

SCHAFER - IRWIN SUBDIVISION NO. 1

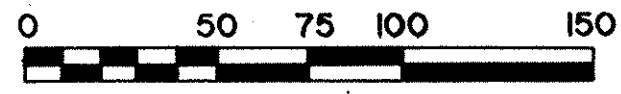
CITY OF AVON - LORAIN COUNTY - OHIO

42/62

003797

003797

SCALE 1" = 50' JULY 1987



SCHAFER - IRWIN SUBDIVISION NO. 1

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 15, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, CONTAINING 10.6120 ACRES OF LAND OF WHICH 2.3376 ACRES ARE IN STREETS AND 8.2744 ACRES ARE WITHIN THE SUBDIVISION OF LOTS NUMBERED 1 THRU 22 INCLUDING BLOCK "A" INCLUSIVE, AND BEING PART OF THE SAME TRACTS AS CONVEYED TO GARDENLAND DEVELOPMENT CORPORATION AND DESCRIBED IN VOL. 972, PG. 826, VOL. 1070, PG. 172 & VOL. 812, PG. 56 LORAIN CTY. DEED RECORDS. DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESS IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT.



Robert D. Martin
 REGISTERED LAND SURVEYOR
 OHIO NO. 5139
 1986 JULIA AVE., AVON, OHIO, 44011
 ADDRESS
 DATE: 7/31/87

WE, THE UNDERSIGNED REPRESENTING THE OWNER, SCHAFER - IRWIN COMPANY INC. HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS SCHAFER - IRWIN SUBDIVISION NO. 1 A SUBDIVISION OF LOTS NUMBERED 1 THRU 22 INCLUDING BLOCK "A" INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS HOLLY LANE AND LILAC LANE. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM THE UNDERSIGNED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET MY HAND THIS 16th DAY OF SEPT. 19 87.
Marlene L. Wise
 WITNESS

Donald Schaffer
 DONALD SCHAFER - PRESIDENT
James Irwin
 JAMES IRWIN - SECRETARY

STATE OF OHIO S.S.
 COUNTY OF LORAIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME, THIS 14th DAY OF SEPT. 19 87.

Marlene L. Wise
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 10/4/89

UTILITY EASEMENT

WE, THE UNDERSIGNED DONALD SCHAFER & JAMES IRWIN REPRESENTING SCHAFER - IRWIN COMPANY INC. OWNERS 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 GRANTEEES) A PERMANENT EASEMENT TEN (10) FEET IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREETS 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 PEDESTALS, CONCRETE PADS, AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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 RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET MY HAND THIS 16th DAY OF SEPT. 19 87.
Marlene L. Wise
 WITNESS

STATE OF OHIO S.S.
 COUNTY OF LORAIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 14th DAY OF SEPT. 19 87.

Marlene L. Wise
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 10/4/89

Donald Schaffer
 DONALD SCHAFER - PRES.
James Irwin
 JAMES IRWIN - SEC.

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14th DAY OF SEPT. 19 87.

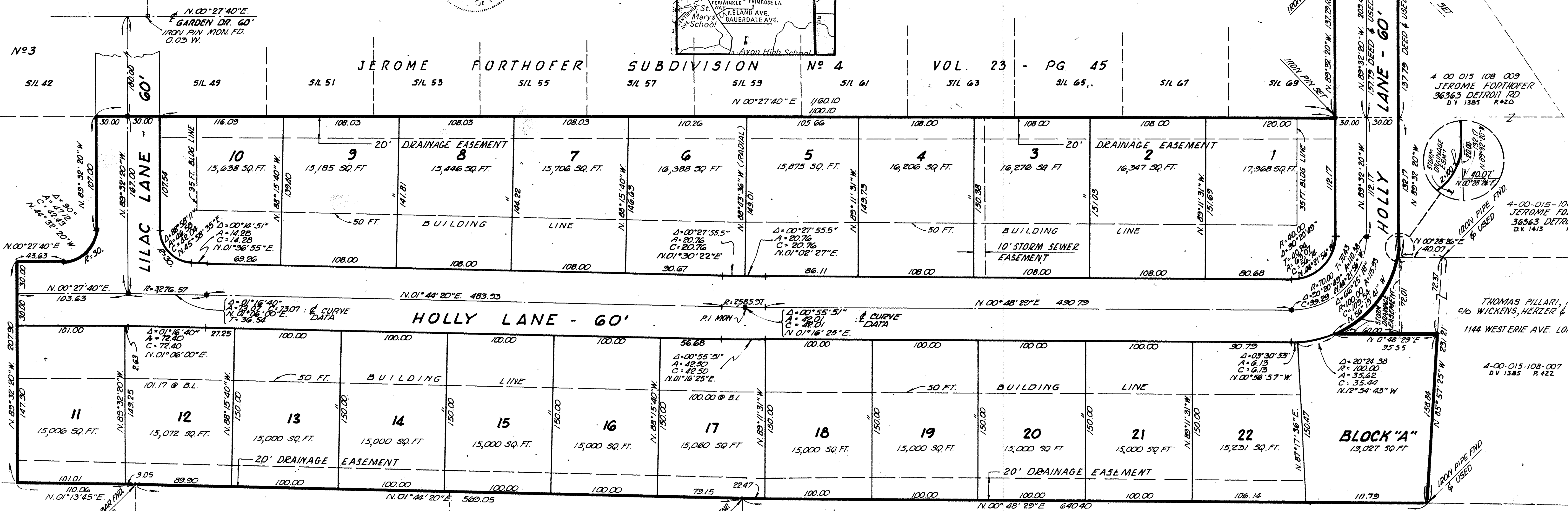
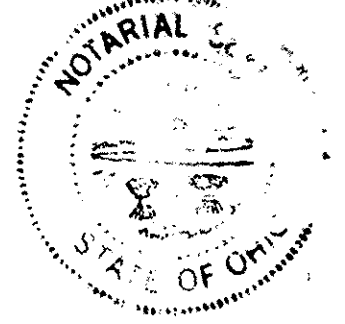
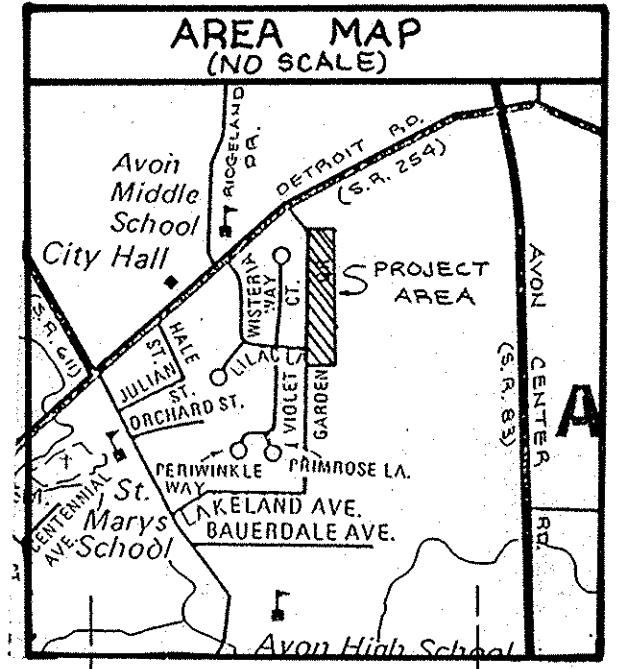
Mark Hallinger
 CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15th DAY OF SEPT. 19 87.

J. B. Redel
 PLANNING COMMISSION-CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14th DAY OF SEPT. 19 87. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Don Ziani
 COUNCIL PRESIDENT



TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-203
 OHIO REV. CODE
 OCT 6 1987
 JULIAN A. BIJOR
 LORAIN COUNTY AUDITOR

FUTURE SUBDIVISION
 4-00-015-109-022
 GLADYS BUCK
 2516 CENTER RD
 D.V. 1017 P. 566

4-00-015-109-065
 WILLIAM GREEN
 2420 CENTER RD
 D.V. 1343 P. 374

4-00-015-109-063
 BERNARD JOHNSON
 2350 AVON BELDEN RD
 D.V. 1200 P. 246

4-00-015-101-058
 THEODORE PEAK
 36223 DETROIT RD.
 D.V. 471 P. 214

Received for Record OCT. 6 1987
 1:50 clock P.M. in PLAT RECORD.
 VOL. 42
 PAGE 62
 Dorothy L. Essex
 Lorain County Recorder