

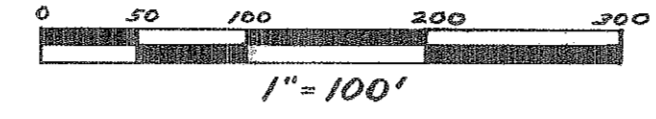
ORCHARD ESTATES SUBDIVISION NO. 4  
BEING PART OF SECTION 7, ORIGINAL AVON TWP.  
AVON LAKE, LORAIN CO., OHIO

618759

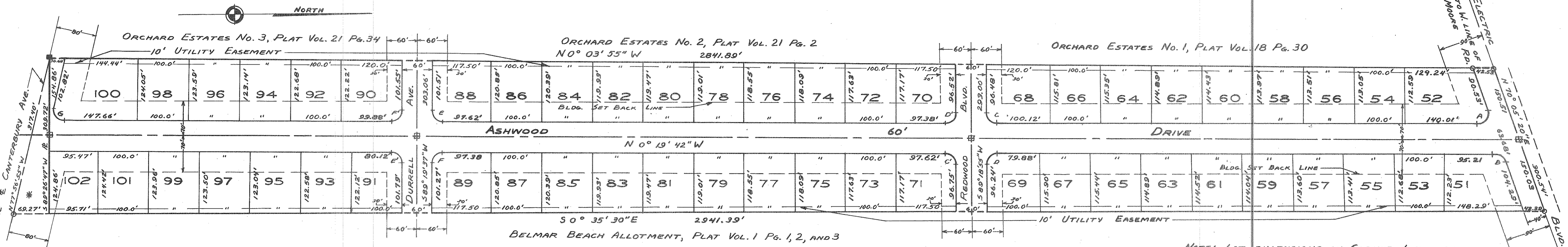
23/44

618759

19.678 ACRES 52 LOTS, 51 THRU 102  
(STREETS = 4.905 ACRES)  
(LOTS = 14.773 ACRES)



\*PRIME LAND CO. DEED VOL. 755 P. 633  
\*PRIME LAND CO. DEED VOL. 759 P. 621  
FUTURE E. CANTERBURY AVE. 52.40' W. 177.58' S. 52.40' W. 69.27'



- SYMBOLS**
- INDICATES MONUMENTS SET
  - INDICATES STONE MONUMENTS FOUND
  - INDICATES IRON PINS SET OR FOUND

LOT CORNER CURVE DATA

LETTER	A	B	C & C'	D & D'	E & E'	F & F'	G
DELTA	102°34'58"	70°25'02"	89°38'37"	90°21'23"	89°39'19"	90°20'41"	102°22'47"
TANGENT	28.34'	14.11'	19.88'	20.12'	19.88'	20.12'	24.87'
RADIUS	20.0'	20.0'	20.0'	20.0'	20.0'	20.0'	20.0'
CURVE LGTH.	38.25'	24.58'	31.29'	31.54'	31.29'	31.53'	35.74'

NOTE: LOT DIMENSIONS ON CORNER LOTS ARE GIVEN TO BEGINNING AND END OF RADIUS CURVE. LENGTH OF CURVE GIVEN IN TABLE MARKED LOT CORNER CURVE DATA

**OWNERS DEDICATION CERTIFICATE**  
THIS IS TO CERTIFY THAT THE BLOSSOM LAND CORPORATION, OWNERS OF THE LANDS SHOWN AND PLOTTED HEREON, WHICH PLAT WAS PREPARED AT OUR REQUEST, DO APPROVE AND ACCEPT THE SAME TO BE CORRECT. WE HEREBY DEDICATE TO PUBLIC USE ALL STREETS AND PUBLIC AREAS SHOWN ON SAID PLAT.  
THE BLOSSOM LAND CORPORATION  
By Arthur A. Weardahl VICE PRESIDENT  
By Irving Waterbury SECRETARY

**DEDICATION CERTIFICATE**  
THIS IS TO CERTIFY THAT WE, THE TRIO LAND COMPANY AND THE CLEVELAND FEDERAL SAVINGS AND LOAN ASSOCIATION OF CUYAHOGA COUNTY, OWNERS AND MORTGAGEE RESPECTIVELY OF LOT 51 OF THE HEREOF PLATTED LANDS, DESIGNATED AS ORCHARD ESTATES NO. 4, DO HEREBY ENTER INTO THE DEDICATION OF ALL STREETS AND PUBLIC AREAS AS SHOWN ON SAID PLAT.  
OWNERS  
TRIO LAND COMPANY  
By Paul R. Babos  
By James A. Gamellia  
ADDRESS  
MORTGAGEE  
CLEVELAND FEDERAL SAVINGS & LOAN ASSN.  
By Wm. F. Deane  
By James A. Gamellia  
ADDRESS

**DEDICATION CERTIFICATE**  
THIS IS TO CERTIFY THAT WE, THE AVON LAKE BUILDING COMPANY AND THE CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION, OWNERS AND MORTGAGEE RESPECTIVELY OF LOT 62 OF THE HEREOF PLATTED LANDS, DESIGNATED AS ORCHARD ESTATES NO. 4, DO ACCEPT THIS PLAT AND DO HEREBY ENTER INTO THE DEDICATION OF ALL STREETS AND PUBLIC AREAS AS SHOWN ON SAID PLAT.  
OWNER  
AVON LAKE BUILDING COMPANY  
By Paul R. Babos  
By James A. Gamellia  
ADDRESS  
MORTGAGEE  
CITIZENS FEDERAL SAVINGS & LOAN ASSN.  
By Wm. F. Deane  
By James A. Gamellia  
ADDRESS

COUNTY OF CUYAHOGA } BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY  
STATE OF OHIO S.S. } AND STATE PERSONALLY APPEARED ARLIN A. WEARDALH, VICE PRESIDENT, AND IRVING WATERBURY, SECRETARY, OF THE BLOSSOM LAND CORPORATION OF 14350 LORAIN AVENUE, CLEVELAND 11, OHIO, WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING DEDICATION CERTIFICATE TO BE THEIR FREE ACT AND DEED AS OFFICERS OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HERE UNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO THIS 17 DAY OF August, 1962.  
A. J. Starkey  
NOTARY PUBLIC  
MY COMMISSION EXPIRES THE 17 DAY OF August, 1962.

COUNTY OF Cuyahoga } BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY  
STATE OF OHIO S.S. } APPEARED PAUL R. BABOS, PRESIDENT, AND JAMES A. GAMELLIA, SECRETARY, OF THE TRIO LAND COMPANY, AND TITLE AND OF THE CLEVELAND FEDERAL SAVINGS AND LOAN ASSOCIATION OWNERS AND MORTGAGEE RESPECTIVELY OF LOT 51 OF SAID ORCHARD ESTATES NO. 4, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING DEDICATION CERTIFICATE AND THAT IT WAS THEIR FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HERE UNTO SET MY HAND AND OFFICIAL SEAL AT AVON LAKE, OHIO THIS DAY 31ST OF August, 1962.  
Anne C. Bell  
NOTARY PUBLIC  
MY COMMISSION EXPIRES THE 1st DAY OF November, 1962.

COUNTY OF Cuyahoga } BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY  
STATE OF OHIO S.S. } APPEARED PAUL R. BABOS, PRESIDENT, AND JAMES A. GAMELLIA, SECRETARY, OF THE AVON LAKE BUILDING COMPANY, AND TITLE AND OF THE CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION, OWNERS AND MORTGAGEE RESPECTIVELY OF LOT 62 IN ORCHARD ESTATES NO. 4, 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 OFFICIAL SEAL AT OHIO, THIS 16th DAY OF August, 1962.  
Anne C. Bell  
NOTARY PUBLIC  
MY COMMISSION EXPIRES THE 1st DAY OF November, 1962.

**SURVEYORS CERTIFICATE**  
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE BLOSSOM LAND CORPORATION, I HAVE SURVEYED AND PLATTED ORCHARD ESTATES NO. 4 AS SHOWN HEREON, CONTAINING 19.678 ACRES OF LAND IN SECTION 7 OF ORIGINAL AVON TOWNSHIP, NOW BEING WITHIN THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS AS SHOWN ARE FOR THE PURPOSE OF INDICATING ANGLES ONLY. IRON PINS AND/OR STONE MONUMENTS WERE FOUND OR SET AS SHOWN, ALL OF WHICH I CERTIFY TO BE CORRECT.  
DATE: August 7, 1962  
D. E. Starkey  
REGISTERED SURVEYOR #1187

**DEDICATION CERTIFICATE**  
THIS IS TO CERTIFY THAT WE, THE AVON LAKE BUILDING COMPANY AND THE CLEVELAND FEDERAL SAVINGS AND LOAN ASSOCIATION OF CUYAHOGA COUNTY, OWNERS AND MORTGAGEE RESPECTIVELY OF LOTS 52, 58, AND 67 OF THE HEREOF PLATTED LANDS, DESIGNATED AS ORCHARD ESTATES NO. 4, DO ACCEPT THIS PLAT AND DO HEREBY ENTER INTO THE DEDICATION OF ALL STREETS AND PUBLIC AREAS AS SHOWN ON SAID PLAT.  
OWNER  
AVON LAKE BUILDING COMPANY  
By Paul R. Babos  
By James A. Gamellia  
ADDRESS  
MORTGAGEE  
CLEVELAND FEDERAL SAVINGS & LOAN ASSN.  
By Wm. F. Deane  
By James A. Gamellia  
ADDRESS

**ENGINEERS CERTIFICATE**  
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF ORCHARD ESTATES NO. 4 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE AVON LAKE SUBDIVISION CODE  
Walter Schneider  
AVON LAKE MUNICIPAL ENGINEER  
DATE 9/15/62

**PLANNING COMMISSION CERTIFICATE**  
THIS IS TO CERTIFY THAT THIS PLAT OF THE ORCHARD ESTATES NO. 4 WAS APPROVED BY THE AVON LAKE PLANNING COMMISSION ON THE 1st DAY OF Sept 1962.  
John F. Fisher  
CHAIRMAN PLANNING COMMISSION  
James A. Gamellia  
CLERK PLANNING COMMISSION

COUNTY OF Lorain } BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY  
STATE OF OHIO S.S. } APPEARED PAUL R. BABOS, PRESIDENT, AND JAMES A. GAMELLIA, SECRETARY, OF THE AVON LAKE BUILDING COMPANY, AND TITLE AND OF THE CLEVELAND FEDERAL SAVINGS AND LOAN ASSOCIATION OF CUYAHOGA COUNTY, OWNERS AND MORTGAGEE RESPECTIVELY OF LOTS 52, 58, AND 67 OF SAID ORCHARD ESTATES NO. 4, 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 OFFICIAL SEAL AT AVON LAKE, OHIO THIS 1st DAY OF August, 1962.  
Anne C. Bell  
NOTARY PUBLIC  
MY COMMISSION EXPIRES THE 1st DAY OF November, 1962.

**COUNCIL APPROVAL CERTIFICATE**  
THIS IS TO CERTIFY THAT THIS PLAT OF THE ORCHARD ESTATES NO. 4 WAS APPROVED FOR RECORD PURPOSES ONLY, BY ORDINANCE NO. 112-62, PASSED ON THE 10th DAY OF SEPT 1962. SUCH APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF THE STREETS SHOWN HEREON.  
James A. Gamellia  
MUNICIPAL CLERK

BL  
LAND CORP.  
ESTATES NO. 4  
LAKE OHIO  
STARKEY  
SULTING ENGINEER  
WALK OHIO

REVISED  
Aug. 23, 196

FILE



RECEIVED FOR RECORD September 19, 1962  
AT 10:42 A.M. RECORDED Sept. 19, 1962  
IN Plat RECORD, VOL. 23 PAGE 44  
Delta B. Mitchell

23/44

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