

McINTOSH FARMS SUBDIVISION NO. 3

A RE-SUBDIVISION OF SUBLot 54 AND BLOCK "C" IN McINTOSH FARMS SUBDIVISION NO. 2 AS RECORDED IN VOLUME 107, PAGE 73 OF THE LORAIN COUNTY PLAT RECORDS CREATING SUBLot 64 & BLOCK "D" INCLUSIVE AND BEING SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 2

OWNERS CERTIFICATE: McINTOSH FARMS HOMEOWNERS ASSOCIATION (BLOCK "D")

I/WE THE UNDERSIGNED OWNER(S) OF LAND DESCRIBED HEREIN, DO HEREBY AGREE TO "RELEASE" OF EXISTING EASEMENT AGREEMENT UPON THE RECORDING OF THIS PLAT AND ADOPT THE RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS MADE AT MY/OUR REQUEST AND AUTHORIZE ITS RECORDING.

Derek Lindsay 7/13/2023
REPRESENTATIVE SIGNATURE DATE

Derek Lindsay, Treasurer
REPRESENTATIVE PRINTED NAME

NOTARY PUBLIC:

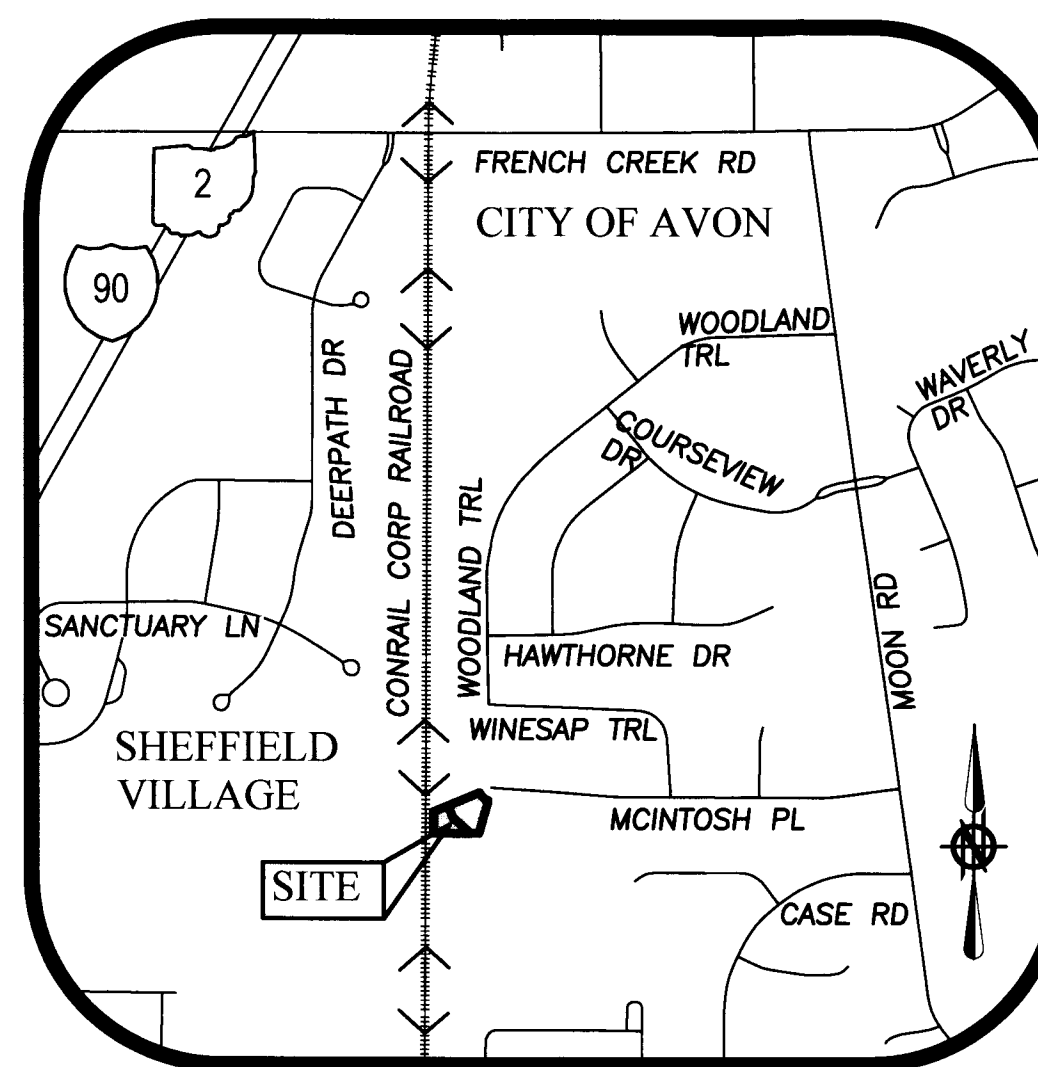
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Derek Lindsay WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL.

THIS 13th DAY OF July 2023

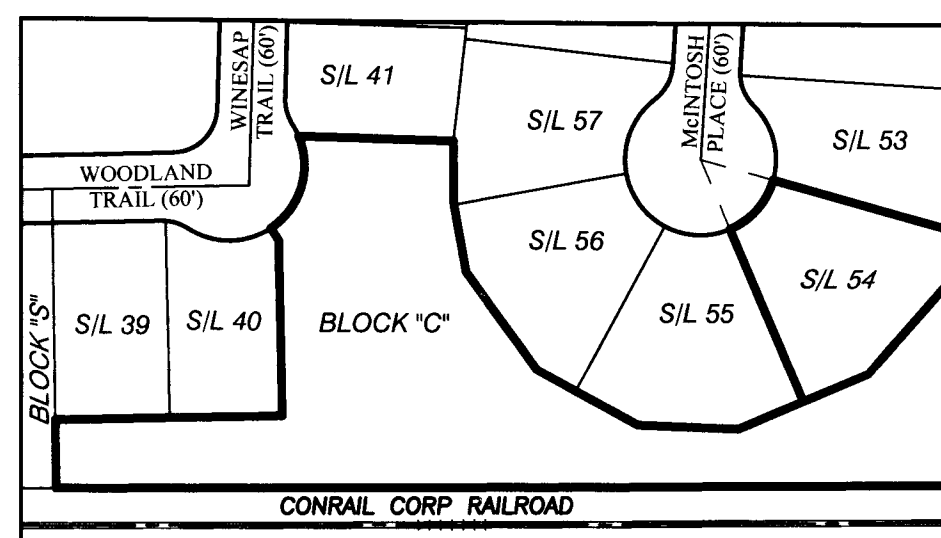
NOTARY PUBLIC James Ohman

MY COMMISSION EXPIRES 09/09/2024

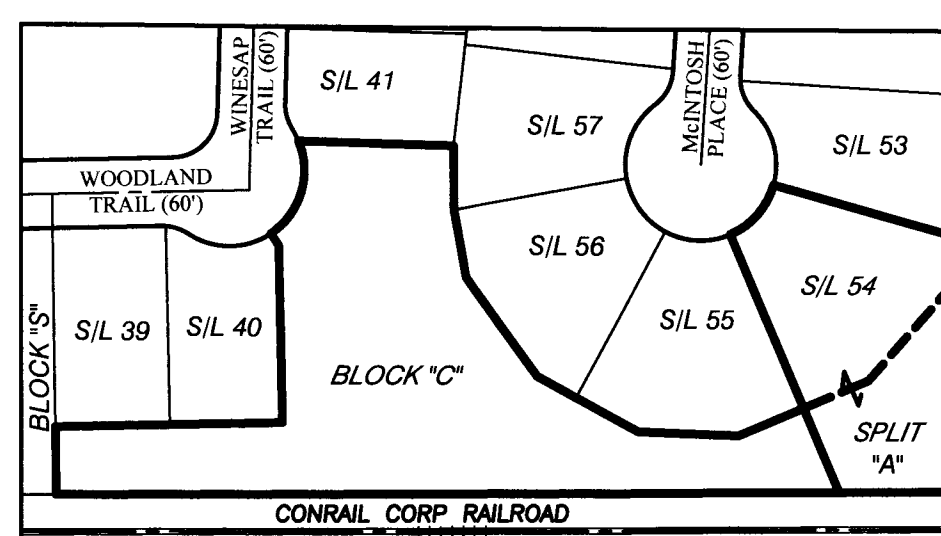
THIS IS AN ACKNOWLEDGEMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.



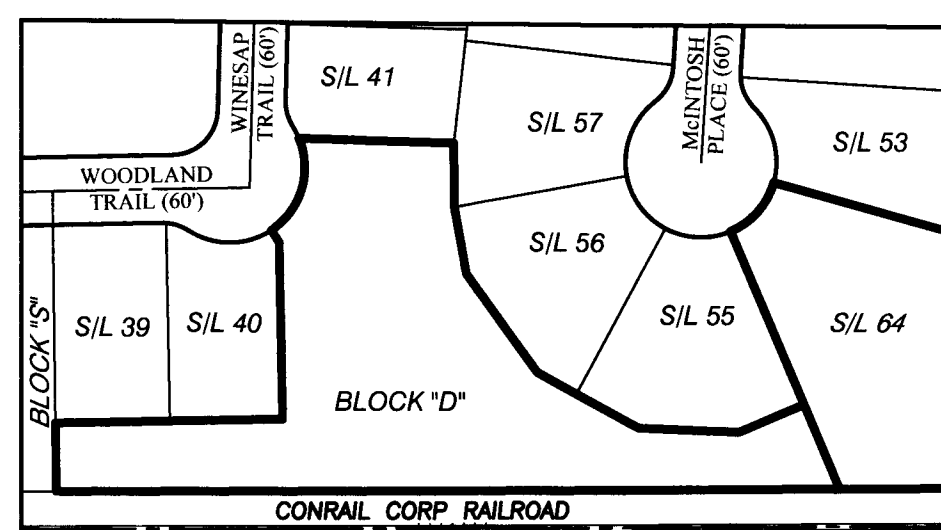
LOCATION MAP
-NOT TO SCALE-



EXISTING PARCEL SUMMARY
NOT TO SCALE



SPLIT PARCEL SUMMARY
NOT TO SCALE



RE-SUBDIVISION PARCEL SUMMARY
NOT TO SCALE

AREA IN McINTOSH FARMS SUBDIVISION NO. 3	
AREA IN SUBLot 64	0.8730 AC.
AREA IN BLOCK "D"	1.9963 AC.
TOTAL AREA	2.8693 AC.

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT OF McINTOSH FARMS SUBDIVISION NO. 3.

James Ohman 4/25/23
CITY OF AVON ENGINEER DATE

APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT OF McINTOSH FARMS SUBDIVISION NO. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON ON

THIS _____ DAY OF _____ 20__.

James Ohman 5-5-23
PLANNING COMMISSION SECRETARY DATE

LAW DIRECTOR:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF McINTOSH FARMS SUBDIVISION NO. 3 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON, OHIO.

CITY OF AVON LAW DIRECTOR _____ DATE _____

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF McINTOSH FARMS SUBDIVISION NO. 3 HAS BEEN APPROVED AS SHOWN HEREON AND HAS BEEN ACCEPTED BY THE COUNCIL OF AVON BY

ORDINANCE NO. _____

PASSED THIS _____ DAY OF _____ 20__.

CITY OF AVON CLERK OF COUNCIL _____ DATE _____

OWNERS CERTIFICATE: COLIN PATRICK McHALE & KELLY ELIZABETH McHALE (SUBLot 64)

I/WE THE UNDERSIGNED OWNER(S) OF LAND DESCRIBED HEREIN, DO HEREBY AGREE TO "RELEASE" OF EXISTING EASEMENT AGREEMENT UPON THE RECORDING OF THIS PLAT AND ADOPT THE RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS MADE AT MY/OUR REQUEST AND AUTHORIZE ITS RECORDING.

Colin Patrick McHale 7-13-23
COLIN PATRICK McHALE DATE

Kelly Elizabeth McHale 7-13-2023
KELLY ELIZABETH McHALE DATE

NOTARY PUBLIC:

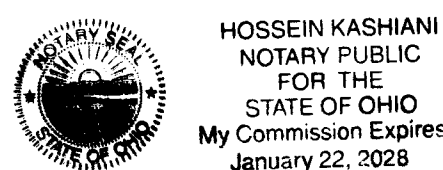
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Colin & Kelly McHale WHO ACKNOWLEDGED THAT THEY DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL.

THIS 13th DAY OF July 2023

NOTARY PUBLIC Hossein Kashani

MY COMMISSION EXPIRES 01-22-2028

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.



2023-0924435

PLAT Fee: \$176.80 Page 1 of 3
Recorded: 8/3/2023 at 11:39 AM
Receipt: T20230005040
Lorain County Recorder Mike Doran



Plat Vol 114
Pgs. 9-10

TRANSFERRED

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

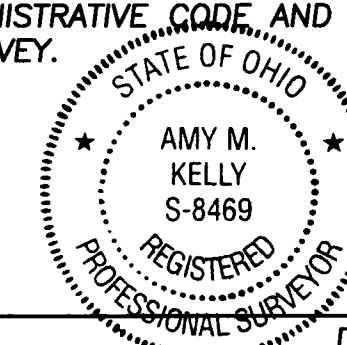
AUG 03 2023

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

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, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 2, AND FURTHER KNOWN AS BEING A RE-SUBDIVISION OF SUBLot 54 AND BLOCK "C" IN McINTOSH FARMS SUBDIVISION NO. 2 AS RECORDED IN VOLUME 107, PAGE 73 OF THE LORAIN COUNTY PLAT RECORDS, CONTAINING 2.8693 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 2, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY 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.

Amy M. Kelly 4/21/2023
AMY M. KELLY, S.
REGISTERED OHIO SURVEYOR NO. 8469 DATE



APPROVED
PLANNING COMMISSION

DATE 5-3-23
AVON, OHIO

Carigan Wickup CHAIRPERSON

SECRETARY

DRAWN BY:
CAT
CHECKED BY:
AMK

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

SHEET
1 OF 2
JOB NO.
22-5747

J:\2023\47 McHale\DRAWINGS\22-5747 MASTER.dwg, Plotted: Apr 21, 2023, 9:45am

REVISION	DATE	BY	DESCRIPTION
1	04-27-2022	AMK	ISSUE TO CLIENT FOR REVIEW
2	05-26-2022	AMK	ISSUE TO CLIENT
3	02-13-2023	AMK	UPDATED OWNERS CERTIFICATE
4	03-24-2023	AMK	UPDATED PER CITY COMMENTS
5			
6			
7			
8			
9			
10			

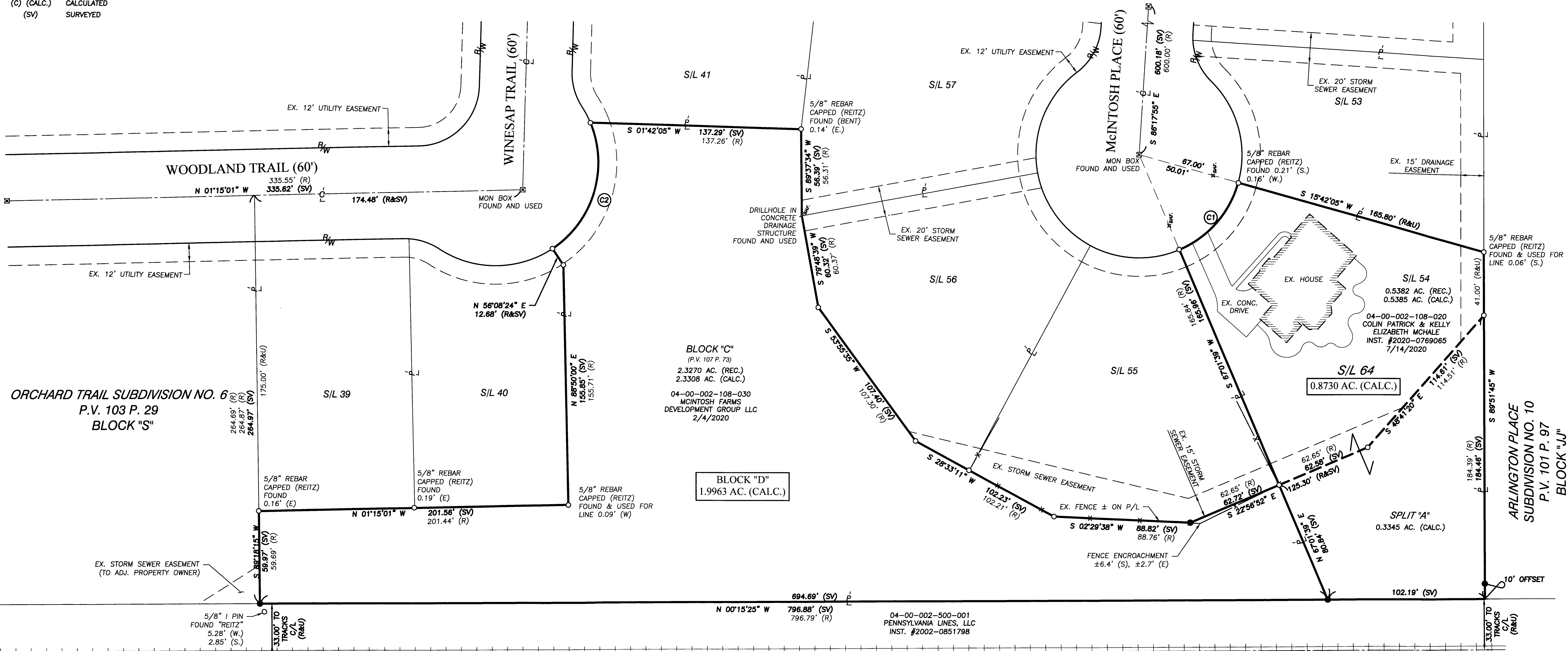
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LEGEND

- 5/8" REBAR CAPPED "REITZ" FOUND & USED (UNLESS NOTED OTHERWISE)
- ⊠ MONUMENT BOX WITH 5/8" REBAR CAPPED "REITZ" FOUND & USED (UNLESS NOTED OTHERWISE)
- ⊗ DRILLHOLE FOUND & USED (UNLESS NOTED OTHERWISE)
- (U) (USED) USED INFORMATION
- (R) (REC.) RECORD INFORMATION
- (C) (CALC.) CALCULATED
- (SV) SURVEYED
- (N) NORTH
- (S) SOUTH
- (E) EAST
- (W) WEST
- C/L CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE
- 5/8" x 30" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET

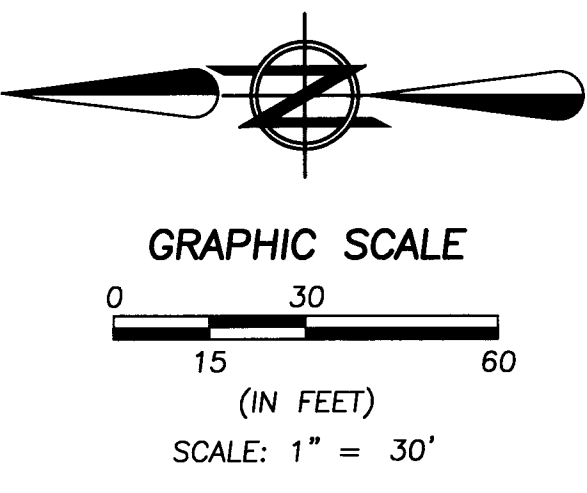
- (C1) R=67.00' (R&U)
L=60.02' (SV)
60.03' (R)
Δ=51°19'42" (SV)
TAN=32.19' (SV)
CH=58.04' (R&U)
CB= S 48°38'13" E
- (C2) R=67.00' (R&U)
L=92.62' (SV)
92.65' (R)
Δ=79°12'18" (SV)
TAN=55.43' (SV)
CH=85.42' (SV)
CB= S 73°07'41" E



NOTE:

- THE INTENT OF THIS PLAT IS TO SPLIT A PORTION OF BLOCK "C" TO BE CONSOLIDATED WITH SUBLOT 54 TO CREATE NEW SUBLOT 64.
- BLANKET DRAINAGE EASEMENT OVER BLOCK "C" PER PLAT OF MCINTOSH FARMS SUBDIVISION NO. 2 AS RECORDED IN P.V. 107, P. 73 SHALL REMAIN IN PLACE AS PREVIOUSLY DEFINED. ALL EXISTING EASEMENTS ARE INTENDED TO REMAIN IN PLACE AND PRESERVE THEIR ORIGINAL INTENT AS SPECIFIED WITHIN THE RECORDED HOMEOWNER'S ASSOCIATION, APPLICABLE PLATS, AND SUBDIVISION PLANS.

BASIS OF BEARINGS:
A PORTION OF THE CENTERLINE OF McINTOSH PLACE WHICH WAS ASSUMED TO BE S 86°17'55" E



DATE	BY	DESCRIPTION
04-27-2022	AMK	ISSUE TO CLIENT FOR REVIEW
05-26-2022	AMK	ISSUE TO CLIENT
02-13-2023	AMK	UPDATED OWNERS CERTIFICATE
03-24-2023	AMK	UPDATED PER CITY COMMENTS

APPROVED
PLANNING COMMISSION
DATE: AVON, OHIO
Caroleyn H. ... CHAIRPERSON
SECRETARY

DRAWN BY: CAT	<p>BRAMHALL ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX</p>	SHEET 2 OF 2
CHECKED BY: AMK		JOB NO. 22-5747

J:\2023\42 McIntosh\DRAWINGS\22-5747 MASTER.dwg, Printed: Apr 21, 2023, 8:46am