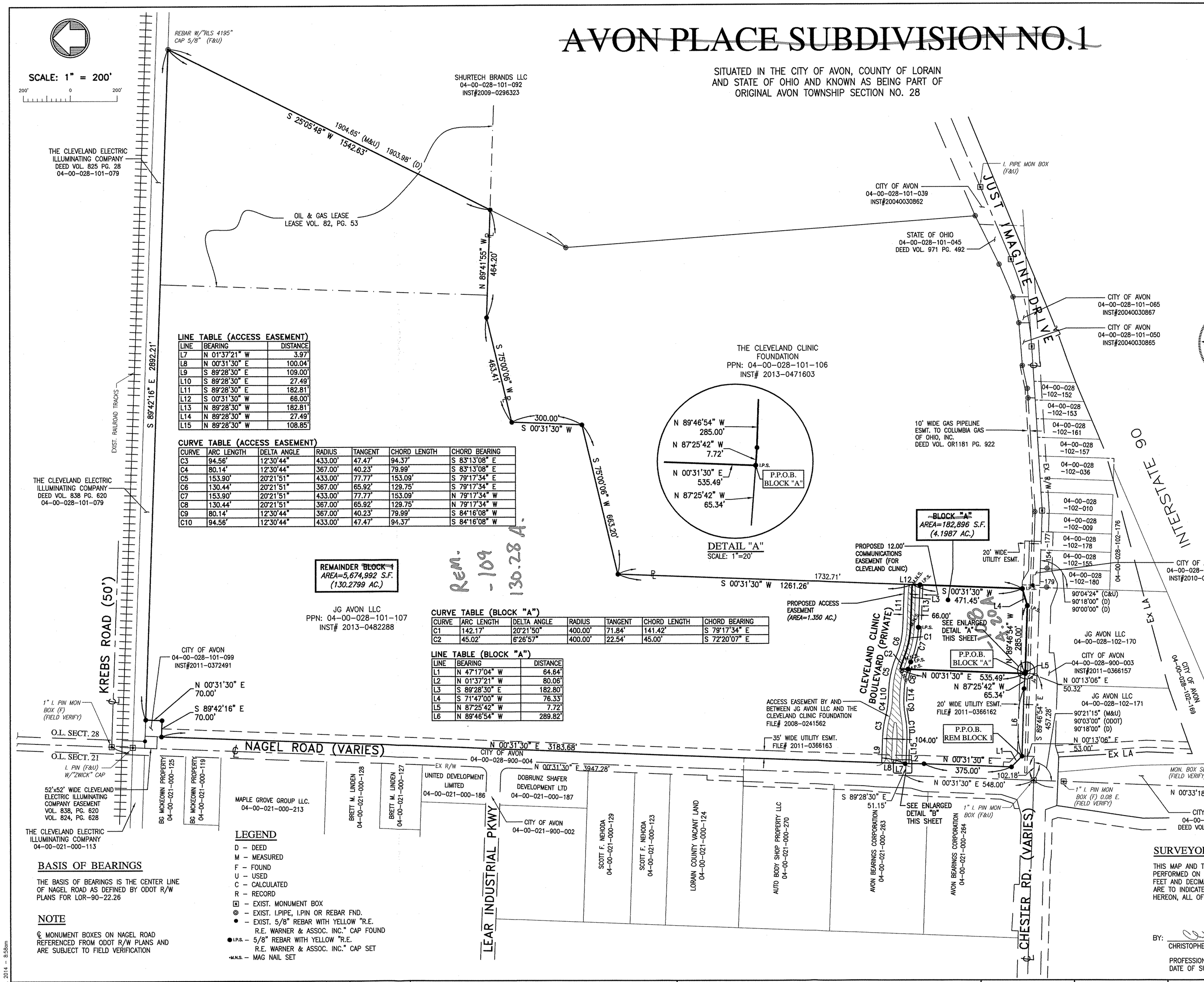
Scan # 47894

~~AVON PLACE SUBDIVISION NO.1~~

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



LINE TABLE (ACCESS EASEMENT)

LINE	BEARING	DISTANCE
L7	N 01°37'21" W	3.97'
L8	N 00°31'30" E	100.04'
L9	S 89°28'30" E	109.00'
L10	S 89°28'30" E	27.49'
L11	S 89°28'30" E	182.81'
L12	S 00°31'30" W	66.00'
L13	N 89°28'30" W	182.81'
L14	N 89°28'30" W	27.49'
L15	N 89°28'30" W	108.85'

CURVE TABLE (ACCESS EASEMENT)

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C3	94.56'	12°30'44"	433.00'	47.47'	94.37'	S 83°13'08" E
C4	80.14'	12°30'44"	367.00'	40.23'	79.99'	S 83°13'08" E
C5	153.90'	20°21'51"	433.00'	77.77'	153.09'	S 79°17'34" E
C6	130.44'	20°21'51"	367.00'	65.92'	129.75'	S 79°17'34" E
C7	153.90'	20°21'51"	433.00'	77.77'	153.09'	N 79°17'34" W
C8	130.44'	20°21'51"	367.00'	65.92'	129.75'	N 79°17'34" W
C9	80.14'	12°30'44"	367.00'	40.23'	79.99'	S 84°16'08" W
C10	94.56'	12°30'44"	433.00'	47.47'	94.37'	S 84°16'08" W

CURVE TABLE (BLOCK "A")

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C1	142.17'	20°21'50"	400.00'	71.84'	141.42'	S 79°17'34" E
C2	45.02'	6°26'57"	400.00'	22.54'	45.00'	S 72°20'07" E

LINE TABLE (BLOCK "A")

LINE	BEARING	DISTANCE
L1	N 47°17'04" W	64.64'
L2	N 01°37'21" W	80.06'
L3	S 89°28'30" E	182.80'
L4	S 71°47'00" W	76.33'
L5	N 87°25'42" W	7.72'
L6	N 89°46'54" W	289.82'

LEGEND

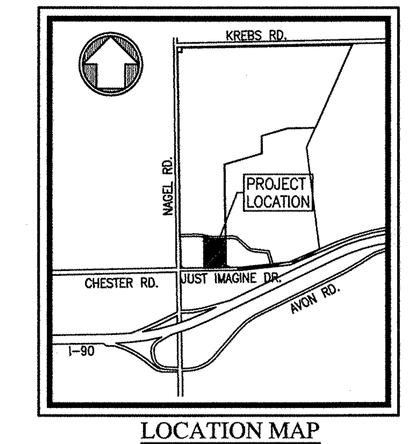
D – DEED
M – MEASURED
F – FOUND
U – USED
C – CALCULATED
R – RECORD
▣ – EXIST. MONUMENT BOX
◎ – EXIST. I.PIPE, I.PIN OR REBAR FND.
● – EXIST. 5/8" REBAR WITH YELLOW "R.E. R.E. WARNER & ASSOC. INC." CAP FOUND
●I.P.S. – 5/8" REBAR WITH YELLOW "R.E. R.E. WARNER & ASSOC. INC." CAP SET
•M.N.S. – MAG NAIL SET

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

NOTE

℄ MONUMENT BOXES ON NAGEL ROAD REFERENCED FROM ODOT R/W PLANS AND ARE SUBJECT TO FIELD VERIFICATION



LOCATION MAP
NOT TO SCALE

OWNER'S ACCEPTANCE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON, DOES HEREBY ACCEPT THIS MAP OF SUBDIVISION

JG AVON LLC

BY: Kristine M. DeSimone TITLE: TREASURER

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 Westlake, OHIO THIS 28th DAY OF March, 2014.

NOTARY PUBLIC Rebecca S. Bigby MY COMMISSION EXPIRES 3/13/2018

NOTARIAL SEAL STATE OF OHIO

APPROVALS

THIS MAP OF SUBDIVISION IS APPROVED BY THE PLANNING COMMISSION CLERK OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.
THIS 19 DAY OF February, 2014.

Carolyn L. Wilkinson
PLANNING COMMISSION – CLERK

THIS MAP OF SUBDIVISION IS APPROVED BY THE SAFETY DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.
THIS_____DAY OF_____, 2014.

SAFETY DIRECTOR

THIS MAP OF SUBDIVISION IS APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.
THIS 19 DAY OF February, 2014.

ENGINEER, CITY OF AVON

THIS MAP OF SUBDIVISION IS APPROVED BY THE LORAIN COUNTY AUDITOR FOR RECORDING PURPOSES ONLY.
THIS_____DAY OF_____, 2014.

LORAIN COUNTY AUDITOR

№ 03235
APPROVED
LORAIN CO.
MAP DEPT.
DATE 3/21/14
PARCEL 4-00-028
BY J. SULLIVAN
#14-03235

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: C. J. Tomko
CHRISTOPHER JOHN TOMKO

PROFESSIONAL SURVEYOR NO. 8243
DATE OF SURVEY: DECEMBER, 2013

STATE OF OHIO CHRISTOPHER JOHN TOMKO S 8243 REGISTERED PROFESSIONAL SURVEYOR

RECEIVED JAN 21 2014 20140002

NO	DATE	DESCRIPTION	BY		
1	1/20/14	GENERAL REVISIONS	PRP		
0	12/11/13	ORIGINAL ISSUE	PRP		ODOT R/W LOR-90-22.26
				#61807	CLEVELAND CLINIC LOT SPLIT

REVISIONS — REFERENCE DRAWINGS

R.E. WARNER SURVEYORS LLC
LA OFFICE PLAZA II · SUITE 200
25777 DETROIT ROAD
WESTLAKE, OHIO 44145
TELEPHONE (440) 835-9400

JOB NUMBER 58813

[O:\58813\survey\58813ls.dwg]
PRP 1/20/2014 8:55am

DSN BY XXX
DR BY PRP
CHK BY CJT
DATE 12/11/13
SCALE 1" = 200'-0"

AVON PLACE SUBDIVISION NO.1
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 28 IN THE CITY OF AVON COUNTY OF LORAIN, STATE OF OHIO

PREPARED FOR
THE RICHARD E. JACOBS GROUP LLC
25425 CENTER RIDGE ROAD
CLEVELAND, OHIO 44145-4122

DRAWING NUMBER
1/1

Printed by PRP on Monday, January 20, 2014 - 8:58am

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