

548384

# AVON ACRES SUBDIVISION No. 1

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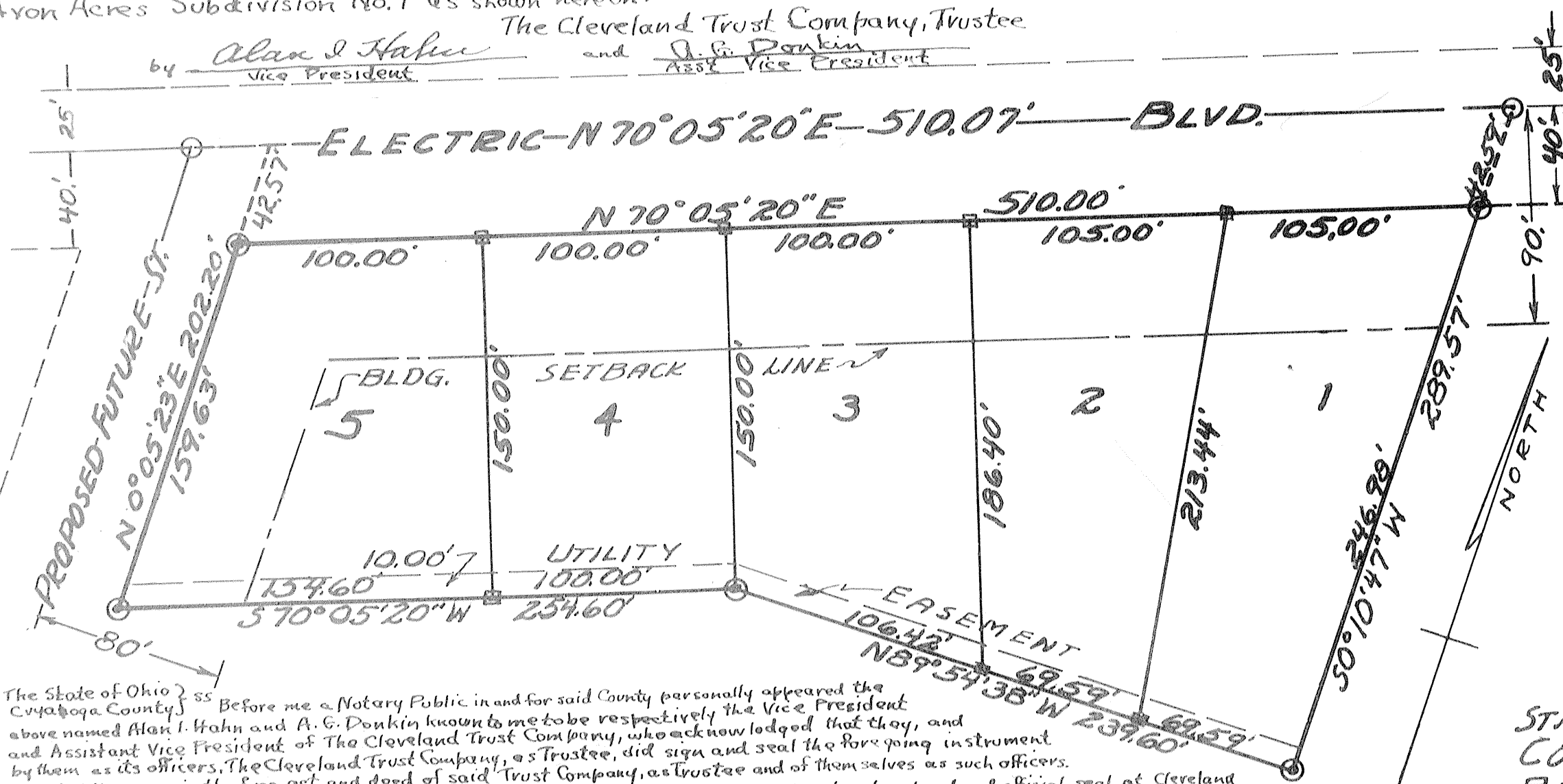
AVON LAKE, LORAIN CO., OHIO

JUNE 1958  
2.464 ACRES



The Cleveland Trust Company, Trustee, Mortgagee of the land shown hereon, hereby consents to the dedication of Electric Boulevard as shown hereon and hereby releases from the operation of its mortgage the land embraced within said street lines and also the land embraced within the boundaries of Avon Acres Subdivision No. 1 as shown hereon.

by Alan I. Hahn Vice President and A. G. Donkin Asst. Vice President  
The Cleveland Trust Company, Trustee



The State of Ohio) ss Before me a Notary Public in and for said County personally appeared the  
Cuyahoga County) above named Alan I. Hahn and A. G. Donkin known to me to be respectively the Vice President  
and Assistant Vice President of The Cleveland Trust Company, who acknowledged that they, and  
by them as its officers, The Cleveland Trust Company, as Trustee, did sign and seal the foregoing instrument  
and that the same is the free act and deed of said Trust Company, as Trustee and of them selves as such officers.  
IN WITNESS WHEREOF I have hereunto set my hand and official seal of Cleveland  
Ohio this 9th day of June A.D. 1958  
My Commission Expires February 13, 1960.

**SURVEYORS CERTIFICATE** - THIS PLAT HAS BEEN PREPARED AT THE REQUEST OF THE AVON ACRES DEVELOPMENT CO. WHOSE OFFICERS ARE DAVID MOSKOWITZ, PRES. AND ROBERT MADON SECY, AND BUSINESS ADDRESS IS 4275 PEARL ROAD, CLEVELAND, OHIO, OWNERS OF THE PLATTED LAND SHOWN HEREON, AND DESCRIBED AS BEING IN SEC. 7 OF ORIGINAL AVON TOWNSHIP, NOW BEING WITHIN THE MUNICIPALITY OF AVON LAKE, LORAIN COUNTY, OHIO, AND BEING MORE DEFINITELY DESCRIBED AS BEGINNING AT THE I.P. MONUMENT LOCATED AT THE INTERSECTION OF THE CENTER LINE OF PARKWOOD AVE. WITH THE CENTER LINE OF ELECTRIC BLVD; THENCE S70°28'44"W ALONG THE CENTER LINE OF ELECTRIC BLVD. A DISTANCE OF 442.29 FEET TO AN I.P. FOUND AT THE INTERSECTION OF THE WESTERLY LINE OF AVALON BEACH SUB'N. (PROPOSED) WITH THE CENTER LINE OF SAID ELECTRIC BLVD; SAID LAST MENTIONED POINT AND I.P. BEING THE PRINCIPAL PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE S0°10'47"W A DISTANCE OF 289.57 FEET TO A POINT; THENCE S70°05'20"W A DISTANCE OF 254.60 FEET TO A POINT; THENCE N0°05'23"E A DISTANCE OF 202.20 FEET TO THE CENTER LINE OF ELECTRIC BLVD; THENCE N70°05'20"E AND ALONG THE CENTER LINE OF SAID ELECTRIC BLVD. A DISTANCE OF 510.07 FEET TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 2.464 ACRES OF LAND. THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME, IRON PINS AND OR MONUMENTS WERE FOUND OR SET AS SHOWN.

IRON PINS. ○ WOOD STAKES □  
MONUMENT. ●

MUTZ & STARKEY  
CONSULTING ENGRS  
NORWALK, OHIO  
F.B. 542 DWG. 1606

D. E. Starkey  
REG. SURVEYOR No. 1187

## DEDICATION CERTIFICATE.

THIS IS TO CERTIFY THAT THE AVON ACRES DEVELOPMENT CO. WHOSE OFFICERS ARE DAVID MOSKOWITZ, PRES. AND ROBERT MADON, SECY. AND BUSINESS ADDRESS IS 4275 PEARL ROAD, CLEVELAND, OHIO, ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYORS 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 THE I.P. LISTED AS THE PRINCIPAL PLACE OF BEGINNING IN THE "SURVEYORS CERTIFICATE; THENCE S0°10'47"W A DISTANCE OF 289.57 FEET TO A POINT; THENCE S70°05'20"W ALONG A LINE PARALLEL TO AND 4000 FEET SOUTHERLY FROM THE CENTER LINE OF ELECTRIC BLVD A DISTANCE OF 510.00 FEET TO A POINT; THENCE N0°05'23"E A DISTANCE OF 42.57 FEET; THENCE N70°05'20"E ALONG THE CENTER LINE OF ELECTRIC BLVD. A DISTANCE OF 510.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.468 ACRES OF LAND, WE DO FURTHER GRANT A PERPETUAL EASEMENT OVER THE REAR 1000 FEET OF EACH LOT AS SHOWN HEREON, 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.

David Moskowitz President  
Robert Madon Secretary  
OWNER OF LAND

STATE OF OHIO  
COUNTY OF Cuyahoga  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, APPEARED DAVID MOSKOWITZ, PRES. AND ROBERT MADON, SECY, OF AVON ACRES DEVELOPMENT CO. OWNERS OF THE HEREON PLATTED AVON ACRES SUBDIVISION No. 1, 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 9 DAY OF June 1958. MY COMMISSION EXPIRES THE 31 DAY OF March, 1959.

BERNARD A. SEAS, JR. Notary Public  
My Commission Expires March 31, 1959

Bernard A. Seas, Jr.  
NOTARY PUBLIC.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE AVON LAKE SUBDIVISION ORD. No. 918 AS AMENDED.  
DATE Nov 28, 1958 Walter Schneider MUNICIPAL ENGINEER

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE AVON LAKE PLANNING COMMISSION THIS 24 DAY OF JUNE 1958  
Garrison Gilmore CHAIRMAN OF PLANNING COMM. Emil Palom CLERK OF PLANNING COMM.

THIS IS TO CERTIFY THAT THE ABOVE PLAT OF AVON ACRES SUBDIVISION No. 1 HAS BEEN APPROVED BY THE MUNICIPALITY OF AVON LAKE, OHIO BY ORD. No. 12-11 DATED July 28, 1958  
Garrison Gilmore MAYOR Emil Palom CLERK.

TRANSFERRED  
NOV 26 1958  
Jamblyne  
AUDITOR

RECEIVED FOR RECORD  
AT 11:15 A.M. RECORDED Dec 2 1958  
IN Vol RECORD, VOL. 21 PAGE 2  
Alan I. Hahn  
LORAIN COUNTY RECORDER