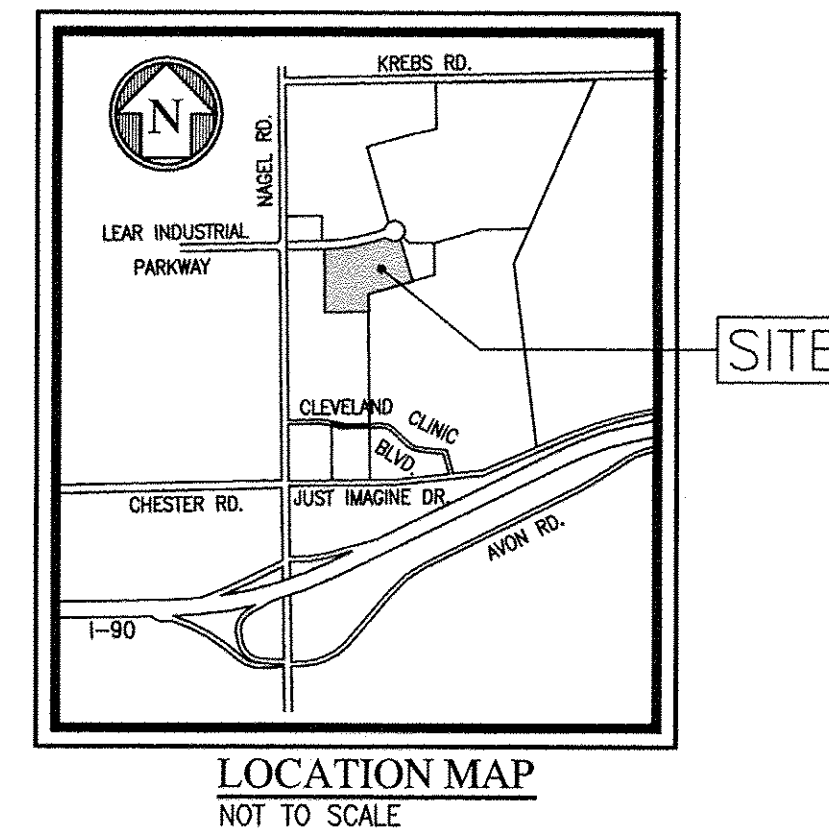
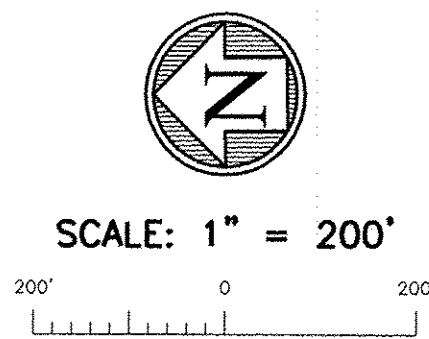


LOT SPLIT PLAT

9.847 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



SUMMARY	
P.P.N. 04-00-028-101-107 =	76.640 Ac.
- SPLIT PARCEL =	9.847 Ac.
REMAINDER =	66.793 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: *Kristina D. McGivney* 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 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 *12th* DAY OF *September*, 2016.

NOTARY PUBLIC *Rebecca S. Riggsby* MY COMMISSION EXPIRES
REBECCA S. RIGGSBY
Notary Public - State of Ohio
Recorded in Lorain County
My Commission Expires 3/13/2018

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.

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.

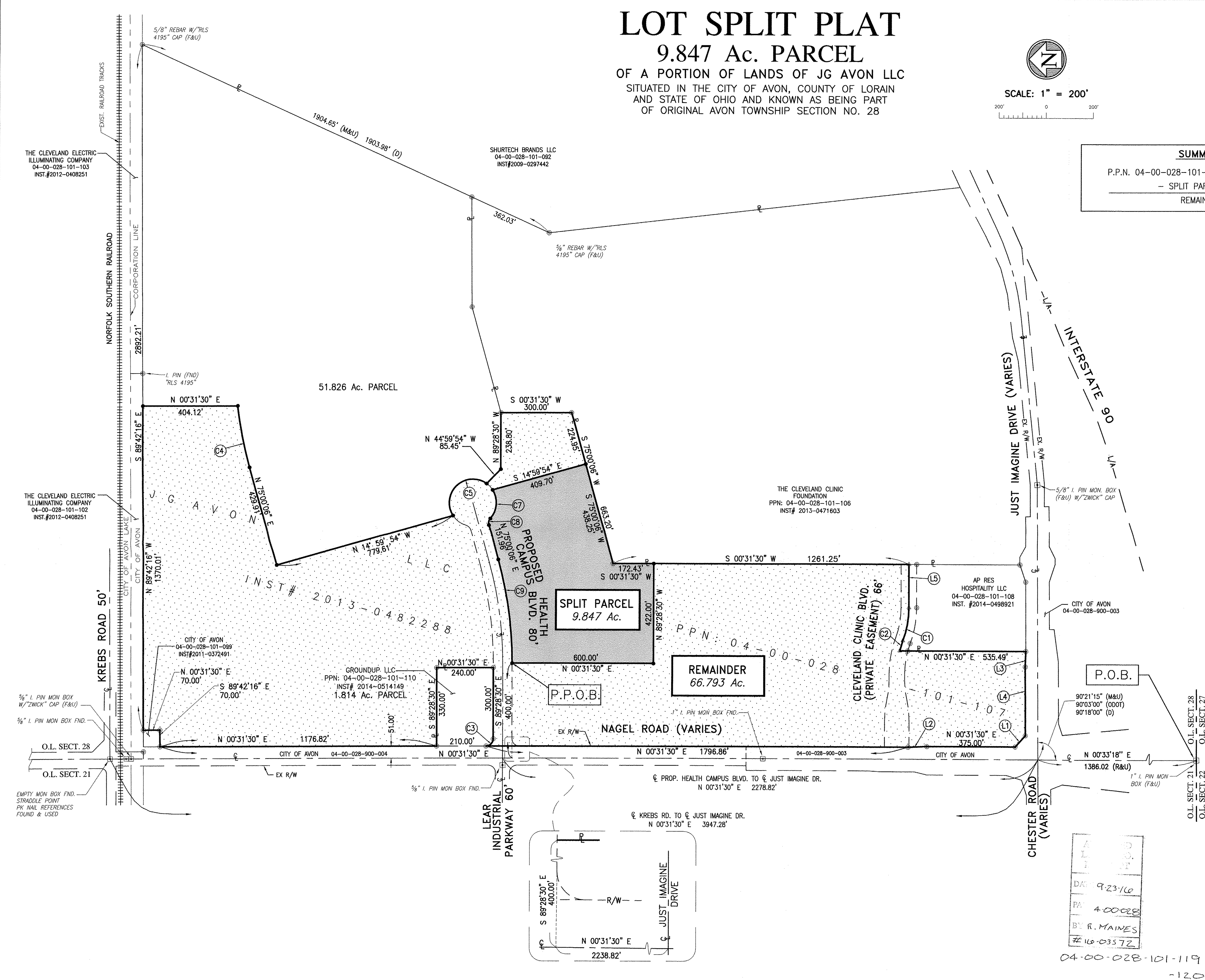
Peter D. Zwick
PETER D. ZWICK
PROFESSIONAL LAND SURVEYOR NO. 7429

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°46'54" W	289.82'
L5	N 89°28'30" W	182.81'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	142.17'	400.00'	20°21'51"	141.42'	S 79°17'34" E
C2	45.02'	400.00'	6°26'56"	45.00'	S 72°20'07" E
C3	47.12'	30.00'	90°00'00"	42.43'	S 44°28'30" E
C4	264.72'	1640.00'	9°14'56"	264.45'	N 79°37'34" E
C5	444.85'	100.00'	254°52'44"	158.80'	N 04°59'01" E
C7	130.69'	100.00'	74°52'43"	121.58'	S 85°01'00" E
C8	30.07'	30.00'	57°25'16"	28.82'	S 76°17'16" E
C9	444.33'	1640.00'	15°31'24"	442.97'	N 82°45'48" E

LEGEND

- D - DEED
- M - MEASURED
- F - FOUND
- U - USED
- C - CALCULATED
- R - RECORD
- - EXIST. MONUMENT BOX
- ⊙ - EXIST. LPIPE, L.PIN OR REBAR FND.
- - 5/8" REBAR WITH YELLOW "R.E. WARNER" CAP SET
- △ - MAG NAIL SET



04-00-028-101-119
-120

Printed by LAR on Wednesday, September 24, 2014 - 7:47am

NO	DATE	DESCRIPTION	BY	REFERENCE DRAWINGS
1	9/23/14	ORIGINAL ISSUE	LAR	#11614 LOT SPLIT PLAT (51.826 Ac. PARCEL) 9/05/14
2				#11614 LOT SPLIT PLAT (1.814 Ac. PARCEL) 7/22/14
3				#12514 ALTA/ASCM LAND TITLE SURVEY 3/31/14
4				ODOT R/W LOR-90-22.26
5				#61807 CLEVELAND CLINIC LOT SPLIT

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

JOB NUMBER 11614

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
PETER D. ZWICK
7429

DSN BY _____
DR BY LAR
CHK BY PDZ
DATE 9/23/14
SCALE 1" = 200'-0"

LOT SPLIT PLAT
9.847 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
25425 CENTER RIDGE ROAD
CLEVELAND, OHIO 44145-4122

DRAWING NUMBER
1/1