| EASEMENT LINE | |

| | | | |
|---|---|---|---|
| REC./R. | RECORD | VOL. | VOLUME |
| MEAS./M. | MEASURED | PG. | PAGE |
| CALC./C. | CALCULATED | C.L.F. | CHAIN-LINK FENCE |
| OBS. | OBSERVED | CONN. | CONNECTION |
| ENCR. | ENCROACHES | AC. | ACRES |
| CLR. | CLEARS | S.F. | SQUARE FEET |
| ADJ. | ADJACENT | L.C.M.R. | LORAIN COUNTY MAP RECORDS |
| ASP. | ASPHALT | | |
| CONC. | CONCRETE | P.P.N. | PERMANENT PARCEL NUMBER |

*Basis of Bearings:* Jaycox Road centerline bearing is N 11°26'35" E as referenced in the deed to Kopf Construction Company, recorded in 483238 Film No. 1242 of Lorain County Recorders Office.

GRAPHIC SCALE

100 0 400 100 200 100

( IN FEET )

Note: ● Denotes a 5/8" iron pin set and capped, E. B. Dudley, P.L.S. No. 6747

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Lot Split Plat of the same. MAROON LIMITED, AN OHIO LIMITED LIABILITY COMPANY

Anthony P. Maroon
Owner's Name ANTHONY P. MAROON, MEMBER

Alfredo C. Maroon
Owner's Name ALFREDO C. MAROON, MEMBER

NOTARY

State of Ohio }
County of Cuyahoga }

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 CLEVELAND, Ohio, this 12 day of December, 2000.

Wm A. Herzberger
Notary Public

My commission expires

WILLIAM A. HERZBERGER, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

This Plat of Lot Split was prepared from a field survey, analysis of recorded plats, 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.

Edward B. Dudley III P.S. No. 6747 June 27th, 2000 Date

STATE OF OHIO EDWARD B. DUDLEY III PS 6747 REGISTERED PROFESSIONAL SURVEYOR


The NORTH COAST Engineering & Surveying Co., Inc.
2570 Superior Ave., Suite 501 Clev., Ohio 44114
Tel. (216) 241-7070 Fax (216) 241-7071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