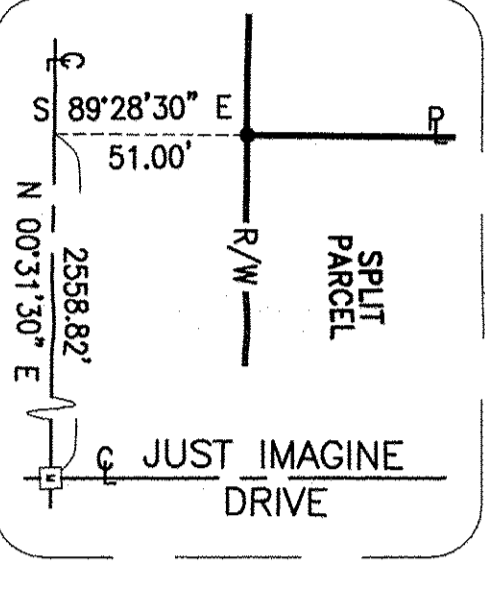
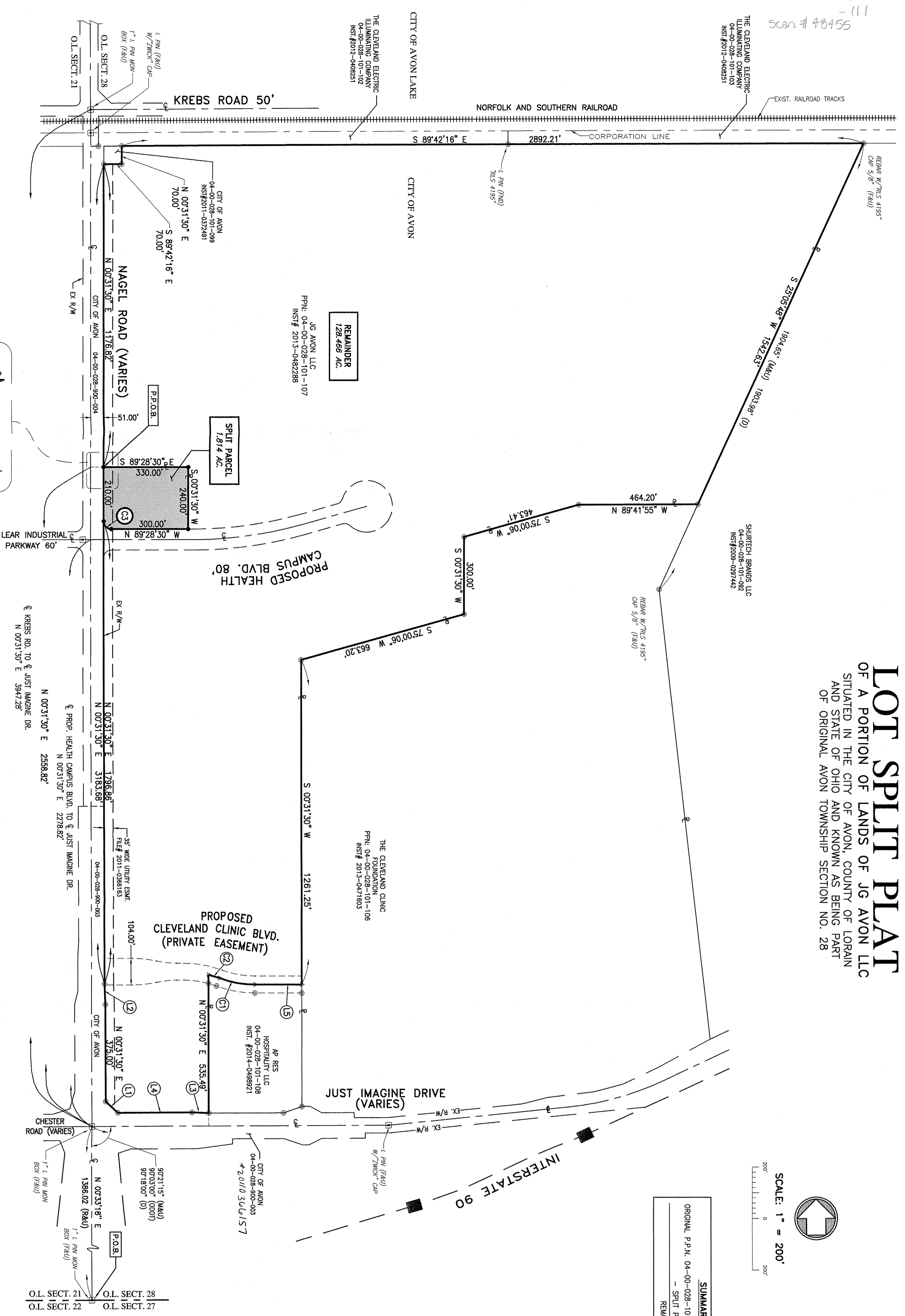


LOT SPLIT PLAT

OF A PORTION OF LANDS OF JG AVON LLC
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

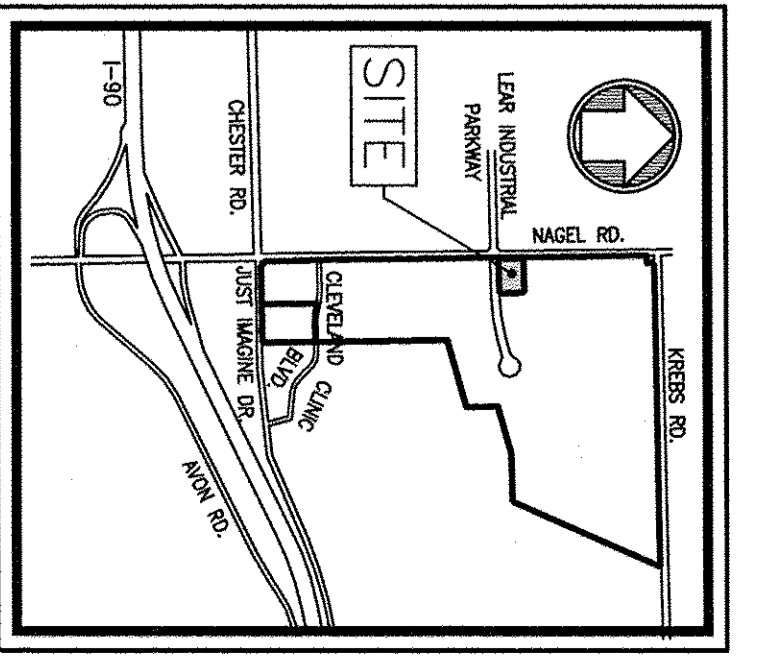


SCALE: 1" = 200'

SUMMARY

ORIGINAL P.P.N. 04-00-028-101-107 =	130,280 AC
- SPLIT PARCELS =	1,814 AC
REMAINDER =	128,466 AC

03268
APPROVED
LOAN CO.
MAY 14 2014
DATE: 7-30-14
PAGE: 4-000234
BY: J. Hatfield
#14-03268



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

JG AVON LLC
BY: *[Signature]* TITLE: TREASURER
COUNTY OF LORAIN
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 24 DAY OF SEPT 2014.

NOTARY PUBLIC *[Signature]* MY COMMISSION EXPIRES SEPTEMBER 15, 2018
My Commission Expires 9/15/2018

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE CENTER LINE OF NAGEL ROAD AS DENIED BY ODOT R/W PLANS FOR LOR-90-22-26.

SURVEYOR'S CERTIFICATE

THIS MAP IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY R.E. WARNER & ASSOCIATES, INC., DATED 5/31/14, ALEX E. MARKS, PROFESSIONAL SURVEYOR NO. 8616. 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.

[Signature]
PETER D. ZWICK
PROFESSIONAL SURVEYOR NO. 7429

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°17'04" W	64.64'
L2	N 01°31'21" W	80.06'
L3	N 87°25'42" W	65.34'
L4	N 89°48'54" W	289.82'
L5	N 89°28'30" W	182.81'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	142.17'	400.00'	207°15'51"	141.42'	S 79°17'34" E
C2	45.02'	400.00'	67°28'56"	45.00'	S 72°20'07" E
C3	47.12'	30.00'	90°00'00"	42.43'	S 44°28'30" E

LEGEND

- D - DEED
- M - MEASURED
- F - FOUND
- U - USED
- C - CALCULATED
- R - RECORD
- ⊕ - EXIST. MONUMENT BOX
- ⊖ - EXIST. I.P.N. OR REBAR END.
- - 5/8" REBAR WITH YELLOW
- - RE. WARNER & ASSOC., INC.' CAP SET
- △ - MAG. NAIL SET

APPROVED
PLANNING COMMISSION
DATE: 7-24-14
AVON, OHIO

[Signature] CHAIRPERSON
[Signature] SECRETARY

Printed by LAR on Thursday, July 24, 2014 - 8:58am

NO	DATE	DESCRIPTION	REVISIONS
1	7/22/14	ORIGINAL ISSUE	

ALTA/ASCOM LAND TITLE SURVEY
#12514
0007 R/W LOR-90-22-26
CLEVELAND CLINIC LOT SPLIT
#61807

JOB NUMBER 11614

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

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
PETER D. ZWICK
7429

DATE: 7/22/14
SCALE: 1" = 200'-0"

LOT SPLIT PLAT
OF A PORTION OF LANDS OF
JG AVON LLC
CITY OF AVON
COUNTY OF LORAIN, STATE OF OHIO

PREPARED FOR:
THE RICHARD E. JACOBS GROUP LLC
25425 CENTER ROAD
CLEVELAND, OHIO 44146-1722

DRAWING NUMBER
1/1