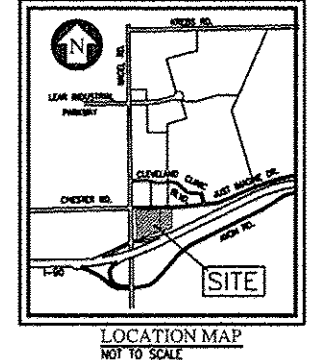
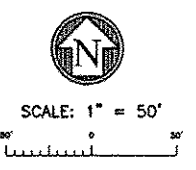


JUST IMAGINE DRIVE LOT SPLIT AND CONSOLIDATION PLAT

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



LEGEND
 [Symbol] - EXISTING MONUMENT BOX
 [Symbol] - 5/8" REBAR WITH YELLOW "R.E. WARNER" CAP SET
 C.L. - CENTERLINE

SUMMARY	
P.P.N. 04-00-028-102-170	= 4.201 Ac.
- SPLIT PARCEL	= 1.605 Ac.
REMAINDER PARCEL 2	= 2.596 Ac.
P.P.N. 04-00-028-102-171	= 3.524 Ac.
+ SPLIT PARCEL	= 1.605 Ac.
CONSOLIDATED PARCEL 1	= 5.129 Ac.

ACCEPTANCE

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

JG AVON LLC BY EST REALTY LLC, its MANAGER
 BY: Kristina M. Harrison TITLE: Treasurer

COUNTY OF 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 THEIR 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 2nd DAY OF December, 2014

NOTARY PUBLIC Heleena D. Shipley MY COMMISSION EXPIRES 3/13/18

APPROVALS

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION CLERK OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.
 THIS ___ DAY OF _____

PLANNING COMMISSION - CLERK

THIS PLAT IS APPROVED BY THE SAFETY DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.
 THIS ___ DAY OF _____

SAFETY DIRECTOR

THIS PLAT IS APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY.
 THIS 14 DAY OF November, 2014

ENGINEER, CITY OF AVON

THIS PLAT IS APPROVED BY THE LORAIN COUNTY AUDITOR FOR RECORDING PURPOSES ONLY.
 THIS ___ DAY OF _____

LORAIN COUNTY AUDITOR

REFERENCE SURVEYS

OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RIGHT-OF-WAY PLANS FOR LOR-90-22-26 DATED 4-22-10.
 SURVEY MAP PREPARED BY R.E. WARNER & ASSOCIATES, INC. #85498 DATED 10-23-98.

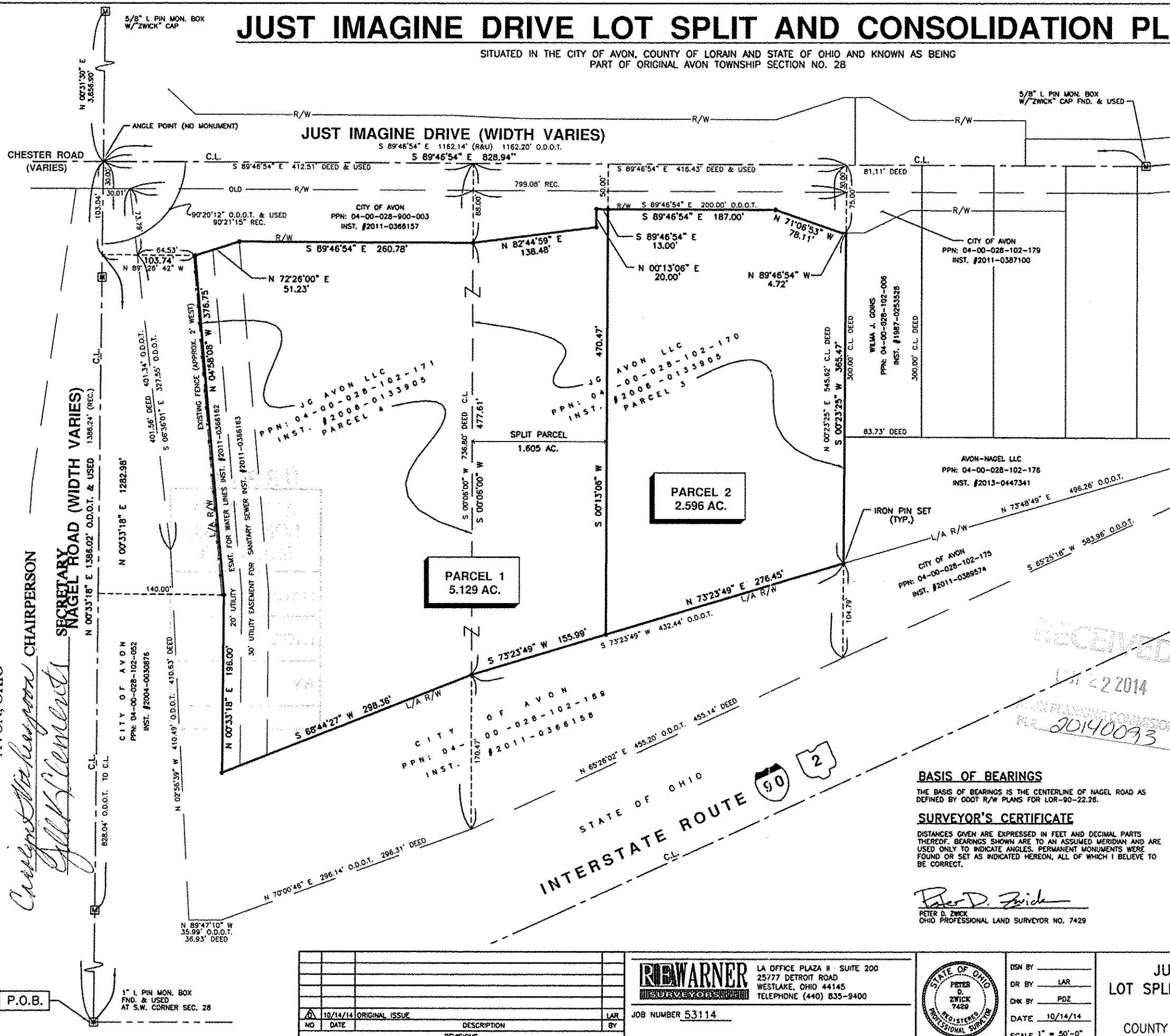
BASIS OF BEARINGS

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

SURVEYOR'S CERTIFICATE

DISTANCES GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED ONLY TO INDICATE ANGLES. PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON, ALL OF WHICH I BELIEVE TO BE CORRECT.

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



APPROVED
 PLANNING COMMISSION

DATE 11-19-14
 AVON, OHIO

Cynthia Michelson CHAIRPERSON
Gary Clements SECRETARY

P.O.B.
 1" I. PIN MON. BOX
 FND. & USED
 AT S.W. CORNER SEC. 28

NO	DATE	DESCRIPTION	BY
10/14/14	ORIGINAL ISSUE		LAR
		REVISIONS	

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



DSN BY _____
 DR BY LAR
 CHK BY PDZ
 DATE 10/14/14
 SCALE 1" = 50'-0"

JUST IMAGINE DRIVE
 LOT SPLIT & CONSOLIDATION PLAT
 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