

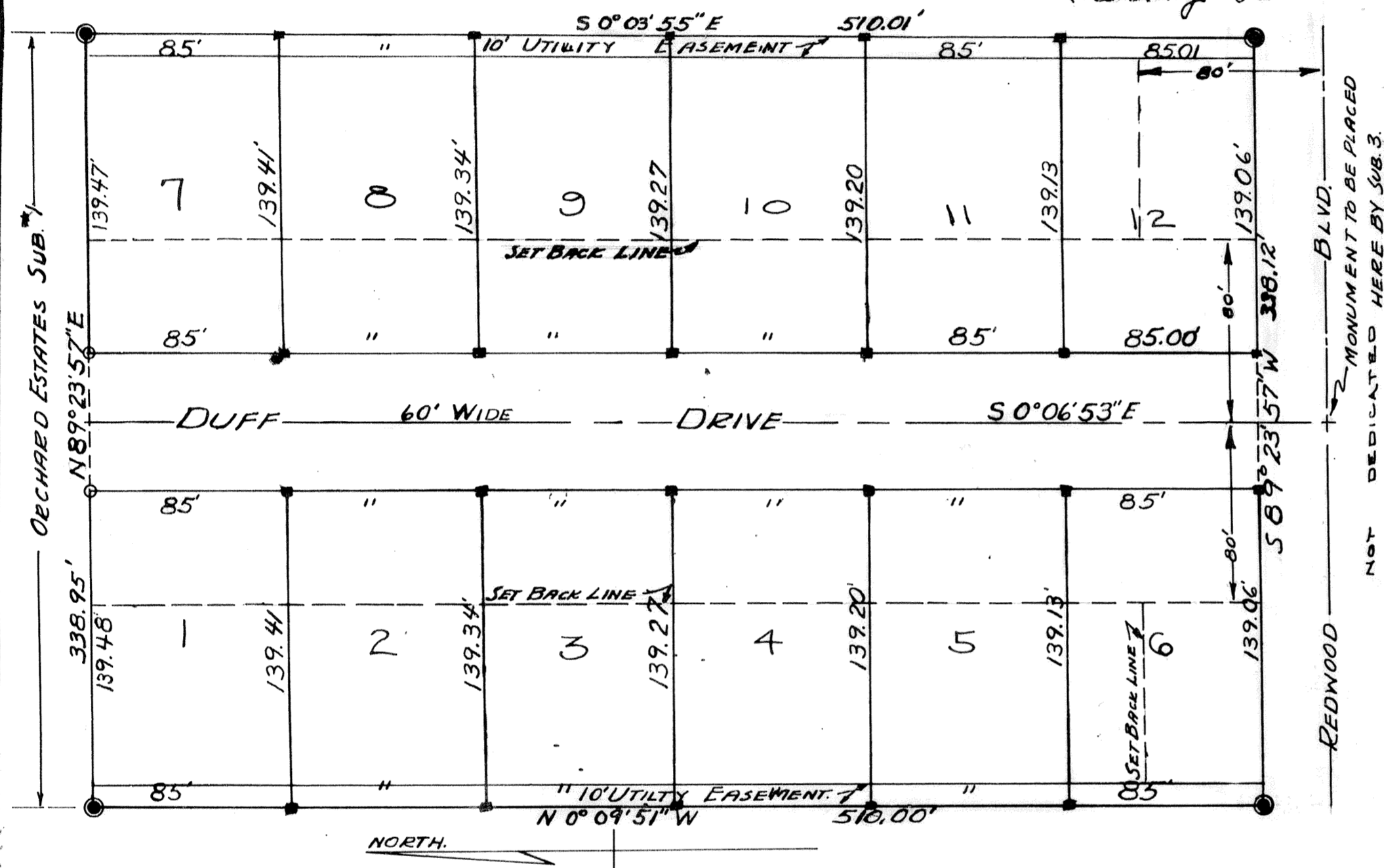
ORCHARD ESTATES SUBDIVISION No 2
AVON LAKE, LORAIN CO, OHIO.

540752

540752 APRIL 1956 3.963 ACRES. 12 LOTS

Retained for Record June 20, 1958
at 9:06 P.M. Recorded June 20, 1958
in Record, Vol. 21 Page 7
Plat to Lester B. Mitchell
Lorain County Recorder

Recording Fee \$ 5.00



DEDICATION CERTIFICATE:
THIS IS TO CERTIFY THAT WE, LLOYD V. PIERMAN AND RENA F. PIERMAN, HUSBAND AND WIFE, HENRY JESKE AND MARIE JESKE, HUSBAND AND WIFE, AND RUDOLPH M. KOVANETZ AND MARTHA KOVANETZ, HUSBAND AND WIFE, WHOSE BUSINESS ADDRESS IS 14550 LORAIN AVENUE, CLEVELAND, OHIO ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYERS CERTIFICATE AND SHOWN ON THIS PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DO HEREBY DEDICATE TO PUBLIC USE THE FOLLOWING DESCRIBED LANDS, BEGINNING AT AN IRON PIN LOCATED AT THE SOUTHWESTERLY CORNER OF LOT 900 IN THE ORCHARD ESTATES SUBDIVISION NO. 1, AS SHOWN ON THE PLAT OF SAID SUBDIVISION AND RECORDED ON PAGE 30 OF VOLUME 18 OF THE LORAIN COUNTY RECORDERS OFFICE, SAID IRON PIN ALSO BEING LOCATED AT THE INTERSECTION OF THE EASTERLY LINE OF DUFF DRIVE WITH THE SOUTHERLY BOUNDARY OF SAID ORCHARD ESTATES SUBDIVISION NO. 1; THENCE S 0°06'53" E A DISTANCE OF FIVE HUNDRED TEN AND 4/100 (510.00) FEET TO A POINT IN THE NORTHERLY LINE OF REDWOOD BOULEVARD PROPOSED; THENCE S 89°23'51" W ALONG THE NORTHERLY LINE OF SAID REDWOOD BOULEVARD PROPOSED, A DISTANCE OF SIXTY AND 7/100 (60.00) FEET TO A POINT; THENCE N 0°06'53" W A DISTANCE OF FIVE HUNDRED TEN AND 4/100 (510.00) FEET TO AN IRON PIN LOCATED AT THE INTERSECTION OF THE WESTERLY LINE OF DUFF DRIVE WITH THE SOUTHERLY BOUNDS OF SAID ORCHARD ESTATES SUBDIVISION NO. 1; THENCE N 89°23'51" E ALONG THE SOUTH BOUND OF SAID SUBDIVISION A DISTANCE OF SIXTY AND 7/100 (60.00) FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.702 ACRES OF LAND; WE DO FURTHER GRANT A PERPETUAL EASEMENT OVER THE REAR TEN (10.00) FEET OF EACH LOT, AS SHOWN HERE ON, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, EACH CONVEYANCE OF TITLE FROM THIS PARCEL OF LAND SHALL BE SUBJECT TO THIS UTILITY EASEMENT.

Lloyd V. Pierman
Rena F. Pierman
Henry Jeske
Marie Jeske
Rudolph M. Kovanetz
Martha Kovanetz
OWNERS OF LAND

STATE OF OHIO
COUNTY OF CUYAHOGA
CURTIS P. DUFF AND DOROTHY B. DUFF, HUSBAND AND WIFE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY APPEARED LLOYD V. PIERMAN AND RENA F. PIERMAN, HUSBAND AND WIFE, HENRY JESKE AND MARIE JESKE, HUSBAND AND WIFE, AND RUDOLPH M. KOVANETZ AND MARTHA KOVANETZ, HUSBAND AND WIFE, OWNERS OF THE HERE ON PLATED ORCHARD ESTATES NO. 2, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING DEDICATION CERTIFICATE AND THAT IT WAS THEIR FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE SET MY HAND AND SEAL AT CLEVELAND, OHIO, THIS 18th DAY OF APRIL, 1958. MY COMMISSION EXPIRES THE 23rd DAY OF JULY 1959.

Ross L. Beachy
NOTARY PUBLIC
My Commission Expires July 23, 1959

SURVEYORS CERTIFICATE:
THIS PLAT HAS BEEN PREPARED AT THE REQUEST OF LLOYD V. PIERMAN, HENRY JESKE, AND RUDOLPH M. KOVANETZ, WHOSE ADDRESS IS 14550 LORAIN AVENUE, CLEVELAND, OHIO, OWNERS OF THE PLATED LAND SHOWN HERE ON AND DESCRIBED AS BEING IN SECTION 7 OF ORIGINAL AVON TOWNSHIP, NOW BEING WITHIN THE MUNICIPALITY OF AVON LAKE, LORAIN COUNTY, OHIO, AND MORE DEFINITELY DESCRIBED AS BEGINNING AT THE MONUMENT LOCATED AT THE SOUTHEASTERLY CORNER OF ORCHARD ESTATES SUBDIVISION NO. 1, PLAT FOR WHICH IS RECORDED ON PAGE 30 OF VOLUME 18 OF THE LORAIN COUNTY RECORDERS OFFICE; THENCE S 0°03'55" E A DISTANCE OF FIVE HUNDRED TEN AND 1/100 (510.01) FEET TO AN IRON PIN MONUMENT, SAID IRON PIN BEING LOCATED IN THE NORTH BOUNDS OF REDWOOD BOULEVARD, PROPOSED; THENCE S 89°23'51" W ALONG THE NORTH BOUNDS OF REDWOOD BOULEVARD PROPOSED, A DISTANCE OF THREE HUNDRED THIRTY EIGHT AND 13/100 (338.12) FEET TO AN IRON PIN MONUMENT; THENCE N 0°06'51" W A DISTANCE OF FIVE HUNDRED TEN AND 4/100 (510.00) FEET TO A MONUMENT LOCATED AT THE SOUTHWESTERLY CORNER OF SAID ORCHARD ESTATES NO. 1; THENCE N 89°23'51" E ALONG THE SOUTH BOUNDS OF SAID ORCHARD ESTATES SUBDIVISION NO. 1 A DISTANCE OF THREE HUNDRED THIRTY EIGHT AND 9/100 (338.95) FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.963 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, BEARINGS USED CONFORM TO AND ARE IN ACCORDANCE WITH THOSE USED ON THE RECORDED PLAT FOR ORCHARD ESTATES SUBDIVISION NO. 1.

IRON PINS ○
MONUMENT ●
WOOD HUBS. ■

D.E. Starkey
REGISTERED SURVEYER #1187

THIS IS TO CERTIFY THAT (I) OR (WE) HAVE EXAMINED THIS PLAT OF THE ORCHARD ESTATES SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE AVON LAKE SUBDIVISION ORDINANCE NO. 918 AS AMENDED BY THE AVON LAKE MUNICIPAL COUNCIL.
DATE May 6, 1958

AVON LAKE MUNICIPAL ENGINEERING DEPT.
THIS IS TO CERTIFY THAT THE ABOVE PLAT OF ORCHARD ESTATES SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE AVON LAKE PLANNING COMMISSION THIS 5th DAY OF MAY 1958.
Chairman of Planning Commission
Clerk of Planning Commission

THIS IS TO CERTIFY THAT THE ABOVE PLAT OF ORCHARD ESTATES SUB. NO. 2 HAS BEEN APPROVED AND ACCEPTED BY THE MUNICIPALITY OF AVON LAKE, OHIO, FOR RECORD PURPOSES ONLY AND SUCH ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON, WHICH HAVE NOT BEEN PREVIOUSLY DEDICATED AND ACCEPTED BY THE MUNICIPALITY OF AVON LAKE, OHIO AS PUBLIC THOROUGHFARES, BY ORDINANCE NO. 1139 DATED THIS 14th DAY OF MAY 1958.

Lester B. Mitchell
Mayor
Curtis P. Duff
Clerk

Mutz and Starkey
CONSULTING ENGINEERS
NORWALK, OHIO
F.B. 542, DRAWING No. 1605

TRANSFERRED
JUN 18 1958
Franklyn
AUDIO