

983765

SMITH PELFREY PARTNERSHIP
17.16 A. D.V. 1064 P.88 PCL. 2

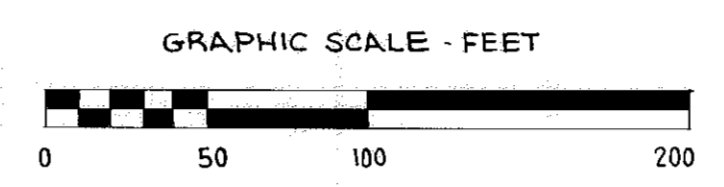
FRENCH CREEK ESTATES

PART OF AVON TOWNSHIP SECTION NO 24

CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

SCALE: 1" = 60' PREPARED BY DEC. 2, 1977

KLEINOEDER - SCHMIDT & ASSOC.
CONSULTING ENGINEERS & SURVEYORS - ELYRIA, OH.



NOTARY PUBLIC:

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
Dale Smith, William Fitch, James A. Smith

WHO ACKNOWLEDGED THAT they DID SIGN THE FOREGOING PLAT AND THAT IT WAS their OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL ON THIS 4th DAY OF April 19 78.

Jeff H. Manning
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED FRENCH CREEK ESTATES AS SHOWN HEREON CONTAINING 7.295 ACRES OF LAND IN AVON TOWNSHIP SECTION NO. 24, NOW IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO.
AT ALL POINTS SO INDICATED -O- IRON PIN MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT. THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION CLOSE WITH AN ACCURACY OF GREATER THAN 1 FOOT IN 10,000 FEET OF THE PERIMETER.

AREA TABULATION:
SUBLOTS 1-10 = 3.769 AC.
JAYCOX RD. E. OF SJL 10 = 0.104 AC.
SUBLOTS 11-18 = 2.851 AC.
JAYCOX RD. = 0.571 AC.
TOTAL = 7.295 AC.

Robert E. Kleinoeder
REGISTERED SURVEYOR
NO. 4345

NOTE: SEE SHEET 2 FOR PARCEL & AREA MAP.

APPROVALS:

APPROVED THIS 29 DAY OF March 19 78

Alexander Koranoff
AVON CITY ENGINEER

APPROVED THIS 4th DAY OF April 19 78
LOTS 11 THROUGH 18 INCLUSIVE APPROVED FOR INDIVIDUAL SYSTEMS.

Victor J. Boga
LORAIN COUNTY BOARD OF HEALTH

APPROVED THIS 20th DAY OF March 19 78

John J. Beal
CITY OF AVON PLANNING COMMISSION
CHAIRMAN

APPROVED THIS 13th DAY OF MARCH 19 78

Harold W. Wess
AVON COUNCIL PRESIDENT

SIGNED THIS 31st DAY OF MARCH 19 78

Donald P. Hundert
MAYOR - CITY OF AVON

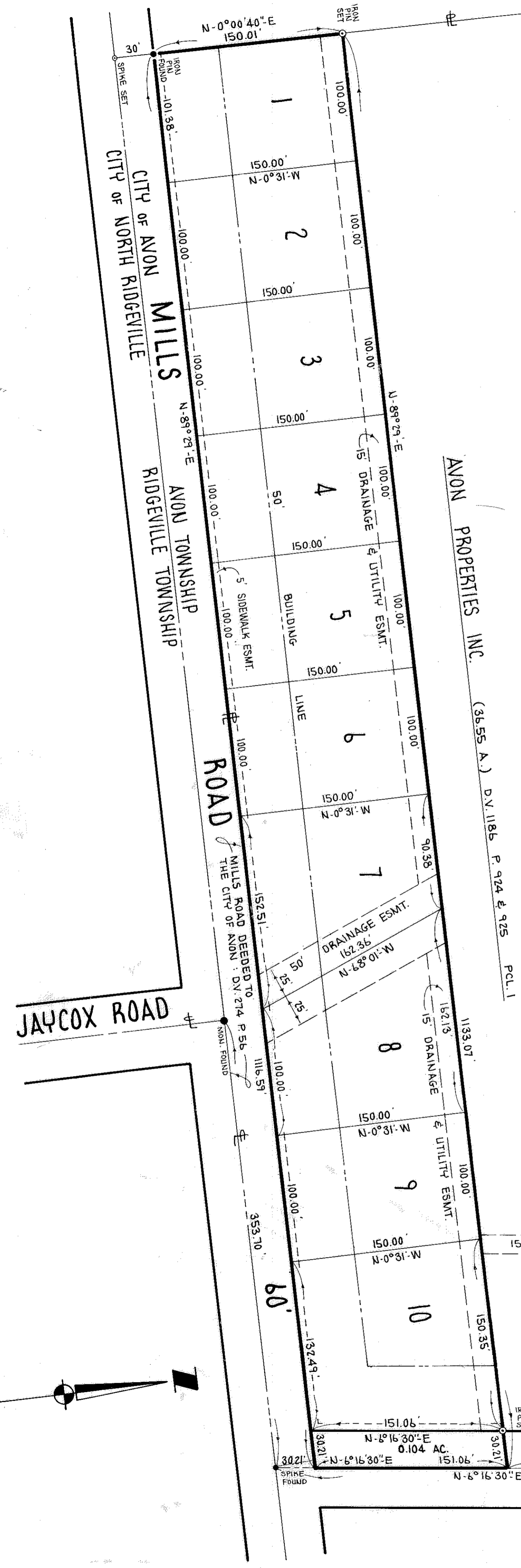
OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT AVON PROPERTIES INC. AS REPRESENTED BY THE UNDERSIGNED HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS ITS FRENCH CREEK ESTATES SUBDIVISION, A SUBDIVISION OF LOTS 1 THROUGH 18 INCLUSIVE AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

THE UNDERSIGNED FURTHER AGREE 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 INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

REPRESENTING AVON PROPERTIES INC.:

William H. Fitch
Dale Smith
James A. Smith
AVON PROPERTIES INC.
4141 CENTER ROAD
AVON, OHIO 44011



AVON PROPERTIES INC. (36.55 A.) D.V. 1186 P.924 & 925 PCL. 1

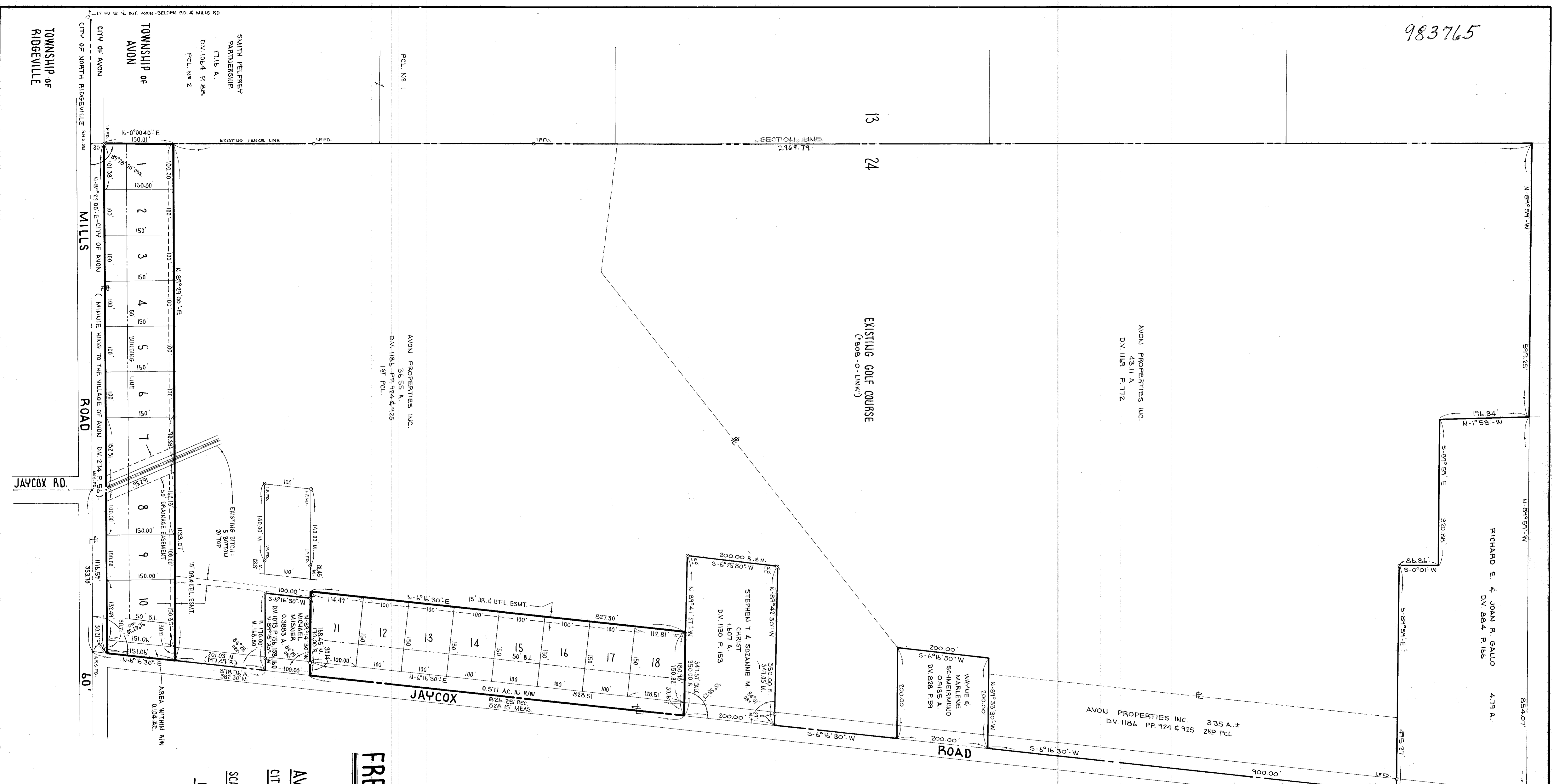
TRANSFERRED
REV. CODE
APR 13 1978
LORAIN COUNTY AUDITOR

APR 13 1978
LORAIN COUNTY RECORDER

34.56

Call: William H. Fitch - self.

983765



TOWNSHIP OF
RIDGEVILLE

CITY OF AVON

TOWNSHIP OF
AVON

CITY OF NORTH RIDGEVILLE

SAITH PELFREY
PARTNERSHIP
TITLE A.
DV. 1054 P. 85
PCL. No 2

PCL. No 1

AVON PROPERTIES INC.
3.55 A.
DV. 1186 PP. 924 & 925
1ST PCL.

AVON PROPERTIES INC.
43.11 A.
DV. 1159 P. 772

RICHARD E. & JOAN R. GALLO
DV. 884 P. 155

AVON PROPERTIES INC. 3.35 A.±
DV. 1186 PP. 924 & 925 2ND PCL

JAYCOX RD.

MILLS

ROAD

ROAD

FRENCH CREEK ESTATES

AVON TOWNSHIP SECTION No 24
CITY OF AVON
STATE OF OHIO
COUNTY OF LORAIN

SCALE: 1"=100'
DEC. 2, 1977

PREPARED BY
KLEINODER - SCHMIDT & ASSOCIATES
CONSULTING ENGINEERS & SURV.
ELYRIA OHIO

