

44669

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TIMBERVIEW ESTATES SUBDIVISION No 1

PART OF AVON TOWNSHIP SECTION No 3

CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

PREPARED BY
KLEINOEDER - SCHMIDT & ASSOC.
CONSULTING ENGINEERS & SURVEYORS ELYRIA, OHIO

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED TIMBERVIEW ESTATES SUBDIVISION No 1 AS SHOWN HEREON AND CONTAINING 2.676 ACRES OF LAND IN AVON TOWNSHIP SECTION No 3 IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, OF WHICH 0.7296 ACRES ARE IN STREETS, AND 1.8860 ACRES ARE IN LOTS

AT ALL POINTS INDICATED BY IRON PIN MONUMENTS WERE EITHER SET OR FOUND. 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 BOUNDARY OF SAID SUBDIVISION CLOSES WITH AN ACCURACY GREATER THAN ONE (1) FOOT IN 10,000 FEET OF THE PERIMETER.

Robert E. Kleinoeder
ROBERT E. KLEINOEDER REG. SURVEYOR No. 4345

OWNERS' CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR TIMBERVIEW ESTATES SUBDIVISION No 1, A SUBDIVISION OF LOTS 1 THRU 4 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE STREETS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

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.

John Smitek
Marian Smitek

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 John Smitek and MARIAN SMITEK WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 9th DAY OF Aug 1979

Mari D. Pak
NOTARY PUBLIC

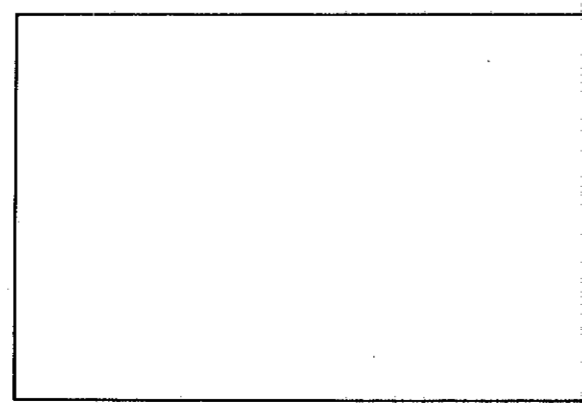
MY COMMISSION EXPIRES

11-11-81

UNDERGROUND CABLE EASEMENT

MARIAN SMITEK, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND THE LORAIN TELEPHONE COMPANY, BOTH OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNEES (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY EASEMENT TEN (10) FEET IN WIDTH, OVER, UNDER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH, AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RE-LOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS 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 COMMUNICATIONS 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 WITHOUT LIABILITY THEREOF TO REMOVE TREES, LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTAINANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATIONS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED 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 GRANT AND ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Marian Smitek



LORAIN COUNTY AUDITOR

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT The Lorain County Savings & Trust Co., MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF TIMBERVIEW ESTATES SUBDIVISION No 1 AND REPRESENTED BY THE UNDERSIGNED, HAS EXAMINED THE FOREGOING PLAT OF SAME AND ACCEPTS IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE ROADS AND EASEMENTS AS SHOWN HEREON.

by Michael Nalt
Asst Vice President

NOTARY PUBLIC

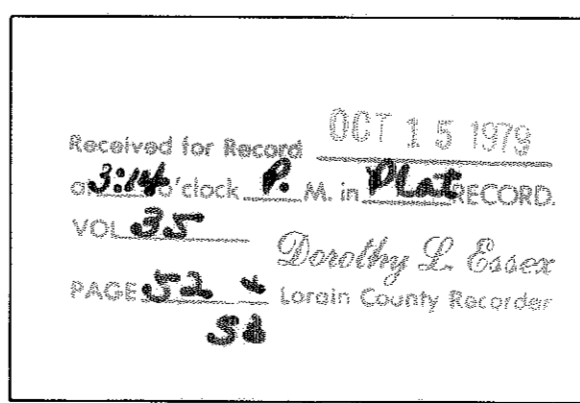
COUNTY OF LORAIN } S.S.
STATE OF OHIO }

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Michael Nalt WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 9th DAY OF Aug 1979.

Yvonne Pataluna
NOTARY PUBLIC

MY COMMISSION EXPIRES

July 31, 1984



LORAIN COUNTY RECORDER

104 Lorain Co Title
(Low Handley)

APPROVALS

REVIEWED THIS _____ DAY OF _____ 19 _____
APPROVED THIS 4 DAY OF OCT 1979

Alexander Karasoff
AVON CITY ENGINEER

APPROVED THIS 10th DAY OF OCT 1979

Victor Brea
LORAIN COUNTY BO. OF HEALTH

APPROVED THIS 16th DAY OF July 1979

J. G. Giddens
AVON PLANNING COMM. - CHRMN.

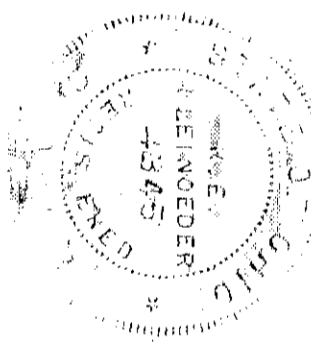
APPROVED THIS 13th DAY OF Aug 1979

Thomas L. Weasand
AVON COUNCIL PRESIDENT

SIGNED THIS 10th DAY OF Oct 1979

Donald L. Hubbard
MAYOR - CITY OF AVON

Even
Public 3/9/79
7/16/79



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
OCT 15 1979
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

Received for Record
OCT 15 1979
3:44 clock P.M. in Plat RECORD.
VOL 35
PAGE 52
58
Dorothy L. Esser
Lorain County Recorder

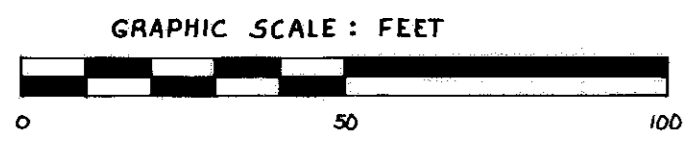
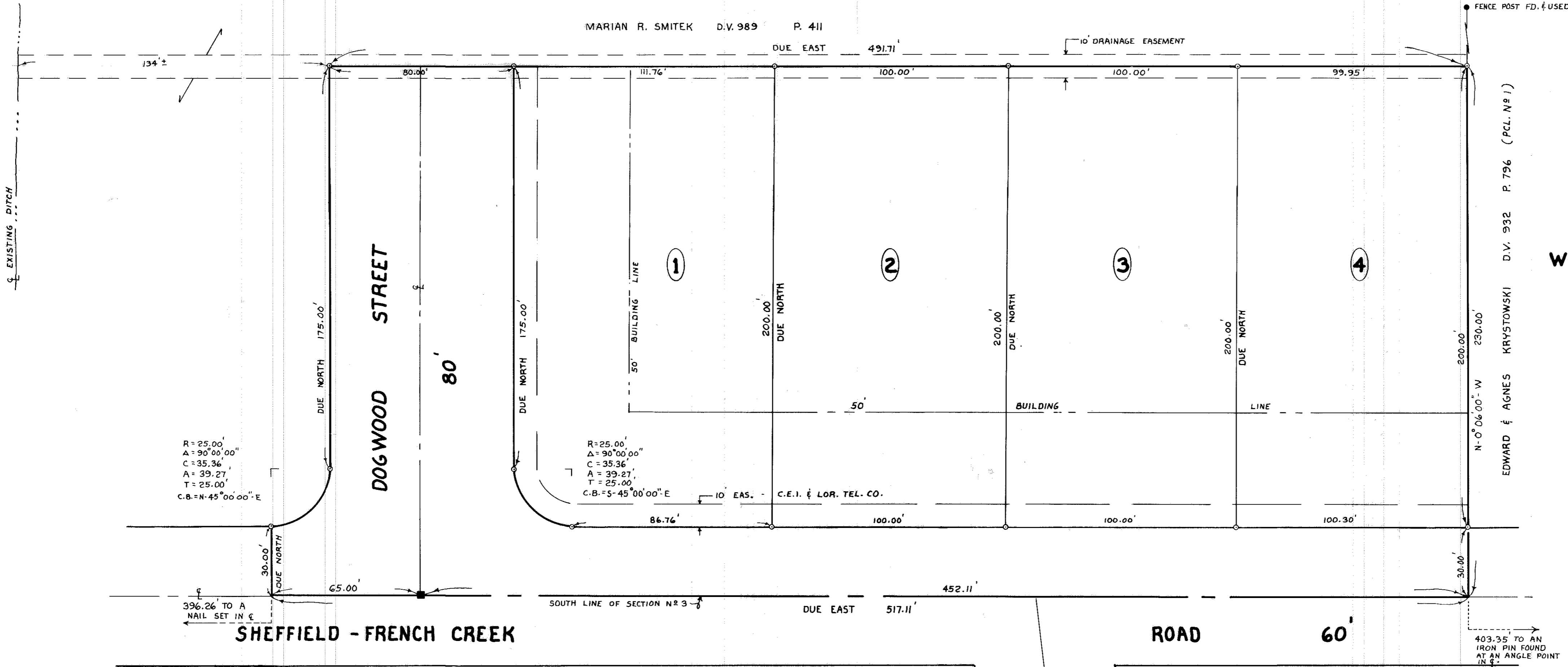
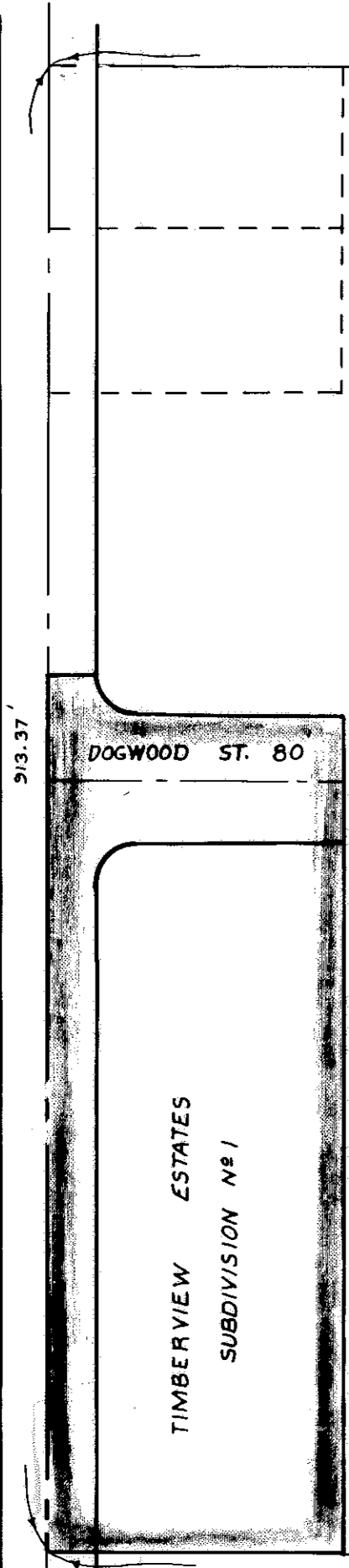
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4/12/79

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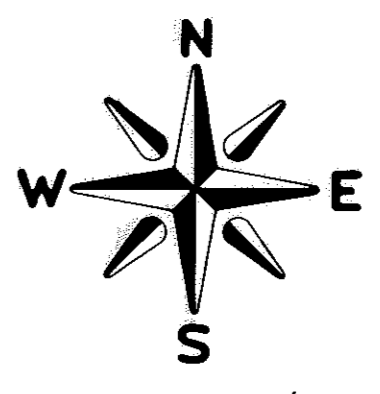
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SHEFFIELD - FRENCH CREEK ROAD 60'



R=25.00'
A=90°00'00"
C=35.36'
A=39.27'
T=25.00'
C.B.=N 45°00'00"E

R=25.00'
A=90°00'00"
C=35.36'
A=39.27'
T=25.00'
C.B.=S 45°00'00"E



SCALE: 1" = 30'

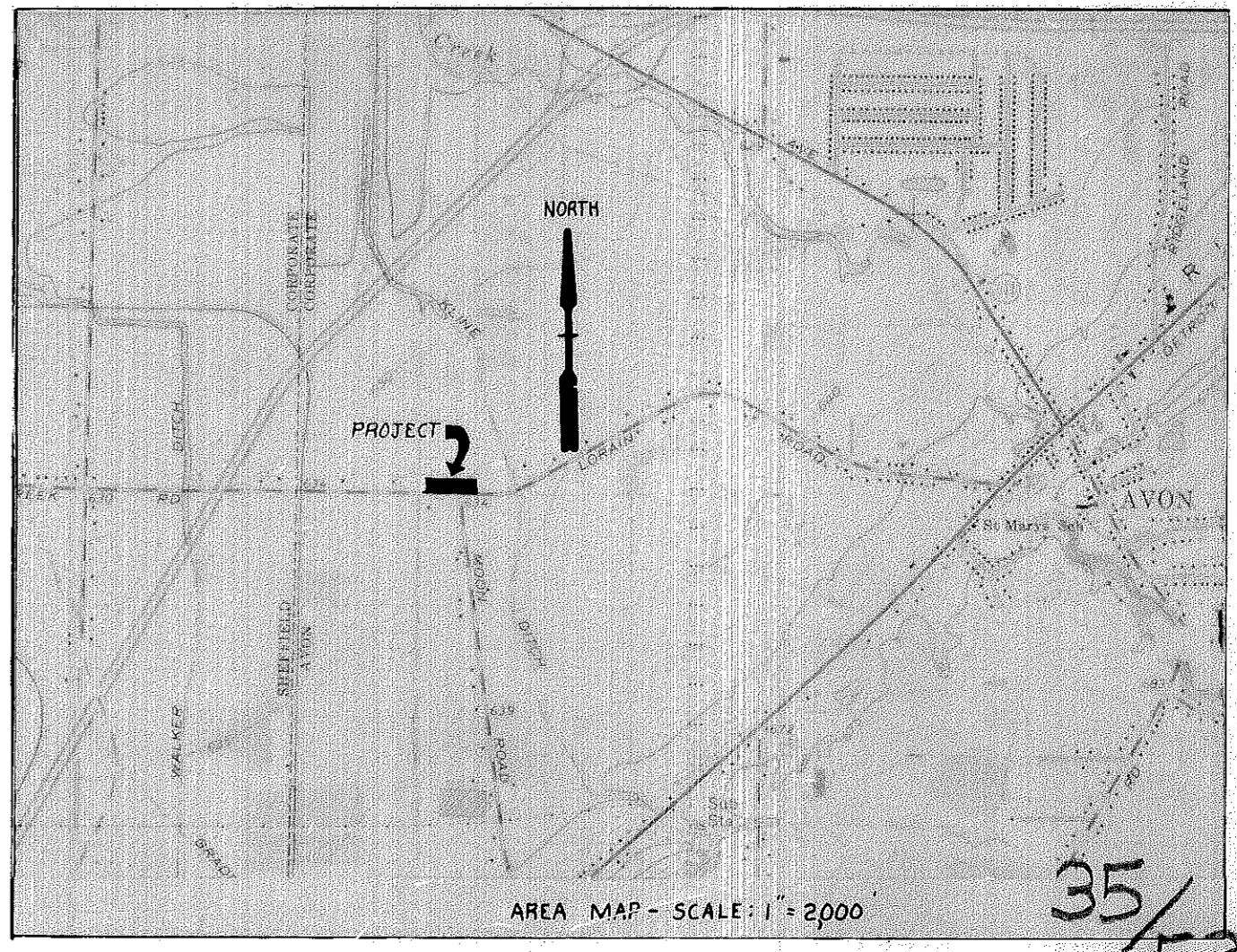
TRANSFERRED
IN COMPLIANCE WITH SEC. 315-202
OHIO REV. CODE
OCT 15 1979
JULIAN A. PIJOR
LOREN COUNTY AUDITOR

**TIMBERVIEW ESTATES
SUBDIVISION No 1**

PART OF AVON TOWNSHIP SECTION No 3
CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

PREPARED BY
KLEINODER - SCHMIDT & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS ELYRIA, OH.

APRIL 6, 1979
1.) REV. 6-14-79 - LOT DEPTHS INCREASED K.V.S.



35/53