GILBERT FORTHOFER'S SUBDIVISION NO. 6 SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 22, AND FURTHER FOUND 39.40' -41 OFF C/L KNOWN AS BEING A RE-SUBDIVISION OF SUBLOT NUMBERS 16 & 17 AS RECORDED IN GILBERT DETROIT ROAD (66') 5/8" REBAR . (a.k.a. STATE ROUTE 254) FORTHOFER'S SUBDIVISION NO. 1 AND DEDICATION OF ELIZABETH AVE. EXTENSION AS RECORDED RAILROAD SPIKE FOUND 33.18' FOUND 0.14' (N.) (a.k.a. NORTH RIDGE ROAD) OFF C/L IN VOLUME 16, PAGE 22 OF THE LORAIN COUNTY PLAT RECORDS - ANGLE S 83°08'15" E 306.93' (R&U) S 83°08'15" E 192.00' (C.) POINT 5/8" REBAR FOUND 31.54' 191.29' (R.) ENGINEER'S CERTIFICATION; OFF C/L THIS IS TO CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS 114.93' (C.) PLAT OF GILBERT FORTHOFER'S SUBDIVISION NO. 6. S 85°59'58" F EX. EDGE OF ASPHALT ANGLE *30.00*° 76.72' (C.) MIDDLETON DR 3.66' (N. CONC. **APRON** EASEMENT (5-P) 8 85 59 58" E /19.61 (C.) INST. #2020-0760865 **APPROVALS** ANDSCAPING/ PROPOSED 10' EX. 10' SEWER & UTILITY THIS IS TO CERTIFY THAT THIS PLAT OF GILBERT FORTHOFER'S PERMANENT HIGHWAY EASEMENT (5-SU) SUBDIVISION NO. 6 HAS BEEN APPROVED BY THE PLANNING . 10' PERMANENT HIGHWAY EASEMENT (6-P) LAPPLE COURT INST. #2020-0760866 04-00-022-105-001 S/L 16 EASEMENT (7-P) PEAR STREET LANDSCAPING INST. #2020-0760860 JANET L. LOWRY INST. #2017-0628976 (PARCEL #1) EX. CONC. (NO RECORD ACREAGE) S/L 15 0.473 AC. (CALC. FROM RECORD PLAT) 0.471 AC. (PER SURVEY) PLANNING COMMISSION SECRETARY EX. HOUSE 34675 DETROIT RD. SADDLE CREEK LAW DIRECTOR 04-00-022-105-014 ANNE M. JENNINGS LEGEND THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GILBERT GILBERT FORTHOFER'S AVENUE INST. #2018-0687331 KELLER STREET FORTHOFER'S SUBDIVISION NO. 6 AND FIND THE SAME TO BE SUBDIVISION NO. 1 AND EX. GARAGE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE IRON PIN/PIPE FOUND **FENCE** DEDICATION OF ELIZABETH AVE. CITY OF AVON, OHIO. (AS INDICATED) EXTENSION P.V. 16 P. 22 " PIPE FOUND & 5/8" IRON REBAR WITH CAP **LOCATION MAP** USED FOR R/W STAMPED "BRAMHALL 8073" SET 15.6'± 0.25' (W.) -NOT TO SCALE-3/15/21 DATE 160.79' (R&U) CENTERLINE RIGHT-OF-WAY LINE SUBLOT 78 0.8418 AC. (CALC.) (R) (REC.) RECORD INFORMATION CITY COUNCIL (RE-SUBDIVISION) THIS IS TO CERTIFY THAT THIS PLAT OF GILBERT FORTHOFER'S (M) (MEAS.) MEASURED INFORMATION SUBDIVISION NO. 6 HAS BEEN APPROVED BY THE COUNCIL OF AVON BY 04-00-022-105-002 (C) (CALC.) CALCULATED INFORMATION ORDINANCE NO. 91-20 S/L 14 JANET L. LOWRY INST. #2017-0628976 (PARCEL #2) USED INFORMATION (NO RECORD ACREAGE) - EX. SPLIT RAIL 0.371 AC. (CALC. FROM RECORD FENCE APPARENT ENCROACHMENT PLAT & SURVEY) PIPE FOUND PROPERTY IS SUBJECT TO DEED RESTRICTIONS CITY OF AVON CLERK OF COUNCIL RECORDED IN INSTRUMENT #2006-0146605 AND TO SURVEYOR'S CERTIFICATE: 1" PIPE FOUND 0.30' (W.) 4' ALUMINUM FENCE A PROPOSED 10 FOOT PERMANENT HIGHWAY 1" PIPE FOUND 0.18' (E.) EASEMENT (6-P) TO THE CITY OF AVON (NOT YET 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, COUNTY OF LORAIN, STATE OF OHIO AND RECORDED). N 89°34'03" W 160.79' (R&Û) 0.19' (W.) KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 22, AND FURTHER KNOWN AS BEING - EX. 4' CHAIN-LINK SUBLOT 78, A RE-SUBDIVISION OF SUBLOT NUMBERS 16-17 AS ORIGINALLY RECORDED IN GILBERT APPROVED FENCE ± ON P/L PLANNING COMMISSION FORTHOFER'S SUBDIVISION NO. 1 AND DEDICATION OF ELIZABETH AVE. EXTENSION AS RECORDED IN VOLUME 16, 30.00' 30.00' PAGE 22 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 0.8418 OF AN ACRE OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 22, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED O IRON PIN MONUMENTS WERE FOUND AND AT Carolin Hakus pro CHAIRPERSON ALL POINTS THUSLY INDICATED • IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND S/L 18 DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN Self Clements SECRETARY 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 04-00-022-105-003 TO BE CORRECT. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF BRUCE D. THEISS & THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN CAROLE A. THEISS Doc ID: 023153390002 Type: OFF Kind: PLAT PERFORMING THIS SURVEY. D.V. 1377 P. 230 Recorded: 10/13/2021 at 11:06:08 AM Fee Amt: \$90.40 Page 1 of 2 GRAPHIC SCALE " PIPE FOUND 0.09' (W.) File 2021 - 0843916 (IN FEET) AMY M. KELLY, P.S. CITY OF AVON S-8469 REGISTERED OHIO SURVEYOR No. 8469 36080 CHESTER ROAD SCALE: 1" = 30'IN COMPLIANCE WITH SEC. 319-202 AVON, OH 44011 OHIO REV. CODE Plat Vol. 110 OCT 1 3 2021 **OWNERS CERTIFICATE** J. CRAIG SNODGRASS, CPA, CGFM I THE UNDERSIGNED OWNER OF LAND, DO HEREBY AGREE TO AND LORAIN COUNTY AUDITOR S/L 19 ADOPT THE RESUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST AND AUTHORIZE ITS RECORDING. BASIS OF BEARINGS: LORAIN COUNTY RECORDER LORAIN COUNTY AUDITOR A PORTION OF THE CENTERLINE OF DETROIT ROAD WHICH WAS ASSUMED TO REFERENCES: BE NORTH 78'05'21" WEST PER ELIZABETH AVENUE, JOSEPH STREET, PUTH DRIVE AND DETROIT ROAD 1" PIPE FOUND " PIPE FOUND LORAIN COUNTY TAX MAP RECORDS. 0.15' (W.) & USED LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS. SANITARY SEWER IMPROVEMENT PHASE 2 GILBERT FORTHOFER'S SUBDIVISION NUMBER 1, P.V. 16, P. 22. **NOTARY PUBLIC** RIGHT OF WAY PLAN. ELIZABETH AVENUE, JOSEPH STREET, PUTH DRIVE AND DETROIT ROAD SANITARY SEWER IMPROVEMENT THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID PHASE 2 RIGHT OF WAY PLAN PREPARED BY BRAMHALL ENGINEERING & SURVEYING CO. AND EASEMENT AS SURVEYED BY BRAMHALL ENGINEERING & PLANS DATED 1/2/2020 (EASEMENT 6-P UNRECORDED AS OF THIS DATE). SURVEYING COMPANY IN JULY 2020. WHO ACKNOWLEDGED THAT SHE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HER OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL Rose Frances Seighman SHEET BRAMHALL NOTARY PUBLIC PDATED PER CITY COMMENTS STATE OF OHIO OF ENGINEERING AND SURVEYING COMPANY August 2, 2025 801 MOORE ROAD AVON, OHIO 44011 JOB NO. (440) 934 - 7879 FAX (440) 934 - 7878MY COMMISSION EXPIRES_ APA 07-2411-024F

File Number: 20210843916

Plat Sheet

Instrument #2021-0843911	film#
Name of Plat: Gilbert	Forthofer's Subdivision No. 6
Owner: Jamet	L. LOWry
of Ohio and knowh a Township section 22, 0 being a re-subdivision in Gilbert Forthofer's Elizabeth Ave. Extended the page 22 of the	Avon, county of Lorain & state is being part of original Avon 8418 acres. And further known as of subject numbers 16417 as recorded a Subdivision No. 19 dedication of usion as recorded in volume e Lorain County Plat Records.
Floor Plans:	
Related/Margin: Plot Vol Comments:	· 14/pg. 22
Vol	Receiving Stamp
Pg. <u>84</u>	CITY OF AVON 36080 CHESTER ROAD AVON, OH 44011
Amount: \$90.40 Initials: HR	

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