

PLAT OF BONNIEVIEW DRIVE SUBDIVISION

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO; AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 7 AND FURTHER KNOWN AS SUBLT NOS. 22,23,24,25,40,41 AND 42 IN THE PROPOSED COLONY CLUB SUBDIVISION.

OWNER'S ACCEPTANCE:

We, the undersigned owner of the land shown hereon do hereby accept this Plat of of Lot Split & Consolidation of same

[Signature]
Michael G. Wachter
Wachter Family Trust
(Trustee)

[Signature]
Georgann S. Wachter
Wachter Family Trust
(Trustee)

[Signature]
Michael S. Kertes

[Signature]
Paula L. Kertes

Lorain County)
State of Ohio) S.S.

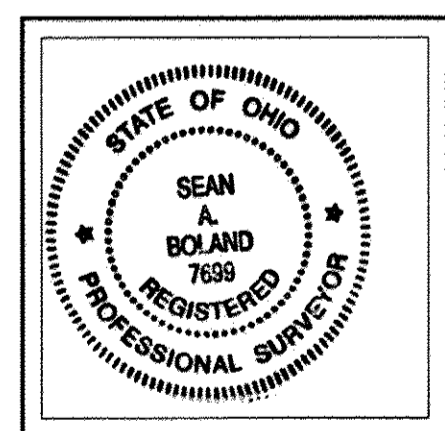
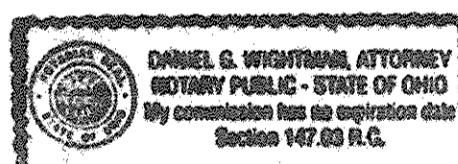
Before me, a notary public in and for said County and State, personally appeared the above named owners who acknowledged that he did sign the foregoing instrument and the same was his free act and deed.

In witness whereof I have hereunto set my hand official seal

at Avon Lake, Ohio this 19th

Day of November, 2016

[Signature]
Notary Public My Comm. Expires



CERTIFICATION

THIS PLAT WAS PREPARED FROM A FIELD SURVEY IN AUGUST, 2016, ANALYSIS OF RECORDED DEEDS AND LORAIN COUNTY RECORDS, AND MEETS OHIO A. C. SECTION 4733 MINIMUM STANDARDS BEARINGS SHOWN HEREON ARE CALCULATED FROM DEED AND SURVEY RECORD, DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I BELIEVE TO BE CORRECT.

[Signature]
SEAN A. BOLAND, P.S.
REGISTERED OHIO PROFESSIONAL
SURVEYOR NO. 7699

Boland Land Surveying LLC
bolandsurveying@gmail.com
440-785-2943

BASIS OF BEARINGS

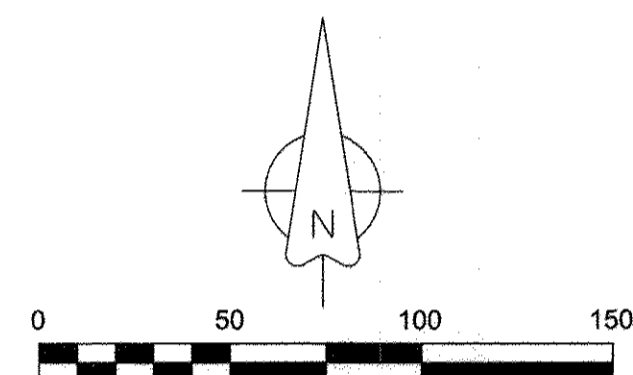
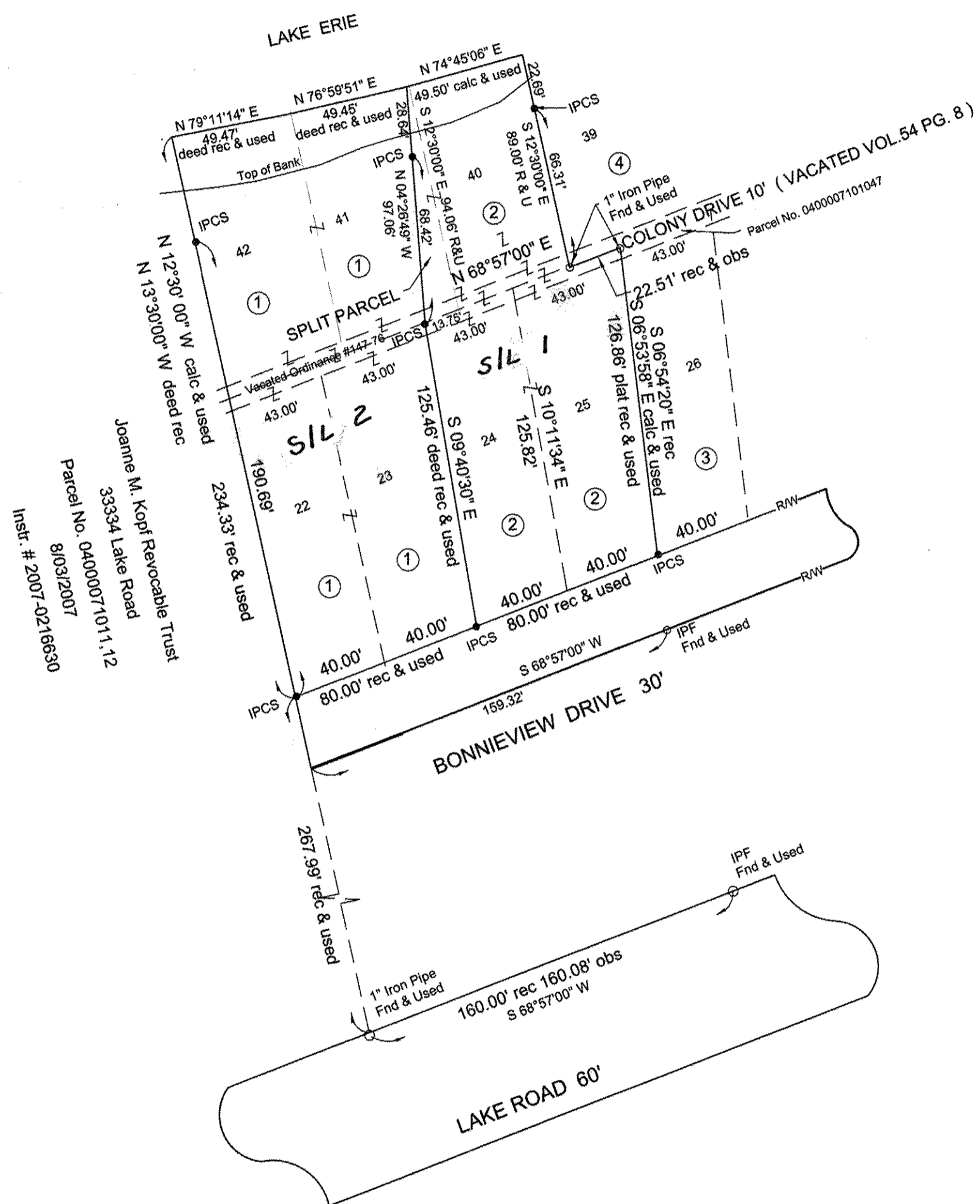
Northerly Line of Bonnieview Dr..
Deed record S 68°57'00" West

LEGEND

- IPF = Iron Pin Found
- IPMF = Iron Pin Monument Found
- IPCS = Iron Pin Capped Set
- IPCF = Iron Pin Capped Found

OWNERSHIP

①	②	③	④
Michael S. & Paula L. Kertes 33328 Bonnieview Drive Parcel No. 040000710144 10/28/2016 Instr. No. 2016-0606425	Wachter Family Trust 33326 Bonnieview Drive Parcel No. 040000710121, 020, 015 3/28/2007 Instr. No. 2007-0196387 Includes Easement Vol. 1098 Pg. 277 5/16/1995	Frances P. 111 & Jenifer Chiaramonte 33316 Bonnieview Drive Parcel No. 0400007101043 8/13/1992 Instr. No. 1992-0323043	Frances P. 111 & Jenifer Chiaramonte Rear Lot Parcel No. 040000710143 4/18/1992 Instr. No. 1992-0174412



SCALE: 1" = 50'
DATE: AUGUST, 2016
REVISED SEPTEMBER 6, 2016

AREAS	
SIL 1	15389.8 Sq. Feet 0.353 Acres
SIL 2	19626.4 Sq. Feet 0.451 Acres
SPLIT PARCEL	639.5 Sq. Feet 0.015 Acres

APPROVALS:

THIS PLAT OF RESUBDIVISION IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, OHIO

4th THIS DAY OF October, 2016

[Signature]
PLANNING COMMISSION SECRETARY
JOSEPH R. REITZ

THIS PLAT OF RESUBDIVISION IS ACCEPTED AND APPROVED BY THE ENGINEER OF THE CITY OF AVON LAKE, OHIO

29th THIS DAY OF Nov., 2016

[Signature]
CITY ENGINEER
MICHAEL C. BRAMHALL, P.E., P.S.

THIS PLAT OF RESUBDIVISION IS ACCEPTED AND APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON LAKE, OHIO

22nd THIS DAY OF Nov., 2016

[Signature]
LAW DIRECTOR
ABRAHAM LIEBERMAN

THIS PLAT OF RESUBDIVISION IS ACCEPTED AND APPROVED BY THE COUNCIL OF THE CITY OF AVON LAKE, OHIO

11th THIS DAY OF October, 2016

[Signature]
CLERK OF COUNCIL
BARBARA L. DOPP

Doc ID: 019812190001 Type: OFF
Kind: PLAT
Recorded: 12/27/2016 at 01:39:06 PM
Fee Amt: \$86.40 Page 1 of 1
Lorain County, Ohio
Judith H. Hedrick County Recorder
File # **2016-0613231**

MICHAEL G. WACHTER
33326 BONNIE VIEW
AVON LAKE, OH 44012
Plat Vol 102
Pg. 97

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

DEC 27 2016 *[Signature]*

J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

LOCATION MAP

