

JEROME FORTHOFFER SUBDIVISION No. 5

PART OF ORIGINAL AVON TOWNSHIP LOT No. 10

AVON CITY, LORAIN COUNTY OHIO

FEBRUARY 1975 SCALE: 1"=60'

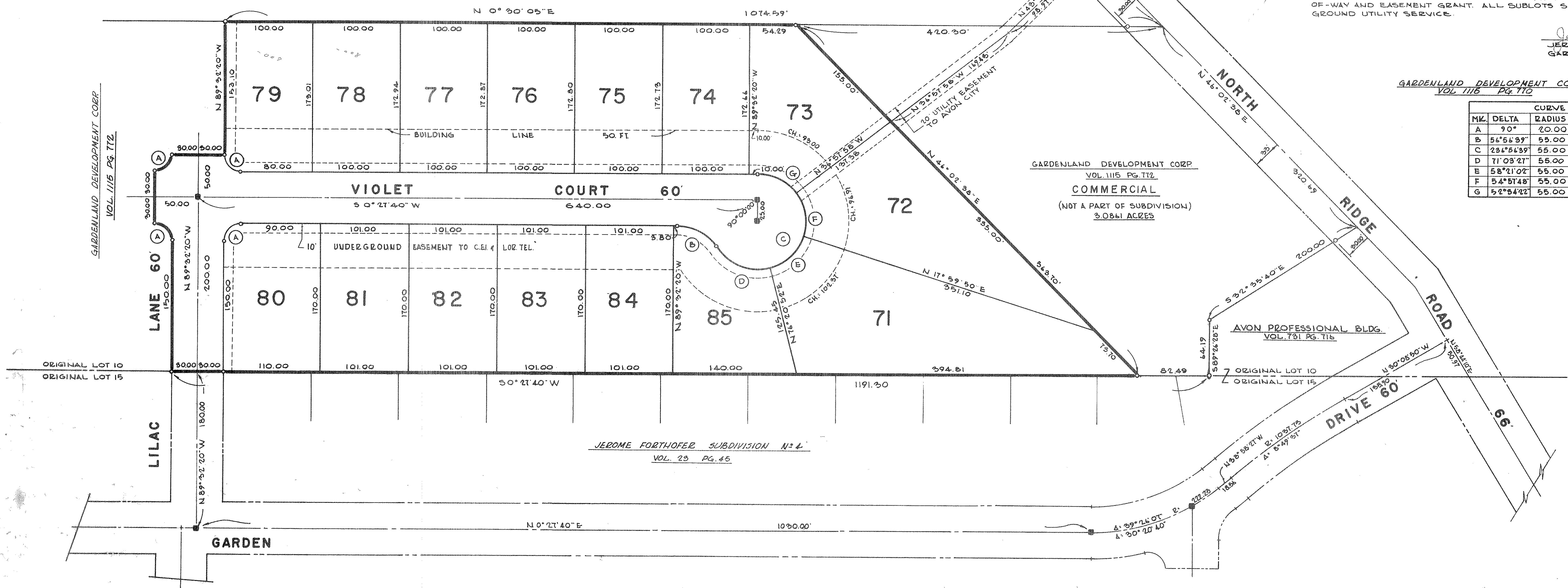
JEROME FORTHOFFER ET AL
VOL. 1023 PG. 70

UNDERGROUND EASEMENT:
 GARDENLAND DEVELOPMENT CORP., THE OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING CO. AND THE LORAIN TELEPHONE CO., BOTH OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN, AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Jerome Fortthofer
JEROME FORTHOFFER, PRESIDENT
GARDENLAND DEVELOPMENT CORP.

GARDENLAND DEVELOPMENT CORP.
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NO.	DELTA	RADIUS	ARC	CHORD	TAN.	CHORD BEG.
A	90°	20.00	21.42	28.28	20.00	
B	54°56'39"	55.00	54.14	92.44	79.89	5 28°56'00" W
C	23°54'39"	55.00	22.45			
D	71°03'21"	55.00	48.21	68.94	99.27	5 21° 02' 39" W
E	58°21'02"	55.00	56.01	58.62	30.71	5 47° 49' 39" E
F	54°51'48"	55.00	52.76	50.76	28.61	11 80° 30' 51" E
G	52°34'22"	55.00	50.47	48.71	27.17	11 76° 44' 51" E



SURVEYOR'S CERTIFICATE:
 THIS IS TO CERTIFY THAT I HAVE SURVEYED AND PLATTED JEROME FORTHOFFER SUB'N N 5 AS SHOWN HEREON CONTAINING 8.2505 ACRES OF LAND IN SEC. 10 AVON TOWNSHIP, NOW IN THE CITY OF AVON, LORAIN COUNTY, OHIO. MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. AT ALL POINTS SHOWN THIS IS TO BE CORRECT. BEARINGS USED ARE ASSUMED AND ARE FOR PURPOSES OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT.

J.L. MENO
J.L. MENO
REGISTERED SURVEYOR NO. 2662

1.9891 ACRES STREETS
 6.2614 ACRES LOTS
 8.2505 ACRES TOTAL

ENGINEER'S STATEMENT:
 THE ABOVE PLAT OF JEROME FORTHOFFER SUB'N N 5 HAS BEEN EXAMINED BY THE CITY ENGINEER OF AVON AND APPROVED THIS 15 DAY OF OCT. 1975.

Alexander Kanaroff
CITY ENGINEER

OWNER'S CERTIFICATE:
 THIS IS TO CERTIFY THAT THE UNDERSIGNED GARDENLAND DEVELOPMENT CORP., JEROME FORTHOFFER, PRESIDENT, OWNER OF LANDS CONTAINED WITHIN JEROME FORTHOFFER SUB'N N 5 DO HEREBY ACCEPT THE FOREGOING PLAT TO BE CORRECT AND DEDICATE TO PUBLIC USE LILAC LANE AND VIOLET COURT AND A 20 FOOT WIDE UTILITY EASEMENT TO THE CITY OF AVON.

Jerome Fortthofer
JEROME FORTHOFFER, PRESIDENT
GARDENLAND DEVELOPMENT CORP.
24285 DETROIT ROAD
AVON, OHIO

PLANNING COMMISSION:
 THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF JEROME FORTHOFFER SUB'N N 5 WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON ON THIS 21 DAY OF OCT. 1975.

J. Bealred
CHAIRMAN

THE OWNER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF ITSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, OR UNDER, OR THROUGH GARDENLAND DEVELOPMENT CORP.

COUNTY OF LORAIN } S.S.
 STATE OF OHIO } S.S.
 THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR JEROME FORTHOFFER, PRESIDENT OF GARDENLAND DEVELOPMENT CORP., WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT OF JEROME FORTHOFFER SUB'N N 5 AND THAT IT WAS OF HIS OWN FREE ACT AND DEED AND THE EXPRESSED WISHES OF HIS CORPORATION IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 17 DAY OF JUNE 1975.

Donald L. Hubbard
NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 26, 1980.

SIGNED THIS 20 DAY OF Oct 19 75
Donald L. Hubbard
MAYOR

PREPARED BY
SCHAFFER, HURA & ASSOC. INC.
 ENGINEERS & SURVEYORS
 LORAIN, OHIO

MORTGAGEE'S CERTIFICATE:
 THIS IS TO CERTIFY THAT CENTRAL SECURITY NATIONAL BANK, HOLDER OF A MORTGAGE DEED ON LAND CONTAINED WITHIN JEROME FORTHOFFER SUB'N N 5, HAS EXAMINED THIS FOREGOING PLAT AND HEREBY ACCEPTS THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE LILAC DRIVE AND VIOLET COURT.

Joseph T. Ryan
JOSEPH RYAN - PRESIDENT

COUNCIL CERTIFICATE:
 THIS PLAT OF JEROME FORTHOFFER SUB'N N 5 WAS APPROVED BY THE COUNCIL OF THE CITY OF AVON BY RESOLUTION NO. 10 PASSED THIS 10 DAY OF JUNE 1975. (APPROVAL OF THIS PLAT FOR RECORDING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD, OR HIGHWAY DEDICATED ON SUCH PLAT, SECTION 111.04 AND 111.041 OHIO REVISED CODE)

Theodore M. Rank
PRESIDENT OF COUNCIL

COUNTY OF LORAIN } S.S.
 STATE OF OHIO } S.S.
 THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR JOSEPH RYAN, PRESIDENT OF CENTRAL SECURITY NATIONAL BANK, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT OF JEROME FORTHOFFER SUB'N N 5, AND THAT IT WAS HIS OWN FREE ACT AND DEED AND THE EXPRESSED WISHES OF CENTRAL SECURITY NATIONAL BANK, IN TESTIMONY WHEREOF I HAVE UNTO SET MY HAND AND OFFICIAL SEAL ON THIS 10 DAY OF JUNE 1975.

Joseph T. Ryan
NOTARY PUBLIC

MY COMMISSION EXPIRES FEB. 25, 1979

Received for Record Nov. 14, 1975
 at 3:26 clock P.M. in PLAT RECORD
 VOL. 31
 PAGE 12
Donna L. Bess
Lorain County Recorder

Box AT99 Jerome Fortthofer 17.28