



Polaris Engineering & Surveying
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April 29, 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 2019-091451 of Lorain County Records (PPN: 04-00-028-102-067);

Beginning at the northeast corner 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), said point also being on the southerly right-of-way of Interstate 90 (a.k.a. State Route 2);

Thence North 62°12'24" East along the southerly right-of-way of said Interstate 90, 211.31 feet to an angle point therein;

Thence North 65°28'20" East along said southerly right-of-way, 43.34 feet to the Principal Place of Beginning:

COURSE 1 Thence continuing North 65°28'20" East along said southerly right-of-way, 205.95 feet to a point;

COURSE 2 Thence South 24°33'46" East, 174.71 feet to the northerly right-of-way of Avon Road (width varies);

- COURSE 3** Thence South 65°26'14" West along said northerly right-of-way, 48.24 feet to an angle point therein;
- COURSE 4** Thence South 57°34'53" West along said northerly right-of-way, 157.00 feet to a point;
- COURSE 5** Thence North 25°12'05" West, 196.31 feet to the Principal Place of Beginning and containing 0.8607 acres (37,496 S.F.) of land, subject to all legal highways and easements of record as calculated and described in April, 2019 by Richard A. Thompson, Jr., P.S. #7388 of Polaris Engineering & Surveying. The bearings used herein are based on the Ohio State Plane Coordinate System of 1983, North Zone, 1986 adjustment.



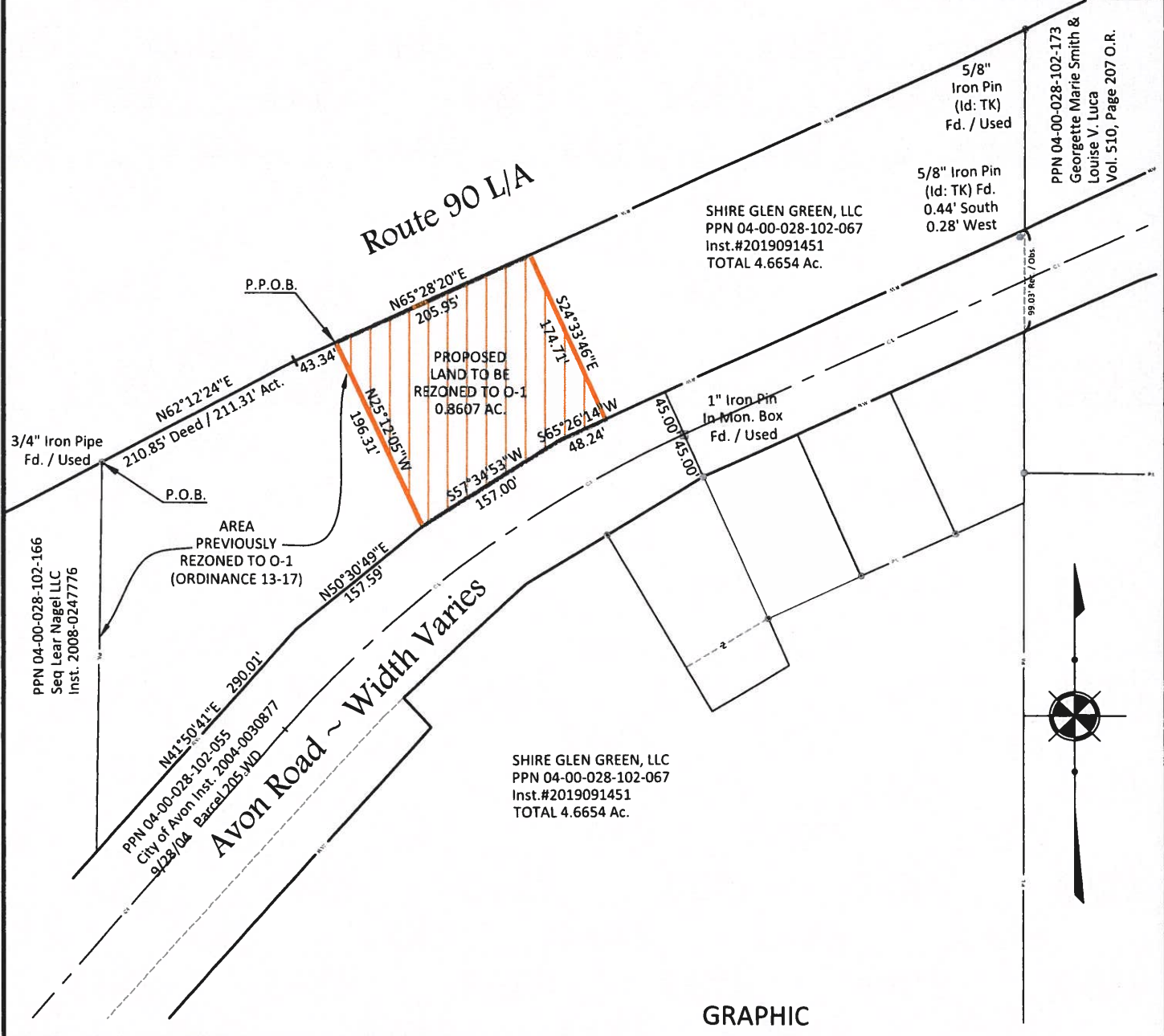
Richard A. Thompson Jr.

Richard A. Thompson, Jr., P.S. #7388 – 4/29/19

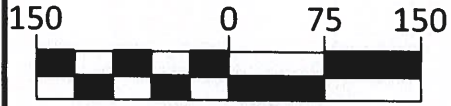
S:\2015 Projects\15152- EFG - Shire Glen Subdivision - Avon (CWS)\Project Surveying Info\Legals and Survey Documents\Legal Description - Parcel Re-Zoning 2 (04.29.19).doc



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GRAPHIC SCALE



(IN FEET)
 1 INCH = 150 FEET

DATE: 4/29/19
 SCALE: HOR. 1"=150'
 FOLDER: DWG/Survey
 FILENAME: Re-Zoning Part 2
 TAB: 01-Re-Zoning Exhibit
 DRAWN: RMK

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION OF:
A PARCEL TO BE RE-ZONED
 CITY OF AVON - LORAIN COUNTY - OHIO

CONTRACT No.	
15152	
SHEET	OF
01	01

