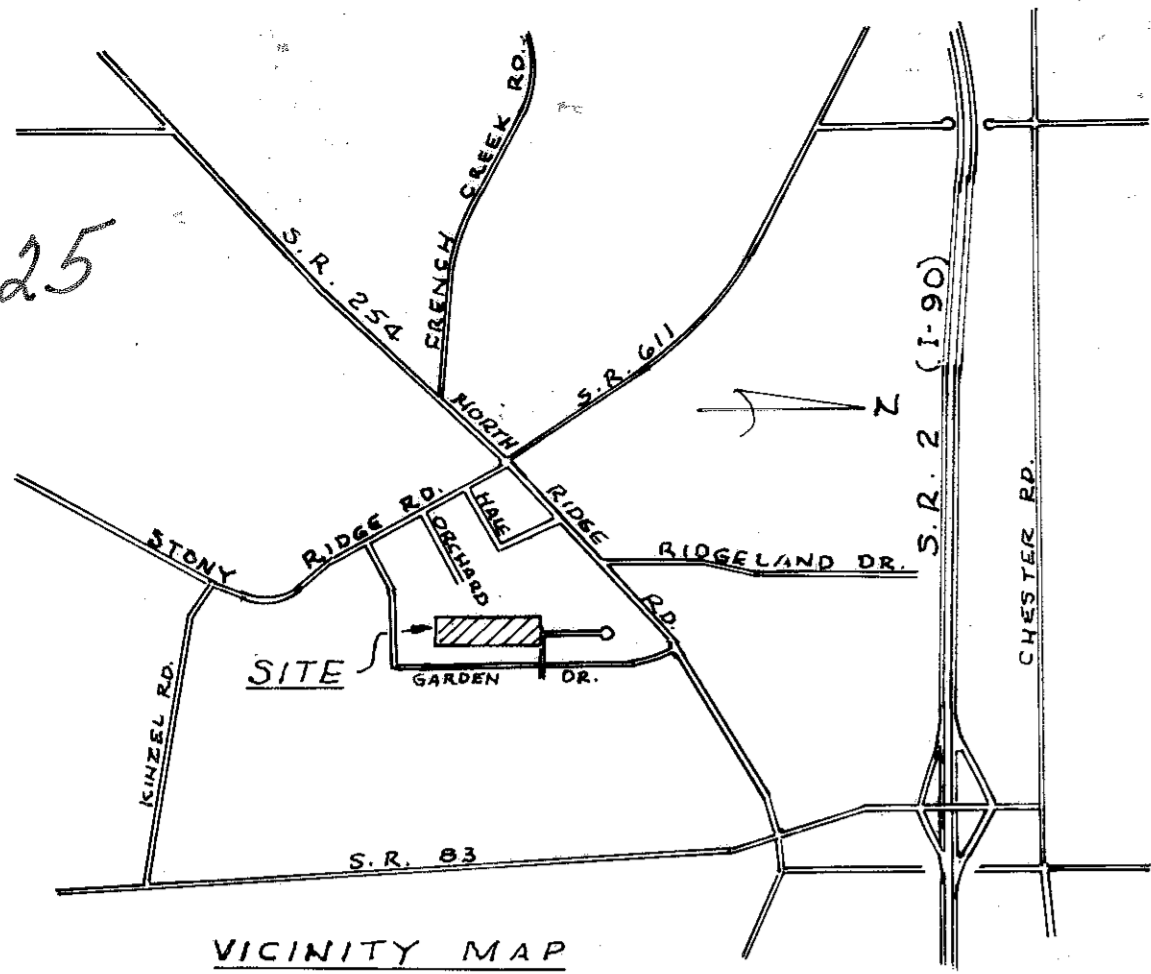


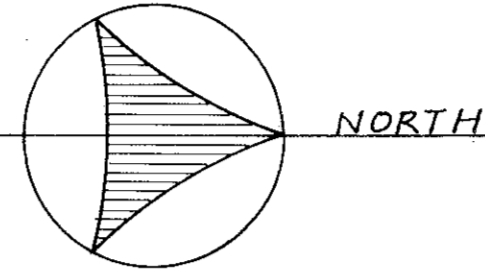
005025

# JEROME FORTHOFFER SUBDIVISION No. 6

PART OF ORIGINAL AVON TOWNSHIP LOT No. 10  
 AVON CITY, LORAIN COUNTY, OHIO  
 JUNE, 1977 SCALE: 1"=60'  
 REVISED AUGUST, 1978



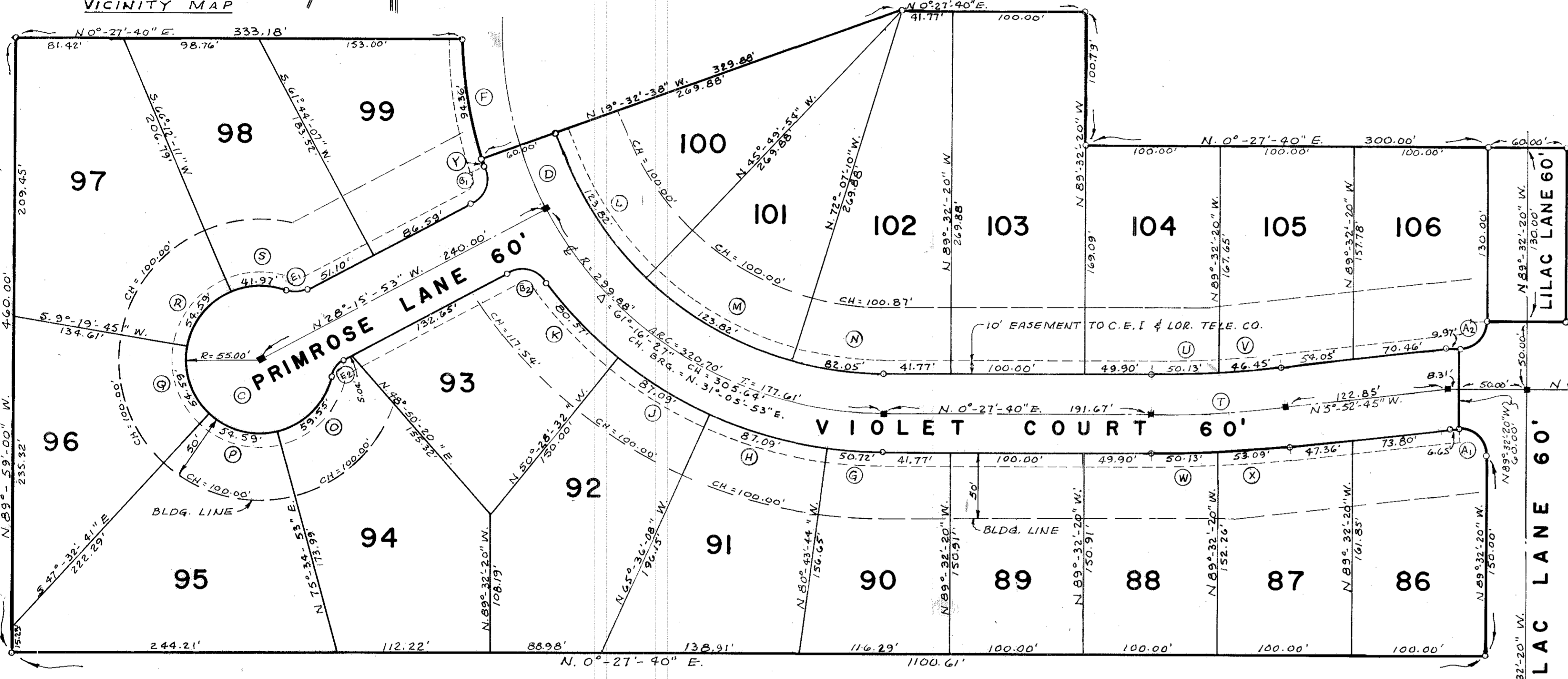
JEROME FORTHOFFER ET AL  
 VOLUME 1023, PAGE 70



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 GRANTEE), 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 GRANTEE FOR DISTRIBUTING 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, 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.

WILLIAM C. & MARGARET E. SMITH  
 VOLUME 317, PAGE 488



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

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

SUBDIVISION NO. 5  
 PAGE 12  
 JEROME FORTHOFFER  
 PLAT VOLUME 31

OWNERS ACCEPTANCE OF REVISION

S/L 87-88-89 *Donald L. Hubbard*  
 S/L 89 *Mr. Paul H. Smith*  
 S/L 95 *William C. Egan*  
 S/L 105 *Donald A. Hubbard*  
 S/L 106 *Vincent A. Picitello*  
 BALANCE OF *Gardenland Development Corp.*  
 WITNESS: *J. Meno*

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 J. L. MENO SURVEYOR No. 3662 WHO ACKNOWLEDGED THAT HE DID PERSONALLY WITNESS THE ABOVE SIGNATURES OF ACCEPTANCE OF THE REVISIONS ON THIS PLAT AND THAT THEY WERE OF THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL ON THIS 22<sup>ND</sup> DAY OF JULY 1978

MY COMMISSION EXPIRES MAR 4, 1983  
 JOYCE LEBPUG, Notary Public  
 State of Ohio - Lorain County  
 My commission expires Mar. 4, 1983

MK	DELTA	RADIUS	ARC	CHORD	TAN.	CHORD BRG.
A <sub>1</sub>	90°	20.00'	31.42'	28.28'	20.00'	A <sub>1</sub> N 45° 31' 40" E
A <sub>2</sub>						A <sub>2</sub> N 44° 32' 20" W
B <sub>1</sub>	81° 41' 02"	20.00'	28.55'	26.19'	17.32'	B <sub>1</sub> N 69° 09' 24" W
B <sub>2</sub>						B <sub>2</sub> N 32° 25' 35" W
C	276° 22' 40"	55.00'	26.531'			
D	8° 43' 15"	299.88'	45.64'	45.00'	22.87'	D N 66° 05' 45" E
E <sub>1</sub>	48° 11' 23"	20.00'	16.82'	16.33'	8.94'	E <sub>1</sub> N 43° 10' 12" W
E <sub>2</sub>						E <sub>2</sub> N 32° 25' 35" W
F	16° 23' 21"	329.88'	94.36'	94.04'	47.50'	F N 78° 39' 06" E
G	8° 46' 36"	329.88'	50.72'	50.67'	25.41'	G N 4° 51' 58" E
H	15° 07' 36"	329.88'	87.09'	86.84'	43.80'	H N 16° 50' 04" E
J	15° 07' 36"	329.88'	87.09'	86.84'	43.80'	J N 31° 57' 40" E
K	13° 59' 41"	329.88'	80.37'	80.37'	40.49'	K N 4° 31' 19" E
L	26° 47' 16"	269.88'	123.82'	122.74'	63.02'	L N 57° 18' 44" E
M	26° 47' 16"	269.88'	123.82'	122.74'	63.02'	M N 31° 01' 28" E
N	17° 25' 10"	269.88'	82.05'	81.73'	41.34'	N N 9° 10' 15" E
O	62° 02' 00"	55.00'	59.55'	56.68'	33.07'	O N 45° 26' 12" W
P	56° 52' 26"	55.00'	54.59'	52.38'	29.78'	P N 19° 01' 06" E
Q	56° 52' 26"	55.00'	54.59'	52.38'	29.78'	Q N 70° 53' 32" E
R	56° 52' 26"	55.00'	54.59'	52.38'	29.78'	R N 52° 14' 02" W
S	43° 43' 19"	55.00'	41.97'	40.96'	22.07'	S N 56° 10' W
T	4° 20' 25"	902.76'	99.90'	99.85'	50.00'	T N 2° 42' 33" W
U	3° 17' 28"	872.76'	50.13'	50.12'	25.07'	U N 1° 11' 04" W
V	3° 02' 57"	872.76'	46.45'	46.44'	23.23'	V N 4° 21' 16" W
W	3° 04' 45"	932.76'	50.13'	50.12'	25.07'	W N 1° 04' 42" W
X	3° 15' 40"	932.76'	53.09'	53.08'	26.55'	X N 4° 14' 55" W
Y	0° 30' 17"	329.88'	2.91'	2.91'	1.45'	Y N 70° 12' 14" E

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  $\blacksquare$  OR  $\circ$  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.

1704.08 ACRES STREETS  
 9.32228 ACRES LOTS  
 11.02630 ACRES TOTAL

*J. Meno*  
 J. 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 HERETO SET MY HAND AND OFFICIAL SEAL ON THIS 21<sup>ST</sup> DAY OF JUNE 1977.

*Marie D. Vak*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 11-11-81

SIGNED THIS 29 DAY OF July 1977.

*Donald L. Hubbard*  
 MAYOR

ENGINEERS STATEMENT:

THE ABOVE PLAT OF JEROME FORTHOFFER SUB'D. NO. 6 HAS BEEN EXAMINED BY THE CITY ENGINEER OF AVON AND APPROVED THIS 27 DAY OF JULY 1977.

*Alvin L. Karavatt*  
 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 21<sup>ST</sup> DAY OF JUNE 1977.

*J. A. Bedard*  
 CHM. - PLANNING COMM.

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 20<sup>TH</sup> DAY OF JUNE 1977.

*Arnell J. Burkett*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES SEPT. 20, 1977

Re-record  
 SEP 29 1978

Received for Record  
 at 3:48 P.M. in Plat RECORD  
 VOL. 34 *Donnelly L. Caser*  
 PAGE 36 Lorain County Recorder

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 15<sup>TH</sup> 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 J. Wearsch*  
 PRESIDENT OF COUNCIL

REVISION:

THIS REVISION IS FILED TO REPLACE THE JEROME FORTHOFFER SUBDIVISION NO. 6 AS RECORDED IN VOLUME 32 PAGE 75 OF LORAIN COUNTY RECORDS, BECAUSE OF A RE-ALIGNMENT OF VIOLET COURT AND PRIMROSE LANE.

Received for Record  
 at 1:26 P.M. in Plat RECORD  
 VOL. 32 *Donnelly L. Caser*  
 PAGE 75 Lorain County Recorder

*Boyd L. Starns*  
 (Jerome Fortthofer)

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

Box: ATGG

*Jack Schaefer* 20 2 ME