

FREEMAN DRIVE EXTENSION AND
CHESTER ROAD WIDENING SUBDIVISION

BEING PART OF SECTION 9 OF ORIGINAL AVON TOWNSHIP
NOW IN THE CITY OF AVON
LORAIN COUNTY, OHIO

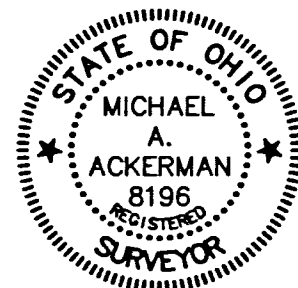
Donald G. Bohning & Associates, Inc.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS. THEREOF. BEARINGS ARE REFERENCED
TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. ♦ INDICATES IRON
MONUMENTS WITH IRON PIN SET & • INDICATES IRON PINS SET ~ 5/8" DIA. x 30" LONG
REBAR WITH "D.G. BOHNING ASSOC." IDENTIFICATION. SAID MONUMENTATION WILL BE SET
AFTER SUBDIVISION IMPROVEMENTS HAVE BEEN CONSTRUCTED. ALL OF WHICH I STATE
TO BE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

MICHAEL A. ACKERMAN
REG. SURVEYOR NO. 8196

WITNESS

WITNESS



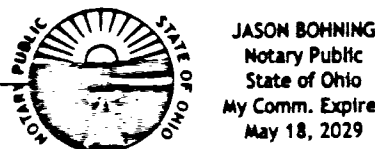
STATE OF OHIO
COUNTY OF LORAIN } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY
APPEARED THE AFOREMENTIONED

WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT
THE SAME IS HIS FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT
Lorain County, Ohio, THIS 12th DAY OF June, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES



ACCEPTANCE, DEDICATION & EASEMENTS

BE IT KNOWN THAT THE UNDERSIGNED CHESTER ROAD PARTNERS, LLC HEREBY CERTIFIES THAT THIS PLAT CORRECTLY
REPRESENTS FREEMAN DRIVE EXTENSION, A SUBDIVISION OF BLOCKS A, B, AND C AND DOES HEREBY ACCEPT PLAT OF
SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS FREEMAN DRIVE 60
FEET IN WIDTH, 10' WIDENING DEDICATION OF CHESTER ROAD AND EXISTING CHESTER ROAD RIGHT OF WAY. "STORM
WATER MANAGEMENT EASEMENTS" LOCATED WITHIN BLOCK "A" ARE HEREBY GRANTED TO THE CITY OF AVON AS
SHOWN AND NOTED HEREON. PUBLIC SANITARY SEWER EASEMENTS LOCATED WITHIN BLOCK "A", "B", AND "C" ARE
HEREBY GRANTED TO THE CITY OF AVON ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON TO ACCESS, LAY,
MAINTAIN, CONSTRUCT, AND RECONSTRUCT PUBLIC SANITARY SEWERS.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON ITS SUCCESSORS AND ASSIGNS, INCLUDING BUT NOT LIMITED TO
OHIO EDISON COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND SPECTRUM, THEIR
SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN
WIDTH AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO FREEMAN DRIVE AND CHESTER ROAD RIGHT-OF-WAYS
TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND
COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS,
CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR
DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS
GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL
INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT
PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC
AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF
THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF
THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT.
ALL BUILDINGS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY
WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE
APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF
THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE
UNDERSIGNED

IN WITNESS WHEREOF, SAM PETROS, OWNER OF CHESTER ROAD PARTNERS, LLC HAS HERETO SET HIS HAND

AT 12th DAY OF June, 2024, OHIO, THIS 12th DAY OF June, 2024.

BY: CHESTER ROAD PARTNERS, LLC

BY: SAM PETROS, OWNER, AUTHORIZED REPRESENTATIVE

STATE OF OHIO
COUNTY OF LORAIN } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE
AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID
AFOREMENTIONED, AND BY THE AUTHORITY OF SUCH ENTITY; AND THAT SUCH INSTRUMENT IS THEIR FREE
ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OF SUCH ENTITY.

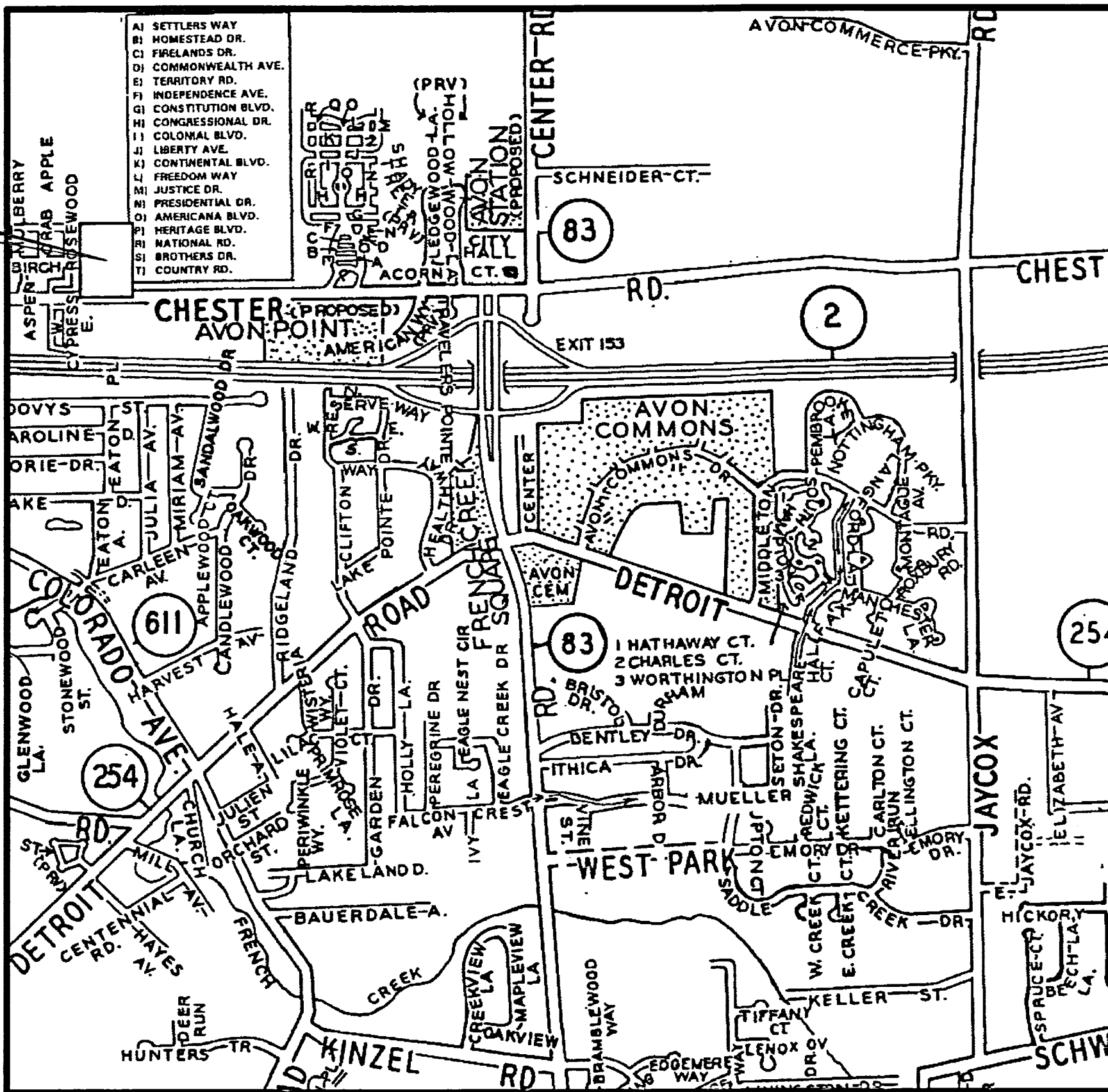
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT LORAIN, OHIO, THIS 12th DAY OF June, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES



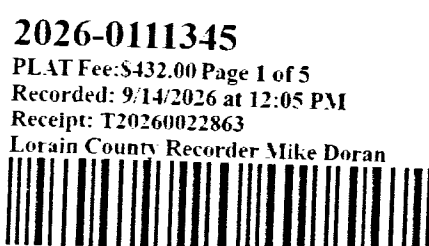
SUBDIVISION
PLAT



LOCATION MAP
(N.T.S.)

AREA CHART

Description	Acreage
BLOCK "A"	29.2263 AC.
BLOCK "B"	10.7869 AC.
BLOCK "C"	12.9199 AC.
DEDICATED RIGHT-OF-WAY (FREEMAN DRIVE)	1.0805 AC.
DEDICATED RIGHT-OF-WAY (10' WIDENING - CHESTER ROAD)	0.1773 AC.
EXTG. CHESTER R/W DEDICATION TO CENTERLINE	0.5320 AC.
TOTAL SUBDIVISION	54.7229 AC.



2026-0111345
PLAT Fee: \$432.00 Page 1 of 5
Recorded: 9/14/2026 at 12:05 PM
Receipt: T20260022863
Lorain County Recorder Mike Doran

TRANSFERRED

PLAT V. 130
Pgs 1, 12, 13, 14, 15

OWNER'S ACCEPTANCE:

WE THE UNDERSIGNED, CHESTER ROAD PARTNERS, LLC, OWNER OF
THE LAND SHOWN HEREON DO HEREBY CONSENT TO AND ACCEPT
THIS SUBDIVISION PLAT, AND ACKNOWLEDGE THAT THE SAME WAS
MADE AT MY REQUEST.

BY
SAM PETROS, OWNER

ACKNOWLEDGEMENT:

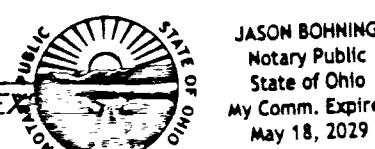
STATE OF OHIO }
COUNTY OF CUYAHOGA } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED THE AFOREMENTIONED WHO ACKNOWLEDGED THE
SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED, AND AS
SUCH REPRESENTATIVE, THE FREE ACT AND DEED OF SAID ENTITY.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
AT LORAIN, OHIO THIS 12th DAY OF June, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES



STORM WATER MANAGEMENT EASEMENT:

STORM WATER MANAGEMENT
EASEMENT AREA GRANTED TO
THE CITY OF AVON

STORM WATER MANAGEMENT EASEMENT MAINTENANCE
OWNER'S ACCEPTANCE:

THE OWNER OF THE PROPERTY, CHESTER ROAD PARTNERS, LLC, SHALL BE
CONTINUOUSLY RESPONSIBLE FOR THE POST-CONSTRUCTION MAINTENANCE
AND INSPECTIONS INTO PERPETUITY. IN ADDITION, THE CITY HAS THE
AUTHORITY TO ENTER UPON THE PROPERTY AND TO PERFORM THE
INSPECTIONS AND/OR ANY NECESSARY CORRECTIVE ACTIONS IF THE
LANDOWNER(S), PERSON, OR ORGANIZATION RESPONSIBLE FOR THE
MAINTENANCE DOES NOT MAKE THE REQUIRED INSPECTIONS OR CORRECTIONS
WITHIN THE SPECIFIED TIME PERIOD IN THE MAINTENANCE PLAN. THE CITY
SHALL BE REIMBURSED BY THE LANDOWNER(S), PERSON, OR ORGANIZATION
RESPONSIBLE FOR THE MAINTENANCE FOR ALL EXPENSES RELATED TO THE
INSPECTION OR CORRECTION THAT IS INCURRED BY THE CITY.

BY
SAM PETROS, OWNER

ACKNOWLEDGEMENT:

STATE OF OHIO }
COUNTY OF CUYAHOGA } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED THE AFOREMENTIONED WHO ACKNOWLEDGED THE
SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED, AND AS
SUCH REPRESENTATIVE, THE FREE ACT AND DEED OF SAID ENTITY.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
AT LORAIN, OHIO THIS 12th DAY OF June, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 12th DAY OF June, 2024.
THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF OF THE DEDICATION OF ANY PUBLIC
STREET OR HIGHWAY DEDICATED HEREON.

Brian Fischer
COUNCIL PRESIDENT - BRIAN FISCHER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15th DAY OF June, 2024.

Carolyn Witherspoon
PLANNING COMMISSION CHAIR - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11th DAY OF June, 2024.

Ryan Cummins
CITY OF AVON ENGINEER - RYAN CUMMINS, P.E.

DEDICATED UTILITY RIGHT-OF-WAY

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE
CITY OF AVON AND ITS CORPORATE SUCCESSORS AND ASSIGNS, A PERMANENT
EASEMENT AS DEPICTED HEREON, BEING DEDICATED UTILITY RIGHT-OF-WAYS OF
VARYING WIDTH, UNDER, OVER AND THROUGH ALL LANDS SHOWN HEREON ON
SHEET 4, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING
PUBLIC SANITARY SEWER AND WATERMAIN.

WE, ALSO GRANT UNTO THE CITY OF AVON, OHIO EDISON COMPANY, THE CENTURY TELEPHONE COMPANY
OF OHIO, SPECTRUM CABLE, COLUMBIA GAS, AND THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER
REFERRED TO AS GRANTEEES) TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND
RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES,
SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER
FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND
TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH
LOCATIONS AS THE GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES.
SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND
ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEEES BY THIS EASEMENT GRANT
WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO IRRIGATION SYSTEMS, ELECTRONIC
ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE
LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION,
MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATIONS FACILITIES. THE RIGHT TO
INSTALL, REPAIR, AUGMENT, AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT
PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN
DESCRIBED PREMISES VIA PUBLIC RIGHT-OF-WAY AND/OR PRIVATE DRIVE FOR EXERCISING ANY OF THE
PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL LANDS SHALL BE RESTRICTED TO
UNDERGROUND UTILITY SERVICE.

GRANTOR:

CHESTER ROAD PARTNERS, LLC

SAM PETROS, OWNER

ACKNOWLEDGEMENT:

STATE OF OHIO }
COUNTY OF CUYAHOGA } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED THE AFOREMENTIONED WHO ACKNOWLEDGED THE
SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED, AND AS
SUCH REPRESENTATIVE, THE FREE ACT AND DEED OF SAID ENTITY.

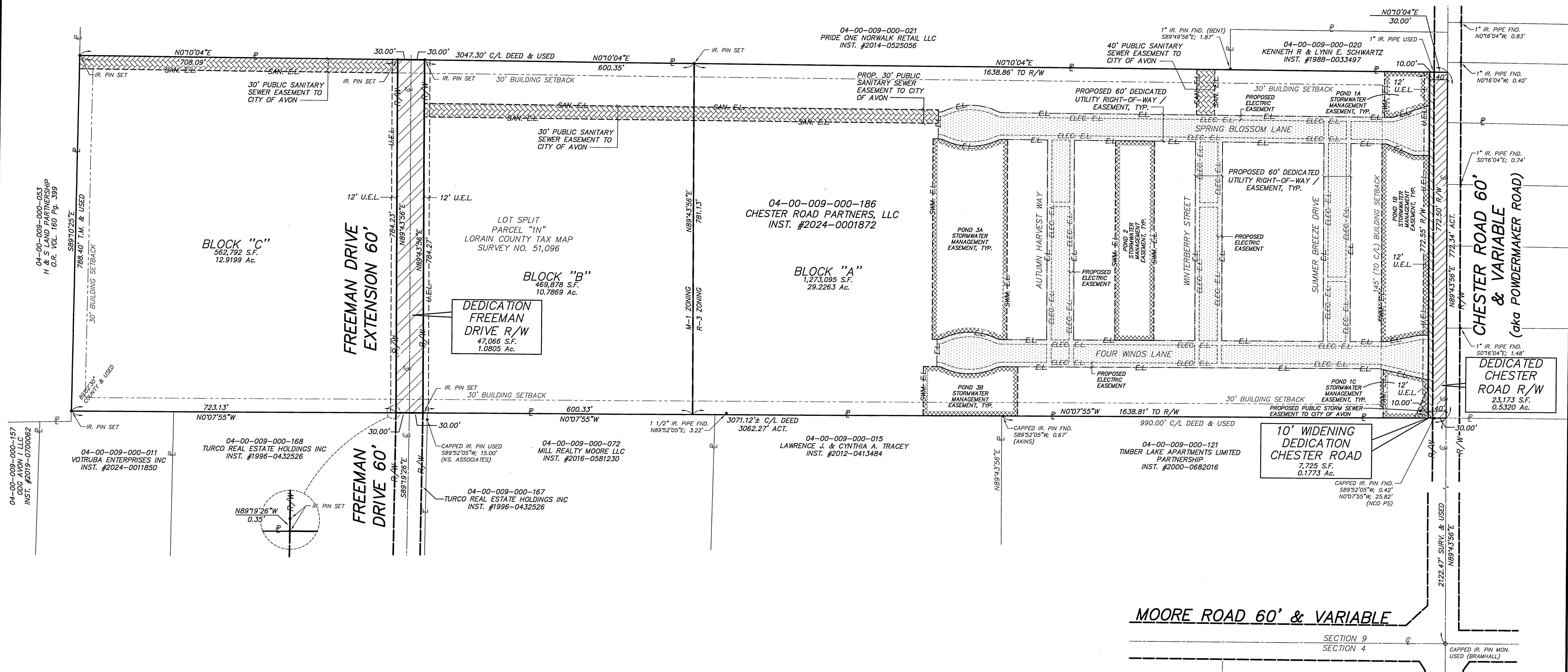
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
AT LORAIN, OHIO THIS 12th DAY OF June, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES



DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7978 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132			
HORIZ. SCALE	DATE	DATE	DATE
---	M.D.	T.C.	MAR, 2025
VERT. SCALE	FILE NO.	ORDER NO.	
---	53501 PLAT 01	53501-1	



LEGEND:



EXISTING CHESTER RD. R/W
DEDICATION (0.5320 AC.)

- × NAIL SET
- IRON PIN FOUND AS NOTED
- IRON PIN SET - 5/8"Ø x 30" LENGTH WITH
"D.G. BOHNING ASSOC." IDENTIFICATION
- IRON MONUMENT FOUND AS NOTED
- ◆ MONUMENT BOX SET - WITH I.P. 5/8"Ø x 30" LENGTH WITH
"D.G. BOHNING ASSOC." IDENTIFICATION

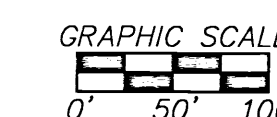
- PUBLIC STORM & SANITARY
SEWER EASEMENT TO CITY
OF AVON
- STORMWATER MANAGEMENT
EASEMENT GRANTED TO
CITY OF AVON
- 10' WIDENING DEDICATION -
CHESTER ROAD (0.1773 AC.)
- DEDICATED UTILITY
RIGHT-OF-WAY
- FREEMAN DR. R/W
DEDICATION (1.0805 AC.)
- ELECTRIC EASEMENT
TO FIRST ENERGY

NOTE:

- "IR. PIN SET" INDICATES 5/8" DIAMETER BY 30" LONG REBAR
WITH IDENTIFICATION "D.G. BOHNING ASSOC."
- SEE SHEET 3 FOR EASEMENT DIMENSIONING

SURVEY REFERENCES:

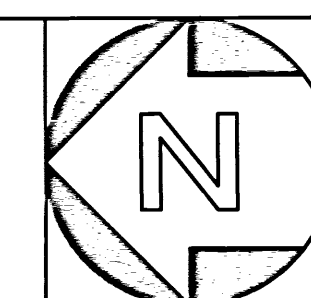
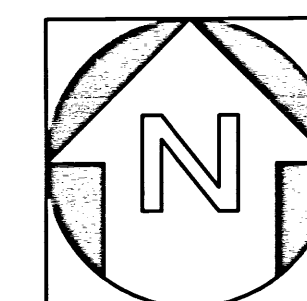
- REC.= BOUNDARY SURVEY FOR CHRIS HIGGINS
LORAIN CO. TAX MAP NO. 12-02622-D, SCAN #47373
- REC.1= BOUNDARY SURVEY AND PARCEL SPLIT MAP
LORAIN CO. TAX MAP NO. 06-02157
- REC.3= BOUNDARY SURVEY
LORAIN COUNTY TAX MAP NO. 19884 & 19884-2
- T.M.= LORAIN COUNTY TAX MAPS



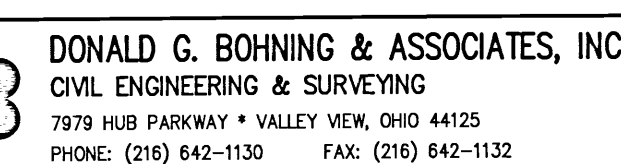
				DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132	
		DATE M.D. T.C. MAR, 2025	2	5	
HORIZ. SCALE 1"=100'	FILE NO. 53501 PLAT 02	DATE MAR, 2025	5350-1		

- × NAIL SET
- IRON PIN FOUND AS NOTED
- IRON PIN SET - 5/8"Ø x 30" LENGTH WITH
"D.G. BOHNING ASSOC." IDENTIFICATION

◆ MONUMENT BOX SET - WITH I.P. 5/8"Ø x 30" LENGTH WITH
"D.G. BOHNING ASSOC." IDENTIFICATION



CONTINUATION ON SHEET 4

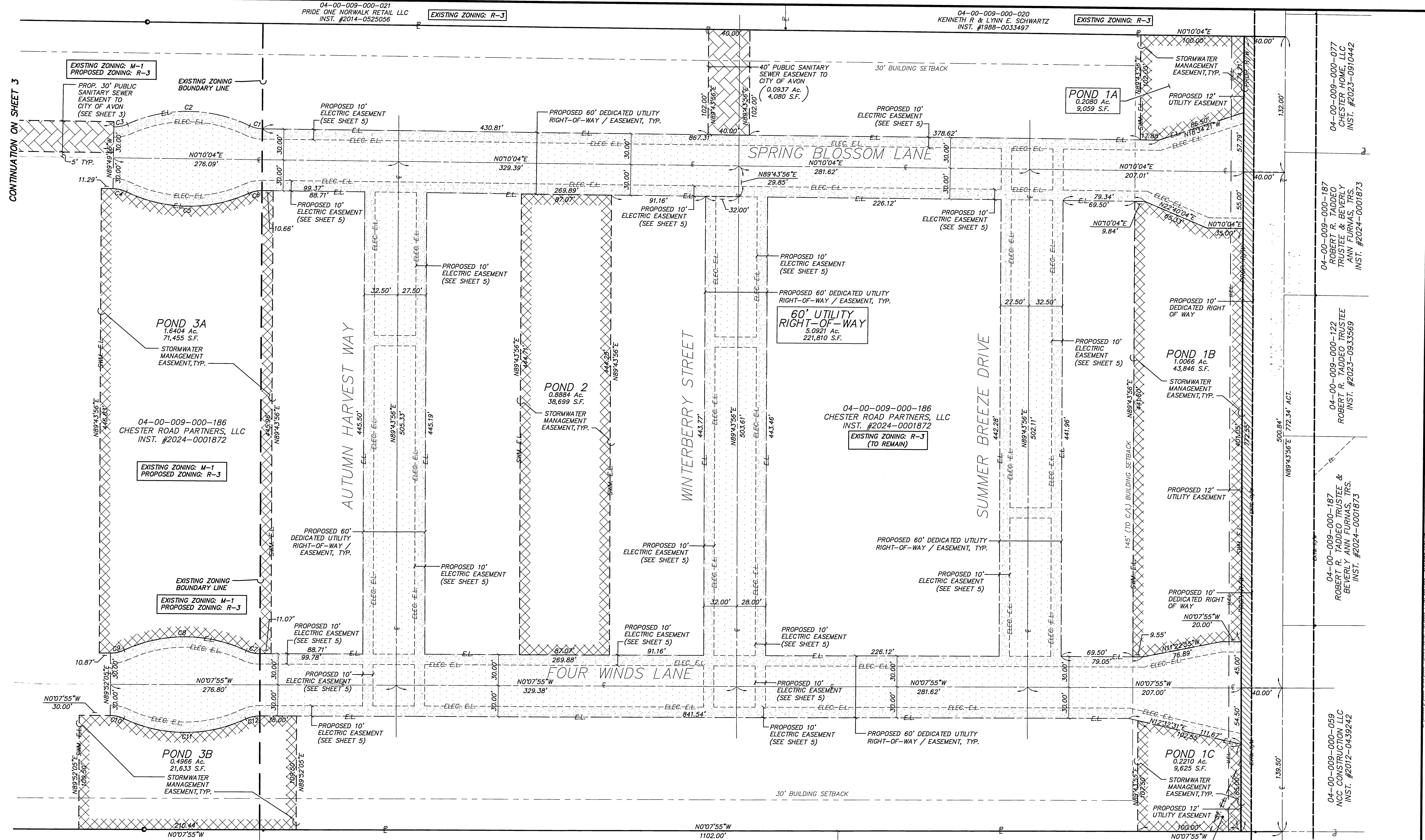


HORIZ. SCALE 1"=40'	DR'N M.D.	CKD. T.C.	DATE MAR, 2025	3 / 5
GR. SCALE -----	FILE NO. 53501PLAT0304		ORDER NO. 5350-1	

GRAPHIC SCALE



0' 20' 40'



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	31.00'	13.52'	6.87'	13.41'	N12°39'34"E
C2	140.00'	122.09'	65.23'	118.26'	N0°10'04"E
C3	31.00'	13.52'	6.87'	13.41'	N12°19'25"W
C4	31.00'	13.52'	6.87'	13.41'	N12°39'34"E
C5	140.00'	122.09'	65.23'	118.26'	N0°10'04"E

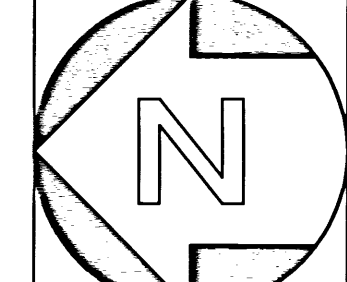
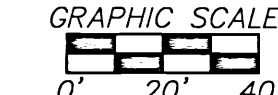
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C6	31.00'	13.52'	6.87'	13.41'	N12°19'25"W
C7	31.00'	13.52'	6.87'	13.41'	N12°21'34"E
C8	140.00'	122.09'	65.23'	118.26'	N0°07'55"W
C9	31.00'	13.52'	6.87'	13.41'	N12°37'25"W
C10	31.00'	13.52'	6.87'	13.41'	N12°21'34"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C11	140.00'	122.09'	65.23'	118.26'	N0°07'55"W
C12	31.00'	13.52'	6.87'	13.41'	N12°37'25"W

NOTE:
"IR. PIN SET" INDICATES 5/8 DIAMETER BY 30" LONG REBAR
WITH IDENTIFICATION "D.G. BOHNING ASSOC."

SURVEY REFERENCES:
REC.= BOUNDARY SURVEY FOR CHRIS HIGGINS
LORAIN CO. TAX MAP NO. 12-02622-D, SCAN #47373

04-00-009-000-121
TIMBER LAKE APARTMENTS LIMITED
PARTNERSHIP
INST. #2000-0682016
EXISTING ZONING: R-3



1"=40'

0' 20' 40'

DN

FILE NO.

53501PLAT0304

DN

M.D.

5350-1

DATE

T.C.

MAR, 2025

4

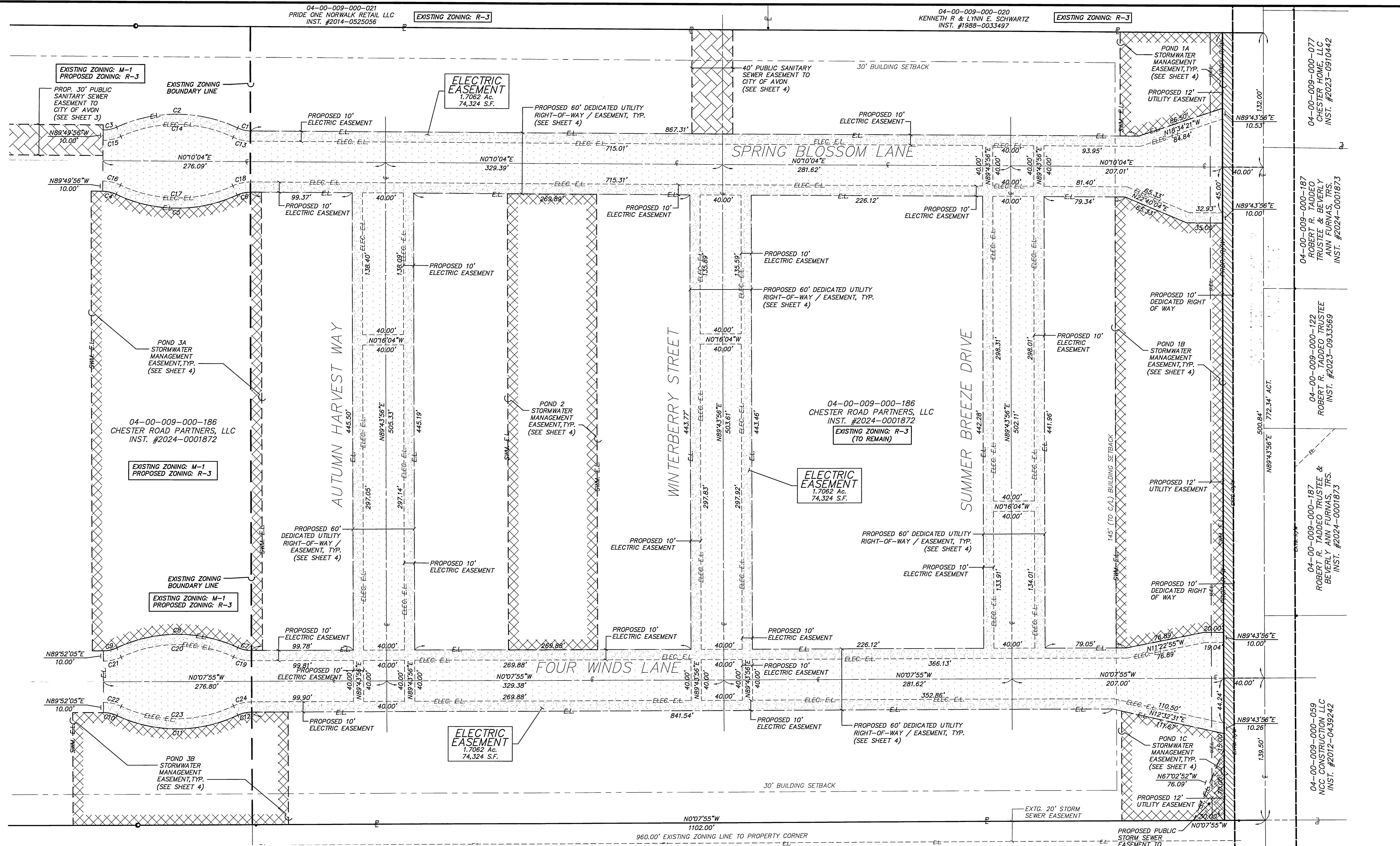
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DONALD G. BOHNING & ASSOCIATES, INC.

CIVIL ENGINEERING & SURVEYING

7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125

PHONE: (216) 642-1130 FAX: (216) 642-1132



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	41.00'	17.88'	9.08'	17.74'	N12°39'34"E	24°58'59"
C14	130.00'	113.37'	60.57'	109.81'	N0°10'04"E	49°57'58"
C15	41.00'	17.88'	9.08'	17.74'	N12°19'25"W	24°58'59"
C16	41.00'	17.88'	9.08'	17.74'	N12°39'34"E	24°58'59"
C17	130.00'	113.37'	60.57'	109.81'	N0°10'04"E	49°57'58"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C18	41.00'	17.88'	9.08'	17.74'	N12°19'25"W	24°58'59"
C19	41.00'	17.88'	9.08'	17.74'	N12°21'34"E	24°58'59"
C20	130.00'	113.37'	60.57'	109.81'	N0°07'55"W	49°57'58"
C21	41.00'	17.88'	9.08'	17.74'	N12°37'25"W	24°58'59"
C22	41.00'	17.88'	9.08'	17.74'	N12°21'34"E	24°58'59"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C23	130.00'	113.37'	60.57'	109.81'	N0°07'55"W	49°57'58"
C24	41.00'	17.88'	9.08'	17.74'	N12°37'25"W	24°58'59"

NOTE:
"R. PIN SET" INDICATES 5/8 DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."

ELECTRIC EASEMENT
AS DESIGNATED ON SHEET 5 OF THE PLAT, AN ELECTRIC EASEMENT IS GRANTED TO OHIO EDISON COMPANY AND THEIR SUCCESSORS AND ASSIGNS, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES DEEMED NECESSARY FOR DISTRIBUTING AND TRANSMITTING UNDERGROUND ELECTRICITY FOR PUBLIC AND PRIVATE USE.

SURVEY REFERENCES:
REC.= BOUNDARY SURVEY FOR CHRIS HIGGINS
LORAIN CO. TAX MAP NO. 12-02622-D, SCAN #47373

04-00-009-000-121
TIMBER LAKE APARTMENTS LIMITED PARTNERSHIP
INST. #2000-0682016
EXISTING ZONING: R-3

GRAPHIC SCALE
0' 20' 40'

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7879 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 842-1130 FAX: (216) 842-1132

HORIZ. SCALE 1"=40'	DATE MAR, 2025	5
OR. SCALE 1"=40'	FILE NO. 53501 PLAT 05	