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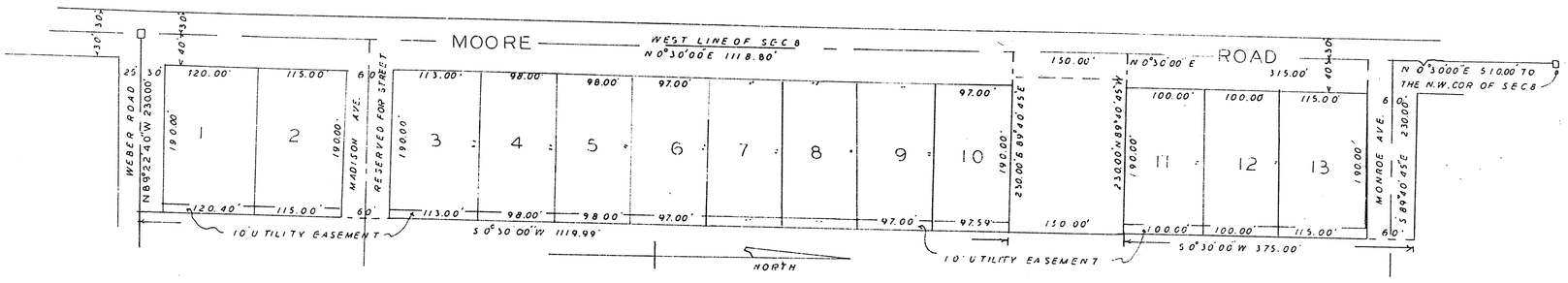
NO. 508121 PAGE 21-A

SUNNY SLOPE SUBDIVISION NO. 1.

AVON LAKE, LORAIN COUNTY, OHIO

FEBRUARY 1956 SCALE 1" = 100'

7.888 ACRES 13 LOTS



SURVEYORS CERTIFICATE:

THIS PLAT HAS BEEN PREPARED AT THE REQUEST OF ROMAN J. KLINGSHIRN, OWNER OF THE PLATTED LAND SHOWN HEREON, AND DESCRIBED AS BEING IN SECTION 8 OF ORIGINAL AVON TWP. NOW BEING WITHIN THE MUNICIPALITY OF AVON LAKE, LORAIN COUNTY OHIO, AND MORE DEFINITELY DESCRIBED AS BEGINNING AT THE MONUMENT LOCATED AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S 0°30'00"W A DISTANCE OF 510.00' TO A POINT IN THE WEST LINE OF SAID SEC. 8; SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE S 89°40'45"E. A DISTANCE OF 230.00' TO A POINT; THENCE S 0°30'00"W A DISTANCE OF 375.00' TO A POINT; THENCE N 89°40'45"W A DISTANCE OF 230.00' TO A POINT IN THE WEST LINE OF SAID SEC. 8; THENCE N 0°30'00"E A DISTANCE OF 315.00' TO THE PRINCIPAL PLACE OF BEGINNING FOR THIS DESCRIPTION; ALSO THE FOLLOWING DESCRIBED LAND; BEGINNING AT THE ABOVE MENTIONED MONUMENT LOCATED AT THE NORTHWESTERLY CORNER OF SAID SEC. 8 THENCE S 0°30'00"W A DISTANCE OF 975.00' TO A POINT IN THE WESTLINE OF SAID SEC. 8, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE S 89°40'45"E A DISTANCE OF 230.00' TO A POINT; THENCE S 0°30'00"W A DISTANCE OF 1119.99' TO A POINT IN THE CENTER LINE OF WEBER ROAD; THENCE N 89°22'40"W A DISTANCE OF 230.00' TO A MONUMENT LOCATED AT THE INTERSECTION OF THE CENTER LINE OF THE SAID WEBER ROAD WITH THE WEST LINE OF SAID SEC. 8; THENCE N 0°30'00"E ALONG THE WEST LINE OF SAID SEC. 8 A DISTANCE OF 1118.80' TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINS 7.888 ACRES OF LAND

THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME. IRON PINS WERE FOUND OR SET AND MONUMENTS SET OR FOUND. AS SHOWN.

MONUMENTS : ■
IRON PINS: X
DRILL HOLE & CROSS
CUT IN PAVEMENT

SEAL SURVEYOR

D.E. STARKEY
REGISTERED SURVEYOR

DEDICATION CERTIFICATE:

THIS IS TO CERTIFY THAT ROMAN J. KLINGSHIRN UNMARRIED, WHOSE ADDRESS IS 3326 WALKER RD. AVON LAKE, OHIO. OWNER OF THE LAND DESCRIBED IN THE SURVEYORS CERTIFICATE AND SHOWN ON THE ABOVE PLAT, DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DOES HEREBY DEDICATE TO PUBLIC USE THE FOLLOWING DESCRIBED LANDS: BEGINNING AT THE MONUMENT LOCATED AT THE NORTHWESTERLY CORNER OF SEC. 8 OF ORIGINAL AVON TWP. LORAIN CO. O. THENCE S 0°30'00"W ALONG THE WEST LINE OF SAID SEC. 8 A DISTANCE OF 510.00' TO A POINT IN THE WEST LINE OF SAID SEC 8 AND THE CENTER LINE OF MOORE ROAD; SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE S 89°40'45"E A DISTANCE OF 40.00' TO A POINT, THENCE S 0°30'00"W ALONG A LINE PARALLEL TO AND 40.00' EASTERLY FROM THE WEST LINE OF SEC 8 AND THE CENTER LINE OF MOORE RD. A DISTANCE OF 315.00' TO A POINT; THENCE N 89°40'45"W A DISTANCE OF 40.00' TO THE WEST LINE OF SAID SEC 8, AND THE CENTERLINE OF MOORE ROAD, THENCE N 0°30'00"E ALONG THE WEST LINE OF SEC. 8 AND THE CENTERLINE OF MOORE RD. A DISTANCE OF 315.00' TO THE PRINCIPAL PLACE OF BEGINNING; ALSO THE FOLLOWING DESCRIBED LANDS; BEGINNING AT THE MONUMENT LOCATED AT THE NORTHWESTERLY CORNER OF SAID SEC. 8; THENCE S 0°30'00"W ALONG THE WEST LINE OF SAID SEC 8 AND THE CENTER LINE OF MOORE ROAD A DISTANCE OF 925.00' TO A POINT; THENCE S 89°40'45"E A DISTANCE OF 40.00' TO A POINT; THENCE S 0°30'00"W ALONG A LINE PARALLEL TO AND 40.00' EASTERLY FROM THE WEST LINE OF SAID SEC. 8 AND THE CENTER LINE OF MOORE RD. A DISTANCE OF 108.00' TO A POINT; THENCE S 89°22'40"E ALONG A LINE PARALLEL TO AND 30.00' NORTH OF THE CENTER LINE OF WEBER RD. A DISTANCE OF 190.00' TO A POINT, THENCE S 0°30'00"W A DISTANCE OF 30.00' TO A POINT IN THE CENTER LINE OF WEBER ROAD; THENCE N 89°22'40"W ALONG THE CENTERLINE OF WEBER RD. A DISTANCE OF 230.00' TO THE MONUMENT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF SAID WEBER RD. AND THE WEST LINE OF SAID SEC. 8 AND THE CENTER LINE OF MOORE RD; THENCE N 0°30'00"E ALONG THE WEST LINE OF SEC. 8 AND THE CENTERLINE OF MOORE RD. A DISTANCE OF 1118.80' TO THE PRINCIPAL PLACE OF BEGINNING, CONTAINING 1.447 ACRES OF LAND FOR PUBLIC USE AS A STREET.

SAID ROMAN J. KLINGSHIRN FURTHER GRANTS A PERPETUAL EASEMENT OVER THE EASTERLY 10.00' OF EACH LOT AS SHOWN ON THE ABOVE PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINENCE OF PUBLIC UTILITIES, EACH CONVEYANCE OF TITLE FROM THIS PARCEL OF LAND SHALL BE SUBJECT TO THIS UTILITY EASEMENT

ONERS

MINGS

THIS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE SUNNY SLOPE SUBDIVISION NO. 1. AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE AVON LAKE MUNICIPAL SUBDIVISION CODE ORDINANCE NO. 918 AS MODIFIED BY COUNCIL

C.E. STOCKDALE
AVON LAKE MUNICIPAL ENGINEER

JULY 25 1956
DATE

SIGNED ROMAN J. KLINGSHIRN 6-29-56
OWNER DATE

STATE OF OHIO
COUNTY OF LORAIN: S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED ROMAN J. KLINGSHIRN, UNMARRIED, OWNER OF THE ABOVE PLATTED LAND, DESIGNATED ABOVE AS THE SUNNY SLOPE SUBDIVISION NO. 1, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING DEDICATION CERTIFICATE AND THAT IT WAS HIS FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND AND SEAL AT AVON LAKE, OHIO THIS 29 DAY OF JUNE 1956
MY COMMISSION EXPIRES THE 26 DAY OF DEC 1958.

ERNEST M. PALMER
NOTARY PUBLIC

ERNEST M. PALMER, NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 26, 1958

SEAL NOTARY

THIS IS TO CERTIFY THAT THE ABOVE PLAT OF THE SUNNY SLOPE SUBDIVISION NO. 1. HAS BEEN APPROVED BY THE AVON LAKE MUNICIPAL PLANNING COMMISSION THIS 3 DAY OF JULY 1956

LYNUS M. RUPERT
CHAIRMAN OF PLANNING COMMISSION

JOS. M. BOEHM
CLERK OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE ABOVE PLAT OF THE SUNNY SLOPE SUBDIVISION NO. 1. WAS ACCEPTED BY THE COUNCIL OF THE MUNICIPALITY OF AVON LAKE, LORAIN CO. OHIO BY ORDINANCE NO. 1105 PASSED THIS 23 DAY OF JULY 1956

JOS M. BOEHM
MUNICIPAL CLERK

TRANSFERRED AUG. 1, 1956 FRANK AYRES AUDITOR

RECEIVED FOR RECORD AUG 1, 1956 AT 2:55 P.M
RECORDED AUG 1, 1956 IN RECORD VOL. 19 PAGE 21-A
LEOTA B. MITCHELL
LORAIN COUNTY RECORDER
M.C.

RECORDING FEE $ 21.95

MUTZ AND STARKEY
CONSULTING ENGINEERS
NORWALK, OHIO

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