04-00-028-101-113
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108

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

SCALE: 1" = 200'
200' 0 200'

REBAR W/"RLS 4195" CAP 5/8" (F&U)

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY DEED VOL. 825 PG. 28 04-00-028-101-079

S 25°05'48" W 1542.63' 1904.65' (M&U) 1903.98' (D)

SHURTECH BRANDS LLC 04-00-028-101-092 INST#2009-0296323

OIL & GAS LEASE LEASE VOL. 82, PG. 53

N 89°41'55" W 464.20'

S 75°00'06" W 463.41'

300.00' S 00°31'30" W

S 75°00'06" W 663.20'

S 00°31'30" W 1261.25'

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

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

THE CLEVELAND CLINIC FOUNDATION PPN: 04-00-028-101-106 INST# 2013-0471603

DETAIL "A" SCALE: 1"=20'

N 89°46'54" W 285.00'
N 87°25'42" W 7.72'
N 00°31'30" E 535.49'
N 87°25'42" W 65.34'
I.P.S.
P.P.O.B. BLOCK "A"

BLOCK "A" *AREA=182,899 S.F. (4.1988 AC.)*

BLOCK "B" *AREA=5,674,993 S.F. (130.2799 AC.)*

JG AVON LLC PPN: 04-00-028-101-107 INST# 2013-0482288

CURVE TABLE (BLOCK "A")

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C1	142.17'	20°21'51"	400.00'	71.84'	141.42'	S 79°17'34" E
C2	45.02'	6°26'56"	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	182.81'
L4	S 71°47'00" W	76.33'
L5	N 87°25'42" W	7.72'
L6	N 89°46'54" W	289.82'

PROPOSED 12.00' COMMUNICATIONS EASEMENT (FOR CLEVELAND CLINIC)

PROPOSED ACCESS EASEMENT (AREA=1.350 AC.)

20' WIDE UTILITY ESMT.

66.00' SEE ENLARGED DETAIL "A" THIS SHEET

P.P.O.B. BLOCK "A"

N 00°31'30" E 535.49'
N 87°25'42" W 65.34'

20' WIDE UTILITY ESMT. FILE# 2011-0366162

P.P.O.B. BLOCK B

104.00'

N 00°31'30" E 375.00'

N 00°31'30" E 548.00'

S 89°28'30" E 51.15'

SEE ENLARGED DETAIL "B" THIS SHEET

ACCESS EASEMENT BY AND BETWEEN JG AVON LLC AND THE CLEVELAND CLINIC FOUNDATION FILE# 2008-0241562

35' WIDE UTILITY ESMT. FILE# 2011-0366163

CLEVELAND CLINIC BOULEVARD (PRIVATE)

CITY OF AVON 04-00-028-101-039 INST#20040030862

I. PIPE MON BOX (F&U)

STATE OF OHIO 04-00-028-101-045 DEED VOL. 971 PG. 492

JUST IMAGINE DRIVE

CITY OF AVON 04-00-028-101-065 INST#20040030867

CITY OF AVON 04-00-028-101-050 INST#20040030865

10' WIDE GAS PIPELINE ESMT. TO COLUMBIA GAS OF OHIO, INC. DEED VOL. OR1181 PG. 922

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

04-00-028-102-176
04-00-028-102-177
04-00-028-102-154
179

CITY OF AVON 04-00-028-101-096 INST#2010-0354714

90°04'24" (C&U) 90°18'00" (D) 90°00'00" (D)

JG AVON LLC 04-00-028-102-170

CITY OF AVON 04-00-028-900-003 INST#2011-0366157

N 00°13'06" E 50.32'

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'

CITY OF AVON 04-00-028-102-169

INTERSTATE 90

KREBS ROAD (50')

CITY OF AVON 04-00-028-101-099 INST#2011-0372491

1" I. PIN MON BOX (F) (FIELD VERIFY)

N 00°31'30" E 70.00'

S 89°42'16" E 70.00'

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

℄ NAGEL ROAD (VARIES)

N 00°31'30" E 3183.68'

CITY OF AVON 04-00-028-900-004

N 00°31'30" E 3947.28'

MAPLE GROVE GROUP LLC. 04-00-021-000-213

BRETT M. LINDEN 04-00-021-000-12

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

LEAR INDUSTRIAL PKWY

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

℄ CHESTER RD. (VARIES)

MON. BOX SET (FIELD VERIFY)

N 00°33'18" E 1386.02 (R&U)

1" I. PIN MON BOX (F) 0.08 E. (FIELD VERIFY)

1" I. PIN MON BOX (F&U)

1" I. PIN MON BOX (F&U) (FIELD VERIFY)

CITY OF AVON 04-00-028-102-052 DEED VOL. 974, PG. 800

P.O.B.

O.L. SECT. 28 / O.L. SECT. 27

O.L. SECT. 21 / O.L. SECT. 22

N 00°31'30" E 100.04'
N 01°37'21" W 3.97'
P.P.O.B. ACCESS ESMT.

DETAIL "B" SCALE: 1"=20'

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

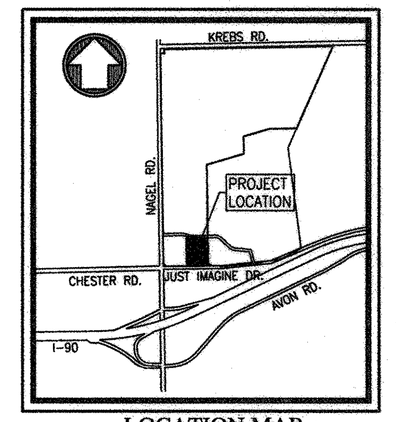
℄ MONUMENT BOXES ON NAGEL ROAD REFERENCED FROM ODOT R/W PLANS AND ARE SUBJECT TO FIELD VERIFICATION

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

ACREAGE BREAKDOWN

BLOCK "A"	4.1988 AC.
BLOCK "B"	130.2799 AC.
TOTAL SUB.	134.4787 AC.



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: Kristen M. McGibney 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 17th DAY OF March, 2014.

NOTARY PUBLIC Rebecca S. Singley 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 March, 2014.
Gail K. Clements
PLANNING COMMISSION - CLERK

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

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

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: Christopher John Tomko
CHRISTOPHER JOHN TOMKO
PROFESSIONAL SURVEYOR NO. 8243
DATE OF SURVEY: DECEMBER, 2013

STATE OF OHIO CHRISTOPHER JOHN TOMKO S 8243 REGISTERED PROFESSIONAL SURVEYOR

NO	DATE	DESCRIPTION	BY
2	3/14/14	ADDED ACREAGE BREAKDOWN, GENERAL REVISIONS	LAR
1	1/20/14	GENERAL REVISIONS	PRP
0	12/11/13	ORIGINAL ISSUE	PRP

REVISIONS

#61807	ODOT R/W LOR-90-22.26
	CLEVELAND CLINIC LOT SPLIT

REFERENCE DRAWINGS

REWARNER 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]
MJC 3/14/2014 2:14pm

DSN BY
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 MJC on Friday, March 14, 2014 - 2:05pm