

NEWMAN SUBDIVISION

BEING A RE-SUBDIVISION OF SUBLOTS NOS. 190 THRU 197, INCLUSIVE, AND SUBLT NO. 277 IN LAKE BREEZE ALLOTMENT OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 30 AS RECORDED IN PLAT VOLUME 7, PAGE 33 OF THE LORAIN COUNTY RECORDS CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

OWNERS CERTIFICATE:

WE THE UNDERSIGNED OWNERS OF SUBLOTS 1, 3 AND 4 DESCRIBED HEREIN, DO HEREBY AGREE TO AND ADOPT THE RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST AND AUTHORIZE ITS RECORDING.

Edith V Newman May 2 2023
EDITH V. NEWMAN DATE

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR OWNER NAME 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

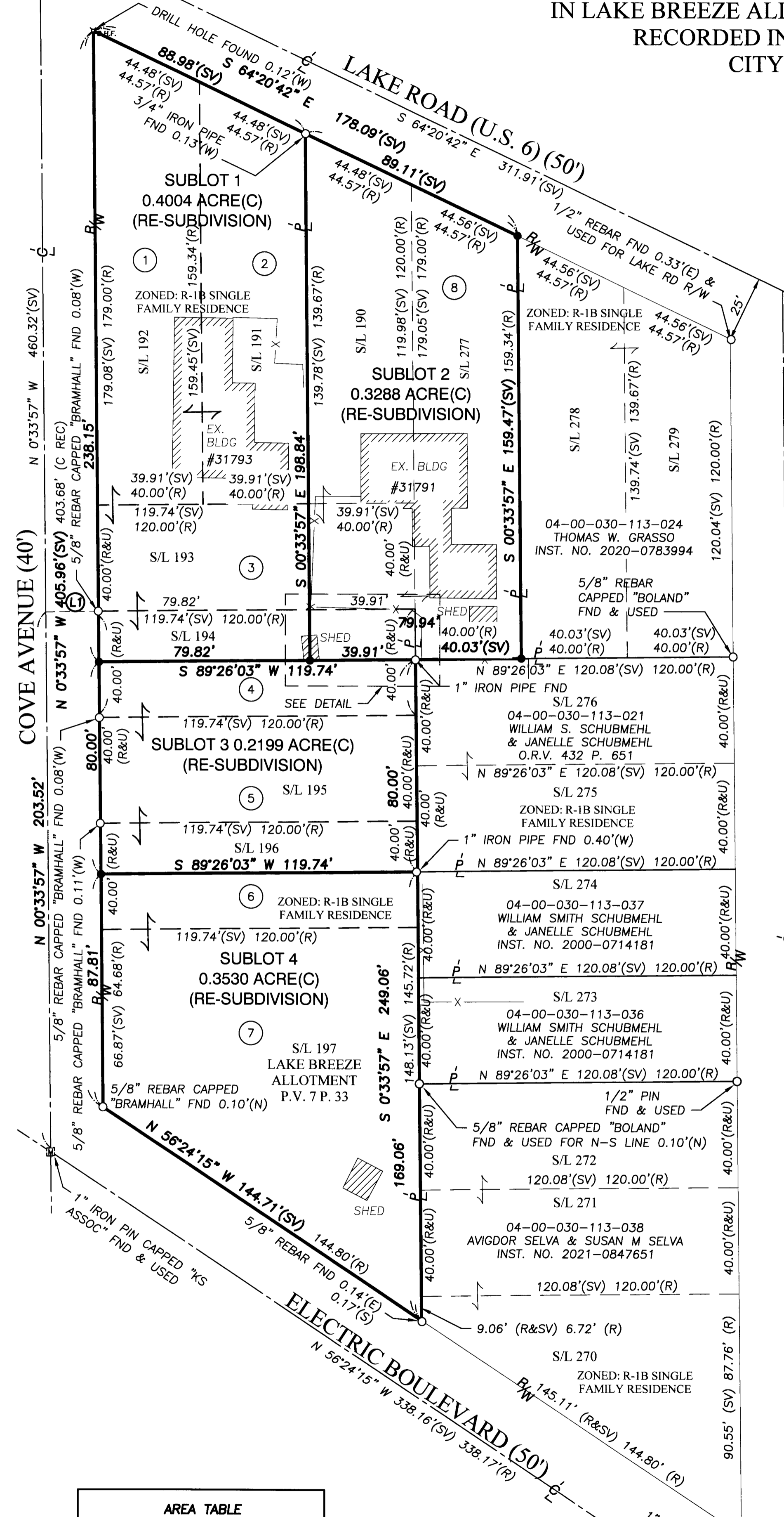
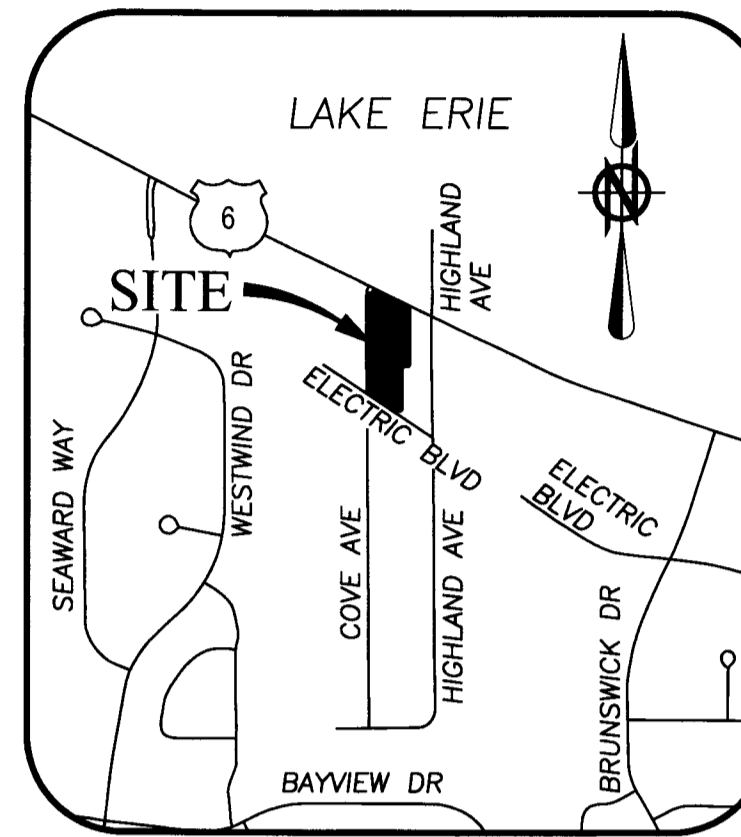
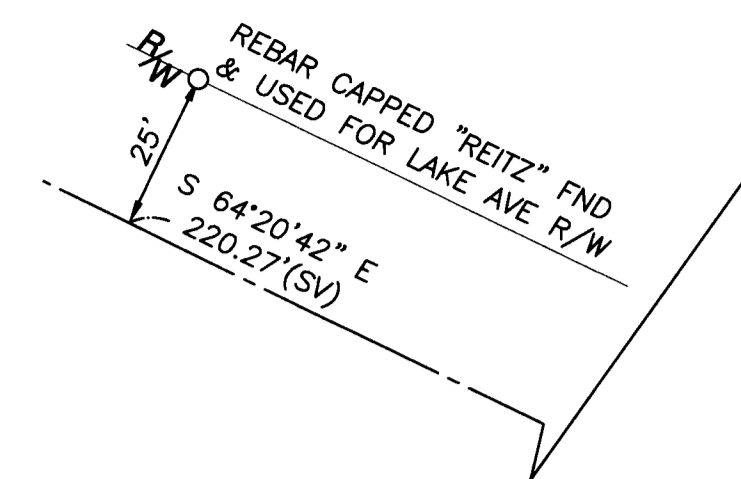
THIS 2ND DAY OF MAY 2023

NOTARY PUBLIC *[Signature]*

MY COMMISSION EXPIRES

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE NOT A STATE AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

SEAL



LEGEND

- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- IRON PIN/PIPE FOUND AS INDICATED
- MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- ⊗ D.H.F. DRILL HOLE FOUND
- X — FENCE
- ▨ BUILDING
- BLDG BUILDING
- (C) CALCULATED
- EX. EXISTING
- FND FOUND
- INST. INSTRUMENT
- NO. NUMBER
- O.R.V. OFFICIAL RECORD VOLUME
- P. PAGE
- P.V. PLAT VOLUME
- (SV) SURVEYED INFORMATION
- (U) USED INFORMATION
- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST
- C. CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P. PROPERTY LINE

2023-0925831
PLAT Fee: \$90.40 Page: 1 of 2
Recorded: 8/15/2023 at 03:57 PM
Receipt: T20230006012
Lorain County Recorder Mike Doran

Plat Vol 114
Page 14

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT OF NEWMAN SUBDIVISION.

[Signature] 4/27/23
CITY OF AVON LAKE ENGINEER DATE

APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT OF NEWMAN SUBDIVISION HAS BEEN APPROVED BY THE CODE ADMINISTRATOR OF THE CITY OF AVON LAKE ON

THIS 27th DAY OF April 2023
[Signature] 4/27/23
CODE ADMINISTRATOR DATE

LAW DIRECTOR:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF NEWMAN SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, OHIO.

[Signature] 4-27-23
CITY OF AVON LAKE LAW DIRECTOR DATE

OWNERS CERTIFICATE:

WE THE UNDERSIGNED OWNERS OF SUBLT 2 DESCRIBED HEREIN, DO HEREBY AGREE TO AND ADOPT THE RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST AND AUTHORIZE ITS RECORDING.

[Signature] 5-3-23
KURTIS G. SCHNAUFER DATE
[Signature] 5/3/23
DANIELLE J. SCHNAUFER DATE

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR OWNER NAME 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 3RD DAY OF MAY 2023
NOTARY PUBLIC *[Signature]*

MY COMMISSION EXPIRES
THIS IS AN ACKNOWLEDGEMENT CERTIFICATE NOT A STATE AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

BASIS OF BEARINGS:

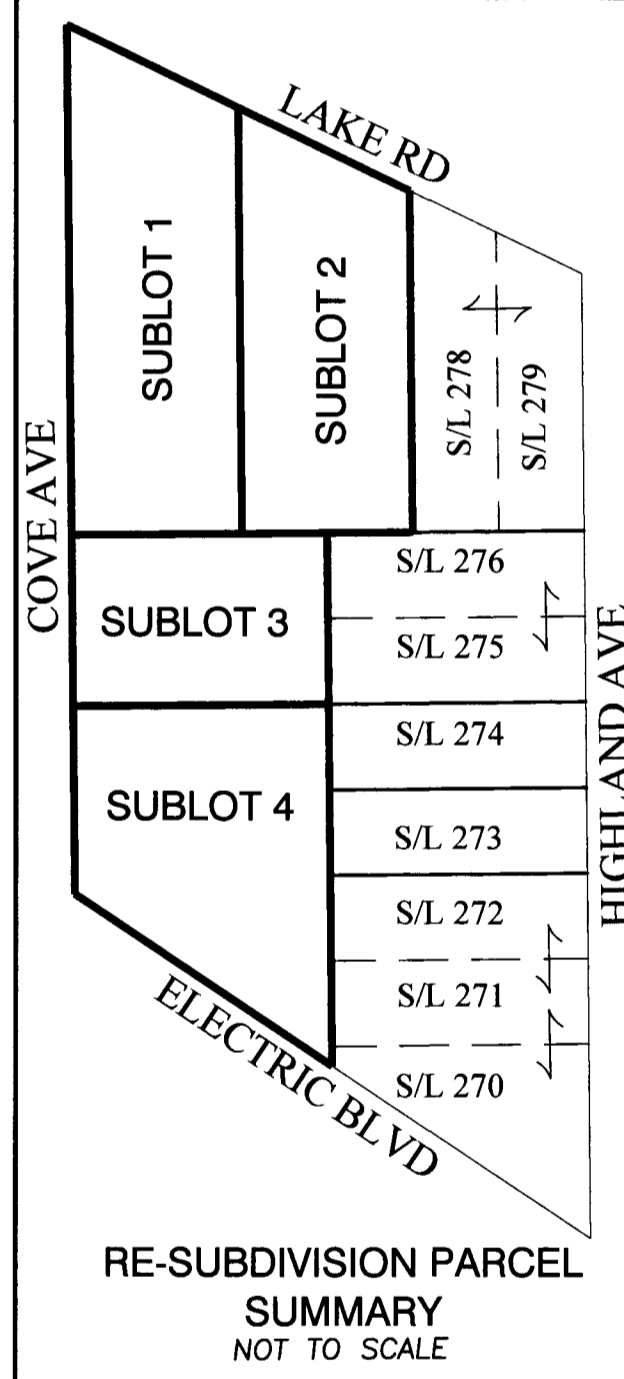
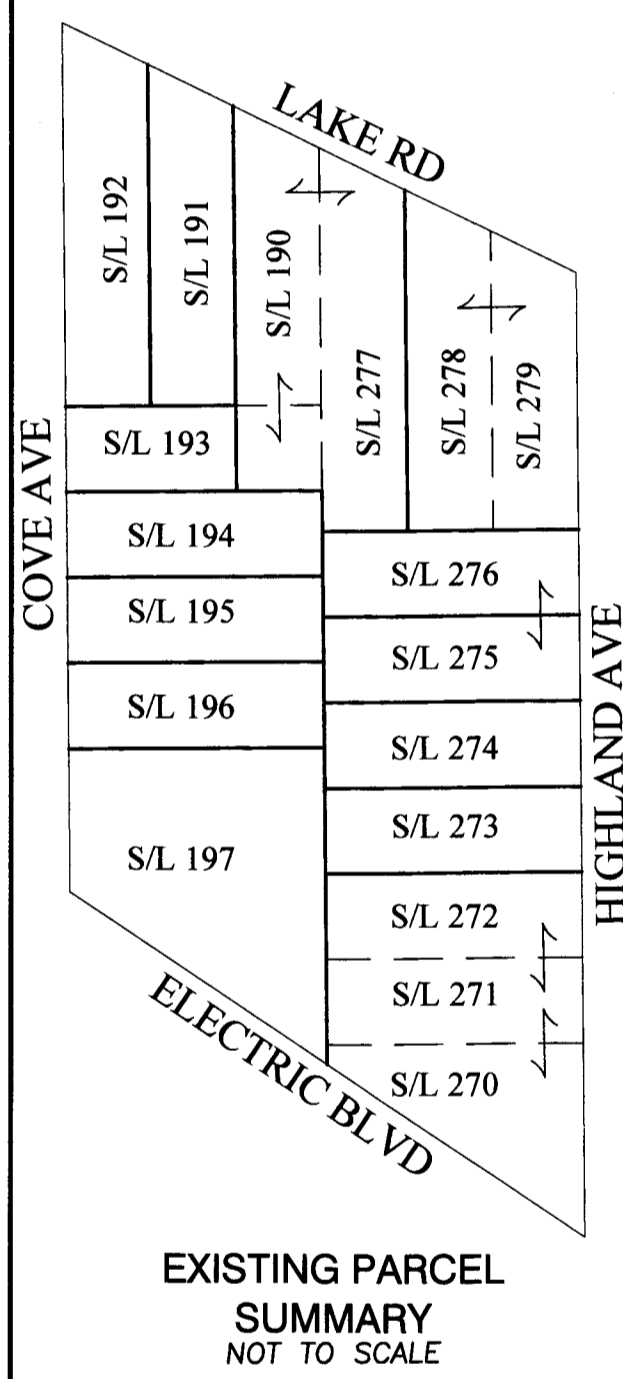
A PORTION OF THE CENTERLINE OF ELECTRIC BOULEVARD WHICH WAS ASSUMED TO BE N 56°24'15" W.

AS SURVEYED IN NOVEMBER, 2022.

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

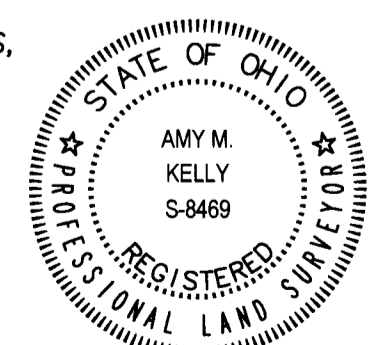
AUG 15 2023
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

OWNERSHIP TABLE	
① 04-00-030-113-026 EDITH V. NEWMAN INST. NO. 2023-0906698	⑤ 04-00-030-113-030 EDITH V. NEWMAN INST. NO. 2023-0906698
② 04-00-030-113-027 EDITH V. NEWMAN INST. NO. 2023-0906698	⑥ 04-00-030-113-031 EDITH V. NEWMAN INST. NO. 2023-0906698
③ 04-00-030-113-028 EDITH V. NEWMAN INST. NO. 2023-0906698	⑦ 04-00-030-113-032 EDITH V. NEWMAN INST. NO. 2023-0906698
④ 04-00-030-113-029 EDITH V. NEWMAN INST. NO. 2023-0906698	⑧ 04-00-030-113-022 KURTIS G. SCHNAUFER & DANIELLE J. SCHNAUFER INST. NO. 2016-0581439



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 30, AND FURTHER KNOWN AS BEING A RE-SUBDIVISION OF ALL OF SUBLT NOS. 190 THRU 197, INCLUSIVE, AND ALL OF SUBLT NO. 277 AS RECORDED IN PLAT VOLUME 7, PAGE 33 OF THE LORAIN COUNTY RECORDS, CONTAINING 1.3021 OF AN ACRE OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 30, 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.

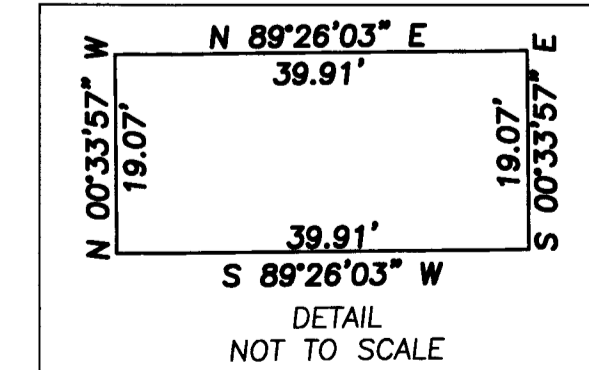
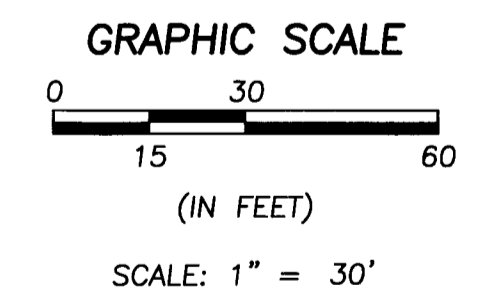


[Signature] 4/27/2023
AMY M. KELLY, P.
REGISTERED OHIO SURVEYOR No. 8469

REFERENCES:

- LORAIN COUNTY TAX MAP RECORDS AND SURVEY RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- LAKE BREEZE ALLOTMENT VOLUME 07 PG 33 - 1908
- LAKE BREEZE ALLOTMENT SUBDIVISION NO. 3 VOLUME 92 PAGE 49 - 2007

AREA TABLE	
SUBLT 1	0.4004 ACRE(C)
SUBLT 2	0.3288 ACRE(C)
SUBLT 3	0.2199 ACRE(C)
SUBLT 4	0.3530 ACRE(C)
TOTAL	1.3021 ACRES(C)



DRAWN BY: MAM

CHECKED BY: AMK

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

SHEET 1 OF 1
JOB NO. 22-5897

J:\225897 Resubdivison Cove & Electric\DRAWINGS\225897 Main.dwg, Plotted: Apr 27, 2023 - 10:02am

Plat Sheet

Instrument # 925831

Film # _____

Name of Plat: Newman Subdivision

Owner: Edith V Newman, Kurtis G. Schnauffer, Danielle J Schnauffer

Description: Situated in the City of Avon Lake, County of Lorain, State of Ohio; Being a Re-sub. of subplot No. 190 thru 197 inclusive and subplot 277 in Lake Breeze Attornment of part of Original Avon Township Section No. 30 / see Image for Easements and acreage

Creating Sublots 1-2-3-4

Floor Plans: /

Related/Margin: Plat Vol 7 Page 3

Comments: /

Vol. 114

Receiving Stamp

Pg. 14

Amount: \$ 90.40

Initials: SC