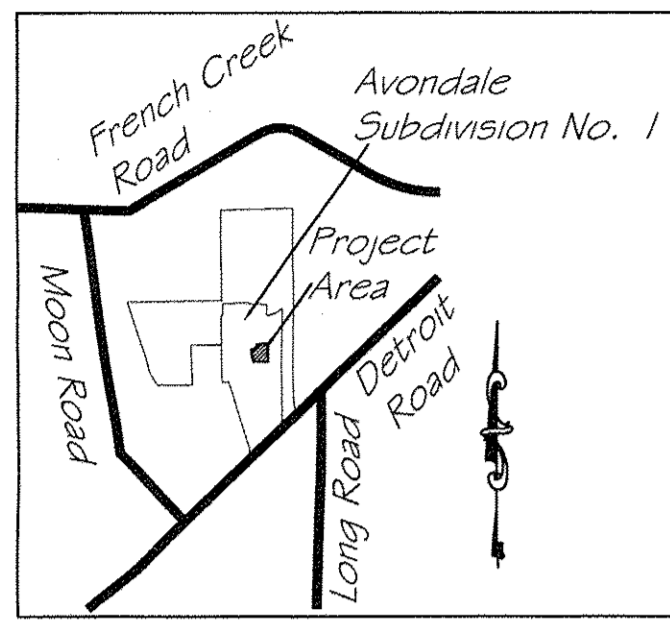


AVONDALE SUBDIVISION NO. 2
 BEING A RE-SUBDIVISION OF SUBLOT 30, SUBLOT 31,
 AND BLOCK "B" IN AVONDALE SUBDIVISION NO. 1
 RECORDED IN PLAT VOLUME 101, PAGE 56-62
 OF THE LORAIN COUNTY RECORDS
 IN ORIGINAL AVON TOWNSHIP SECTION NO. 22
 NOW IN THE CITY OF AVON
 LORAIN COUNTY - STATE OF OHIO
 DECEMBER, 2016
 SCALE: 1 INCH = 50 FEET



BEARINGS SHOWN HEREON ARE
 BASED ON THE OHIO STATE PLANE
 COORDINATE SYSTEM OF 1983 -
 NORTH ZONE, 1986 ADJUSTMENT.

LINE	LENGTH	BEARING
L-4	33.97	S00°06'32"E
L-5	228.59	S09°39'54"W
L-6	20.41	N88°06'51"E
L-7	108.40	N09°39'54"E
L-8	117.81	N00°06'32"W
L-9	18.41	S88°06'51"W
L-10	12.70	N70°46'42"E
L-11	6.65	S57°13'07"E
L-12	17.60	S88°06'51"W

LINE	LENGTH	BEARING
L-1	67.00	N84°22'42"E
L-2	67.00	S43°58'45"E
L-3	65.95	S00°13'00"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	62.91	67.00	33.99	60.63	N72°55'13"E	53°47'56"
C-2	60.39	67.00	32.42	58.37	N20°11'58"E	51°38'33"
C-3	177.79	280.00	92.01	174.82	N71°50'35"E	36°22'51"
C-4	60.75	30.00	48.03	50.89	S75°11'46"E	116°01'15"

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11 DAY OF January, 2017. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

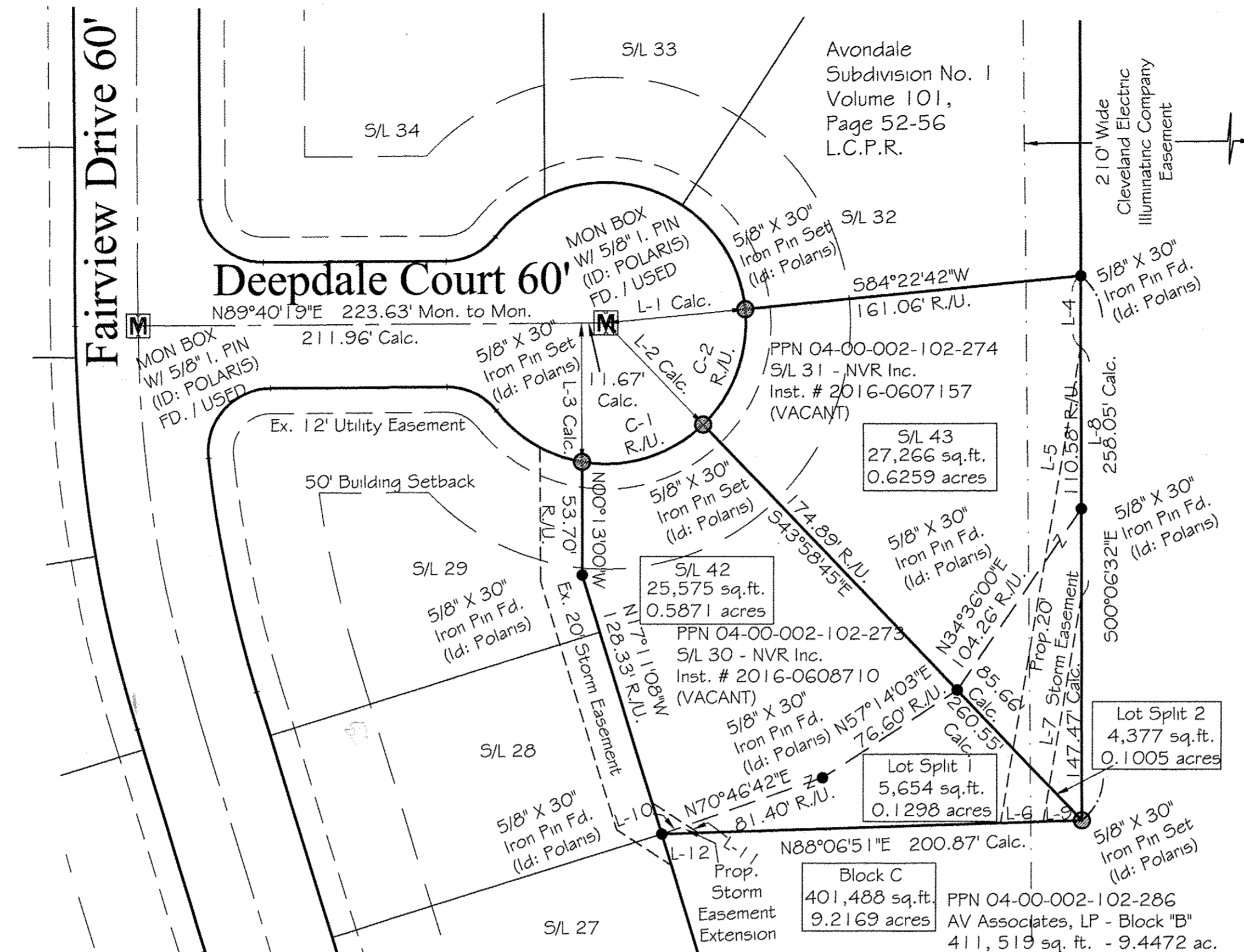
Craig Witherspoon
 COUNCIL PRESIDENT - CRAIG WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 9 DAY OF January, 2017.

Carolyn Witherspoon
 PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

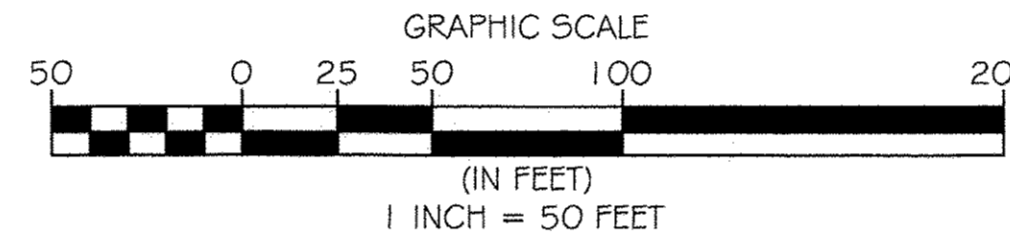
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 10 DAY OF January, 2017.

Ryan Cummins
 CITY OF AVON CONSULTING ENGINEER - RYAN CUMMINS P.E.



AREA TABULATION SUBDIVISION 2

SUBLOTS (2)	1.2130 ACRES
BLOCK C	9.2169 ACRES
RIGHT-OF-WAY	0.0000 ACRES
SUBDIVISION 2	
TOTAL AREA	10.4299 ACRES



BOUNDARY SURVEY LEGEND

- 5/8" X 30" Iron Pin Set (Id: Polaris)
- Iron Pin Found (As Noted)
- Mon Box Found With Pin (As Noted)

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED AV ASSOCIATES, L.P., AN OHIO LIMITED PARTNERSHIP, AND NVR INC, A VIRGINIA CORPORATION, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS AVONDALE SUBDIVISION NO. 2, A SUBDIVISION OF SUBLOTS 42 THROUGH 43 INCLUSIVE, AND BLOCK "C", BEING A RESUBDIVISION OF SUBLOTS 30, 31, AND BLOCK B OF AVONDALE SUBDIVISION NO. 1 AS SHOWN BY PLAT RECORDED IN VOLUME 101, PAGES 56 THROUGH 62 OF LORAIN COUNTY PLAT RECORDS, AND DOES HEREBY ACCEPT PLAT OF SAME

SAID SUBLOTS 42 AND 43 ARE SUBJECT TO THE "AVONDALE SUBDIVISION DECLARATION OF COVENANTS" AS SHOWN RECORDED AS DOCUMENT NUMBER 2015-0569734 IN THE LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

THE UNDERSIGNED OWNERS DO HEREBY GRANT UNTO THE CITY OF AVON & THE AVONDALE SUBDIVISION HOMEOWNERS' ASSOCIATION STORM EASEMENT EXTENSION, AND A 20' STORM EASEMENT AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN SAID EASEMENTS. THE GRANTEE IS ONLY RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS. ALL OTHER EASEMENTS AND BLOCKS HAVE BEEN PREVIOUSLY GRANTED BY PLAT RECORDED IN VOLUME 101, PAGE 56 THROUGH 62 OF LORAIN COUNTY PLAT RECORDS

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, James C. Rumbaugh, AGENT OF AV ASSOCIATES L.P., HAS HERETO SET HIS HAND AT Pittsburgh, PENNSYLVANIA, THIS 27th DAY OF December, 2016.

By: J.C. Rumbaugh, AGENT OF AV ASSOCIATES L.P.

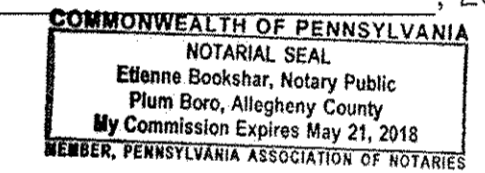
NO TRANSFER NECESSARY
J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR
J. Craig Snodgrass
 DEPUTY

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF ALLEGHENY) SS
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, James C. Rumbaugh, AGENT OF AV ASSOCIATES L.P., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF AV ASSOCIATES L.P.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Pittsburgh, PENNSYLVANIA,

THIS 27th DAY OF December, 2016.
Erin Booksh
 NOTARY PUBLIC



IN WITNESS WHEREOF, Douglas Hensel, AGENT OF NVR INC, HAS HERETO SET HIS HAND

AT Brecksville, OHIO, THIS 4th DAY OF January, 2017.

By: Douglas Hensel, REGIONAL MANAGER, AGENT OF NVR INC.

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 FEB 9 3 2017
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

STATE OF OHIO)

COUNTY OF LORAIN) SS
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, Douglas Hensel, AGENT OF NVR INC., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF NVR INC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Brecksville, OHIO,

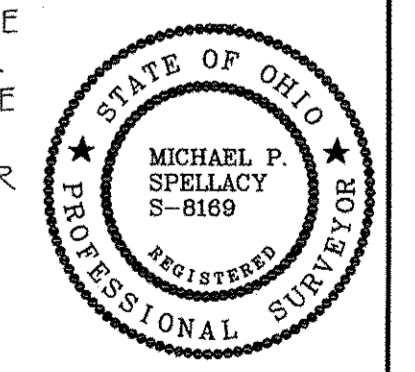
THIS 4th DAY OF January, 2017.
Laura L. Thornton
 NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 10.4299 ACRE PARCEL OF LAND LOCATED ON DEEPALE COURT IN THE CITY OF AVON AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED, BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN NOVEMBER OF 2016, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Spellacy
 MICHAEL P. SPELLACY, P.S. NO. 8169
 12/21/2016
 DATE



REV. NO.	DATE	BY	CHK'D

DATE: 12/15/2016
 SCALE: HOR. 1"=50'
 VERT. 1"=0'
 FOLDER: Surveys
 FILENAME: Record Plat. Subd.2
 TAB: Plat 1-03
 DRAWN: MPS

Avondale Subdivision No. 2
 Record Plat

POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

CONTRACT No.	
13144	
SHEET	OF
1	1