

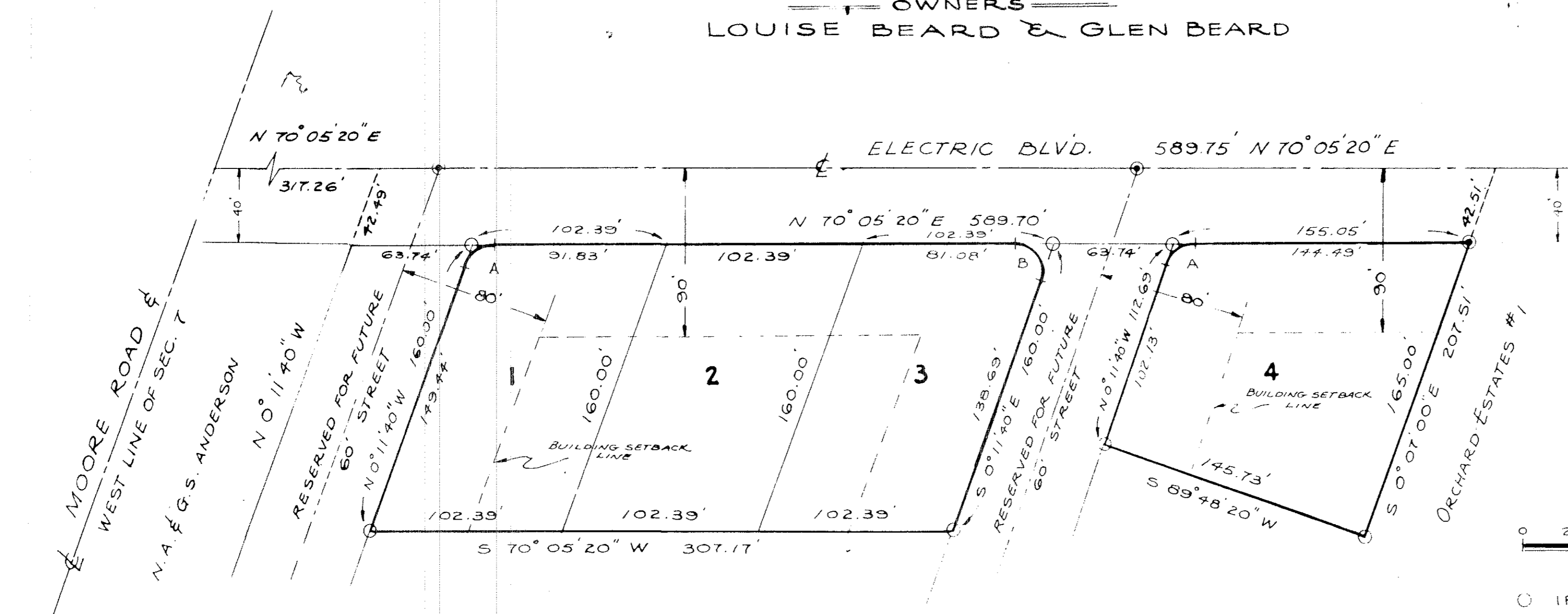
LOT CORNER CURVE DATA

LETTERS	DELTA	TAN	RAD	LENGTH
A	70° 17'	10.56'	15'	18.38'
B	103° 43'	21.31'	15'	28.27'

PLAT OF
BEARD SUBDIVISION NO. 1
 V. 22 Pg 22 Dec 15 1959
 AVON LAKE, LORAIN COUNTY, O.

MUTZ & STARKEY
 CONSULTING ENGRS.
 NORWALK, OHIO
 AUG. 1959
 EA 42 5926
 KB.

OWNERS
 LOUISE BEARD & GLEN BEARD



2,05 P.
 Plat
 Dec 15 59
 Dec 15 59
 22
 Leta B. Mitchell
 500

SCALE 1" = 50'

	ACRES
IRON PINS	STREETS 0.542
MONUMENTS	LOTS 1.526
	TOTAL 2.068

NOTE: SURVEYOR'S DESCRIPTION FOLLOWS TANGENT LINE AT CURVED LOT CORNERS.

DEDICATION CERTIFICATE:

THIS IS TO CERTIFY THAT LOUISE BEARD & GLEN BEARD WHOSE ADDRESS IS AVON LAKE, OHIO ARE THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SHOWN ON THE ABOVE PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT, AND DO HEREBY DEDICATE TO PUBLIC USE ELECTRIC BLVD. AS SHOWN ON THE ABOVE PLAT, AND CONTAINING 0.542 ACRES OF LAND AND DO FURTHER GRANT A PERPETUAL EASEMENT 10 FT. IN WIDTH AS SHOWN HEREON FOR THE PURPOSE OF CONSTRUCTION & MAINTAINANCE OF PUBLIC UTILITIES, EACH CONVEYANCE OF TITLE FROM THIS PARCEL OF LAND SHALL BE SUBJECT TO THIS UTILITY EASEMENT.

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE AVON LAKE PLANNING COMMISSION THIS 1ST DAY OF SEPTEMBER 1959.

 CHAIRMAN OF PLANNING COMM. _____
 CLERK OF PLANNING COMM.

THIS IS TO CERTIFY THAT THIS PLAT OF BEARD SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE MUNICIPALITY OF AVON LAKE, OHIO FOR RECORD PURPOSES ONLY AND DOES NOT CONSTITUTE ACCEPTANCE OF THE DEDICATION OF STREETS SHOWN HEREON, BY ORDINANCE NO. 56-59, DATED THIS 28th DAY OF SEPTEMBER 1959.

 MAYOR _____
 CLERK

STATE OF OHIO
 COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED LOUISE BEARD AND GLEN BEARD OF AVON LAKE, OHIO THE OWNERS OF THE DESCRIBED LAND, WHO ACKNOWLEDGED 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 Avon Lake OHIO, THIS 21st DAY OF August 1959. MY COMMISSION EXPIRES THE 21st DAY OF December 1960.

J. Del. Gates
 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 ORDINANCE NO. 918 AS AMENDED.

Sept. 21, 1959
 DATE Walter Schneider
 MUNICIPAL ENGINEER.

SURVEYORS CERTIFICATE:

THIS PLAT HAS BEEN PREPARED AT THE REQUEST OF LOUISE BEARD AND GLEN BEARD OF AVON LAKE OHIO, OWNERS OF THE PLATTED LAND SHOWN HEREON, AND DESCRIBED AS BEING IN SECTION 7 OF ORIGINAL AVON TWP.; NOW BEING WITHIN THE MUNICIPALITY OF AVON LAKE, LORAIN COUNTY, OHIO AND BEING MORE DEFINITELY DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF ELECTRIC BLVD. WITH THE WESTERLY LINE OF SAID SECTION 7, SAID WESTERLY LINE OF SEC. 7 ALSO BEING THE CENTERLINE OF MOORE RD; THENCE N 70° 05' 20" E ALONG THE CENTERLINE OF ELECTRIC BLVD. A DISTANCE OF 317.26 FT. TO THE NORTHWESTERLY CORNER OF LAND NOW OWNED BY LOUISE BEARD AND GLEN BEARD, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N 70° 05' 20" E ALONG THE CENTERLINE OF ELECTRIC BLVD. A DISTANCE OF 589.75 FT. TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF ORCHARD ESTATES SUB. #1; THENCE S 0° 07' 00" E ALONG THE WESTERLY LINE OF ORCHARD ESTATES SUB. #1 A DISTANCE OF 207.51 FT. TO A POINT; THENCE S 89° 48' 20" W A DISTANCE OF 145.73 FT. TO A POINT; THENCE N 0° 11' 40" W A DISTANCE OF 112.69 FT. TO A POINT; THENCE S 70° 05' 20" W A DISTANCE OF 63.74 FT. TO A POINT; THENCE S 0° 11' 40" E A DISTANCE OF 160.00 FT. TO A POINT; THENCE S 70° 05' 20" W A DISTANCE OF 307.17 FT. TO A POINT; THENCE N 0° 11' 40" W A DISTANCE OF 160.00 FT. TO A POINT; THENCE S 70° 05' 20" W A DISTANCE OF 63.74 FT. TO A POINT IN THE WESTERLY LINE OF LAND NOW OWNED BY LOUISE BEARD & GLEN BEARD; THENCE N 0° 11' 40" W A DISTANCE OF 42.49 FT. TO THE PRINCIPAL PLACE OF BEGINNING & CONTAINING 2.068 ACRES OF LAND. THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME. IRON PINS AND MONUMENTS WERE FOUND OR SET AS SHOWN.

D.E. Starkey
 REG. SURVEYOR # 1187

22-22

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