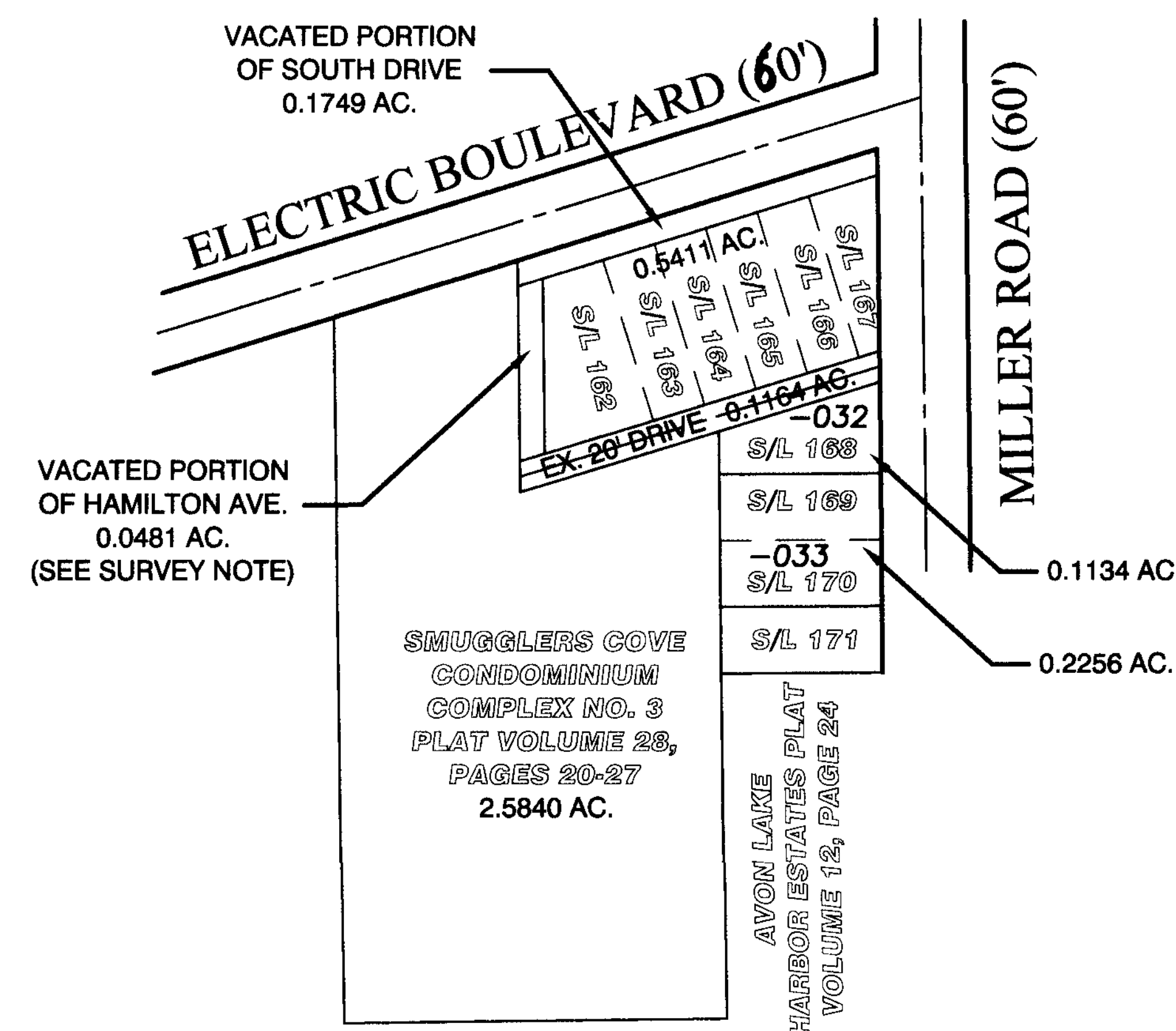
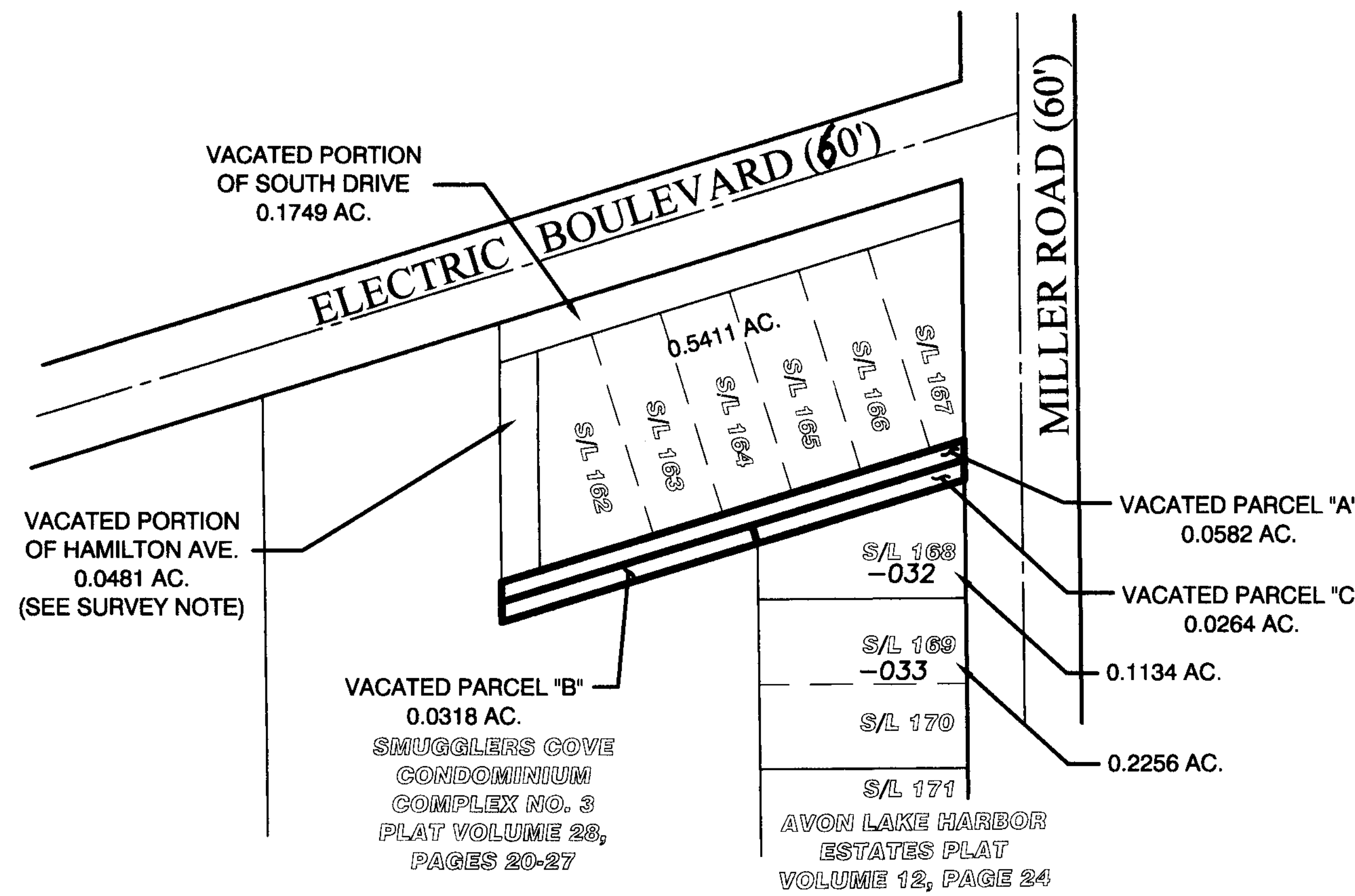


AVON LAKE HARBOR ESTATES RE-SUBDIVISION NO. 2

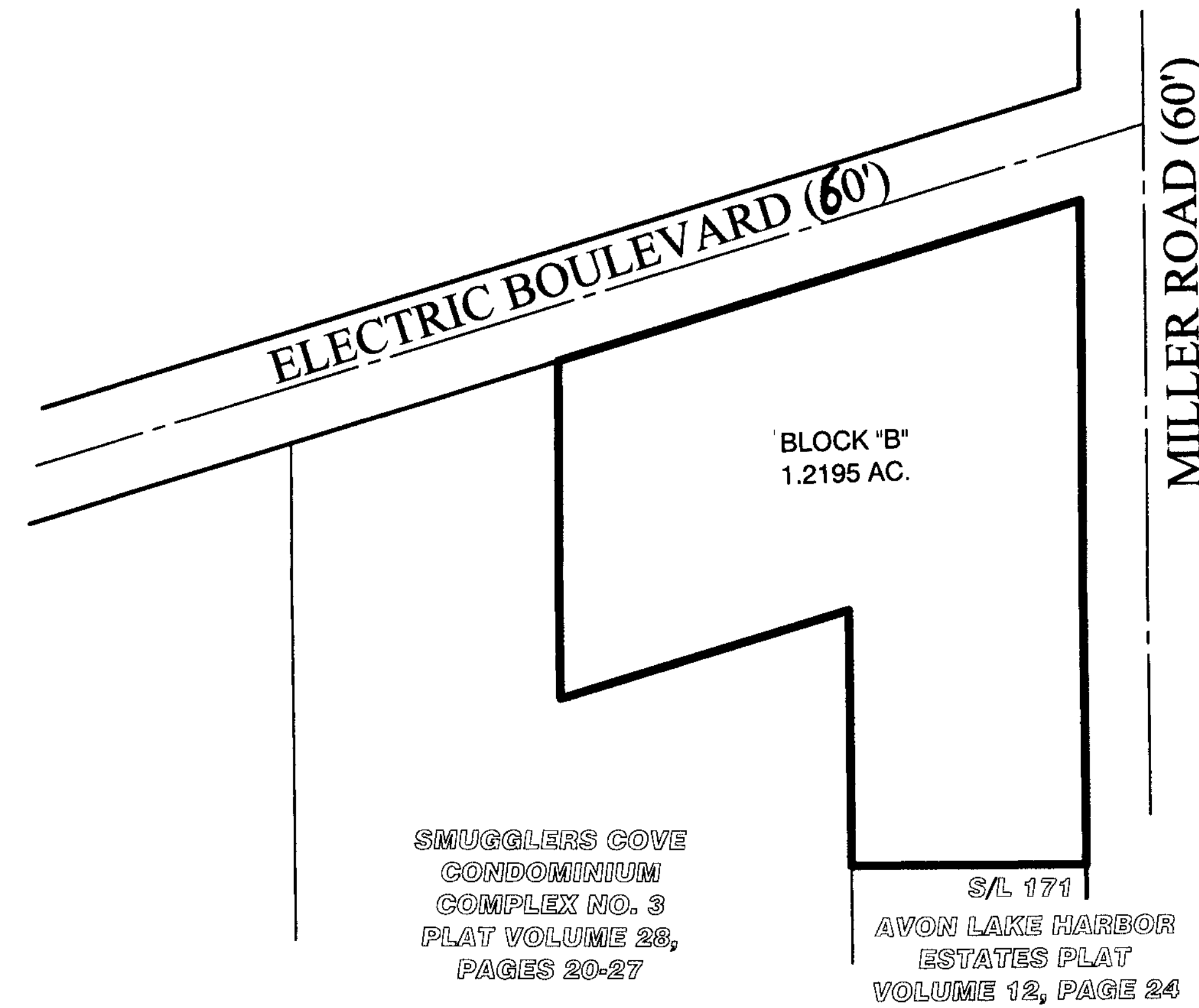
SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 6, AND FURTHER KNOWN AS BEING BLOCK "B", A RE-SUBDIVISION OF SUBLOT NUMBERS 162-170, A VACATED PORTION OF SOUTH DRIVE, HAMILTON AVENUE, AND A 20' DRIVE AS ORIGINALLY RECORDED IN AVON LAKE HARBOR ESTATES VOLUME 12, PAGE 24 OF THE LORAIN COUNTY PLAT RECORDS.



EXISTING PARCEL SUMMARY
NOT TO SCALE



VACATED PARCEL SUMMARY
NOT TO SCALE

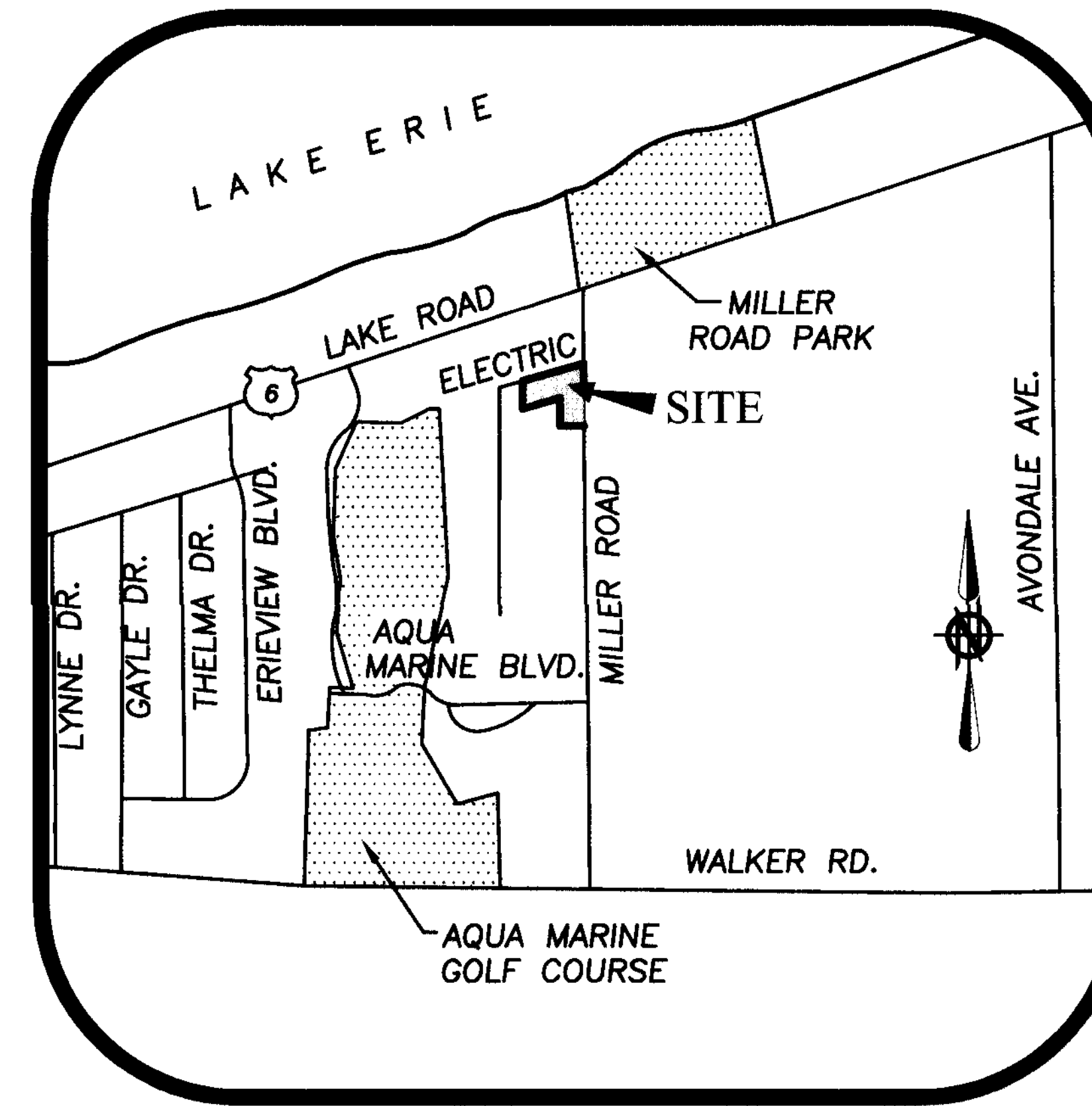


RE-SUBDIVISION PARCEL SUMMARY
NOT TO SCALE

- LEGEND**
- IRON PIN/PIPE FOUND (AS INDICATED)
 - 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
 - ⋮ CENTERLINE
 - R/W RIGHT-OF-WAY LINE
 - (R) (REC.) RECORD INFORMATION
 - (M) (MEAS.) MEASURED INFORMATION
 - (C) (CALC.) CALCULATED INFORMATION
 - (U) USED INFORMATION

SURVEY NOTE:

THIS PREVIOUSLY VACATED PORTION OF HAMILTON AVENUE WAS NOT ACCEPTED BY THE OWNERS OF THE ADJACENT LAND PER ORDINANCE No. 47-41. THIS PLAT WILL ACCEPT THIS PORTION OF ROADWAY AS BEING VACATED AND MAKE IT PART OF BLOCK "B" OF AVON LAKE HARBOR ESTATES RE-SUBDIVISION No. 2



LOCATION MAP NOT TO SCALE

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT OF AVON LAKE HARBOR ESTATES RE-SUBDIVISION NO. 2.

[Signature] 9/13/19
DATE

APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT OF AVON LAKE HARBOR ESTATES RE-SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON

THIS 09/12/2012 DAY OF 2012

[Signature] DATE

LAW DIRECTOR:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF AVON LAKE HARBOR ESTATES RE-SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, OHIO.

[Signature] 9-9-19
CITY OF AVON LAKE LAW DIRECTOR DATE

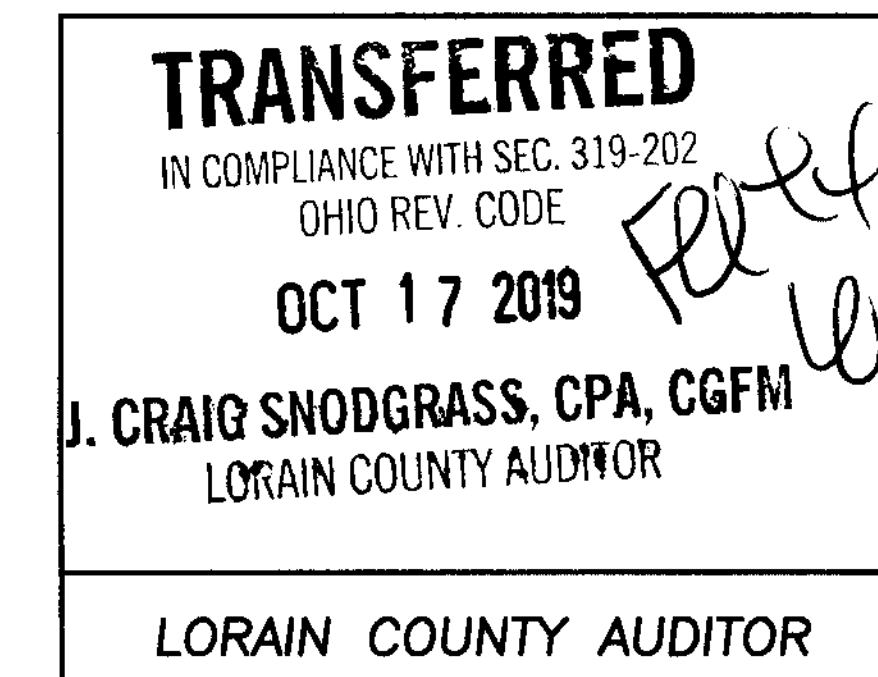
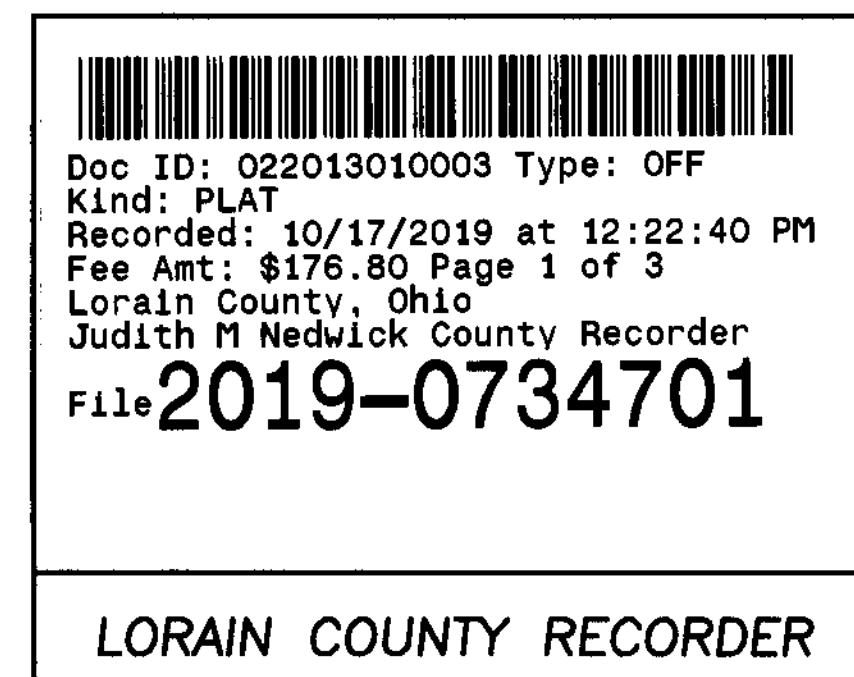
CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF AVON LAKE HARBOR ESTATES RE-SUBDIVISION NO. 2 HAS BEEN APPROVED AND THAT THE 20 FOOT DRIVE AS SHOWN HEREON HAS BEEN ACCEPTED FOR VACATION BY THE COUNCIL OF AVON LAKE BY

ORDINANCE NO. 140-2012

PASSED THIS 14th DAY OF November 2012

[Signature] 1/6/19
CITY OF AVON LAKE CLERK OF COUNCIL DATE



REGATTA PROPERTIES
Plat vol. 107
Pages 12,13

OWNERS CERTIFICATE:

WE THE UNDERSIGNED OWNER OF LAND ADJACENT TO THE VACATED RIGHT-OF-WAYS DESCRIBED HEREIN, DO HEREBY AGREE TO AND ADOPT THE VACATION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST AND AUTHORIZE ITS RECORDING.

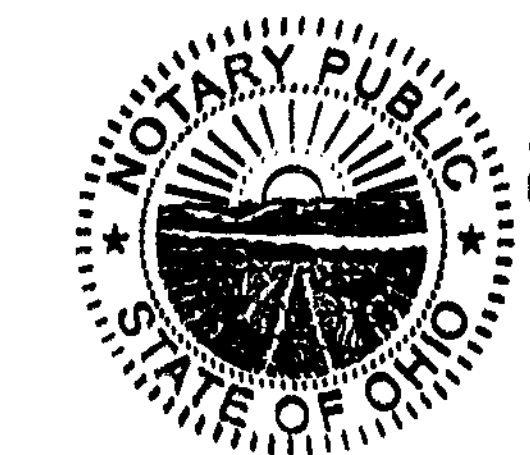
[Signature] 9/11/2019
REGATTA PROPERTIES, LLC DATE

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR REGATTA PROPERTIES, LLC WHO ACKNOWLEDGED THAT THEY DID SIGN THIS FOREGOING PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL

THIS 4th DAY OF September 2019

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES April 25, 2022

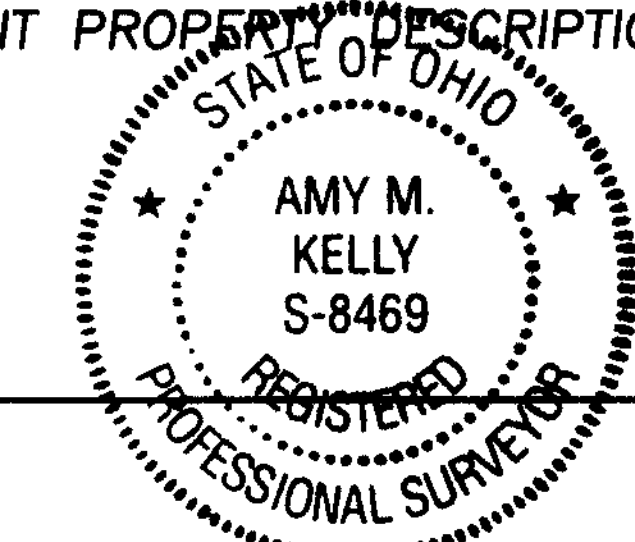


JACQUELINE M. HUDGENS
Notary Public, State of Ohio
My Commission Expires
April 25, 2022
Recorded in Lorain County

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE RE-SUBDIVISION AS SHOWN HEREON, SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 6, AND FURTHER KNOWN AS BEING BLOCK "B", A RE-SUBDIVISION OF SUBLOT NUMBERS 162-170, A VACATED PORTION OF SOUTH DRIVE, HAMILTON AVENUE, AND A 20' DRIVE AS ORIGINALLY RECORDED IN AVON LAKE HARBOR ESTATES AS RECORDED IN VOLUME 12, PAGE 24 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 1.2195 OF AN ACRE OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 6, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY.

[Signature] 8/29/2019
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8469 DATE



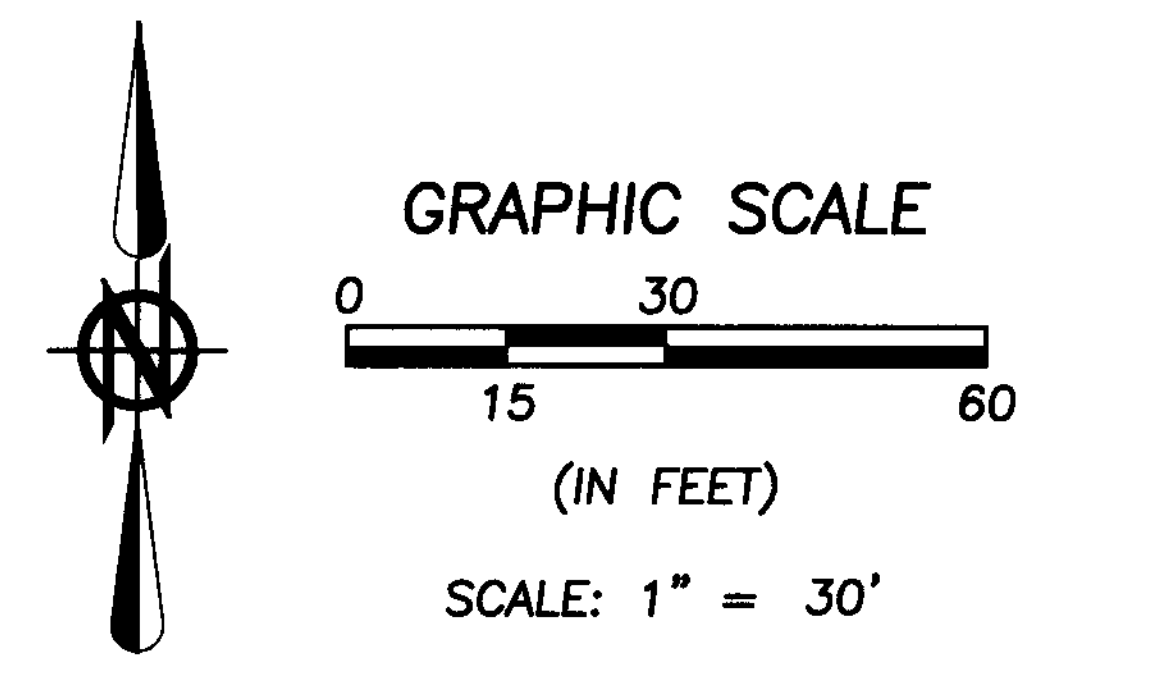
DRAWN BY: RLK CHECKED BY: AMK	<p>BRAMHALL ENGINEERING AND SURVEYING CO., INC. 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX</p>	SHEET 1 OF 2 JOB NO. 18-4923
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J:\10-2983A\DRAWINGS\10-2983A RESUBDIVISION PLAT.DWG

DATE	BY	DESCRIPTION
08-29-2019	CDW	ISSUE TO CITY OF AVON LAKE

AVON LAKE HARBOR ESTATES RE-SUBDIVISION NO. 2

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 6, AND FURTHER KNOWN AS BEING BLOCK "B", A RE-SUBDIVISION OF SUBLot NUMBERS 162-170, A VACATED PORTION OF SOUTH DRIVE, HAMILTON AVENUE, AND A 20' DRIVE AS ORIGINALLY RECORDED IN AVON LAKE HARBOR ESTATES VOLUME 12, PAGE 24 OF THE LORAIN COUNTY PLAT RECORDS



BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF ELECTRIC AVENUE WHICH WAS ASSUMED TO BE NORTH 72°42'49" EAST.

AS SURVEYED ON MAY 31, 2012

LEGEND

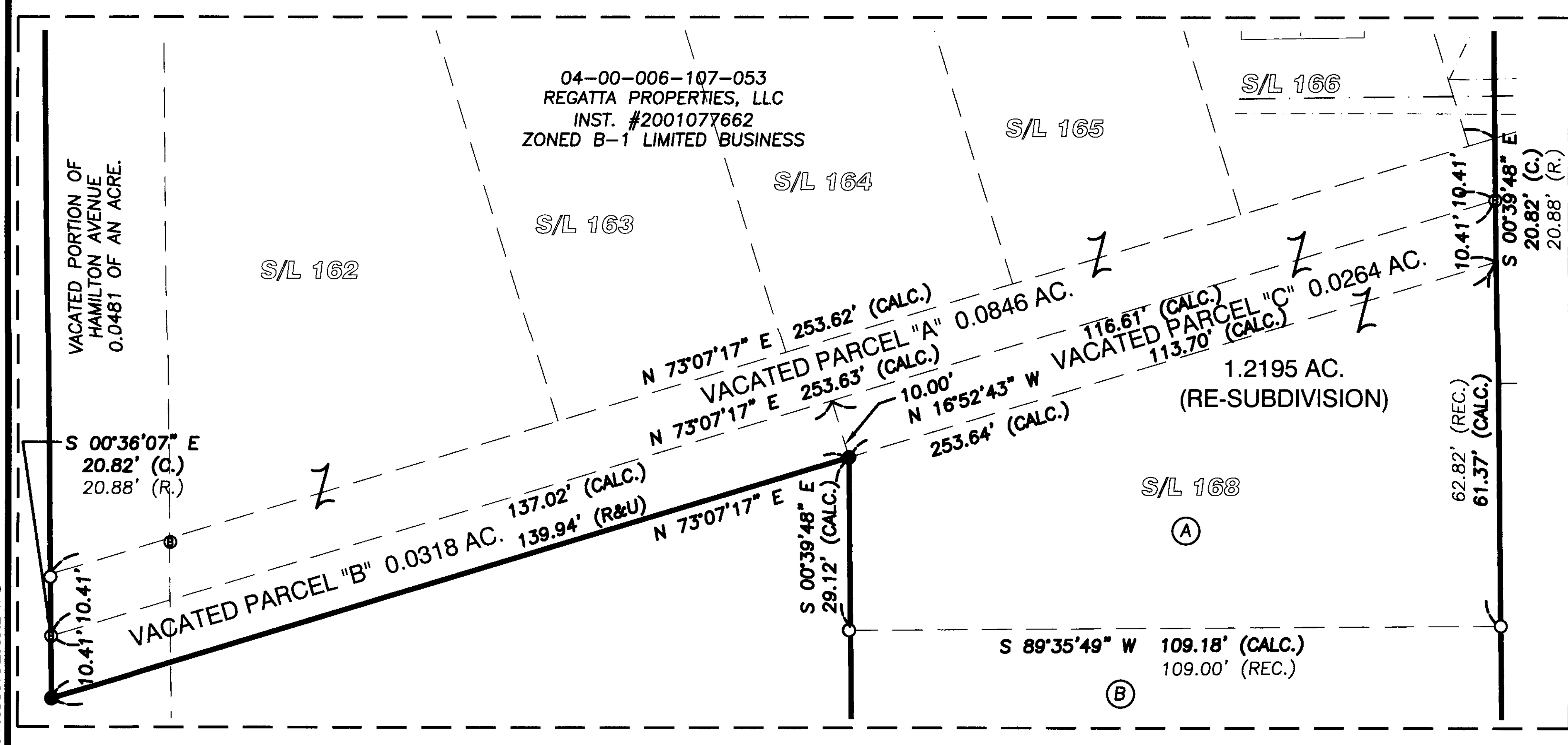
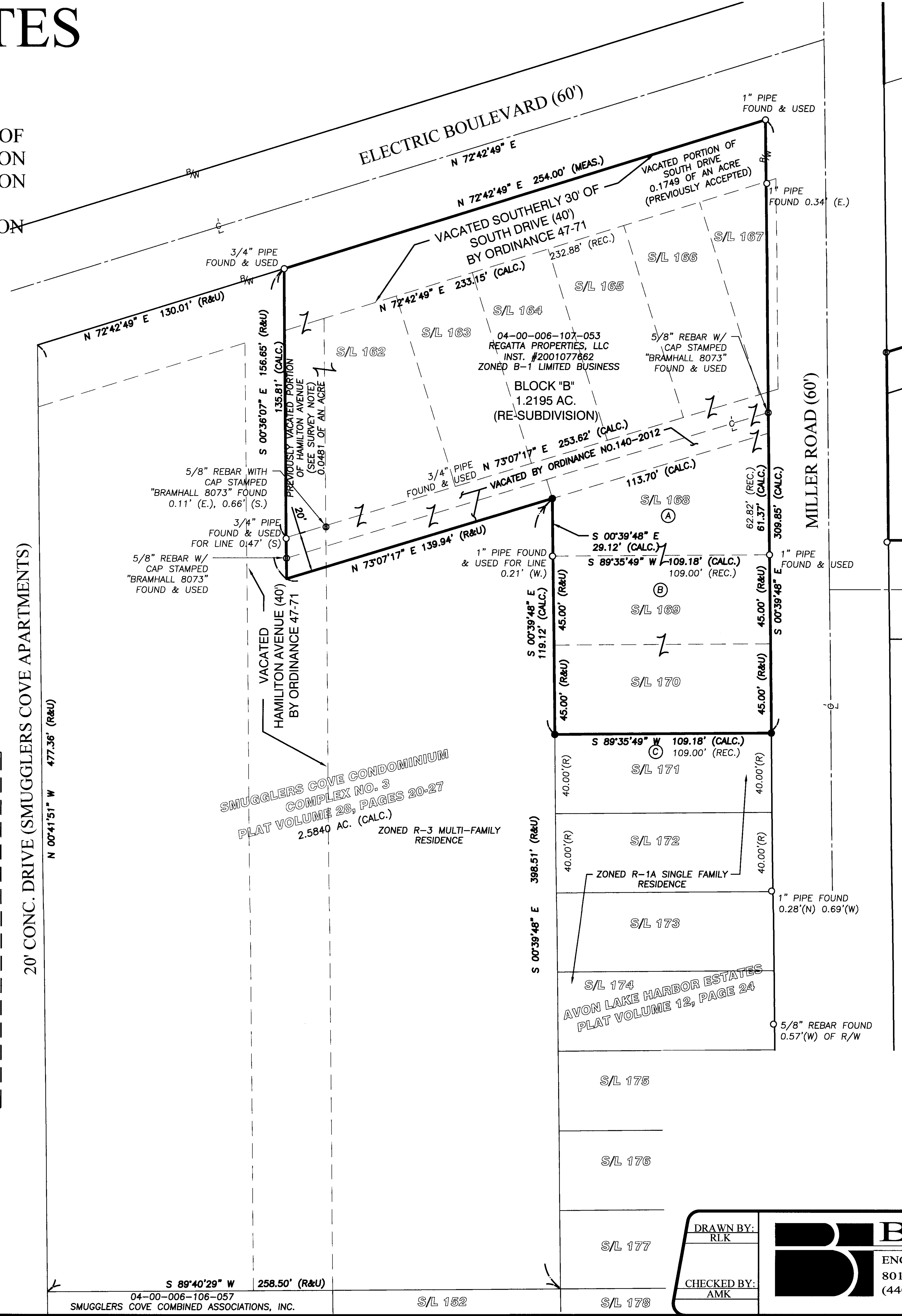
- IRON PIN/PIPE FOUND (AS INDICATED)
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- CENTERLINE
- RIGHT-OF-WAY LINE
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) USED INFORMATION

SURVEY NOTE:

THIS PREVIOUSLY VACATED PORTION OF HAMILTON AVENUE WAS NOT ACCEPTED BY THE OWNERS OF THE ADJACENT LAND PER ORDINANCE No. 47-41. THIS PLAT WILL ACCEPT THIS PORTION OF ROADWAY AS BEING VACATED AND MAKE IT PART OF BLOCK "B" OF AVON LAKE HARBOR ESTATES RE-SUBDIVISION No. 2

ACREAGE BREAKDOWN	
SUBLOTS 162-167	0.5411 OF AN ACRE
SUBLot 168-170	0.3390 OF AN ACRE
VACATED SOUTH DRIVE	0.1749 OF AN ACRE
VACATED HAMILTON AVE.	0.0481 OF AN ACRE
VACATED PARCEL "A"	0.0582 OF AN ACRE
VACATED PARCEL "B"	0.0318 OF AN ACRE
VACATED PARCEL "C"	0.0264 OF AN ACRE
BLOCK "B"	1.2195 ACRES
AVON LAKE HARBOR ESTATES RE-SUBDIVISION No. 2	1.2195 ACRES

ID	OWNERSHIP
(A)	04-00-006-107-032 REGATTA PROPERTIES, LLC INST. #20120428365 0.1134 AC. (CALC.) ZONED B-1 LIMITED BUSINESS
(B)	04-00-006-107-033 REGATTA PROPERTIES, LLC INST. #20180687842 0.2256 AC. (CALC.) ZONED B-1 LIMITED BUSINESS
(C)	04-00-006-107-034 KATHERINE L. MCCOWAN INST. #20030882363 ZONED R-1A



DETAIL OF EX. 20' VACATED DRIVE
SCALE: 1" = 20'

DATE	BY	DESCRIPTION
08-29-2019	CDW	ISSUE TO CITY OF AVON LAKE

S 89°40'29" W 258.50' (R&U)
04-00-006-106-057
SMUGGLERS COVE COMBINED ASSOCIATIONS, INC.

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

DRAWN BY: RLK
CHECKED BY: AMK

SHEET
2 OF 2
JOB NO.
18-4923

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Page 2 of 3

