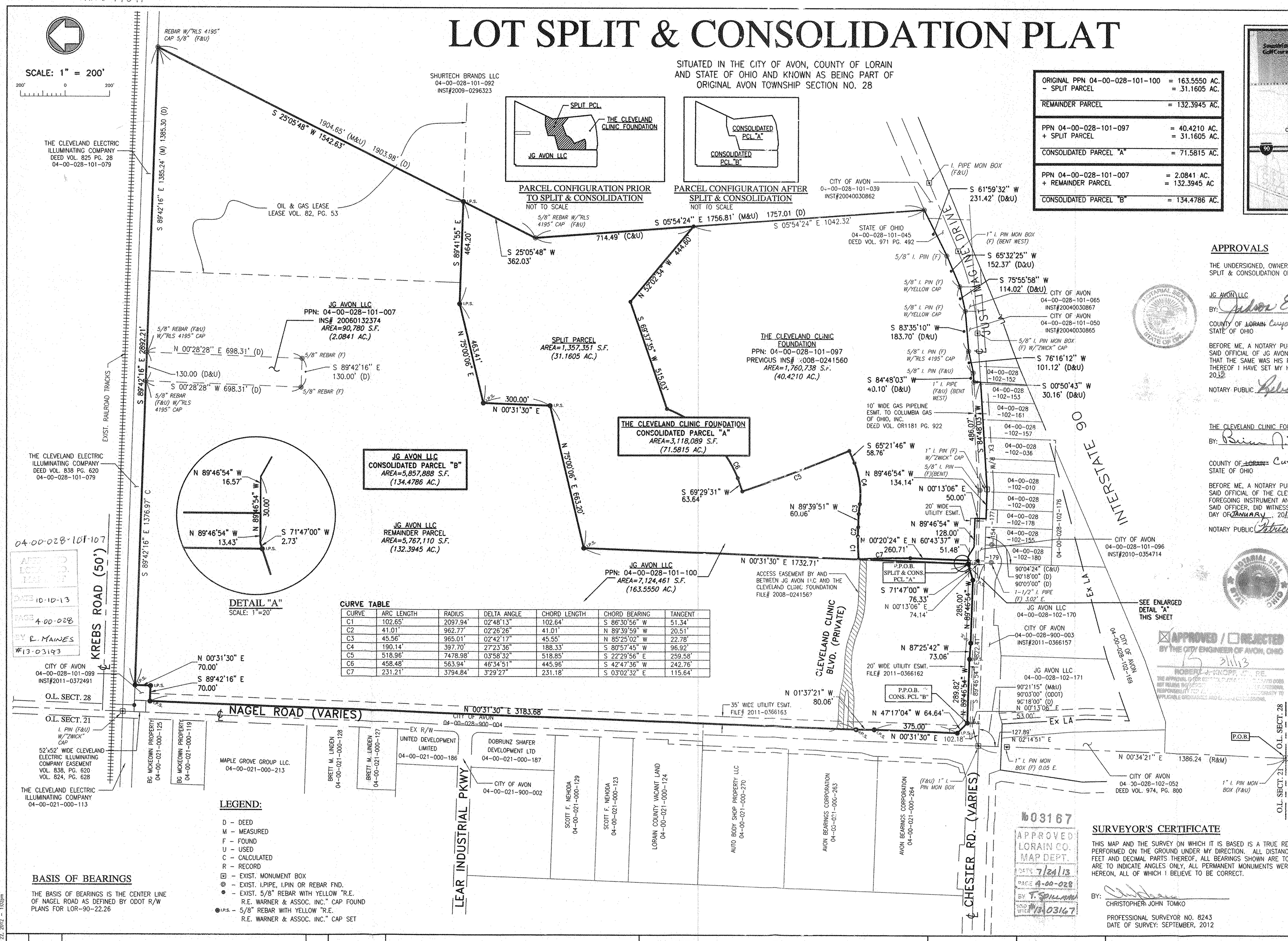
SCAN # 47571

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)
SHURTECH BRANDS LLC 04-00-028-101-092 INST#2009-0296323
S 25°05'48" W 1542.63'
1904.65' (M&U)
1903.98' (D)
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 25°05'48" W 362.03'
714.49' (C&U)
S 05°54'24" E 1756.81' (M&U) 1757.01 (D)
S 05°54'24" E 1042.32'
5/8" REBAR W/"RLS 4195" CAP (F&U)
S 89°41'55" E 464.20'
N 75°00'06" E 463.41'
N 52°02'34" W 444.60'
S 69°37'35" W 515.03'
JG AVON LLC PPN: 04-00-028-101-007 INS# 20060132374 AREA=90,780 S.F. (2.0841 AC.)
N 00°28'28" E 698.31' (D)
130.00 (D&U)
S 00°28'28" W 698.31' (D)
5/8" REBAR (F&U) W/"RLS 4195" CAP
5/8" REBAR (F)
S 89°42'16" E 130.00' (D)
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')
04-00-028-101-107
APPROVED LOT SPLIT
DATE 10-10-13
PAGE 4-00-028
BY R. MAINES
#13-03193
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
CITY OF AVON 04-00-028-900-004
N 00°31'30" E 3183.68'
℄ NAGEL ROAD (VARIES)
N 00°31'30" E 300.00'
N 75°00'06" E 663.20'
N 00°31'30" E 1732.71'
JG AVON LLC PPN: 04-00-028-101-100 AREA=7,124,461 S.F. (163.5550 AC.)
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.)
SPLIT PARCEL AREA=1,357,351 S.F. (31.1605 AC.)
THE CLEVELAND CLINIC FOUNDATION CONSOLIDATED PARCEL "A" AREA=3,118,089 S.F. (71.5815 AC.)
THE CLEVELAND CLINIC FOUNDATION PPN: 04-00-028-101-097 PREVIOUS INS# 200-0241560 AREA=1,760,738 S.F. (40.4210 AC.)
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'
I.P.S.
DETAIL "A" SCALE: 1"=20'
PARCEL CONFIGURATION PRIOR TO SPLIT & CONSOLIDATION NOT TO SCALE
SPLIT PCL.
THE CLEVELAND CLINIC FOUNDATION
JG AVON LLC
PARCEL CONFIGURATION AFTER SPLIT & CONSOLIDATION NOT TO SCALE
CONSOLIDATED PCL."A"
CONSOLIDATED PCL."B"
CITY OF AVON 0--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)
5/8" I. PIN (F)
S 65°32'25" W 152.37' (D&U)
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)
5/8" I. PIN (F) W/"RLS 4195" CAP
5/8" I. PIN (F&U)
S 84°48'03" W 40.10' (D&U)
S 00°50'43" W 30.16' (D&U)
1" I. PIPE (F&U) (BENT WEST)
10' WIDE GAS PIPELINE ESMT. TO COLUMBIA GAS OF OHIO, INC. DEED VOL. OR1181 PG. 922
JUST IMAGINE DRIVE
INTERSTATE 90
S 65°21'46" W 58.76'
S 69°29'31" W 63.64'
N 89°46'54" W 134.14'
N 89°39'51" W 60.06'
N 00°13'06" E 50.00'
20' WIDE UTILITY ESMT.
N 89°46'54" W 128.00'
N 00°20'24" E
N 60°43'37" W 51.48'
260.71'
P.P.O.B. SPLIT & CONS. PCL "A"
S 71°47'00" W 76.33'
N 00°13'06" E 74.14'
ACCESS EASEMENT BY AND BETWEEN JG AVON LLC AND THE CLEVELAND CLINIC FOUNDATION FILE# 2008-024156?
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 04-00-028-101-096 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
N 02°14'51" E
1" I. PIN MON BOX (F) 0.05 E.
CITY OF AVON 04-00-028-102-052 DEED VOL. 974, PG. 800
N 00°34'21" E 1386.24 (R&M)
P.O.B.
O.L. SECT. 28
O.L. SECT. 27
O.L. SECT. 21
O.L. SECT. 22
1" I. PIN MON BOX (F&U)
℄ CHESTER RD. (VARIES)
EX LA
CITY OF AVON 04-00-028-102-169
04-00-028-102-176
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
486.07'
S 84°48'03" W
285.00'
N 89°46'54" W
289.82'
S 89°46'54" E
N 89°46'54" W
S 89°46'54" E
N 89°46'54" W
N 89°46'54" W
N 89°46'54" W