

087256

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# PARKVIEW ESTATES SUBDIVISION

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 23  
CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

### OWNER'S CERTIFICATE :

SITUATED IN SECTION 23 OF THE TOWNSHIP OF AVON IN LORAIN COUNTY, OHIO, CONTAINING 21.31 ACRES OF LAND AND BEING THE SAME TRACT AS CONVEYED TO EDWARD J. SMITEK AND DESCRIBED IN VOLUM 1174, PAGE 486 & VOLUME 1179, PAGES 659 AND 661, LORAIN COUNTY DEED RECORDS. THE UNDERSIGNED HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR PARKVIEW ESTATES, A SUBDIVISION OF LOTS 1 THRU 38 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL OR PARTS OF THE ROADS, STREETS, CUL-DE-SACS, PARKS, ETC., SHOWN HEREON AND NOT HERETOFORE DEDICATED. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH LEGAL ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF HIMSELF AND SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER THE UNDERSIGNED.

IN WITNESS WHERE OF THIS 2 DAY OF JUNE, 1981.  
WITNESS: Willis H. Bonner SIGNED: Edward J. Smitek

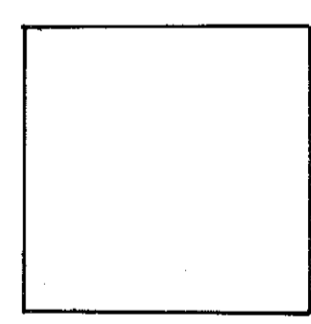
James H. Bonner

REVIEWED THIS \_\_\_ DAY OF \_\_\_\_\_, 19\_\_ :  
APPROVED THIS 2 DAY OF JUNE, 1981.

Alexander Kanawitz  
AVON CITY ENGINEER

### SURVEYOR'S CERTIFICATE :

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS WE HAVE SURVEYED AND PLATTED PARKVIEW ESTATES SUBDIVISION AS SHOWN HEREIN CONTAINING 21.31 ACRES OF LAND. MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED, AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. I HEREBY CERTIFY THAT SAID SURVEY AND PLAT ARE CORRECT.

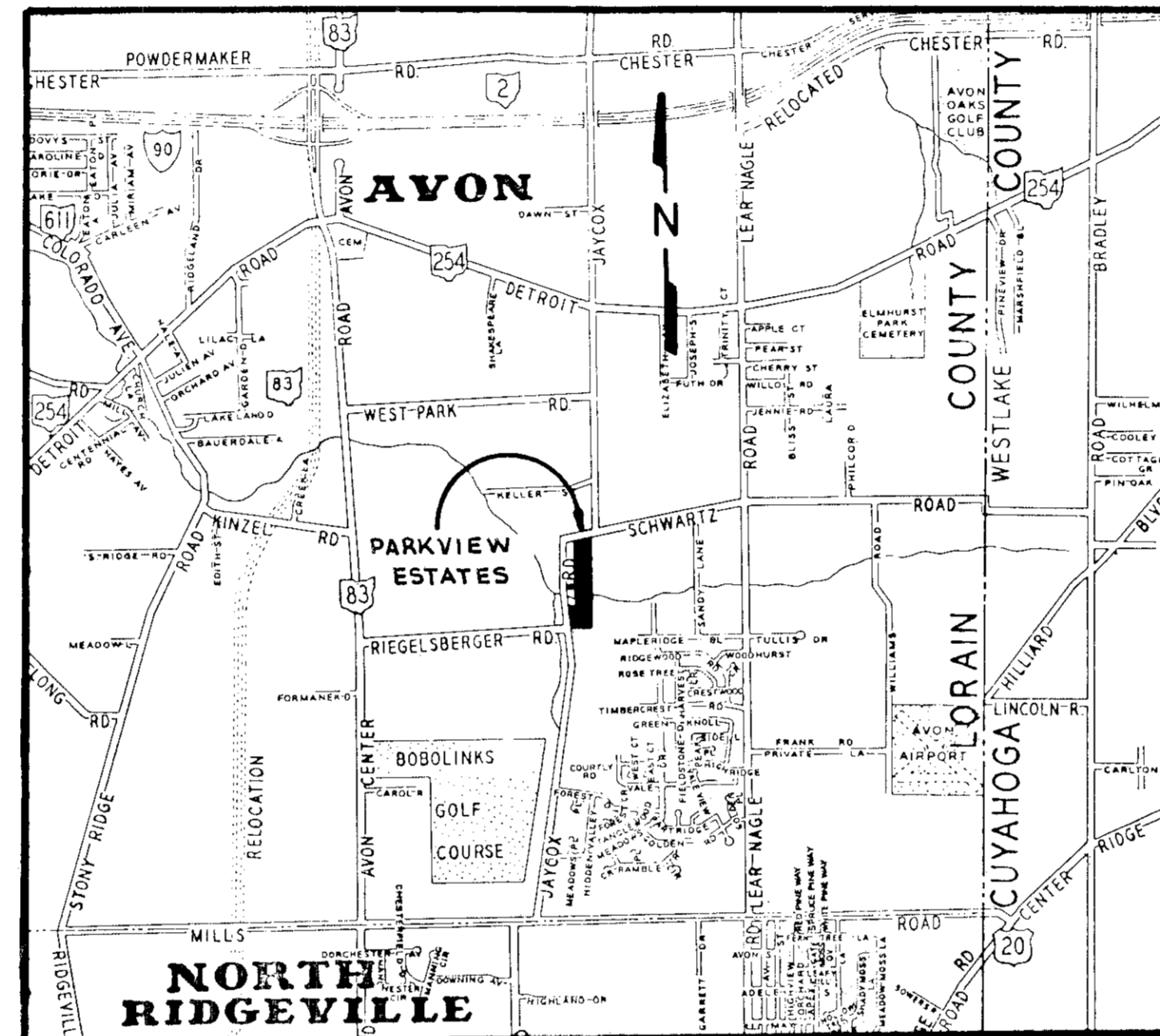


Robert E. Kleinoeder  
ROBERT E. KLEINOEDER # 4345  
REGISTERED SURVEYOR

PREPARED FOR :

EDWARD J. SMITEK  
38701 DETROIT ROAD  
AVON, OHIO 44011

PREPARED BY :  
KLEINOEDER - SCHMIDT & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
424 MIDDLE AVENUE  
ELYRIA, OHIO 44035



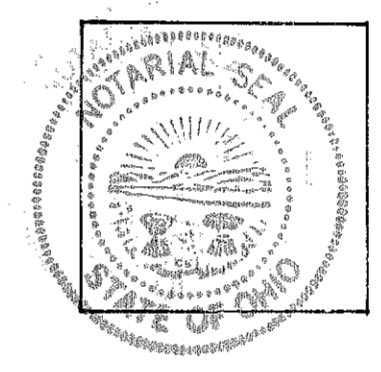
LOCATION MAP SCALE: 1" = 2000'

### MORTGAGEE'S CERTIFICATE :

THIS IS TO CERTIFY THAT THE Citizens Home Savings Company, MORTGAGEE OF PARKVIEW ESTATES SUBDIVISION, REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE RIGHTS - OF - WAY AND EASEMENTS AS SHOWN HEREON.

Kathleen Duray Edward J. Smitek  
Robert K. Wagner Vice Pres. Agent

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED WHO ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE THEIR FREE ACT AND DEED. IN WITNESS THERETO I HAVE SET MY HAND AND OFFICIAL SEAL THIS 3 DAY OF JUNE, 1981.



Kathleen Duray  
NOTARY PUBLIC  
KATHLEEN DURAY, Notary Public  
State of Ohio & Lorain County  
My commission expires Nov-28, 1982

APPROVED THIS 1st DAY OF JUNE, 1981.

APPROVAL OF PLAT FOR RECORDING DOES NOT CONSTITUTE ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREETS, ROADS OR HIGHWAYS DEDICATED ON SUCH PLAT. SEC. 711.04 & 711.041 O.R.C.

James A. Smith  
CITY COUNCIL PRESIDENT  
SIGNED THIS 3rd DAY OF JUNE, 1981.

Thomas L. Wensch  
MAYOR, CITY OF AVON  
APPROVED THIS 2nd DAY OF JUNE, 1981.

J. Beelard  
CHAIRMAN CITY PLANNING COMMISSION

FILED FOR RECORD THIS 5th DAY OF JUNE, 1981, AT 3:47 O' CLOCK P. M.  
RECORDED THIS 5th DAY OF JUNE, 1981, IN PLAT VOLUME 37, PAGES 57-58.  
Julian A. Pljor  
LORAIN COUNTY RECORDER

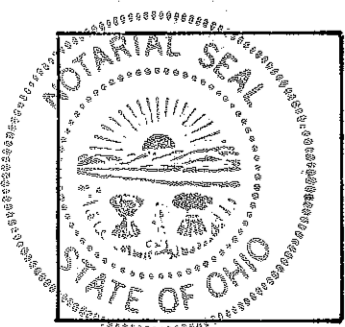
COUNTY RECORDER  
Box: Lorain Co. Title  
K.H.

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202,  
OHIO REV. CODE

JUN 5 1981  
Julian A. Pljor  
LORAIN COUNTY AUDITOR

TRANSFERRED THIS \_\_\_ DAY OF \_\_\_\_\_, 19\_\_.

COUNTY AUDITOR



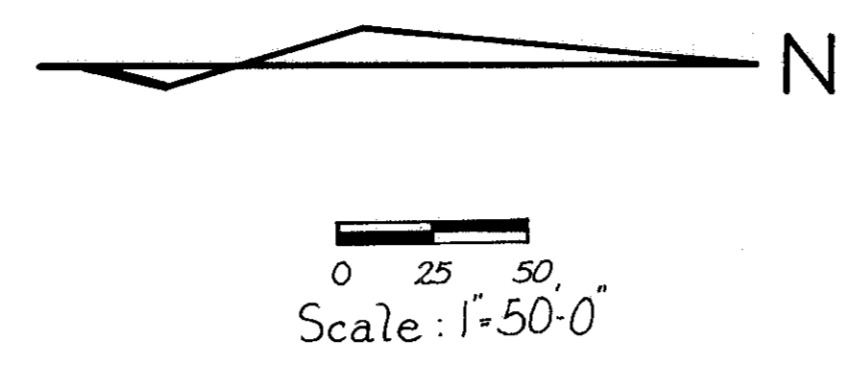
Willis H. Bonner  
NOTARY PUBLIC Comm. Exp 7-22-85

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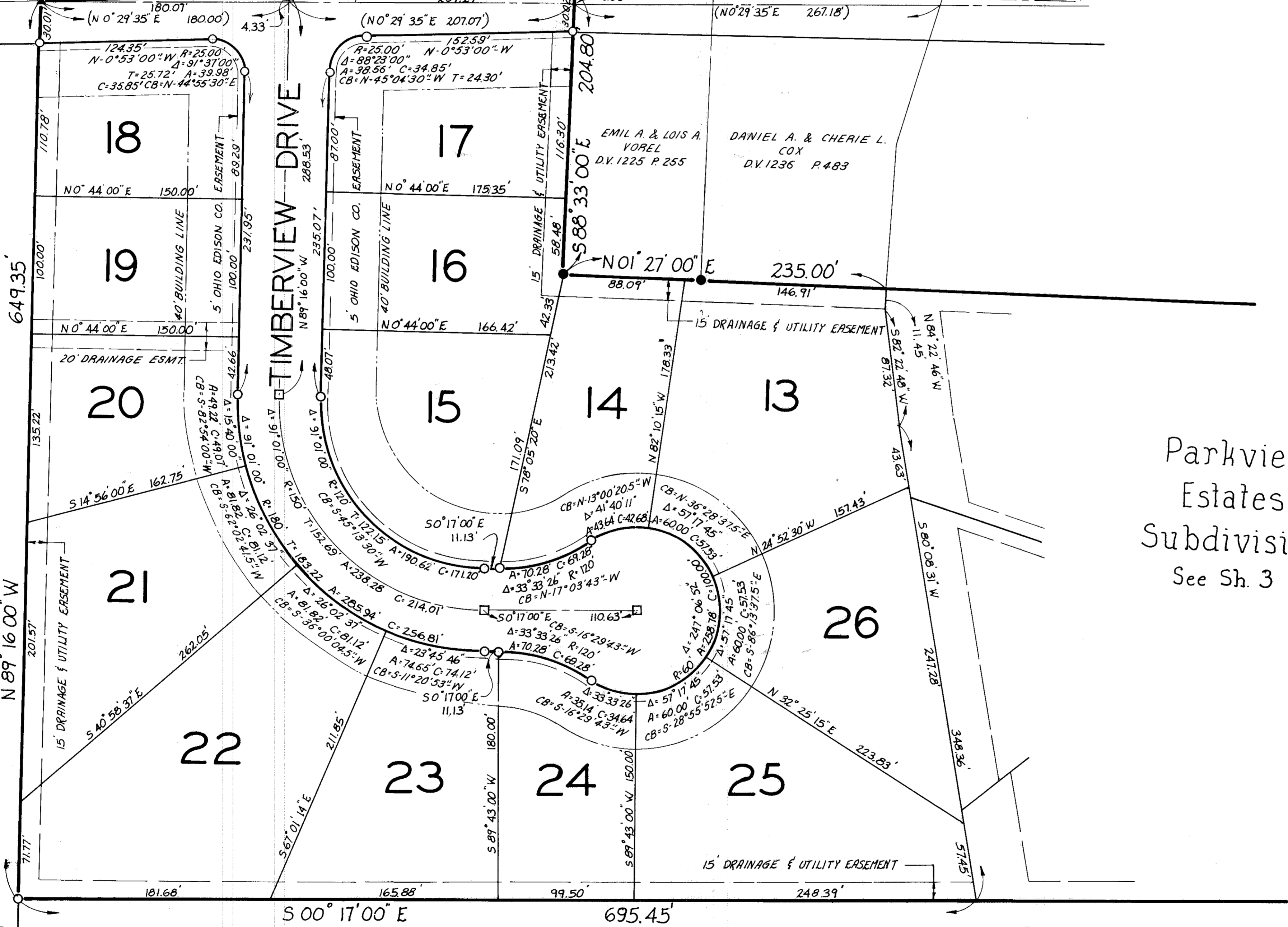
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RIEGELSBERGER ROAD 60'

JAYCOX ROAD 60'



AVON CITY ENGINEER'S CENTERLINE



Raymond A. Miller  
D.V. 1095 PG. 458

EMIL A. & LOIS A. VOREL  
D.V. 1225 P. 255

DANIEL A. & CHERIE L. COX  
D.V. 1236 P. 483

Total Area of Subdivision \_\_\_\_\_  
 21.310 Acres

Area This Sheet \_\_\_\_\_  
 8.514 Acres

Area in Rights of Way \_\_\_\_\_  
 1.300 Acres

Area in Lots \_\_\_\_\_  
 7.214 Acres

Parkview Estates Subdivision  
See Sh. 3

O.L. 24  
O.L. 23

City of Avon  
Park Area  
D.V. 932 P. 169

- I.P. FOUND
- ▲ R.R. SPIKE SET
- ▲ R.R. SPIKE FOUND
- I.P. SET
- MAN. BOLT SET

**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 355-202  
 OHIO REV. CODE

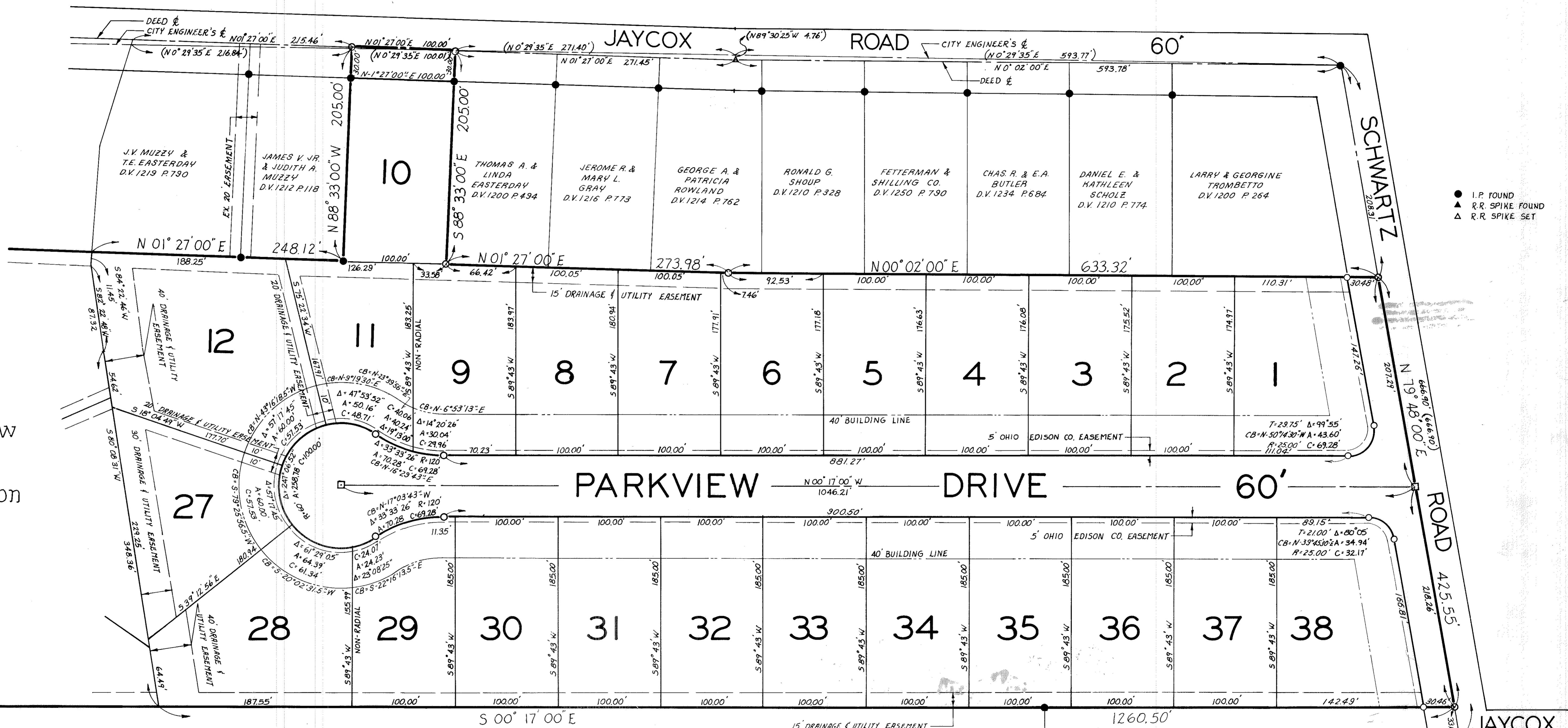
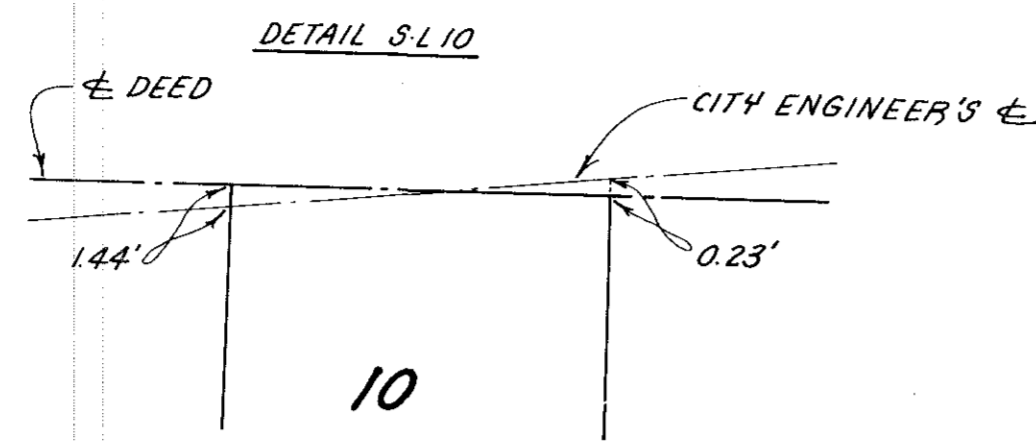
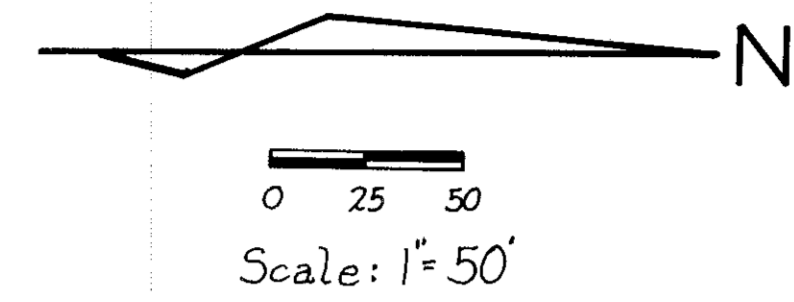
JUN 5 1981  
 JILLIAN A. FLYNN  
 LORAIN COUNTY AUDITOR

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Total Area of Subdivision \_\_\_\_\_ 21.310 Acres  
 Area This Sheet \_\_\_\_\_ 12.796 Acres  
 Area in Rights-of-Way \_\_\_\_\_ 2.027 Acres  
 Area of Lots \_\_\_\_\_ 10.769 Acres

(40.03) MEASUREMENTS RELATIVE TO AVON CITY ENGINEER'S & DATA  
 39.80 MEASUREMENTS RELATIVE TO DEED DATA



Parkview Estates Subdivision See Sh. 2

- I.P. FOUND
- ▲ R.R. SPIKE FOUND
- △ R.R. SPIKE SET

City of Avon  
 Park Area  
 DV 932 P.169

TRANSFERRED  
 IN COMPLIANCE WITH OSC 319-202  
 OHIO REV. CODE  
 JUN 5 1981  
 JULIAN A. FLJOR  
 LORAIN COUNTY AUDITOR

City of Avon  
 Fire Station No. 2  
 DV 900 P.301