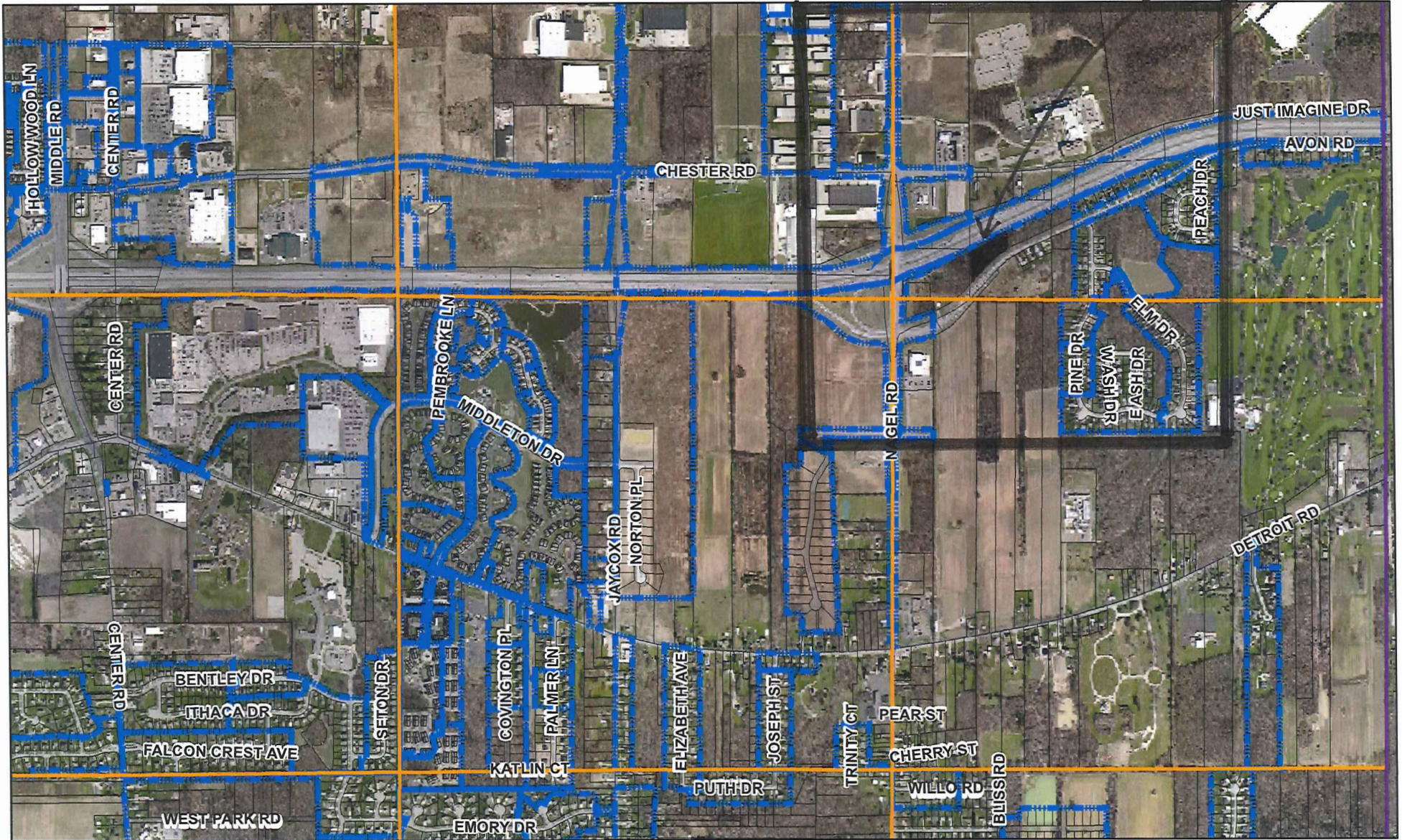




J. Craig Snodgrass, CPA, CGFM
Lorain County Auditor

Ordinance No. 66-19
Exhibit A
Page 1

The Site →



July 3, 2019 9:51:12 AM

Legend

PLSS Boundaries

Original Lot Lines

County Lines
Road Centerlines



Subdivisions/...
Right of Ways



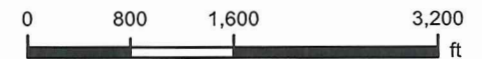
Parcels_Black
Red: Band #0



Green: Band #1
Blue: Band #2



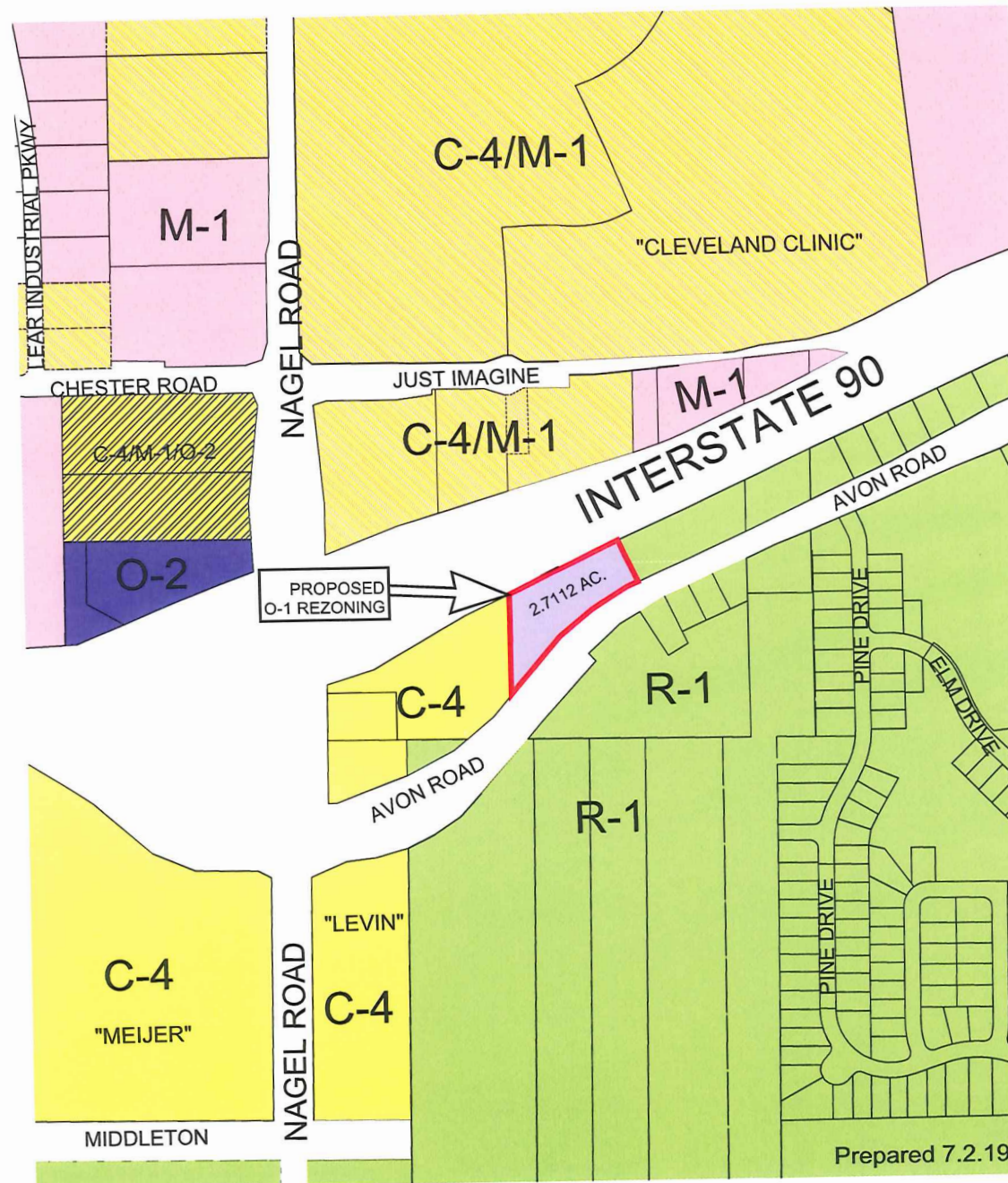
1 inch = 1,505 feet



VICINITY MAP
1"=300'



Area within black box
identified on Page 1





Polaris Engineering & Surveying
34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

July 1, 2019
LEGAL DESCRIPTION
Of a Parcel to be Re-Zoned
In the City of Avon

Situated in the City of Avon, County of Lorain, and State of Ohio, and being part of Original Avon Township Section 28, and known as being part of land conveyed to Shire Glen Green, LLC by deed recorded as instrument number 2019-0711242 of Lorain County Records (PPN: 04-00-028-102-067);

Beginning at the intersection of the Northerly right of way line of Avon Road (width varies) with the Easterly line of land conveyed to Seq Lear Nagel LLC by deed recorded as instrument number 2008-0247776 of Lorain County Records (PPN 04-00-028-102-166);

- COURSE 1** Thence North 00°18'03" East, along the Westerly line of said Seq Lear Nagel LLC, 384.07 feet to the Southerly right of way line of State Route 2;
- COURSE 2** Thence North 62°12'02" East, along the Southerly right of way of said State Route 2 (PPN 04-00-028-102-054), 210.85 feet to an angle point therein;
- COURSE 3** Thence North 65°28'20" East along said southerly right-of-way, 249.29 feet to a point;
- COURSE 4** Thence South 24°33'46" East, 174.71 feet to the northerly right-of-way of Avon Road (width varies);

- COURSE 5** Thence South 65°26'14" West along said northerly right-of-way, 48.24 feet to an angle point therein;
- COURSE 6** Thence South 57°34'53" West along said northerly right-of-way, 157.00 feet to an angle point therein;
- COURSE 7** Thence South 50°32'33" West, along the Northwestern right of way of said Avon Road, 157.49 feet to an angle point therein;
- COURSE 8** Thence South 40°32'05" West, continuing along the Northwestern line of the right of way of said Avon Road 292.26 feet to the Place of Beginning and containing 2.7112 acres of land (118,100 square feet) as calculated and described in July, 2019 by Richard A. Thompson, Jr., P.S. #7388 of Polaris Engineering & Surveying, and subject to all legal highways and easements of record. The bearings used herein are based on the Ohio State Plane Coordinate System of 1983, North Zone, 1986 adjustment.



Richard A. Thompson Jr.

Richard A. Thompson, Jr., P.S. #7388 – 7/1/19

S:\2015 Projects\15152- EFG - Shire Glen Subdivision - Avon (CWS)\Project Surveying Info\Legals and Survey Documents\Legal Description - Parcel Re-Zoning Overall (07.01.19).doc