

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOTS 4 THRU 9, 43 THRU 47, AND 52 THRU 55, INCLUSIVE, IN THE SANDY BEACH SUBDIVISION PROPOSED AS PART OF ORIGINAL AVON TOWNSHIP SECTION 6, AS APPEARS IN THE SURVEY OF HOLLAND ENGINEERING COMPANY DATED DECEMBER 1919 AND OTHER LAND IN ORIGINAL AVON TOWNSHIP SECTION 6.

HUNTER ROADKILL SUBDIVISION

BEING A RESUBDIVISION OF SUBLOTS 4 THRU 9, 43 THRU 47 AND 52 THRU 55, INCLUSIVE, IN THE SANDY BEACH SUBDIVISION PROPOSED, PART OF ORIGINAL AVON TOWNSHIP SECTION 6, AS APPEARS BY THE SURVEY OF HOLLAND ENGINEERING COMPANY DATED DECEMBER 1919 AND PERMANENT PARCEL NUMBER 04-00-006-101-017, AND SUBDIVIDING INTO SUBLOTS 1 AND 2.

ACCEPTANCE

I, THE UNDERSIGNED REPRESENTATIVE OF HUNTER ROADKILL LLC, OWNER OF THE LANDS, AND KNOWN AS PARCEL NOS. 04-00-006-102-017, 04-00-006-102-019, 04-00-006-102-020, 04-00-006-101-052, 04-00-006-101-053, 04-00-006-101-054, 04-00-006-101-055 AND 04-00-006-101-072, AS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT, AND ACKNOWLEDGE THAT THE SAME WAS PREPARED AT MY REQUEST.

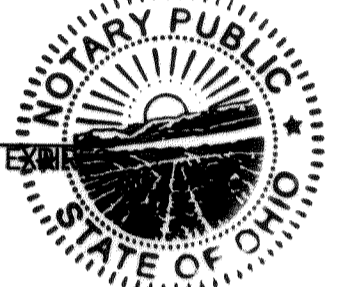
Regan Kowalski
HUNTER ROADKILL LLC, REGAN KOWALSKI, PRESIDENT

STATE OF OHIO)
COUNTY OF LORAIN) s.s.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE AFOREMENTIONED, REGAN KOWALSKI AND WHO ACKNOWLEDGED THAT THE SIGNING OF SAID INSTRUMENT IS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT, COLUMBUS OHIO THIS 14th DAY OF SEPTEMBER, 2021.

Daniel J. Neff
NOTARY PUBLIC



APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION SECRETARY FOR THE CITY OF AVON LAKE, OHIO THIS 8th DAY OF September 2021.

Joseph Reitz
JOSEPH REITZ-PLANNING COMMISSION SECRETARY
Green Springs Recording Secretary

THIS PLAT IS HEREBY APPROVED BY THE CITY COUNCIL FOR THE CITY OF AVON LAKE, OHIO, BY ORDINANCE No. 21-130, THIS 13th DAY OF September, 2021.

Valerie E. Rosmarin
VALERIE ROSMARIN - CITY COUNCIL CLERK

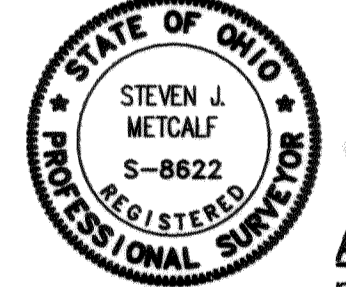
Gregory J. Zilka
GREGORY ZILKA - MAYOR

Gary A. Ebert
GARY A. EBERT - LAW DIRECTOR

Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings for this survey is the Ohio State Plane Coordinate System NAD 83 (1986) North Zone.

I hereby certify that I have surveyed the land shown on this plat, that the plat, is a correct representation of the land surveyed, the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or were set as shown. Field work performed in March 2016, & June 2017 and updated in May 2021.

Steven J. Metcalf
Steven J. Metcalf
Registered Surveyor No. 8622-Ohio



September 13, 2021
Date

ABBREVIATIONS

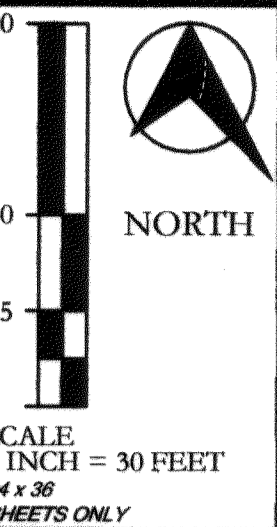
- r. rec. record
- fd. found
- d. deed
- u. used
- calc. calculated
- obs. observed
- mon. monument
- Vol. Volume
- Pg. Page
- A.F.N. Automatic Filing No.
- L.C.M.R. Lorain Co. Map Record
- L.C.D.R. Lorain Co. Deed Record
- P.P.N. Permanent Parcel No.
- O.L. Original Lot

TRANSFERRED

IN COMPLIANCE WITH THE
OHIO REV. CODE
GCT 07 2021
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

SYMBOL LEGEND (EXISTING)

Ⓢ	CENTER LINE		
Ⓟ	PROPERTY LINE		
Ⓩ	CONSOLIDATED LOTS	06-01-21	Submit to client
Ⓢ	IRON PIN/PIPE FOUND	REV NO	DATE
Ⓢ	IRON PIN SET	DWG NAME	DRAWN BY
		13924-CP2	TEW
		CHKD BY	JOB NO
		SJM	13924



HUNTER ROADKILL LLC
HUNTER ROADKILL SUBDIVISION
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

NEFF & ASSOCIATES
4405 York Road Parma Heights, Ohio 44130
Tel: 440.884.3100 Fax: 440.884.3108

SHEET NO.
1 of 1

Plat Sheet

Instrument # 2021-0843175

Film # _____

Name of Plat: HUNTER ROADKILL SUBDIVISION

Owner: HUNTER ROADKILL LLC

Description: SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO. KNOWN AS BEING ALL OF SUBLOTS 4 THRU 9, 43 THRU 47 AND 52 THRU 55 INCLUSIVE IN THE SANDY BEACH SUBDIVISION PROPOSED AS PART OF ORIGINAL AVON TOWNSHIP SECTION 16 EASEMENT INCLUDED CREATING SUBLOTS 1 AND 2

SUBLOT 1 0.4779 ACRE
SUBLOT 2 1.0809 ACRE

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 110

Receiving Stamp

Pg. 69

REINHARDT & ASSOCIATES
4365 E. LAKE ROAD
SHEFFIELD LAKE, OH 44054

Amount: 86.40

Initials: ST