

# SCHAFER - IRWIN SUBDIVISION NO. 2

## CITY OF AVON - LORAIN COUNTY - OHIO

**SCHAFER - IRWIN SUBDIVISION**

BEING PART OF ORIGINAL AVON TOWNSHIP SECTIONS 14 & 15, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, CONTAINING 8.8753 ACRES OF LAND OF WHICH 1.4741 ACRES ARE IN STREETS AND 7.4012 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 23 TO 41 INCLUSIVE, AND BEING PART OF THE SAME TRACTS AS CONVEYED TO GARDENLAND DEVELOPMENT CORPORATION AND DESCRIBED IN VOL. 972, PG. 825, VOL. 1070, PG. 172 LORAIN COUNTY 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. Martini*  
 REGISTERED LAND SURVEYOR  
 OHIO NO. 5139  
 1986 JULIA AVE., AVON, OHIO, 44011  
 ADDRESS  
 DATE: 7/31/87

**APPROVALS**

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13 DAY OF JULY 1987.

*Mark Hallinger*  
 CITY ENGINEER

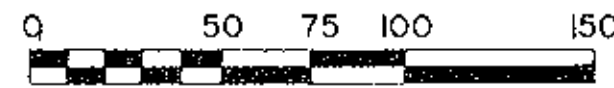
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 31 DAY OF JULY 1987.

*D. Schuler*  
 PLANNING COMMISSION-CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13 DAY OF JULY 1987. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*Donald L. Hartman*

SCALE 1" = 50'



JULY 1987

WE, THE UNDERSIGNED OWNERS, DONALD SCHAFER & JAMES IRWIN HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS SCHAFER - IRWIN SUBDIVISION NO. 2 A SUBDIVISION OF LOTS 23 TO 41 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS HOLLY 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 17<sup>th</sup> DAY OF JUNE 1988.

WITNESS WITNESS WITNESS

STATE OF OHIO S.S.  
 COUNTY OF LORAIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME, THIS 17<sup>th</sup> DAY OF JUNE 1988.

*Verlene L. Wise*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 10-7-89

**UTILITY EASEMENT**

WE, THE UNDERSIGNED DONALD SCHAFER & JAMES IRWIN 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 GRANTEE) 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 GRANTEE FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR 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 RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

WITNESS WITNESS

STATE OF OHIO S.S.  
 COUNTY OF LORAIN

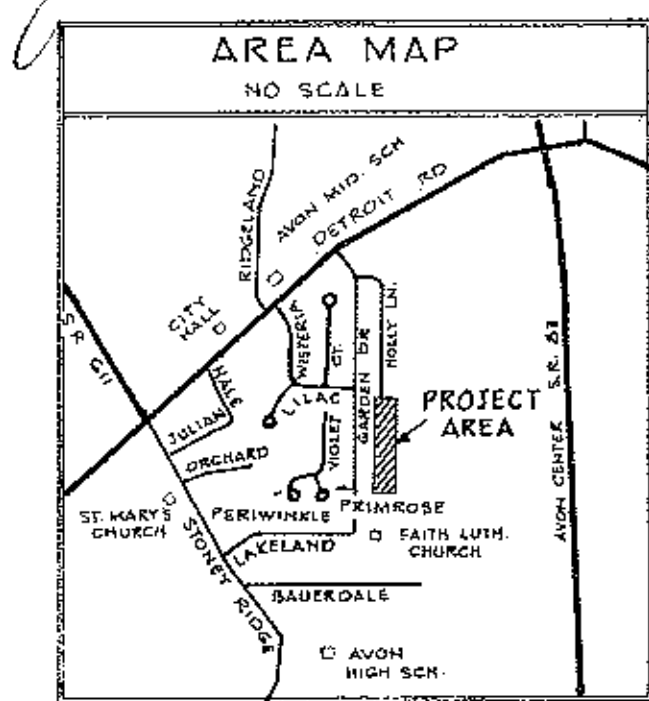
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*Verlene L. Wise*  
 NOTARY PUBLIC

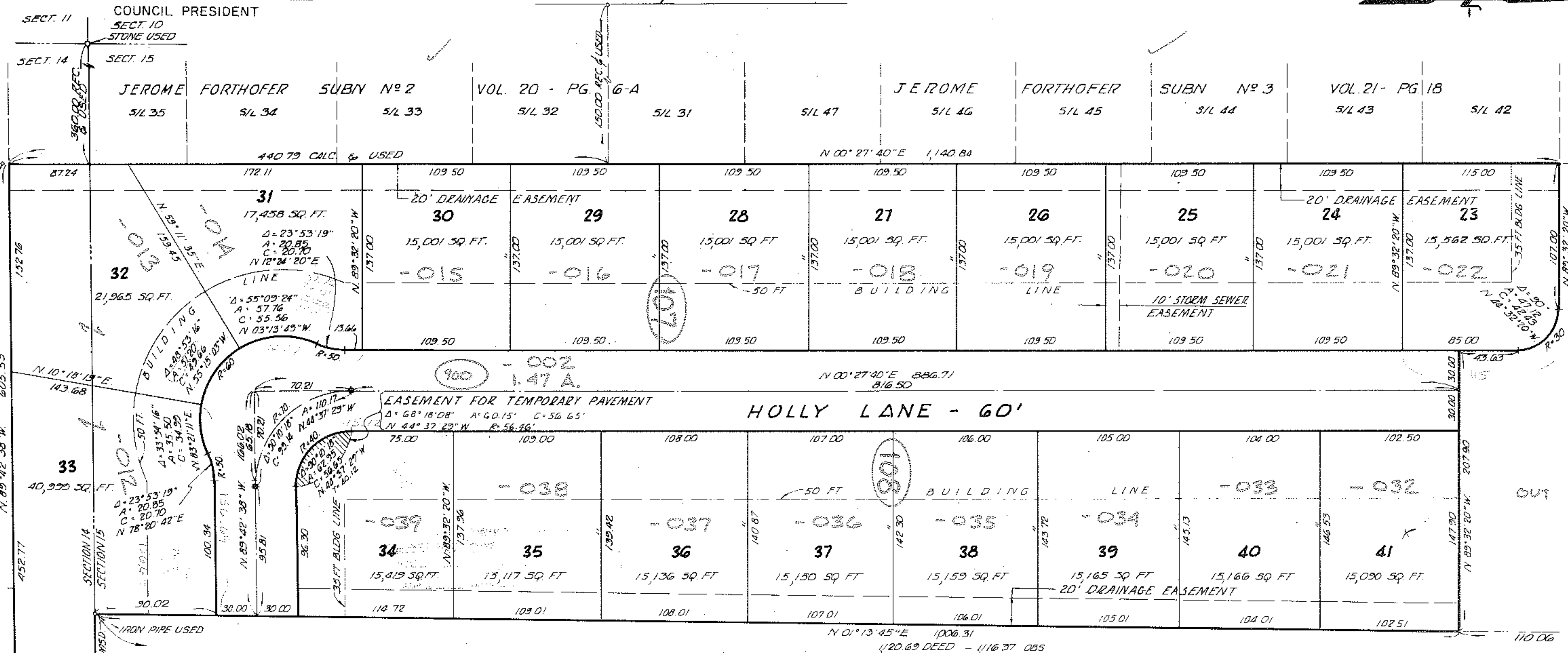
10-7-89  
 MY COMMISSION EXPIRES

WITNESS

*James Irwin*



JEROME FORTHOFFER SUBN N#4 V23 P45  
 5/1 49



4-00-014-102-017  
 FAITH LUTHERAN CHURCH  
 4676 CENTER RD  
 VOL. 825 - PG. 398

4-00-014-102-018  
 FAITH LUTHERAN CHURCH  
 2225 GARDEN DRIVE  
 VOL. 828 - PG. 398

4-00-015-103-022  
 WILLIAM GREEN  
 2420 CENTER RD  
 VOL. 1017 - PG. 560

4-00-015-103-025  
 WILLIAM GREEN  
 2420 CENTER RD  
 VOL. 1282 - PG. 341

#17990  
 APPROVED  
 LORAIN CO.  
 MAP DEPT.  
 DATE 6-20-88  
 PAGE 4-00-015-103-025  
 BY T. McMan  
 VOID AFTER 817990

OUT OF 04-00-014-102-003 0.82 A.  
 OUT OF 04-00-015-103-018 8.04 A.  
 INTO PLAT - 8.8753 A.  
 REMAINDER - NONE - 0-