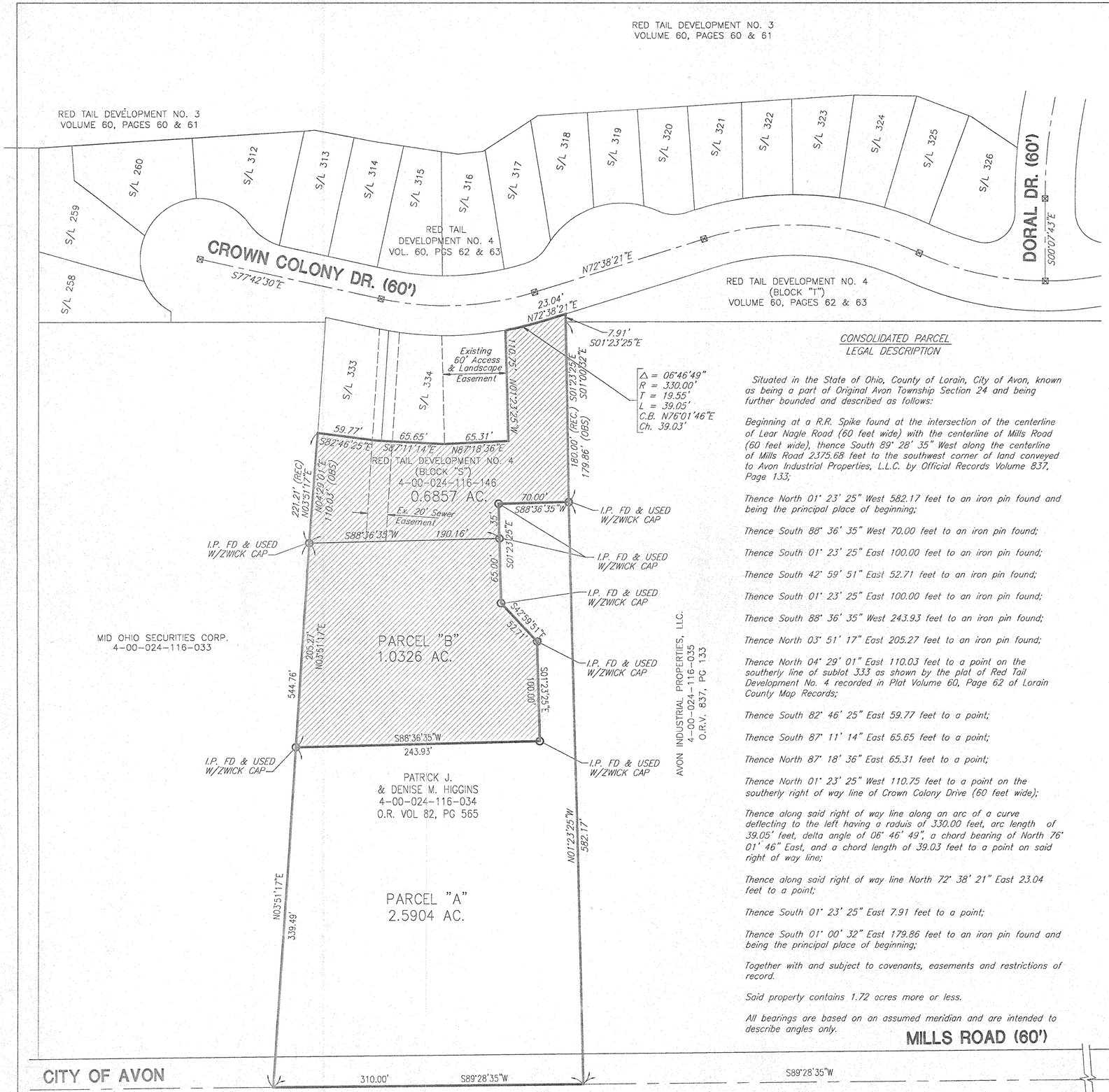
LOT SPLIT/CONSOLIDATION PLAT
HIGGINS PROPERTY

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 24
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

FEBRUARY 18, 2002



CONSOLIDATED PARCEL
LEGAL DESCRIPTION

Situated in the State of Ohio, County of Lorain, City of Avon, known as being a part of Original Avon Township Section 24 and being further bounded and described as follows:

Beginning at a R.R. Spike found at the intersection of the centerline of Lear Nagle Road (60 feet wide) with the centerline of Mills Road (60 feet wide), thence South 89° 28' 35" West along the centerline of Mills Road 2375.68 feet to the southwest corner of land conveyed to Avon Industrial Properties, L.L.C. by Official Records Volume 837, Page 133;

Thence North 01° 23' 25" West 582.17 feet to an iron pin found and being the principal place of beginning;

Thence South 88° 36' 35" West 70.00 feet to an iron pin found;

Thence South 01° 23' 25" East 100.00 feet to an iron pin found;

Thence South 42° 59' 51" East 52.71 feet to an iron pin found;

Thence South 01° 23' 25" East 100.00 feet to an iron pin found;

Thence South 88° 36' 35" West 243.93 feet to an iron pin found;

Thence North 03° 51' 17" East 205.27 feet to an iron pin found;

Thence North 04° 29' 01" East 110.03 feet to a point on the southerly line of sublot 333 as shown by the plat of Red Tail Development No. 4 recorded in Plat Volume 60, Page 62 of Lorain County Map Records;

Thence South 82° 46' 25" East 59.77 feet to a point;

Thence South 87° 11' 14" East 65.65 feet to a point;

Thence North 87° 18' 36" East 65.31 feet to a point;

Thence North 01° 23' 25" West 110.75 feet to a point on the southerly right of way line of Crown Colony Drive (60 feet wide);

Thence along said right of way line along an arc of a curve deflecting to the left having a raduis of 330.00 feet, arc length of 39.05' feet, delta angle of 06° 46' 49", a chord bearing of North 76° 01' 46" East, and a chord length of 39.03 feet to a point on said right of way line;

Thence along said right of way line North 72° 38' 21" East 23.04 feet to a point;

Thence South 01° 23' 25" East 7.91 feet to a point;

Thence South 01° 00' 32" East 179.86 feet to an iron pin found and being the principal place of beginning;

Together with and subject to covenants, easements and restrictions of record.

Said property contains 1.72 acres more or less.

All bearings are based on an assumed meridian and are intended to describe angles only.

OWNERS ACCEPTANCE

We, the undersigned Owners of the Land shown hereon, hereby accept this Plat of Lot Split.

Patrick J. B. Higgins

Denise M. Higgins

State of Ohio } ss
County of Cuyahoga

Before me, a Notary Public in and for Said County and State, Personally appeared the above named Patrick and Denise Higgins by _____

Acknowledged the Signing of the foregoing Instrument to be Their Free Act and Deed, in Witness Whereof I have Set My Hand and Official Seal this _____Day of_____, 2002.

Notary Public for Cuyahoga County
My Commission Expires_____

LOT SPLIT

P.P.N. 04-00-024-116-034 – 3.6230 ACRES INTO PARCELS "A" & "B" FOR CONVEYANCE OF PARCEL "B" TO GEORGIA PROPERTIES LIMITED PARTNERSHIP

PARCEL "A" – 2.5904 ACRES
PARCEL "B" – 1.0326 ACRES

LOT CONSOLIDATION

THIS PLAT CONSIST OF THE CONSOLIDATION OF P.P.N. 04-00-024-116-146 (Block "S") CARAVON GOLF COMPANY, LTD AND PARCEL "B" OF P.P.N. 04-00-024-116-034 TO GEORGIA PROPERTIES LIMITED PARTNERSHIP

PARCEL "B" – 1.0326 ACRES
BLOCK "S" – 0.6857 ACRES
TOTAL – 1.7183 ACRES

THIS DRAWING IS CORRECT REPRESENTATION FROM SURVEY MADE BY TERIN J. KAMINSKI REGISTERED OHIO SURVEYOR NO. 7207 IN FEBRUARY, 2002.

DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF; BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO DEFINE ANGLES ONLY; IRON PINS WERE FOUND AS INDICATED IN THE PLAT.

TERIN J. KAMINSKI

Terin J. Kaminski

REGISTERED PROFESSIONAL SURVEYOR NO. 7207

DATE: FEBRUARY 2002

STATE OF OHIO
TERIN J. KAMINSKI
7207
REGISTERED
PROFESSIONAL LAND SURVEYOR

REFERENCE SURVEY:
UNRECORDED SURVEY FOR PATRICK & DENISE HIGGINS BY ZWICK ASSOCIATES, INC. DATED OCTOBER, 2001.

OWNERS ACCEPTANCE

We, the undersigned Owners of the Land shown hereon, hereby accept this Plat of Lot Consolidation.

Caravon Golf Company LTD, an Ohio Limited Liability Company, by Carnegie Residential Development Corporation, Manager.

Rustom Khouri, President

Georgia Properties Limited Partnership, by Carnegie Management and Development Corporation, General Partner.

Rustom Khouri, President

State of Ohio } ss
County of Cuyahoga

Before me, a Notary Public in and for Said County and State, Personally appeared the above named Rustom Khouri, President by _____

Acknowledged the Signing of the foregoing Instrument to be Their Free Act and Deed, in Witness Whereof I have Set My Hand and Official Seal this _____Day of_____, 2002.

Notary Public for Cuyahoga County
My Commission Expires_____

NOTARIAL SEAL STATE OF OHIO

APPROVALS

THIS LOT SPLIT/CONSOLIDATION PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19 DAY OF APR 2002.

PLANNING COMMISSION-PRESIDENT

Dorothy A. Bommer
PLANNING COMMISSION-SECRETARY

REVISIONS

EUTHENICS INC.
CONSULTING ENGINEERS
975 KEYNOTE CIRCLE, CLEVELAND, OHIO 44131
PHONE: (216) 749-1555 ~ FAX: (216) 749-1755

HIGGINS PROPERTY
LOT SPLIT/CONSOLIDATION PLAT
AVON, OHIO

HORIZ. SCALE	1"=50'
VERT. SCALE	NONE
DESIGNED	VMB
DRAWN	VMB
CHECKED	
DATE	02/17/02
DRAWING NAME	HIGGINS.DWG

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