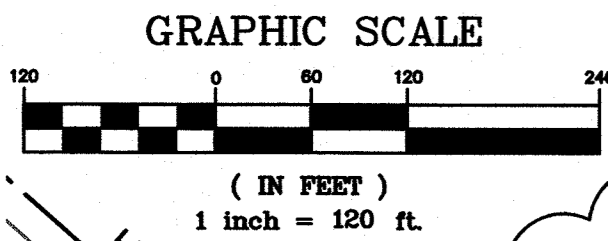


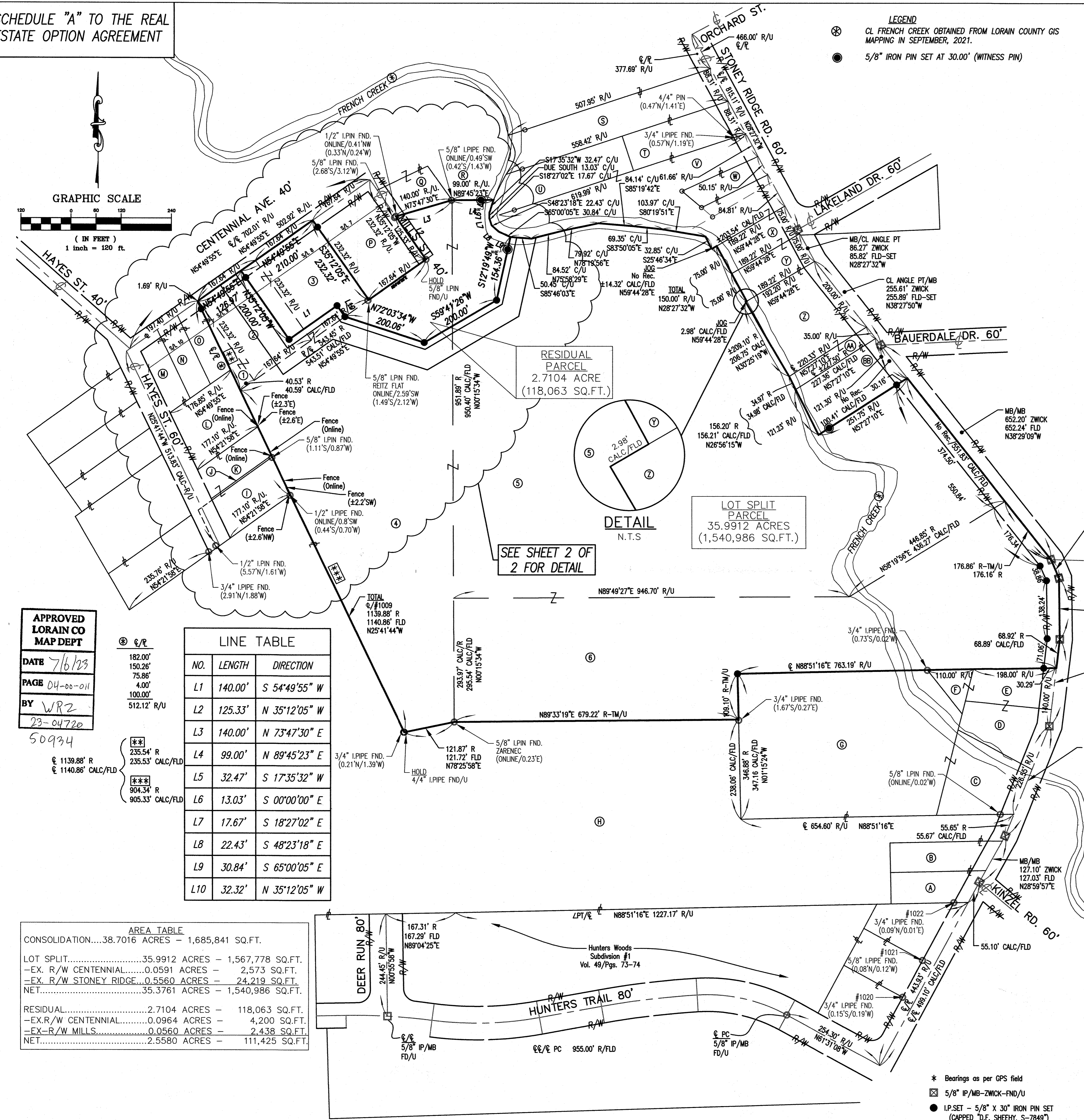
SCHEDULE "A" TO THE REAL ESTATE OPTION AGREEMENT



PLAT OF SURVEY CONSOLIDATION & LOT SPLIT

FOR TRAXLER FAMILY LIMITED PARTNERSHIP
STONEY RIDGE ROAD/CENTENNIAL AVENUE
CITY OF AVON, LORAIN COUNTY, OHIO

Situated in the City of Avon, County of Lorain and State of Ohio and known as being part of Original Avon Township, Lot #11, being all of the land as conveyed to the Traxler Family Limited Partnership as a 38.7016 acres Consolidated Parcel of land as Surveyed of PP#04-00-011-102-025/026/027/029/051/052 of Lorain County Records with a 35.9912 acres Lot Split Parcel for the City of Avon, leaving a Net Area of 2.7104 acres Residual parcel.



- LEGEND**
- ⊗ CL FRENCH CREEK OBTAINED FROM LORAIN COUNTY GIS MAPPING IN SEPTEMBER, 2021.
 - 5/8" IRON PIN SET AT 30.00' (WITNESS PIN)

APPROVED LORAIN CO MAP DEPT
DATE 7/6/23
PAGE 04-00-011
BY WRZ
23-04720
50994

LINE TABLE

NO.	LENGTH	DIRECTION
L1	140.00'	S 54°49'55" W
L2	125.33'	N 35°12'05" W
L3	140.00'	N 73°47'30" E
L4	99.00'	N 89°45'23" E
L5	32.47'	S 17°35'32" W
L6	13.03'	S 00°00'00" E
L7	17.67'	S 18°27'02" E
L8	22.43'	S 48°23'18" E
L9	30.84'	S 65°00'05" E
L10	32.32'	N 35°12'05" W

AREA TABLE

CONSOLIDATION.....	38.7016 ACRES	- 1,685,841 SQ.FT.
LOT SPLIT.....	35.9912 ACRES	- 1,567,778 SQ.FT.
-EX. R/W CENTENNIAL.....	0.0591 ACRES	- 2,573 SQ.FT.
-EX. R/W STONEY RIDGE.....	0.5560 ACRES	- 24,219 SQ.FT.
NET.....	35.3761 ACRES	- 1,540,986 SQ.FT.
RESIDUAL.....	2.7104 ACRES	- 118,063 SQ.FT.
-EX. R/W CENTENNIAL.....	0.0964 ACRES	- 4,200 SQ.FT.
-EX. R/W MILLS.....	0.0560 ACRES	- 2,438 SQ.FT.
NET.....	2.5580 ACRES	- 111,425 SQ.FT.

RESIDUAL PARCEL
2.7104 ACRE
(118,063 SQ.FT.)

LOT SPLIT PARCEL
35.9912 ACRES
(1,540,986 SQ.FT.)



SEE SHEET 2 OF 2 FOR DETAIL

- TRAXLER PROPERTIES (#1-6)**
- PP#04-00-011-102-025
Traxler Family Limited Partnership
Instr. #1998-0520126 - 03-02-1998
0.12 acres - Auditor (0.1126 acres-deed - 0.1127 acres-Surveyed)
Centennial Ave. - Vacant
Part S/L 10 + Southerly half RW
Benham's First Addition to the Town Plat of French Creek - Vol. 3, Pg. 9 LCMR
 - PP#04-00-011-102-026
Traxler Family Limited Partnership
Instr. #1996-0397181 (Vol. 01254, Pg. 167) - 04-18-1996
0.89 acres - Auditor (0.8941 acres-Surveyed)
Centennial Ave. - Vacant
S/L 9 + Southerly half RW
Benham's First Addition to the Town Plat of French Creek - Vol. 3, Pg. 9 LCMR
 - PP#04-00-011-102-027
Traxler Family Limited Partnership
Instr. #1996-0397182 (Vol. 01254, Pg. 169) - 04-18-1996
0.89 acres - Auditor (0.8941 acres-Surveyed)
Centennial Ave. - Vacant
S/L 8 + Southerly half RW
Benham's First Addition to the Town Plat of French Creek - Vol. 3, Pg. 9 LCMR
 - PP#04-00-011-102-028
Traxler Family Limited Partnership
Instr. #1996-0397187 (Vol. 01254, Pg. 179) - 04-18-1996
8.17 acres - Auditor (8.1699 acres-deed - 8.1900 acres-Surveyed)
Centennial Ave. - Vacant
 - PP#04-00-011-102-051
Traxler Family Limited Partnership
Instr. #1998-0520127 - 03-02-1998
18.57 acres - Auditor (19.5143 acres-Surveyed)
2980 Stoney Ridge Rd. - Building
 - PP#04-00-011-102-052
Traxler Family Limited Partnership
Instr. #1998-0520127 - 03-02-1998
8.85 acres - Auditor (9.0964 acres-Surveyed)
Stoney Ridge Rd. - Vacant

- TRAXLER ADJACENT PROPERTIES (#A-I, W-Z, AA/BB)**
- PP#04-00-011-102-056
William Thomas Owens & Pamela Suzanne Braun
Instr. #2014-0513670 - 08-01-2014
0.36 acres - Auditor
 - PP#04-00-011-102-055
Erickson J. Stiffler
Instr. #2006-0165938 - 09-18-2006
0.40 acres - Auditor
 - PP#04-00-011-102-062
Virginia J. Bruening
Instr. #2013-0443181 (Vol. 1102, Pg. 534) - 01-17-2013
- Parcel #1
0.69 acres - Auditor
 - PP#04-00-011-102-066
Mi Ho & Michael Faehner
Instr. #2021-0829698 - 07-20-2021 - Parcel #1
0.52 acres - Auditor
 - PP#04-00-011-102-065
Mi Ho & Michael Faehner
Instr. #2021-0829698 - 07-20-2021 - Parcel #2
0.41 acres - Auditor
 - PP#04-00-011-102-075
Mi Ho & Michael Faehner
Instr. #2021-0829698 - 07-20-2021 - Parcel #3
0.13 acres - Auditor
 - PP#04-00-011-102-076
Virginia J. Bruening
Instr. #2013-0443181 (Vol. 1102, Pg. 534) - 01-17-2013
- Parcel #2
3.99 acres - Auditor
 - PP#04-00-011-102-108
Avon Local School District Board of Education
Instr. #1995-0337250 - 03-10-1995
33.57 acres - Auditor
 - PP#04-00-011-102-077
Shawn & Rebekah Hish
Instr. #2012-0419670 - 07-06-2012
0.49 acres - Auditor
 - PP#04-00-011-102-045
Timothy R. Susanna M. Eiseman
Instr. #1992-0199925 (Vol. 0606, Pg. 587) - 10-09-1992
0.24 acres - Auditor
 - PP#04-00-011-102-046
Joanne R. Mitock, Trustee
Instr. #2017-0637476 - 07-20-2017 - Parcel #2
0.31 acres - Auditor
 - PP#04-00-011-102-047
Joanne R. Mitock, Trustee
Instr. #2017-0637476 - 07-20-2017 - Parcel #1
0.31 acres - Auditor
 - PP#04-00-011-102-048
City of Avon
Instr. #2019-0724675 - 08-02-2019 - Parcel #1
0.95 acres - Auditor
 - AA) PP#04-00-011-102-049
City of Avon
Instr. #2019-0724675 - 08-02-2019 - Parcel #2
0.17 acres - Auditor
 - BB) PP#04-00-011-102-050
Diane Zupan
Instr. #2016-0578911 - 03-18-2016
0.66 acres - Auditor

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS LOT SPLIT PLAT WAS PREPARED FROM A FIELD SURVEY UNDER MY DIRECT SUPERVISION AND FROM RECORD INFORMATION AND THAT THE SAME IS CORRECT AND ACCURATE. MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BASIS OF BEARING IS SOUTH 69°20'56" EAST AS THE CENTERLINE OF DETROIT ROAD - S.R. 254 (WIDTH VARIES) AS SHOWN HEREON AS EVIDENCED BY MONUMENTS FOUND AND IS THE SAME AS CALCULATED AND REPRODUCED BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH ZONE BY TIES TO THE O.D.O.T. NETWORK USING STATION GARF AND ARE USED TO INDICATE ANGLES ONLY, ALL OF WHICH I STATE TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

* Bearings as per GPS field
⊗ 5/8" IP/MB-ZWICK-FND/U
● I.P.SET - 5/8" X 30" IRON PIN SET (CAPPED "D.F. SHEEHY, S-7849")

APPROVED PLANNING COMMISSION
DATE 6.28.23
AVON, OHIO
CHAIRPERSON
SECRETARY

DESIGNED BY: JAW/TPM
CHECKED BY: D.F.S.
DATE: SEPTEMBER, 2021
SCALE: 1"=120'
PROJECT NUMBER: 21299
Drawing Name: _____
SHEET: 1
TOTAL SHEETS: 2

DATE: Sept. 21, 2021
DONALD F. SHEEHY, P.S. #7849

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Creative Engineers. Intelligent Solutions.
22999 Forbes Road, Suite B
Cleveland, Ohio 44146-5667
Phone • 440.439.1999 Fax • 440.439.1969 www.cveonline.com

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FOR TRAXLER FAMILY LIMITED PARTNERSHIP
STONEY RIDGE ROAD/CENTENNIAL AVENUE
CITY OF AVON, LORAIN COUNTY, OHIO

REGISTERED PROFESSIONAL SURVEYOR
DONALD F. SHEEHY
S-7849

