

(46)

# AVON ACRES SUBDIVISION NO. 2

Vol 22 Pg 28 LOTS 6 TO 80 INCL. Feb 10-1960

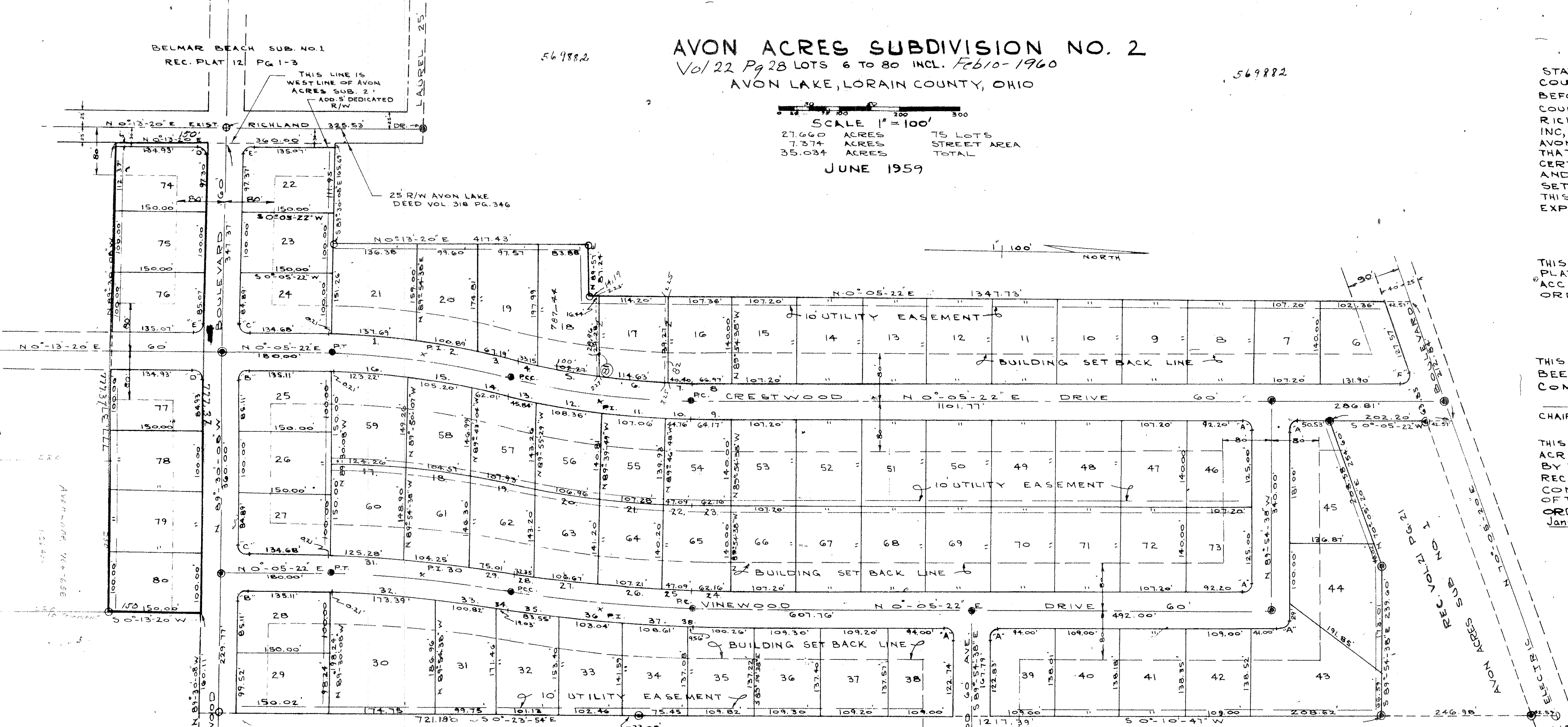
AVON LAKE, LORAIN COUNTY, OHIO

SCALE 1" = 100'

27.660 ACRES 75 LOTS  
7.374 ACRES STREET AREA  
35.034 ACRES TOTAL

JUNE 1959

Land in Green: Avon Shore Homes Inc. 770-341



BEARINGS & DISTANCES FOR LOT FRONTAGES LOCATED ON CURVE (BOTH STREETS)

NO.	BEARING	DISTANCE
1.	S 3°-26'-38" W	131.69'
2.	S 9°-14'-22" W	100.89'
3.	S 13°-19'-14" W	67.19'
4.	S 14°-06'-14" W	33.15'
5.	S 10°-38'-22" W	102.27'
6.	S 5°-05'-22" W	114.63'
7.	S 1°-07'-22" W	40.40'
8.	S 0°-05'-22" W	66.97'
9.	Z 0°-05'-22" E	64.17'
10.	Z 1°-10'-34" E	44.76'
11.	Z 4°-51'-46" E	107.06'
12.	Z 10°-05'-40" E	108.36'
13.	Z 13°-50'-20" E	45.84'
14.	Z 17°-21'-56" E	62.01'
15.	Z 2°-05'-16" E	105.25'
16.	Z 3°-14'-13" E	123.22'
17.	Z 2°-52'-28" E	124.26'
18.	Z 7°-53'-01" E	104.57'
19.	Z 11°-31'-55" E	107.93'
20.	Z 8°-53'-52" E	106.96'
21.	Z 4°-22'-44" E	107.28'
22.	Z 1°-12'-46" E	47.09'
23.	Z 0°-05'-22" E	62.16'
24.	Z 0°-05'-22" W	47.09'
25.	S 0°-58'-04" W	167.21'
26.	S 3°-50'-46" W	104.07'
27.	S 7°-50'-10" W	32.35'
28.	S 10°-25'-46" W	75.01'
29.	S 9°-41'-10" W	104.25'
30.	S 6°-28'-04" W	125.88'
31.	S 2°-20'-45" W	173.39'
32.	Z 3°-19'-11" E	100.82'
33.	Z 8°-26'-31" E	19.03'
34.	Z 10°-40'-40" E	83.55'
35.	Z 9°-31'-56" E	108.61'
36.	Z 6°-10'-56" E	9.56'
37.	Z 2°-25'-58" E	
38.	Z 0°-15'-40" E	

LOT CORNER CURVE DATA

LETTERS	DELTA	TAN	RAD.	LENGTH OF CURVE
T	90°-00'-00"	16.00	15	23.56'
A	89°-35'-30"	14.89	15	23.46'
B	90°-24'-30"	15.11	15	23.61'
C	90°-16'-32"	15.07	15	23.63'
D	89°-43'-28"	14.93	15	23.49'
E	100°-00'-00"	21.42	15	28.80'

CENTER LINE CURVE DATA

1. REVERSED CURVE FOR CRESTWOOD DR.  
 $\Delta = 14°-51'-45"$   
 $D = 4.98207$   
 $R = 1,150.04'$   
 $L = 2.98.32'$   
 $T = 150.00'$
2. REVERSED CURVE FOR VINEWOOD DR.  
 $\Delta = 10°-56'-36"$   
 $R = 3,058.93'$   
 $L = 2.99.09'$   
 $T = 150.00'$

NOTE: FRONTAGES SHOWN ON CURVED LOTS ARE CORD DISTANCES.

### SURVEYORS CERTIFICATE :

THIS PLAT HAS BEEN PREPARED AT THE REQUEST OF THE INC. WHOSE OFFICERS ARE DAVID MOSKOWITZ, PRES. AND RICHARD SANDS SECY. AND ROBERT MADOW SECY. BOTH COMPANIES HAVING A BUSINESS ADDRESS OF 5531 STATE RD. PARMA 34, OHIO OWNERS OF THE PLATTED LAND SHOWN HEREON AND DESCRIBED AS BEING IN SEC. 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 PT. OF INTERSECTION OF THE C. OF ELECTRIC BLVD. WITH THE WESTERLY LINE OF SAID SEC. 7 SAID WESTERLY LINE OF SEC. 7 ALSO BEING THE C. OF MOOREWOOD DR. THENCE N 70°-05'-22" E ALONG THE C. OF ELECTRIC BLVD. A DISTANCE OF 476.50 FT. TO AN I.P. LOCATED AT THE INTERSECTION OF THE C. OF ELECTRIC BLVD. WITH THE EASTERLY LINE OF AVON ACRES SUB. #1 PLAT FOR SAID SUB. BEING RECORDED IN VOL. 21, PAGE 21 OF THE LORAIN COUNTY RECORD OF PLATS; THENCE S 0°-10'-41" W ALONG THE EASTERLY LINE OF SAID AVON ACRES SUB. #1 A DISTANCE OF 289.57 FT. TO A MON. LOCATED AT THE SOUTH EASTERLY CORNER OF SAID SUB. SAID MON. BEING THE PRINCIPLE PLACE OF BEGINNING; FOR THIS DESCRIPTION, THENCE S 0°-10'-41" W A DISTANCE OF 1217.39 FT. TO AN I.P.; THENCE S 0°-23'-54" E A DISTANCE OF 721.19 FT. TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF REDWOOD BLVD. (PROPOSED); THENCE N 89°-30'-08" W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF REDWOOD BLVD. (PROPOSED) A DISTANCE OF 160.11 FT. TO A POINT; THENCE S 0°-13'-20" W A DISTANCE OF 150.00 FT. TO AN I.P.;

THENCE N 89°-30'-08" W A DISTANCE OF 777.37 FT. TO A POINT ON THE EASTERLY R/W LINE OF RICHLAND DR.; THENCE N 0°-13'-20" E A DISTANCE OF 360.00 FT. TO A POINT; THENCE S 89°-30'-08" E A DISTANCE OF 165.69 FT. TO AN I.P.; THENCE N 0°-13'-20" E A DISTANCE OF 417.43 FT. TO AN I.P.; THENCE N 89°-51" E A DISTANCE OF 87.24 FT. TO AN I.P.; THENCE N 0°-05'-22" E A DISTANCE OF 1347.73 FT. TO A POINT ON THE CENTER LINE OF ELECTRIC BLVD.; THENCE N 70°-05'-22" E ALONG THE CENTER LINE OF ELECTRIC BLVD. A DISTANCE OF 212.84 FT. TO THE NORTHWESTERLY CORNER OF AVON ACRES SUB. #1; THENCE S 0°-05'-22" W A DISTANCE OF 202.20 FT. TO A MONUMENT LOCATED AT THE SOUTHWESTERLY CORNER OF AVON ACRES SUB. #1; THENCE N 70°-05'-22" E A DISTANCE OF 254.60 FT. TO A MONUMENT; THENCE S 89°-54'-38" E A DISTANCE OF 239.60 FT. TO THE PRINCIPLE PLACE OF BEGINNING & CONTAINING 35.034 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.

IRON PINS ○  
MONUMENTS ●

D.C. Starkey  
REGISTERED SURVEYOR #1187



### DEDICATION CERTIFICATE :

THIS IS TO CERTIFY THAT AVON SHORE HOMES INC. WHOSE OFFICERS ARE DAVID MOSKOWITZ, PRES. & RICHARD SANDS, SECY. AND THE AVON ACRES DEVELOPMENT CO. WHOSE OFFICERS ARE DAVID MOSKOWITZ, PRES. & ROBERT MADOW, SECY. THE ADDRESS OF BOTH COMPANIES BEING 5531 STATE RD. PARMA 34, 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 ALL THE STREETS SHOWN ON THE ABOVE SUBDIVISION PLAT, AND CONTAINING 7.374 ACRES OF LAND, WE DO FURTHER GRANT A PERPETUAL EASEMENT, 10 FT. IN WIDTH, OVER THE REAR AND/OR SIDE 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 PRES. \_\_\_\_\_ SECY. \_\_\_\_\_  
OWNERS OF AVON SHORE HOMES INC. - LAND

\_\_\_\_\_  
PRES. \_\_\_\_\_ SECY. \_\_\_\_\_  
Leta B. Mitchell, m.a. Jan. 5.00  
10:12 A. Plot Feb 10 22 Feb 10 60

NOTE: AVON SHORE HOMES INC. OWNERS OF 32.357 ACRES NORTH OF THE SOUTH RIGHT OF WAY OF REDWOOD BLVD. THE AVON ACRES DEVELOPMENT CO. OWNERS OF 2.677 ACRES SOUTH OF THE SOUTH RIGHT OF WAY OF REDWOOD BLVD. OF WHICH 2.470 ACRES IS IN 7 LOTS AND 0.207 ACRES IN STREET RIGHT-OF-WAY.

STATE OF OHIO  
COUNTY OF Cuyahoga  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, APPEARED DAVID MOSKOWITZ, PRES. AND RICHARD SANDS, SECY. OF AVON SHORE HOMES INC, OWNERS OF 32.357 ACRES OF THE HERON PLATTED AVON ACRES SUBDIVISION 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 \_\_\_\_\_, OHIO THIS 20 DAY OF \_\_\_\_\_ 1959. MY COMMISSION EXPIRES THE 31 DAY OF \_\_\_\_\_ 1959.

Samuel A. [Signature]  
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. 218 AS AMENDED.

Jan. 27, 1960 Walter Schmidt  
DATE MUNICIPAL ENGR.

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE AVON LAKE PLANNING COMMISSION THIS 15 DAY OF DECEMBER 1959.

Paul [Signature]  
CHAIRMAN OF PLANNING COMM. CLERK OF PLANNING COMM.

THIS IS TO CERTIFY THAT THE PLAT OF AVON ACRES SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE MUNICIPALITY OF AVON LAKE, OHIO FOR RECORD PURPOSES ONLY AND DOES NOT CONSTITUTE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON, BY ORDINANCE NO. 2-60 DATED THIS 25 DAY OF January 1960.

Jarvis H. [Signature]  
MAYOR  
Paul [Signature]  
CLERK

STATE OF OHIO  
COUNTY OF \_\_\_\_\_  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, APPEARED DAVID MOSKOWITZ, PRES. AND ROBERT MADOW, SECY. OF AVON ACRES DEVELOPMENT CO., OWNERS OF 2.677 ACRES OF THE HERON PLATTED AVON ACRES SUBDIVISION 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 \_\_\_\_\_, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1960. MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

MUTZ & STARKEY CONSULTING ENGRS. NORWALK, OHIO