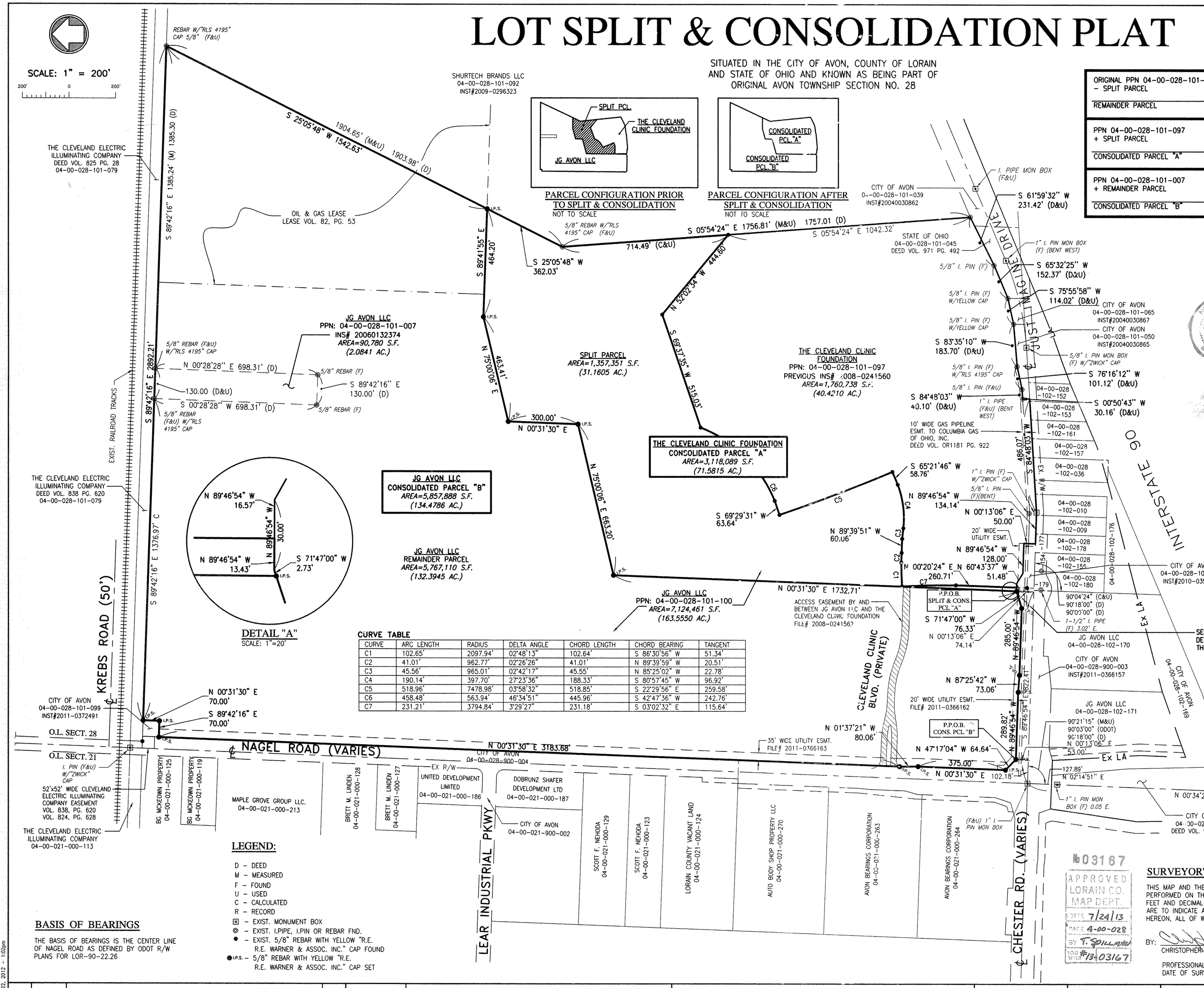
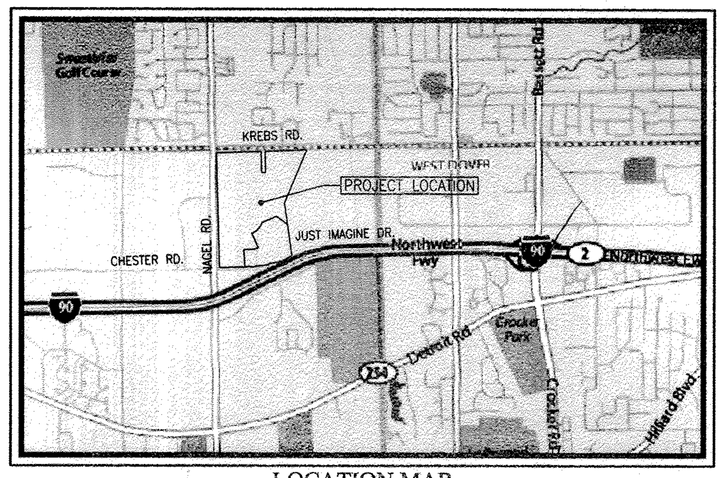
LOT SPLIT & CONSOLIDATION PLAT

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 PPN 04-00-028-101-100	= 163.5550 AC.
- SPLIT PARCEL	= 31.1605 AC.
REMAINDER PARCEL	= 132.3945 AC.
PPN 04-00-028-101-097	= 40.4210 AC.
+ SPLIT PARCEL	= 31.1605 AC.
CONSOLIDATED PARCEL "A"	= 71.5815 AC.
PPN 04-00-028-101-007	= 2.0841 AC.
+ REMAINDER PARCEL	= 132.3945 AC
CONSOLIDATED PARCEL "B"	= 134.4786 AC.



LOCATION MAP
NOT TO SCALE

APPROVALS

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

JG AVON LLC
BY: Judson E. Smith TITLE: Chief Executive Officer

COUNTY OF ~~LORAIN~~ Cuyahoga
STATE OF OHIO

BEFORE 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 ~~Cuyahoga~~ Cleveland, OHIO THIS 28th DAY OF January 2012

NOTARY PUBLIC Rebecca S. Rigsby MY COMMISSION EXPIRES [redacted]

REBECCA S. RIGSBY
My Commission Expires 3/13/2013

THE CLEVELAND CLINIC FOUNDATION
BY: Brian J. Smith TITLE: DIRECTOR, STRATEGIC PROJ. DEV.

COUNTY OF ~~LORAIN~~ CUYAHOGA
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SAID OFFICIAL OF THE CLEVELAND CLINIC FOUNDATION, 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 BEACHWOOD, OHIO THIS 30TH DAY OF JANUARY, 2013

NOTARY PUBLIC Patricia Susan Jenkins MY COMMISSION EXPIRES MARCH 15, 2013

Patricia Susan Jenkins
My Commission Expires 3/15/2013

APPROVED / REJECTED
BY THE CITY ENGINEER OF AVON, OHIO
3/14/13
ROBERT J. KNOPP, JR., P.E.
THE APPROVAL IS FOR ... AND DOES NOT RELIEVE THE ... OF PROFESSIONAL RESPONSIBILITY FOR ... CONFORMITY TO APPLICABLE ORDINANCES AND DULY ... DECISIONS.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	TANGENT
C1	102.65'	2097.94'	02°48'13"	102.64'	S 86°30'56" W	51.34'
C2	41.01'	962.77'	02°26'26"	41.01'	N 89°39'59" W	20.51'
C3	45.56'	965.01'	02°42'17"	45.55'	N 85°25'02" W	22.78'
C4	190.14'	397.70'	27°23'36"	188.33'	S 80°57'45" W	96.92'
C5	518.96'	7478.98'	03°58'32"	518.85'	S 22°29'56" E	259.58'
C6	458.48'	563.94'	46°34'51"	445.96'	S 42°47'36" W	242.76'
C7	231.21'	3794.84'	3°29'27"	231.18'	S 03°02'32" E	115.64'

PARCEL TABLE

PARCEL	NAME	VOL/INST.	DATE
0400028102152	QUINN JANICE R	20050058504	03/02/05
0400028102153	QUINN JANICE R	20050058504	03/02/05
0400028102161	MOE ROBERT	20120408608	06/27/11
0400028102157	LAWRESZCZUK JUST IMAGINE LLC	20110377275	04/12/12
0400028102036	WECHTER ROBERT M	VOL.54 PG.249	03/23/88
0400028102176	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
0400028102178	LAWRESZCZUK MICHAEL	VOL.936 PG.500	1966
0400028102155	KELLY MICHAEL L. & LINDA	VOL.227 PG.667	10/23/89
0400028102180	GOINS WILMA J	VOL.1420 PG.434	05/04/87

LEGEND:

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

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CENTER LINE OF NAGEL ROAD AS DEFINED BY ODOT R/W PLANS FOR LOR-90-22.26

№03167
APPROVED
LORAIN CO.
MAP DEPT.
DATE 7/24/13
PARCEL 4-00-028
BY T. SPILLMAN
ZONE APPROVAL #13-03167

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: SEPTEMBER, 2012

STATE OF OHIO
CHRISTOPHER JOHN TOMKO
S-8243
REGISTERED
PROFESSIONAL SURVEYOR

NO	DATE	DESCRIPTION	BY	#85498	BOUNDARY SURVEY
1	10/22/12	FINAL ISSUE	PRP		ODOT R/W LOR-90-22.26
0	10/02/12	ORIGINAL ISSUE	PRP	#06308	ALTA SURVEY

REVISIONS — REFERENCE DRAWINGS

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

JOB NUMBER 35112

[O:\35112\survey\35112bnd.dwg]
PRP 10/10/2012 12:57pm

DSN BY XXX
DR BY PRP
CHK BY CJT
DATE 09/11/12
SCALE 1" = 200'-0"

LOT SPLIT & CONSOLIDATION 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
1/1

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