

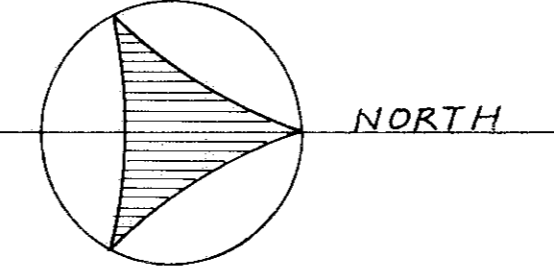
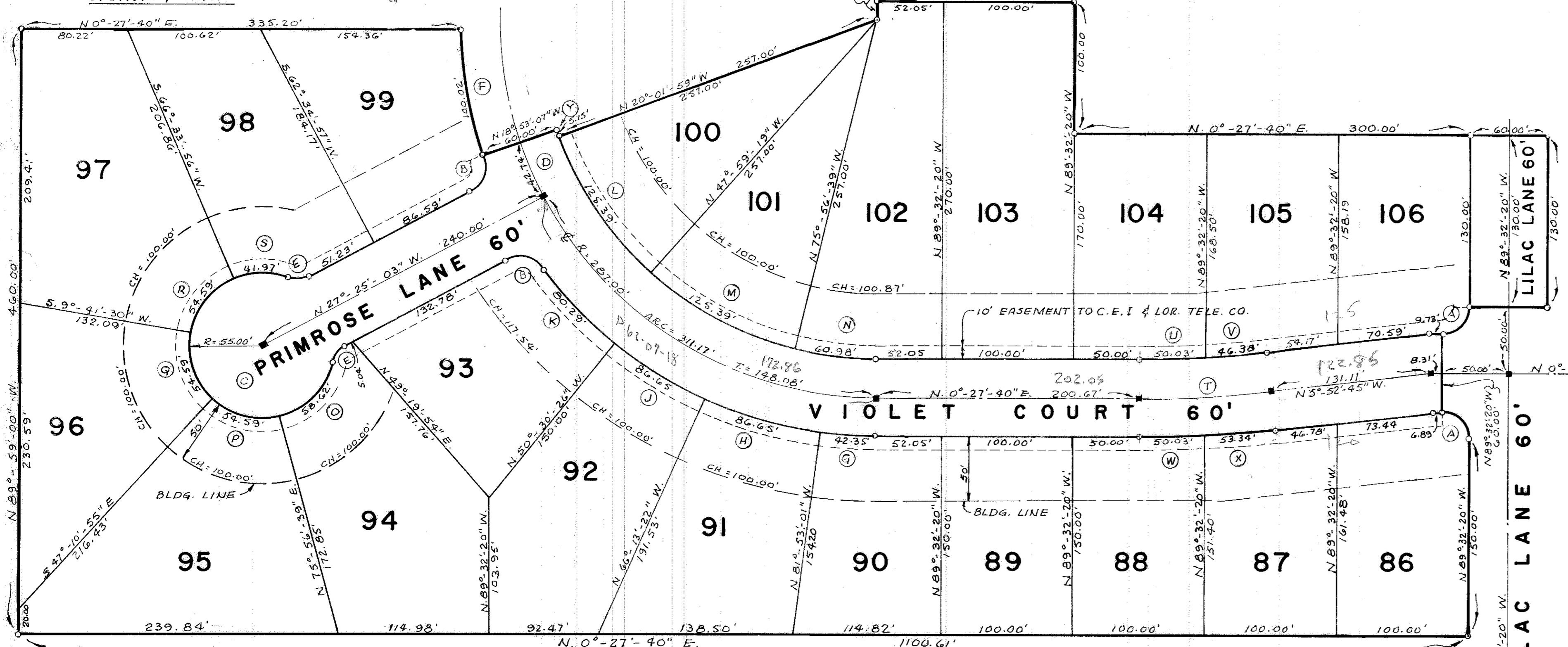
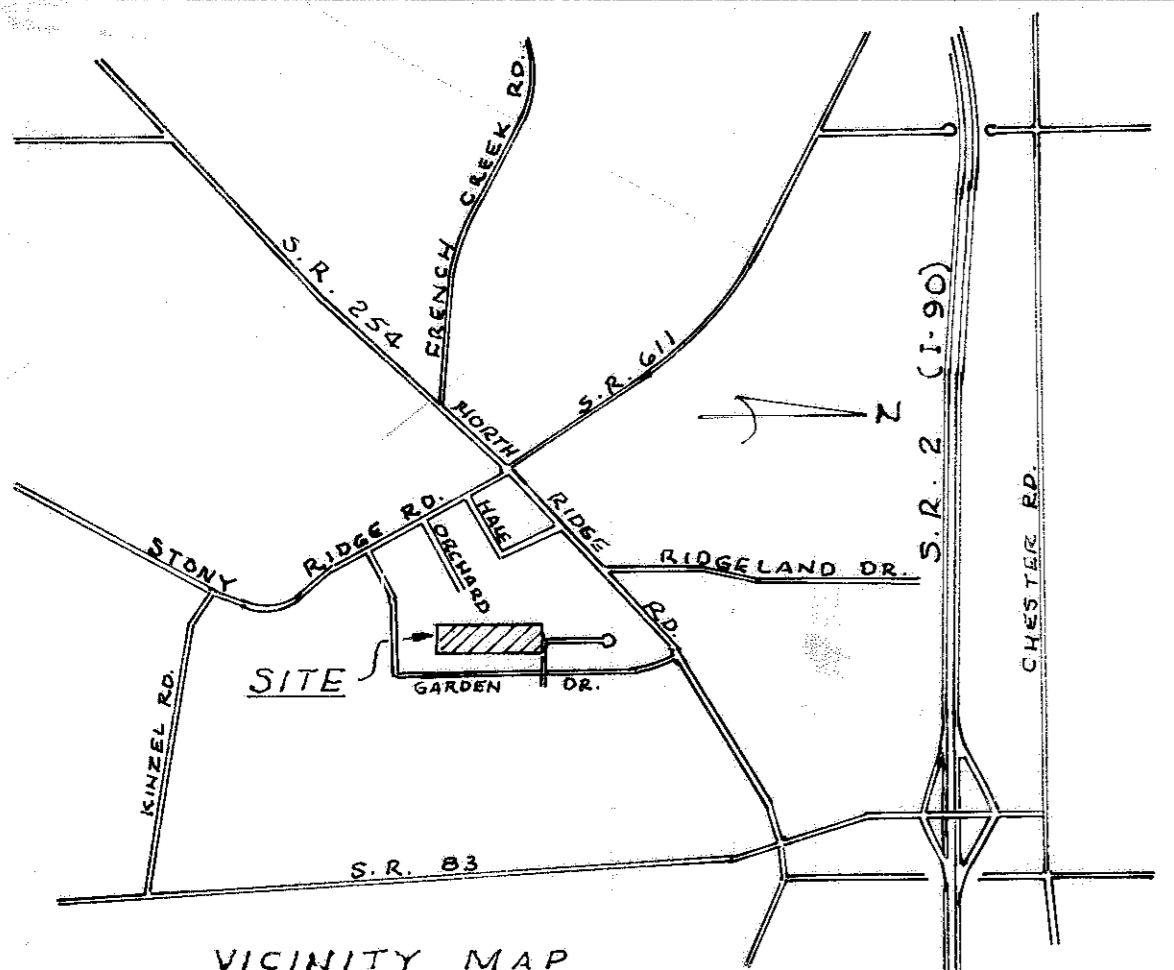
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JEROME FORTHOFFER SUBDIVISION No. 6

PART OF ORIGINAL AVON TOWNSHIP LOT No. 10
AVON CITY, LORAIN COUNTY, OHIO
JUNE, 1977
SCALE: 1"=60'

UNDERGROUND EASEMENT:
GARDENLAND DEVELOPMENT CORPORATION, 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 GRANTEEES), A PERMANENT 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 GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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, REPAIR, MAINTENANCE 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 THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Jerome Fortthofer
JEROME FORTHOFFER, PRESIDENT
GARDENLAND DEVELOPMENT CORP.



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JEROME FORTHOFFER SUBDIVISION NO. 2
PLAT VOLUME 20, PAGE 6A

JEROME FORTHOFFER SUBDIVISION NO. 3
PLAT VOLUME 21, PAGE 18

JEROME FORTHOFFER SUBDIVISION NO. 5
PLAT VOLUME 31, PAGE 12

MK	DELTA	RADIUS	ARC	CHORD	TAN.	CHORD BRG.
A	90°	20.00'	31.42'	28.28'	20.00'	---
B	81°-28'-04"	20.00'	28.44'	26.10'	17.22'	---
C	275°-24'-54"	55.00'	24.43'	---	---	---
D	8°-31'-56"	287.00'	42.74'	42.70'	21.41'	N58°-18'-59" W
E	48°-11'-23"	20.00'	16.82'	16.33'	8.99'	---
F	18°-04'-42"	317.00'	100.02'	99.61'	50.43'	N80°-09'-15" E
G	7°-39'-20"	317.00'	42.35'	42.32'	21.21'	N4°-17'-20" E
H	15°-39'-38"	317.00'	86.65'	86.38'	43.59'	N15°-56'-49" E
J	15°-39'-38"	317.00'	86.65'	86.38'	43.59'	N31°-36'-21" E
K	14°-30'-43"	317.00'	80.29'	80.08'	40.36'	N46°-31'-36" E
L	27°-57'-20"	257.00'	125.39'	124.15'	63.97'	N55°-59'-21" E
M	27°-57'-20"	257.00'	125.39'	124.15'	63.97'	N28°-02'-01" E
N	13°-35'-41"	257.00'	60.98'	60.84'	30.64'	N6°-47'-50" E
O	61°-04'-01"	55.00'	58.62'	55.89'	32.44'	N44°-35'-26" W
P	56°-52'-26"	55.00'	54.59'	52.38'	29.78'	N14°-22'-52" E
Q	56°-52'-26"	55.00'	54.59'	52.38'	29.78'	N71°-15'-17" E
R	56°-52'-26"	55.00'	54.59'	52.38'	29.78'	N51°-52'-17" W
S	43°-43'-21"	55.00'	41.97'	40.96'	22.07'	N1°-34'-21" W
T	6°-38'-40"	861.35'	99.89'	99.83'	50.00'	N2°-51'-40" W
U	3°-26'-53"	831.35'	50.03'	50.02'	25.02'	N1°-15'-47" W
V	3°-11'-47"	831.35'	46.38'	46.37'	23.20'	N4°-35'-06" W
W	3°-12'-56"	891.35'	50.03'	50.02'	25.02'	N1°-08'-48" W
X	3°-25'-43"	891.35'	53.34'	53.33'	26.68'	N4°-28'-08" W
Y	1°-08'-23"	257.00'	5.15'	5.15'	2.57'	N70°-32'-21" E

TRANSFERRED
IN COMPLIANCE WITH SEC. 310-02
OHIO REV. CODE
AUG 11 1977
JULIAN A. FLOR
LORAIN COUNTY AUDITOR

SURVEYORS CERTIFICATE:
THIS IS TO CERTIFY THAT I HAVE SURVEYED AND PLATTED JEROME FORTHOFFER SUBDIVISION NO. 6 AS SHOWN HEREON CONTAINING 10.95618 ACRES OF LAND IN SECTION 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 THUS ■ OR - OR IRON PIN MONUMENTS WERE FOUND OR SET. BEARINGS USED ARE ASSUMED AND ARE FOR PURPOSES OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT.

1.71679 ACRES STREETS
9.23939 ACRES LOTS
10.95618 ACRES TOTAL
L. MENO
L. MENO
REGISTERED SURVEYOR NO. 3662

OWNERS CERTIFICATE:
THIS IS TO CERTIFY THAT THE UNDESIGNED GARDENLAND DEVELOPMENT CORP., JEROME FORTHOFFER, PRESIDENT, OWNER OF LANDS CONTAINED WITHIN JEROME FORTHOFFER SUB'D. NO. 6, DO HEREBY ACCEPT THE FOREGOING PLAT TO BE CORRECT AND DEDICATE TO PUBLIC USE LILAC LANE, VIOLET COURT, AND PRIMROSE LANE.
THE OWNER FURTHER 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.

Jerome Fortthofer
JEROME FORTHOFFER, PRESIDENT
GARDENLAND DEVELOPMENT CORP.
36383 DETROIT ROAD
AVON, OHIO

COUNTY OF LORAIN } s.s.
STATE OF OHIO }
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'D. NO. 6 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 21st DAY OF June 1977.

Marie D. Park
MARIE D. PARK
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-11-81

SIGNED THIS 29 DAY OF July 1977.

Donald L. Hubbard
DONALD L. HUBBARD
MAYOR

MORTGAGEES CERTIFICATE:
THIS IS TO CERTIFY THAT CENTRAL SECURITY NATIONAL BANK, HOLDER OF A MORTGAGE DEED ON LAND CONTAINED WITHIN JEROME FORTHOFFER SUB'D. NO. 6, HAS EXAMINED THIS FOREGOING PLAT AND HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE LILAC LANE, VIOLET COURT AND PRIMROSE LANE.

David A. Voight
DAVID VOIGHT
-PRESIDENT

COUNTY OF LORAIN } s.s.
STATE OF OHIO }
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, DID PERSONALLY APPEAR DAVID VOIGHT, PRESIDENT OF CENTRAL SECURITY NATIONAL BANK, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT OF JEROME FORTHOFFER SUB'D. NO. 6 AND THAT IT WAS HIS OWN FREE ACT AND DEED AND THE EXPRESSED WISHES OF CENTRAL SECURITY NATIONAL BANK. IN TESTIMONY WHEREOF, I SET MY HAND AND OFFICIAL SEAL ON THIS 20th DAY OF June 1977.

Aileen J. Burkett
AILEEN J. BURKETT
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 20, 1977

ENGINEERS STATEMENT:
THE ABOVE PLAT OF JEROME FORTHOFFER SUB'D. NO. 6 HAS BEEN EXAMINED BY THE CITY ENGINEER OF AVON AND APPROVED THIS 29 DAY OF July 1977.

Alan J. Karavak
ALAN J. KARAVAK
CITY ENGINEER

PLANNING COMMISSION:
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF JEROME FORTHOFFER SUBDIVISION NO. 6 WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON, OHIO ON THIS 21st DAY OF June 1977.

J. A. Cuduh
J. A. CUDUH
PLANNING COMM.

COUNCIL CERTIFICATE:
THIS PLAT OF JEROME FORTHOFFER SUBDIVISION NO. 6 WAS APPROVED BY THE COUNCIL OF THE CITY OF AVON, OHIO BY RESOLUTION No. Motion PASSED THIS 15th DAY OF July 1977.
(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 711.04 AND 711.041 OHIO REVISED CODE)

Thomas W. Wearsch
THOMAS W. WEARSCH
PRESIDENT OF COUNCIL

NOTE: SEE PLAT V.34 P.36 FOR REPLAT OF THIS SUBDIVISION.

Received for Record AUG 11 1977
at 12:11 clock P.M. in Plat RECORD.
VOL. 32
PAGE 75
Dorothy L. Essex
Lorain County Recorder

1728

Box Atty. K. Glawns
(Jerome Fortthofer)

ENVIRO TECH CONSULTANTS INC.
1127 WEST 14TH ST.
LORAIN, OHIO