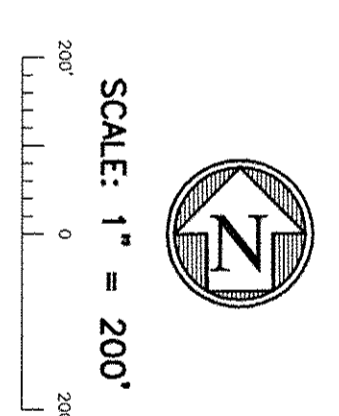
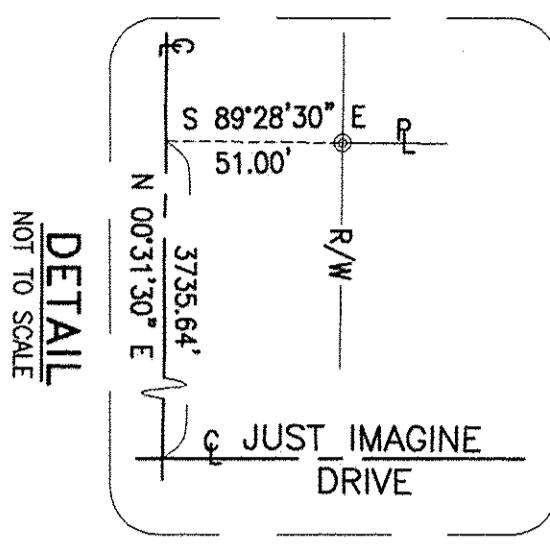
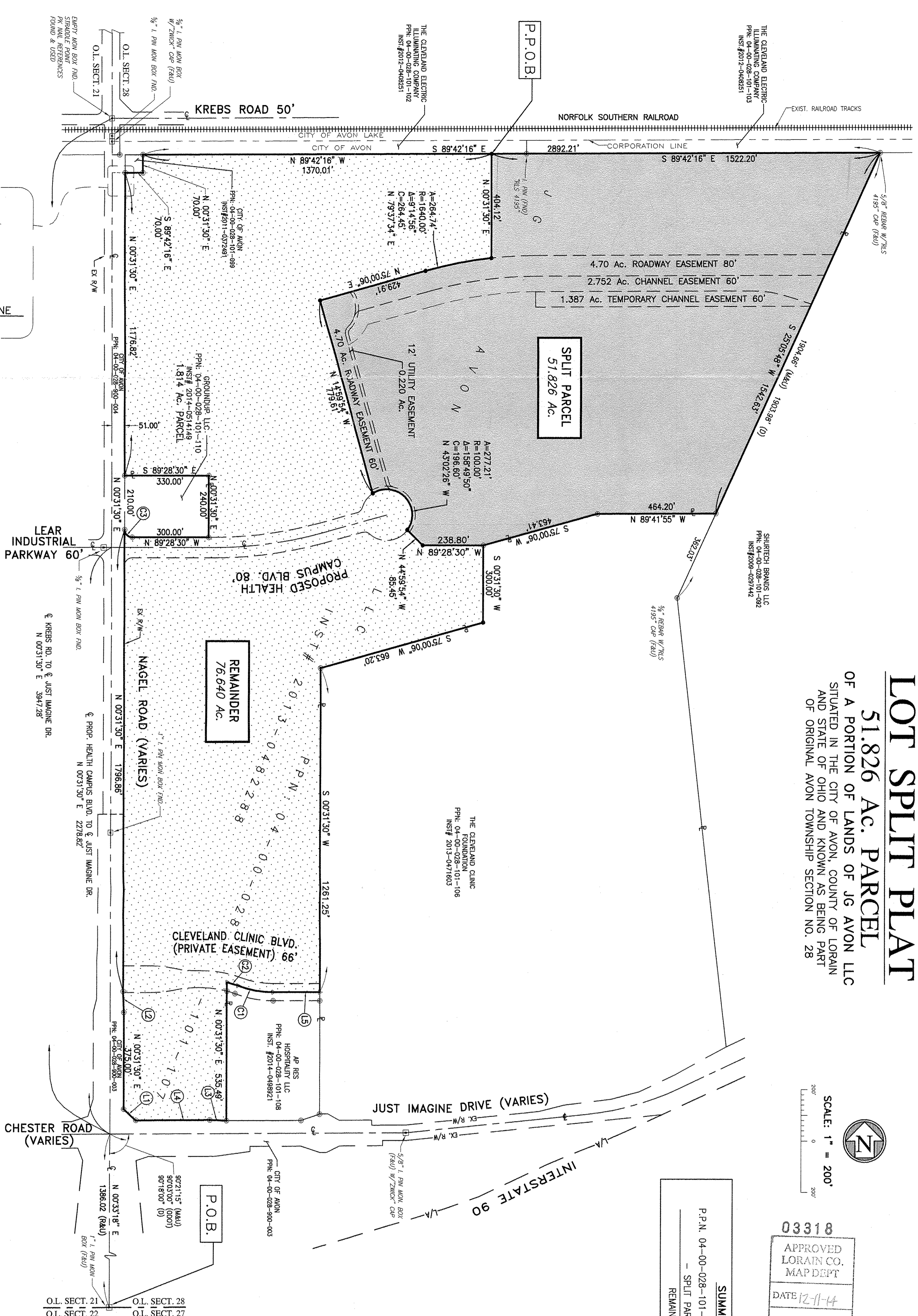


LOT SPLIT PLAT

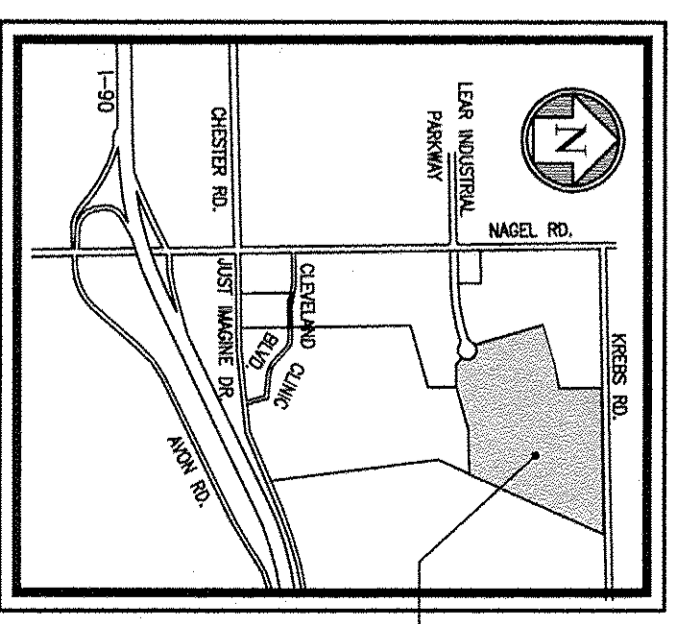
51.826 Ac. PARCEL

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



03318	
APPROVED LORAIN CO. MAP DEPT	
DATE	12-11-14
PAGE	4-00-028
BY	J. Hatfield
	#14-03318

SUMMARY	
P.P.N. 04-00-028-101-107 =	128,466 Ac.
- SPLIT PARCEL =	51.826 Ac.
REMAINDER =	76.640 Ac.



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

JG AVON LLC
BY: _____ TITLE: _____
COUNTY OF _____ 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 _____ OHIO THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE CENTER LINE OF NAGEL ROAD AS DERIVED BY QDOT R/W PLANS FOR LOR-90-2226.

SURVEYOR'S CERTIFICATE
DISTANCES GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSURED MERRIDIAN AND ARE SUBJECT TO INDICATED ANGLES. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. ALL OF WHICH I BELIEVE TO BE CORRECT.

Peter D. Zwick
PETER D. ZWICK
PROFESSIONAL LAND SURVEYOR NO. 7429

LINE	BEARING	DISTANCE
L1	N 47°17'04" W	64.64'
L2	N 01°37'21" W	80.06'
L3	N 87°25'42" W	65.34'
L4	N 89°28'30" W	289.82'
L5	N 89°28'30" W	182.81'

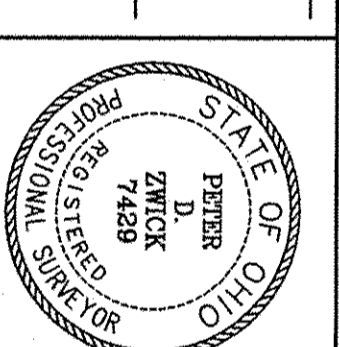
CURVE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	142.17'	207.151'	S 79°17'34" E
C2	45.02'	45.00'	S 72°20'07" E
C3	47.12'	90°00'00"	S 44°28'30" E

- LEGEND**
- D - DEED
 - M - MEASURED
 - F - FOUND
 - U - USED
 - C - CALCULATED
 - R - RECORD
 - - EXIST. MONUMENT BOX
 - - EXIST. L.I.P.P.E. L.I.P.N OR REBAR F.N.O.
 - - 5/8" REBAR WITH YELLOW "R.E. WARNER" CAP SET
 - △ - MAG NAIL SET

NO	DATE	DESCRIPTION	BY
1	9/05/14	ORIGINAL ISSUE	LAR
REVISIONS			

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

JOB NUMBER 11614



DSN BY: LAR
DR BY: LAR
CHK BY: PZ
DATE: 9/05/14
SCALE 1" = 200'-0"

LOT SPLIT PLAT
51.826 Ac. PARCEL
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
2420A CENTER ROAD, SUITE 200
CLEVELAND, OHIO 44145-4122

DRAWING NUMBER
1/1