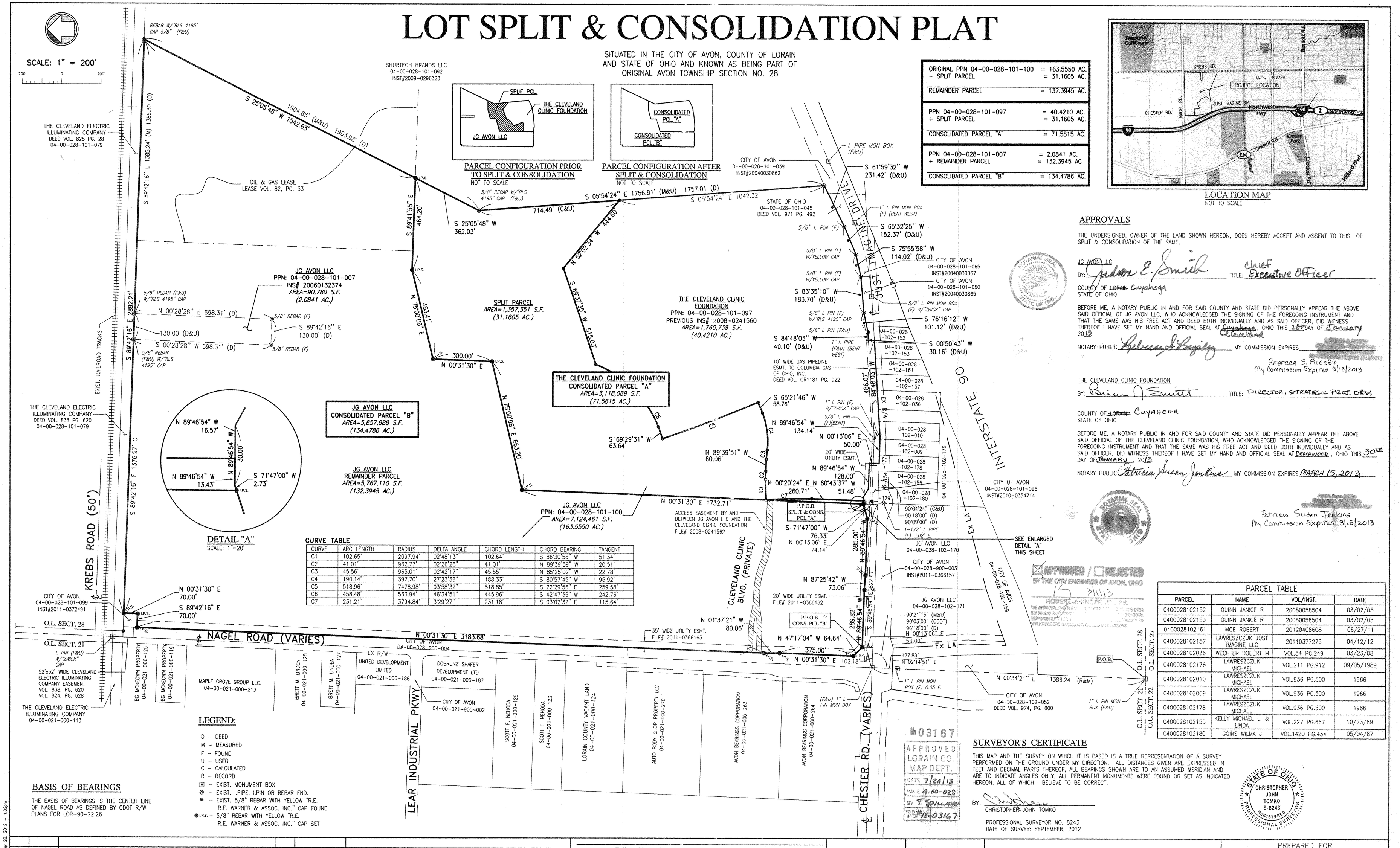
# LOT SPLIT & CONSOLIDATION PLAT

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

SCALE: 1" = 200'


REBAR W/"RLS 4195" CAP 5/8" (F&U)
S 25°05'48" W 1542.63'
1904.65' (M&U)
1903.98' (D)
SHURTECH BRANDS LLC
04-00-028-101-092
INST#2009-0296323
THE CLEVELAND ELECTRIC ILLUMINATING COMPANY
DEED VOL. 825 PG. 28
04-00-028-101-079
OIL & GAS LEASE
LEASE VOL. 82, PG. 53
S 89°42'16" E 1385.24' (M) 1385.30 (D)
S 05°54'24" E 1756.81' (M&U) 1757.01 (D)
S 05°54'24" E 1042.32'
714.49' (C&U)
S 25°05'48" W
362.03'
5/8" REBAR W/"RLS 4195" CAP (F&U)
S 89°41'55" E
464.20'
N 75°00'06" E
463.41'
N 00°31'30" E
300.00'
N 52°02'34" W 444.60'
S 69°37'35" W 515.03'
N 75°00'06" E 663.20'
JG AVON LLC
PPN: 04-00-028-101-007
INS# 20060132374
AREA=90,780 S.F.
(2.0841 AC.)
5/8" REBAR (F&U) W/"RLS 4195" CAP
N 00°28'26" E 698.31' (D)
130.00 (D&U)
S 00°28'28" W 698.31' (D)
5/8" REBAR (F)
S 89°42'16" E
130.00' (D)
5/8" REBAR (F&U) W/"RLS 4195" CAP
S 89°42'16" E 2892.21'
EXIST. RAILROAD TRACKS
THE CLEVELAND ELECTRIC ILLUMINATING COMPANY
DEED VOL. 838 PG. 620
04-00-028-101-079
S 89°42'16" E 1376.97' C
KREBS ROAD (50')
N 89°46'54" W 16.57'
N 89°46'54" W 30.00'
N 89°46'54" W 13.43'
S 71°47'00" W 2.73'
DETAIL "A"
SCALE: 1"=20'
N 00°31'30" E 70.00'
S 89°42'16" E 70.00'
CITY OF AVON
04-00-028-101-099
INST#2011-0372491
O.L. SECT. 28
O.L. SECT. 21
I. PIN (F&U) W/"ZWICK" CAP
52'x52' WIDE CLEVELAND ELECTRIC ILLUMINATING COMPANY EASEMENT
VOL. 838, PG. 620
VOL. 824, PG. 628
THE CLEVELAND ELECTRIC ILLUMINATING COMPANY
04-00-021-000-113
BG MCKEOWN PROPERTY
04-00-021-000-125
BG MCKEOWN PROPERTY
04-00-021-000-119
MAPLE GROVE GROUP LLC.
04-00-021-000-213
BRETT M. LINDEN
04-00-021-000-128
BRETT M. LINDEN
04-00-021-000-127
EX R/W
UNITED DEVELOPMENT LIMITED
04-00-021-000-186
DOBRUNZ SHAFER DEVELOPMENT LTD
04-00-021-000-187
CITY OF AVON
04-00-021-900-002
SCOTT F. NEHODA
04-00-021-000-129
SCOTT F. NEHODA
04-00-021-000-123
LORAIN COUNTY VACANT LAND
04-00-021-000-124
AUTO BODY SHOP PROPERTY LLC
04-00-021-000-270
AVON BEARINGS CORPORATION
04-00-021-000-263
AVON BEARINGS CORPORATION
04-00-021-000-264
(F&U) 1" I. PIN MON BOX
LEAR INDUSTRIAL PKWY
℄ NAGEL ROAD (VARIES)
N 00°31'30" E 3183.68'
CITY OF AVON
04-00-028-900-004
JG AVON LLC
CONSOLIDATED PARCEL "B"
AREA=5,857,888 S.F.
(134.4786 AC.)
JG AVON LLC
REMAINDER PARCEL
AREA=5,767,110 S.F.
(132.3945 AC.)
JG AVON LLC
PPN: 04-00-028-101-100
AREA=7,124,461 S.F.
(163.5550 AC.)
SPLIT PARCEL
AREA=1,357,351 S.F.
(31.1605 AC.)
THE CLEVELAND CLINIC FOUNDATION
PPN: 04-00-028-101-097
PREVIOUS INS# 2008-0241560
AREA=1,760,738 S.F.
(40.4210 AC.)
THE CLEVELAND CLINIC FOUNDATION
CONSOLIDATED PARCEL "A"
AREA=3,118,089 S.F.
(71.5815 AC.)
S 69°29'31" W
63.64'
N 89°39'51" W
60.06'
S 65°21'46" W
58.76'
N 89°46'54" W
134.14'
N 00°13'06" E
50.00'
20' WIDE UTILITY ESMT.
N 89°46'54" W
128.00'
N 00°20'24" E
260.71'
N 60°43'37" W
51.48'
N 00°31'30" E 1732.71'
ACCESS EASEMENT BY AND BETWEEN JG AVON LLC AND THE CLEVELAND CLINIC FOUNDATION FILE# 2008-0241560
P.P.O.B. SPLIT & CONS. PCL "A"
S 71°47'00" W
76.33'
N 00°13'06" E
74.14'
CLEVELAND CLINIC BLVD. (PRIVATE)
N 87°25'42" W
73.06'
20' WIDE UTILITY ESMT. FILE# 2011-0366162
N 01°37'21" W
80.06'
P.P.O.B. CONS. PCL "B"
N 47°17'04" W 64.64'
375.00'
N 00°31'30" E 102.18'
35' WIDE UTILITY ESMT. FILE# 2011-0366163
CITY OF AVON
04-00-028-101-039
INST#20040030862
I. PIPE MON BOX (F&U)
S 61°59'32" W
231.42' (D&U)
STATE OF OHIO
04-00-028-101-045
DEED VOL. 971 PG. 492
1" I. PIN MON BOX (F) (BENT WEST)
S 65°32'25" W
152.37' (D&U)
5/8" I. PIN (F)
S 75°55'58" W
114.02' (D&U)
5/8" I. PIN (F) W/YELLOW CAP
CITY OF AVON
04-00-028-101-065
INST#20040030867
CITY OF AVON
04-00-028-101-050
INST#20040030865
S 83°35'10" W
183.70' (D&U)
5/8" I. PIN MON BOX (F) W/"ZWICK" CAP
S 76°16'12" W
101.12' (D&U)
S 84°48'03" W
40.10' (D&U)
1" I. PIPE (F&U) (BENT WEST)
S 00°50'43" W
30.16' (D&U)
10' WIDE GAS PIPELINE ESMT. TO COLUMBIA GAS OF OHIO, INC. DEED VOL. OR1181 PG. 922
JUST IMAGINE DRIVE
INTERSTATE 90
EX LA
CITY OF AVON
04-00-028-101-096
INST#2010-0354714
90°04'24" (C&U)
90°18'00" (D)
90°00'00" (D)
1-1/2" I. PIPE (F) 3.02' E.
SEE ENLARGED DETAIL "A" THIS SHEET
JG AVON LLC
04-00-028-102-170
CITY OF AVON
04-00-028-900-003
INST#2011-0366157
JG AVON LLC
04-00-028-102-171
90°21'15" (M&U)
90°03'00" (ODOT)
90°18'00" (D)
N 00°13'06" E
53.00'
Ex LA
127.89'
N 02°14'51" E
1" I. PIN MON BOX (F) 0.05 E.
N 00°34'21" E 1386.24 (R&M)
CITY OF AVON
04-00-028-102-052
DEED VOL. 974, PG. 800
1" I. PIN MON BOX (F&U)
P.O.B.
O.L. SECT. 21
O.L. SECT. 22
O.L. SECT. 28
O.L. SECT. 27
CITY OF AVON
04-00-028-102-176
CITY OF AVON
04-00-028-102-169
04-00-028-102-152
04-00-028-102-153
04-00-028-102-161
04-00-028-102-157
04-00-028-102-036
04-00-028-102-010
04-00-028-102-009
04-00-028-102-178
04-00-028-102-155
04-00-028-102-180
N 89°39'51" W
486.07'
S 84°48'03" W
285.00'
N 89°46'54" W
289.82'
S 89°46'54" W
N 89°46'54" W
N 89°46'54" W
N