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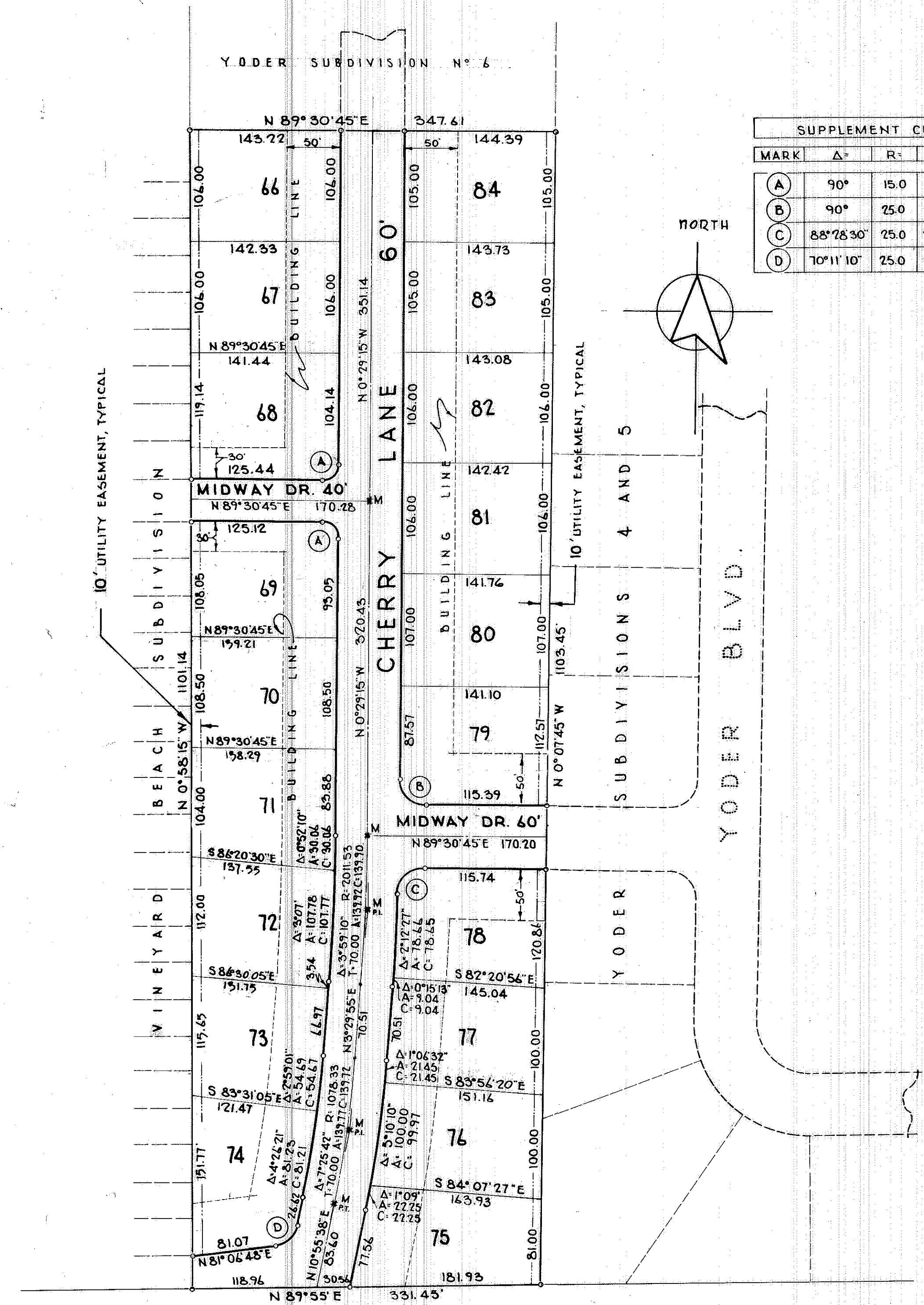
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YODER SUBDIVISION No 8

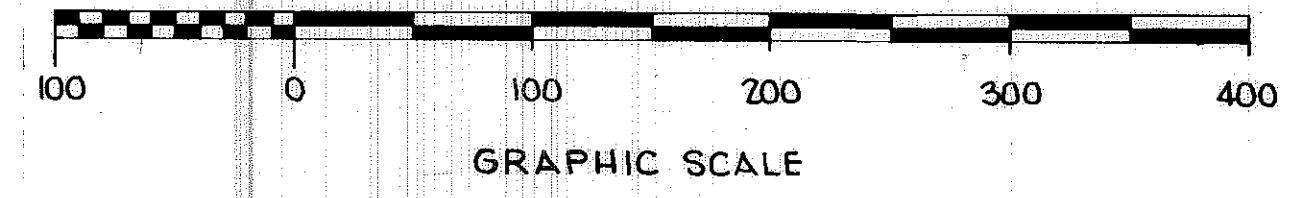
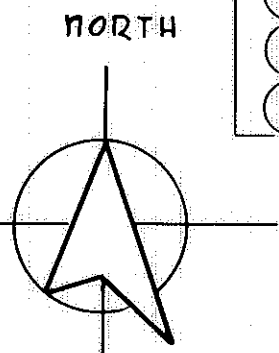
PART OF SECTION 19, AVON LAKE, LORAIN CO, OHIO

SCALE 1"=80' • MARCH 1965

BY R. E. WARNER & ASSOCIATES
ENGINEERS AND SURVEYORS



SUPPLEMENT CURVE DATA					
MARK	Δ°	R'	T'	A'	Ch.
(A)	90°	15.0	15.0	23.54	21.21
(B)	90°	25.0	25.0	39.27	35.54
(C)	88°28'30"	25.0	24.34	38.10	34.88
(D)	70°11'10"	25.0	17.57	50.42	28.74



TABULATION OF ACREAGE:	
AREA OF STREET DEDICATION -	1.93 ACRES
AREA OF BUILDING LOTS -	4.66 ACRES
TOTAL AREA -	6.59 ACRES

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED YODER SUBDIVISION No 8 AS SHOWN HEREON, EMBRACING 6.59 ACRES, MORE OR LESS, OF SECTION 19 OF ORIGINAL AVON TOWNSHIP, NOW WITHIN THE MUNICIPALITY OF AVON LAKE, LORAIN COUNTY, OHIO. AT ALL POINTS SHOWN THUS, IRON PINS WERE FOUND OR SET. PERMANENT MONUMENTS CONTAINED WITHIN CAST IRON BOXES ARE INDICATED THUS —M—. MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED AND FOR PURPOSES OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

R. E. WARNER & ASSOCIATES
Michael Warner
REGISTERED SURVEYOR

DEDICATION CERTIFICATE:

THIS IS TO CERTIFY THAT THE VERMILION DEVELOPMENT COMPANY, WHOSE ADDRESS IS 1320 WEST RIVER ROAD, VERMILION, OHIO, AND WHOSE OFFICERS ARE WILLIAM WILLARD KLINGSHIRN AS PRESIDENT AND KENNETH R. KLINGSHIRN AS SECRETARY, OWNER OF THE HEREON PLATTED LAND, HEREBY ACCEPTS THIS FOREGOING PLAT TO BE CORRECT AND DEDICATE TO PUBLIC USE AS PUBLIC STREETS OR WALKS THAT PORTION OF LAND SHOWN AS ROADS OR WALKS WITHIN THE BOUNDS OF THIS SAID PLATTED YODER SUBDIVISION No 8. THE SAID VERMILION DEVELOPMENT COMPANY DOES FURTHER GRANT A PERPETUAL EASEMENT OVER THE REAR TEN (10) FEET OF EACH LOT AS SHOWN HEREON, FOR THE PURPOSE OF THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES. EACH CONVEYANCE OF TITLE FROM THIS PARCEL OF LAND SHALL BE SUBJECT TO THIS UTILITY EASEMENT.

VERMILION DEVELOPMENT CO.
William Willard Klingshirn
PRESIDENT
Kenneth R. Klingshirn
SECRETARY

COUNTY OF LORAIN } SS:
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WILLIAM WILLARD KLINGSHIRN AS PRESIDENT AND KENNETH R. KLINGSHIRN AS SECRETARY OF VERMILION DEVELOPMENT CO., OWNER OF THIS HEREON PLATTED LAND, WHO ACKNOWLEDGED THAT THEY DID SIGN THIS FOREGOING DEDICATION CERTIFICATE AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 1 DAY OF Nov 1965.

William F. Poff
NOTARY PUBLIC

MY COMMISSION EXPIRES Apr 17, 1969

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE EVENSON CONSTRUCTION COMPANY AND YODER, INCORPORATED, MORTGAGEES OF LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF YODER SUBDIVISION No 8, HEREBY DEDICATE FOREVER TO PUBLIC USE THE STREETS AS SHOWN HEREON.

EVENSON CONSTRUCTION CO. YODER, INCORPORATED
Andrew H. Evenson PRESIDENT
Henry J. Yoder PRESIDENT
Catherine C. Evenson SECRETARY
Walter S. Schatzman VICE-PRESIDENT

COUNTY OF CUYAHOGA } SS:
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE EVENSON CONSTRUCTION COMPANY AND YODER, INCORPORATED, MORTGAGEES OF LANDS CONTAINED WITHIN YODER SUBDIVISION No 8, WHOSE CORPORATE OFFICERS ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 12 DAY OF November 1965.

Nancy Schwarzwalder
NOTARY PUBLIC

MY COMMISSION EXPIRES May 22, 1968

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF YODER SUBDIVISION No 8 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE AVON LAKE SUBDIVISION CODE.

Robert C. Wilgins Dec 7, 1965
AVON LAKE MUNICIPAL ENGINEER DATE

THIS IS TO CERTIFY THAT THIS PLAT OF YODER SUBDIVISION No 8 HAS BEEN APPROVED BY THE AVON LAKE PLANNING COMMISSION ON THIS 12 DAY OF December 1965.

John Fickens
CHAIRMAN OF PLANNING COMMISSION
Edwin Palmer
CLERK OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF YODER SUBDIVISION No 8 WAS ACCEPTED BY THE COUNCIL OF THE MUNICIPALITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE No 124-65 PASSED THIS 12 TH DAY OF DEC. 1965.

Edwin Palmer
MUNICIPAL CLERK

C.E.I. EASEMENT:

WE, WILLIAM WILLARD KLINGSHIRN AS PRESIDENT AND KENNETH R. KLINGSHIRN, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT TO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, ITS SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN, TO ERECT, CONSTRUCT, OPERATE AND PERPETUALLY MAINTAIN FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY FOR PUBLIC AND PRIVATE USE, POLES, WIRES, ANCHORS, GUY WIRES, EQUIPMENT AND APPLIANCES TOGETHER WITH THE RIGHT TO AUTHORIZE AND PERMIT THE ATTACHMENT OF SAID POLES AND FACILITIES OF TELEPHONE SERVICE FOR PUBLIC AND PRIVATE USE, AND IN ADDITION THE RIGHT TO LOCATE, INSTALL AND MAINTAIN ANCHORS AND GUY WIRES WITHIN A RADIUS NOT TO EXCEED FIFTEEN FEET OF EACH POLE ERECTED HEREUNDER WHETHER OR NOT SUCH ANCHORS AND GUY WIRES MAY EXTEND BEYOND THE LIMITS OF SAID EASEMENT, AND THE RIGHT TO TRIM AND REMOVE TREES WITHIN OR WITHOUT OF SAID EASEMENT, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE AND OPERATION OF SAID ELECTRIC OR TELEPHONE LINES AND FACILITIES AND WITH ALL RIGHTS OF ACCESS THERETO OVER SAID DESCRIBED LAND.

William Willard Klingshirn
Kenneth R. Klingshirn

TRANSFERRED
DEC 27 1965

Joseph Mitchell
AUDITOR

RECEIVED FOR RECORD
AT 3:08 P.M.

DEC 27 1965
RECORDED IN LORAIN COUNTY RECORDS
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LEOTA B. MITCHELL
Lorain County Recorder

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