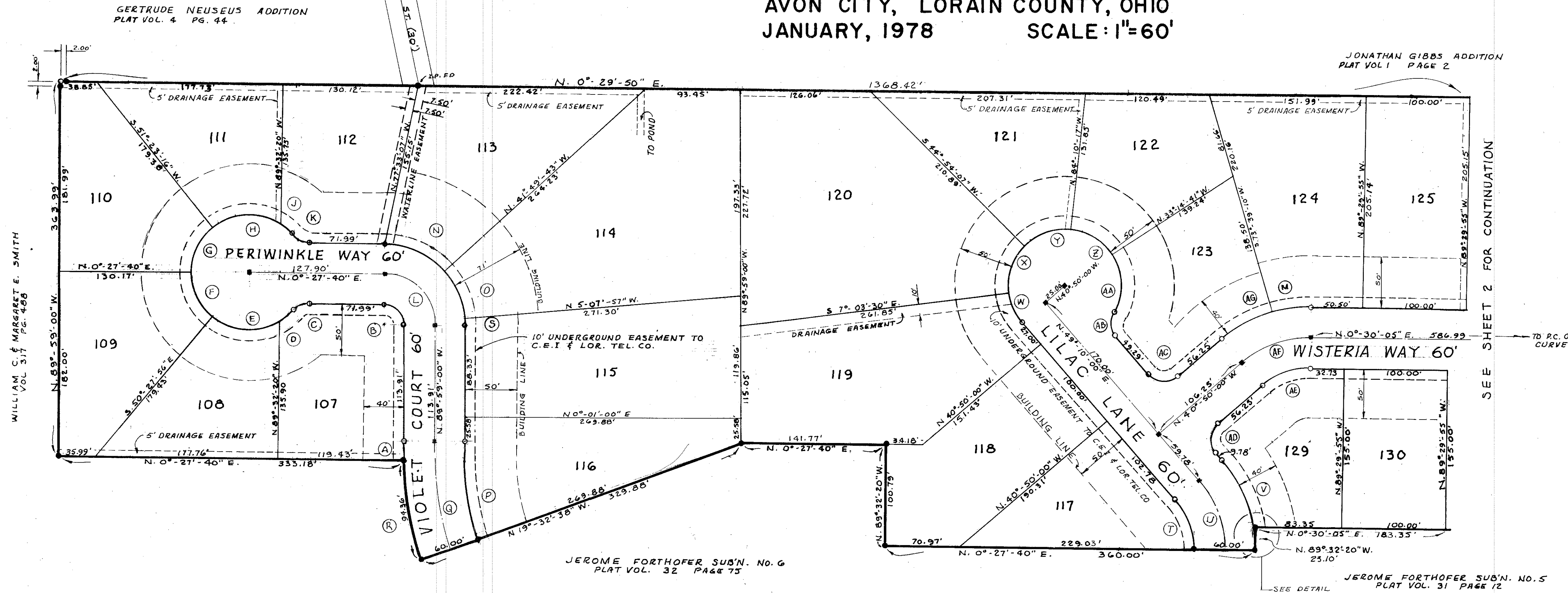


JEROME FORTHOFFER SUBDIVISION No. 7

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

SHEET 1 OF 2



CURVE DATA					
MK	DELTA	RADIUS	ARC	CHORD	TAN. CHORD BRG.
A	3°-10'-17"	329.86	18.26'	18.26'	9.13' S. 65°-25'-34" W.
B	89°-33'-20"	20.00'	31.26'	28.17'	19.84' S. 45°-14'-20" W.
C	48°-11'-23"	20.00'	16.82'	16.33'	8.99' S. 23°-38'-01" E.
D	15°-08'-02"	55.00'	14.53'	14.49'	7.31' S. 40°-09'-42" E.
E	72°-07'-45"	55.00'	69.29'	64.76'	40.05' N. 3°-28'-11" E.
F	50°-55'-36"	55.00'	48.89'	47.29'	26.19' N. 64°-59'-52" E.
G	50°-55'-36"	55.00'	48.89'	47.29'	26.19' N. 64°-04'-32" W.
H	72°-07'-45"	55.00'	69.29'	64.76'	40.05' N. 2°-32'-51" W.
I	15°-08'-02"	55.00'	14.53'	14.49'	7.31' N. 41°-05'-02" E.
J	48°-11'-23"	20.00'	16.82'	16.33'	8.99' N. 24°-53'-21" W.
K	89°-33'-20"	20.00'	31.26'	28.17'	19.84' S. 45°-14'-20" W.
L	89°-33'-20"	20.00'	31.26'	28.17'	19.84' S. 45°-14'-20" W.
M	16°-50'-55"	130.00'	38.23'	38.09'	19.25' S. 7°-55'-22" E.
N	47°-42'-37"	80.00'	66.62'	64.71'	35.38' N. 24°-18'-48" W.
O	36°-41'-47"	80.00'	51.24'	50.37'	26.53' S. 66°-31'-10" W.
P	19°-33'-38"	299.86'	92.14'	91.69'	46.52' S. 80°-14'-11" W.
Q	19°-33'-38"	299.86'	102.38'	101.88'	51.69' S. 80°-14'-11" W.
R	16°-23'-21"	329.86'	94.36'	94.04'	47.50' S. 78°-58'-06" W.
S	5°-08'-57"	80.00'	7.19'	7.19'	3.60' N. 87°-26'-32" E.
T	41°-17'-40"	73.29'	52.02'	51.69'	27.62' N. 69°-48'-50" E.
U	41°-17'-40"	73.29'	52.02'	51.69'	27.62' N. 69°-48'-50" E.
V	41°-17'-40"	73.29'	52.02'	51.69'	27.62' N. 69°-48'-50" E.
W	35°-46'-30"	55.00'	52.42'	31.95'	16.70' N. 66°-03'-15" E.
X	51°-57'-37"	55.00'	49.88'	48.19'	26.80' N. 71°-04'-41" W.
Y	50°-55'-36"	55.00'	48.89'	47.30'	26.19' N. 19°-58'-05" W.
Z	50°-55'-36"	55.00'	48.89'	47.29'	26.19' N. 31°-17'-31" E.
AA	62°-56'-25"	55.00'	60.42'	57.45'	33.66' N. 88°-13'-31" E.
AB	70°-31'-44"	20.00'	24.62'	23.09'	14.14' N. 84°-25'-52" E.
AC	90°-00'-00"	20.00'	31.42'	28.28'	20.00' N. 4°-10'-00" E.
AD	90°-00'-00"	20.00'	31.42'	28.28'	20.00' N. 85°-50'-00" W.
AE	41°-20'-05"	70.00'	50.50'	49.41'	26.41' N. 20°-09'-57" W.
AF	41°-20'-05"	100.00'	72.14'	70.59'	37.72' N. 20°-09'-57" W.
AG	24°-29'-10"	130.00'	55.56'	55.14'	28.21' N. 26°-55'-25" W.
AH	44°-21'-35"	70.00'	54.20'	52.85'	28.54' N. 21°-40'-42" W.
AJ	44°-21'-35"	100.00'	77.42'	75.50'	40.77' N. 21°-40'-42" W.
AK	14°-45'-21"	130.00'	33.40'	33.39'	16.83' N. 6°-52'-34" W.
AL	29°-36'-14"	130.00'	67.17'	66.42'	34.35' N. 29°-03'-25" W.

SEE SHEET 2 FOR CONTINUATION

SURVEYORS CERTIFICATE:
THIS IS TO CERTIFY THAT I HAVE SURVEYED AND PLATTED JEROME FORTHOFFER SUBDIVISION NO. 7 AS SHOWN HEREON CONTAINING 217,917 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 THIS IS 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.

2.48075 ACRES STREETS
18.03237 ACRES LOTS
20.31172 ACRES TOTAL

L. Meno
L. MENO
REGISTERED SURVEYOR
NO. 3662

ENGINEERS STATEMENT:
THE ABOVE PLAT OF JEROME FORTHOFFER SUBDIVISION NO. 7 HAS BEEN EXAMINED BY THE CITY ENGINEER OF AVON AND APPROVED THIS DAY OF March 1978

Alexander Kanouff
CITY ENGINEER

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 CORPORATION, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT OF JEROME FORTHOFFER SUBDIVISION NO. 7, 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 27 DAY OF FEB 1978

Robert H. Holbow
NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 26, 1980

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-302
OHIO REV. CODE

SEP 29 1978

JULIAN A. FLOR
LORAIN COUNTY AUDITOR

OWNERS CERTIFICATE:
THIS IS TO CERTIFY THAT THE UNDERSIGNED GARDENLAND DEVELOPMENT CORP., JEROME FORTHOFFER, PRESIDENT OWNER OF LANDS CONTAINED WITHIN JEROME FORTHOFFER SUBN. NO. 7, DO HEREBY ACCEPT THE FOREGOING PLAT TO BE CORRECT AND DEDICATE TO PUBLIC USE VIOLET COURT, PERIWINKLE WAY, LILAC LANE AND WISTERIA WAY.

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

Jerome Forthofer
JEROME FORTHOFFER, PRESIDENT
GARDENLAND DEVELOPMENT CORP.
36383 DETROIT RD.
AVON, OHIO

MORTGAGEES CERTIFICATE:
THIS IS TO CERTIFY THAT CENTRAL SECURITY NATIONAL BANK, HOLDER OF A MORTGAGE DEED ON LAND CONTAINED WITHIN JEROME FORTHOFFER SUBN. NO. 7, HAS EXAMINED THIS FOREGOING PLAT AND HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE VIOLET COURT, PERIWINKLE WAY, LILAC LANE AND WISTERIA WAY.

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 SUBN. NO. 7 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 27 DAY OF FEB 1978.

Robert H. Holbow
NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 26, 1980

PLANNING COMMISSION:
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF JEROME FORTHOFFER SUBN. NO. 7 WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON, OHIO ON THIS 20 DAY OF MARCH 1978.

John R. Fedick
CHM. - PLANNING COMMISSION

COUNCIL CERTIFICATE:
THIS PLAT OF JEROME FORTHOFFER SUBDIVISION NO. 7 WAS APPROVED BY COUNCIL OF THE CITY OF AVON, OHIO BY MOTION PASSED THIS 27 DAY OF FEB 1978. (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 711.01, OHIO REVISED CODE)

Shirley Weisach
PRESIDENT OF COUNCIL

SIGNED THIS 31 DAY OF MARCH 1978.

Donald S. Hubbard
MAYOR

MORTGAGEES CERTIFICATE:
THIS IS TO CERTIFY THAT THRIFT FEDERAL SAVINGS AND LOAN ASSOCIATION, HOLDER OF A MORTGAGE DEED ON LAND CONTAINED WITHIN JEROME FORTHOFFER SUBDIVISION NO. 7, HAS EXAMINED THIS FOREGOING PLAT AND HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE VIOLET COURT, PERIWINKLE WAY, LILAC LANE AND WISTERIA WAY.

Robert W. Kulow
ROBERT KULOW - PRESIDENT

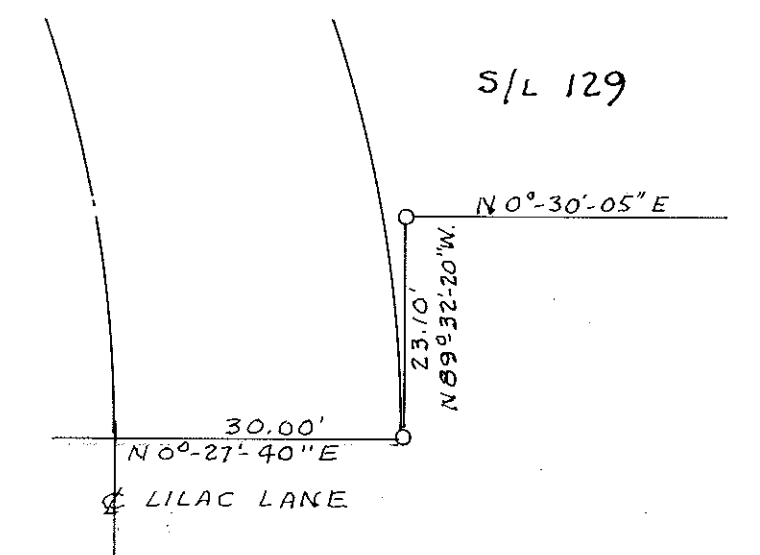
MY COMMISSION EXPIRES JANUARY 22, 1983

UNDERGROUND EASEMENT:
GARDENLAND DEVELOPMENT CORPORATION, OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT INTO 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 COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND REVESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE, UPON, WITHIN AND THROUGH THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN, 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.

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 ROBERT W. KULOW, PRESIDENT OF THRIFT FEDERAL SAVINGS AND LOAN ASSOCIATION, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT OF JEROME FORTHOFFER SUBDIVISION NO. 7 AND THAT IT WAS HIS OWN FREE ACT AND DEED AND THE EXPRESSED WISHES OF THRIFT FEDERAL SAVINGS AND LOAN ASSOCIATION, IN TESTIMONY WHEREOF, I SET MY HAND AND SEAL ON THIS 23 DAY OF MARCH 1978.

Robert W. Kulow
NOTARY PUBLIC

MY COMMISSION EXPIRES JANUARY 22, 1983



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

received for Record
SEP 29 1978
3:40 p.m.
VOL 34
PAGE 3138
Dorothy L. Caser
Lorain County Recorder

Box: ATGG.
Jack Schaefer

005026

34/38

005026

JEROME FORTHOFFER SUBDIVISION No. 7

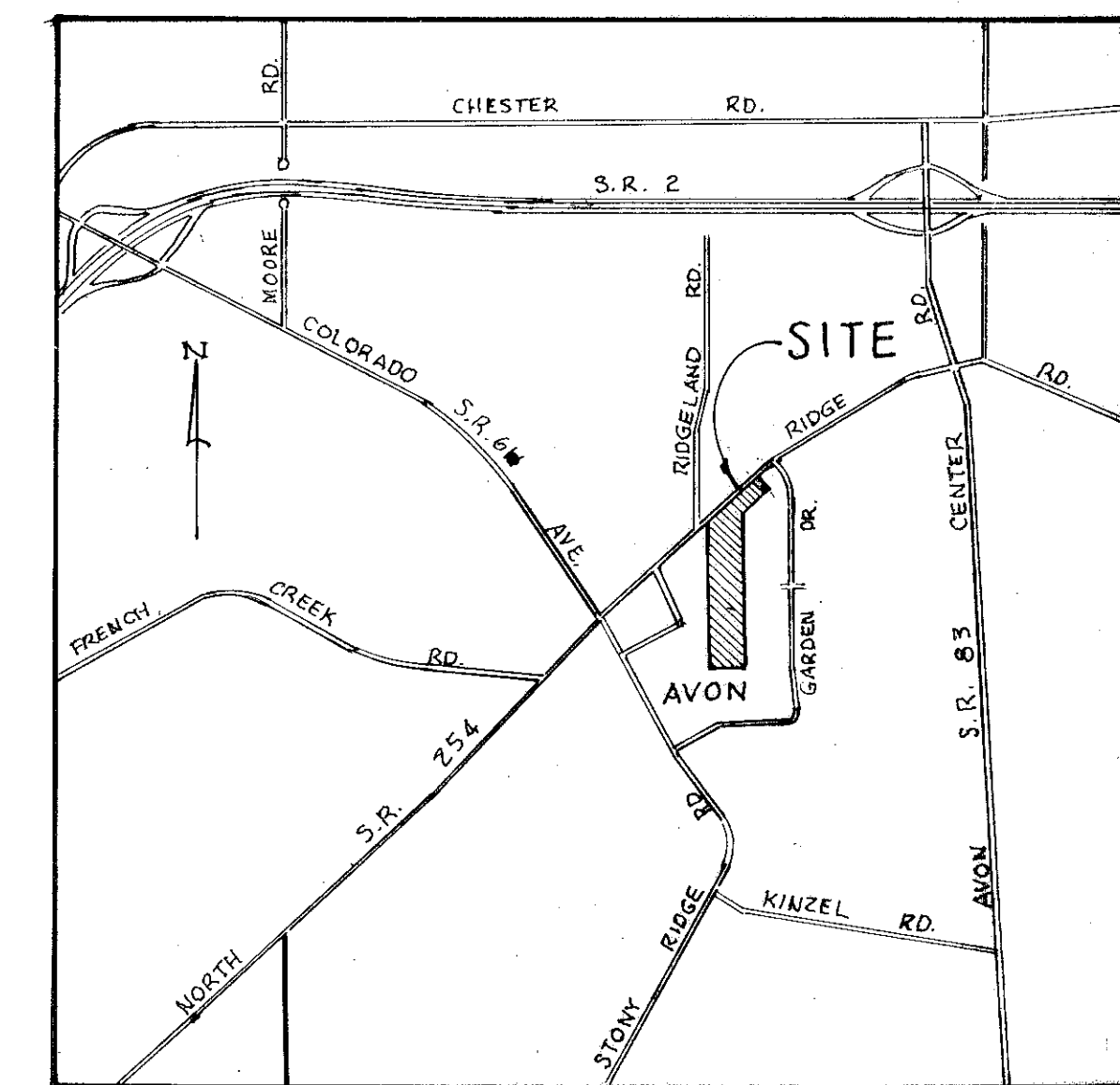
PART OF ORIGINAL AVON TOWNSHIP LOT No. 10

AVON CITY, LORAIN COUNTY, OHIO

JANUARY, 1978

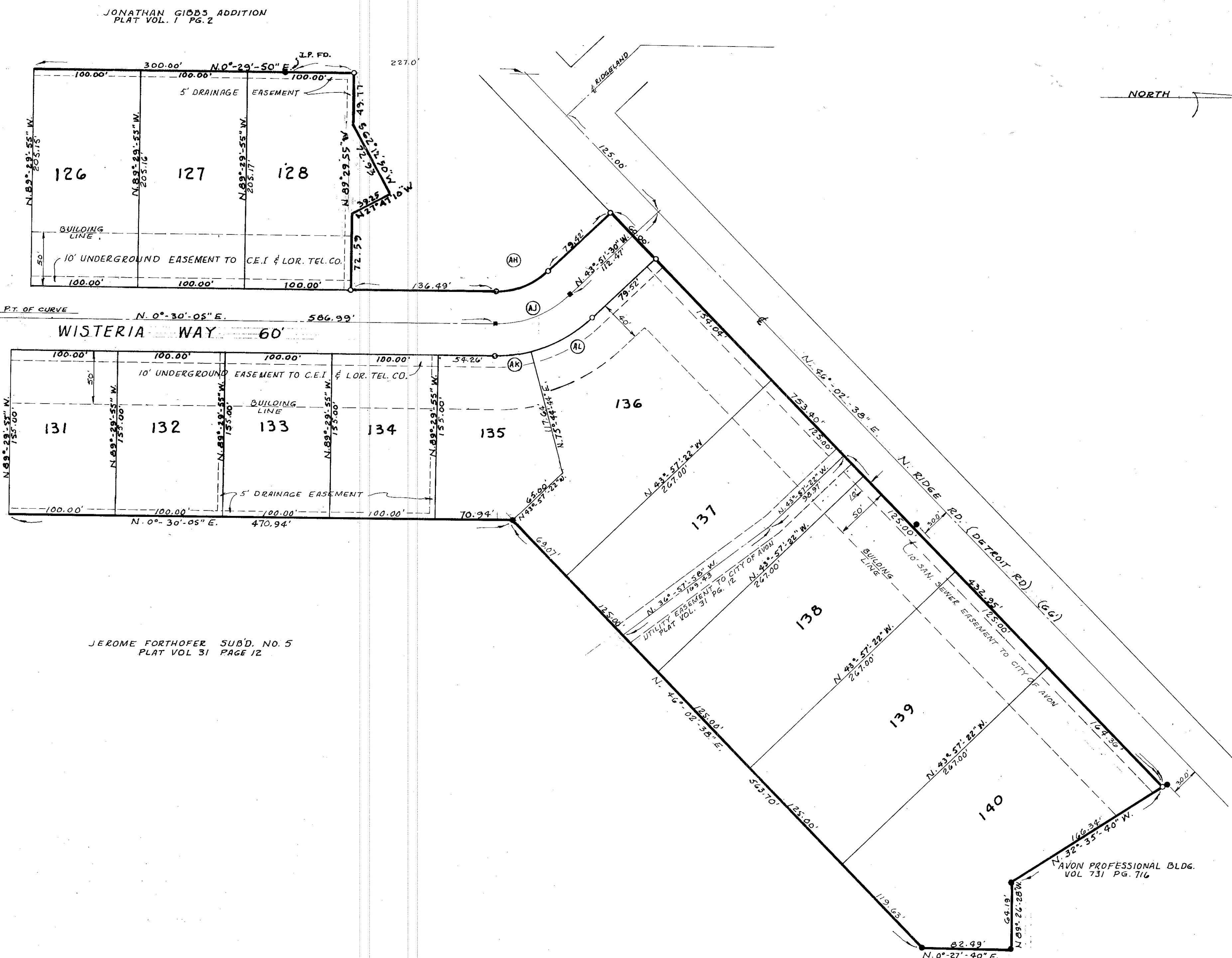
SCALE: 1" = 60'

SHEET 2 OF 2



KEY MAP

SEE SHEET 1 FOR CONTINUATION



JEROME FORTHOFFER SUBD. NO. 5
PLAT VOL 31 PAGE 12

SANITARY SEWERS NEED NOT BE CONSTRUCTED IN THE DETROIT ROAD COMMERCIAL AREA OF THIS SUBDIVISION UNTIL THE COUNCIL OF THE CITY OF AVON AUTHORIZES THE CONSTRUCTION OF SEWERS IN SAID AREA; AT SUCH TIME, THE THEN OWNERS SHALL BE REQUIRED TO CONFORM TO THE ASSESSMENTS AND SECTION 610 OF THE SUBDIVISION REGULATIONS EXISTING AS OF FEBRUARY 27, 1978

SIDEWALKS NEED NOT BE CONSTRUCTED IN THE DETROIT ROAD COMMERCIAL AREA, WITHIN THIS SUBDIVISION, UNTIL THE COUNCIL OF THE CITY OF AVON AUTHORIZES THE CONSTRUCTION OF SIDEWALKS IN SAID AREA; AT SUCH TIME, THE THEN OWNERS SHALL BE REQUIRED TO CONFORM TO THE ASSESSMENTS AND REQUIREMENTS OF SECTION 540 (B) IN EFFECT FEBRUARY 27, 1978.

THIS MOTION PASSED BY COUNCIL OF THE CITY OF AVON THIS 27th DAY OF FEBRUARY, 1978.

PRESIDENT OF COUNCIL

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-100
OHIO REV. CODE

SEP 29 1978

JULIAN A. FJOR
LORAIN COUNTY AUDITOR

ENVIRO TECH CONSULTANTS INC.

1127 WEST 14 TH ST.
LORAIN, OHIO

34/38