

037578

037578 43

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF MOORELAND SUBDIVISION NO. 3 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE CHELSEA AVENUE AS SHOWN HEREON.

BY *Will Dobronz*  
WILL DOBRONZ - VICE PRESIDENT  
LORAIN NATIONAL BANK  
6000 BROADWAY - LORAIN, OHIO

NOTARY PUBLIC

COUNTY OF LORAIN } ss  
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WILL DOBRONZ REPRESENTING LORAIN NATIONAL BANK OF LORAIN, OHIO WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF MOORELAND SUBDIVISION NO. 3 AND THAT IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

*Marlene L. Rubin*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/4/89

MOORELAND SUBDIVISION No. 3

PART OF ORIGINAL AVON TOWNSHIP SECTION No. 7

CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

INCLUDING A RESUBDIVISION OF SUBLOTS 66 THROUGH 72 IN MOORELAND SUBD. NUMBER 1 AS RECORDED IN P.V. 12 P. 20

SURVEYORS CERTIFICATE

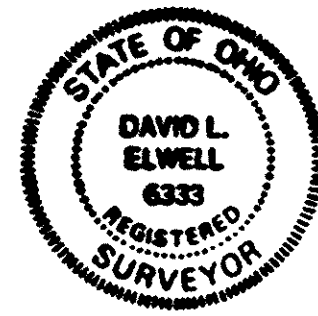
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, STEVEN L SYLVESTER AND MICHELE A. SYLVESTER, I HAVE SURVEYED AND PLATTED MOORELAND SUBDIVISION NO. 3, AS SHOWN HEREON AND CONTAINING 7.219 ACRES IN AVON TOWNSHIP SECTION NO. 7, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED  $\bullet$   $\circ$ , IRON PIN MONUMENTS WERE EITHER FOUND OR SET.  
MEASUREMENTS 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.

ACREAGE IN LOTS 5.637 ACRES  
ACREAGE IN STREET RIGHT OF WAYS 1.582 ACRES

TOTAL 7.219 ACRES

*David L. Elwell*  
DAVID L. ELWELL - REGISTERED SURVEYOR



PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF MOORELAND SUBDIVISION NO. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

*Thomas James Cika, P.E.*  
SECRETARY

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF MOORELAND SUBDIVISION NO. 3 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*Thomas James Cika*  
AVON LAKE LAW DIRECTOR

CITY COUNCIL

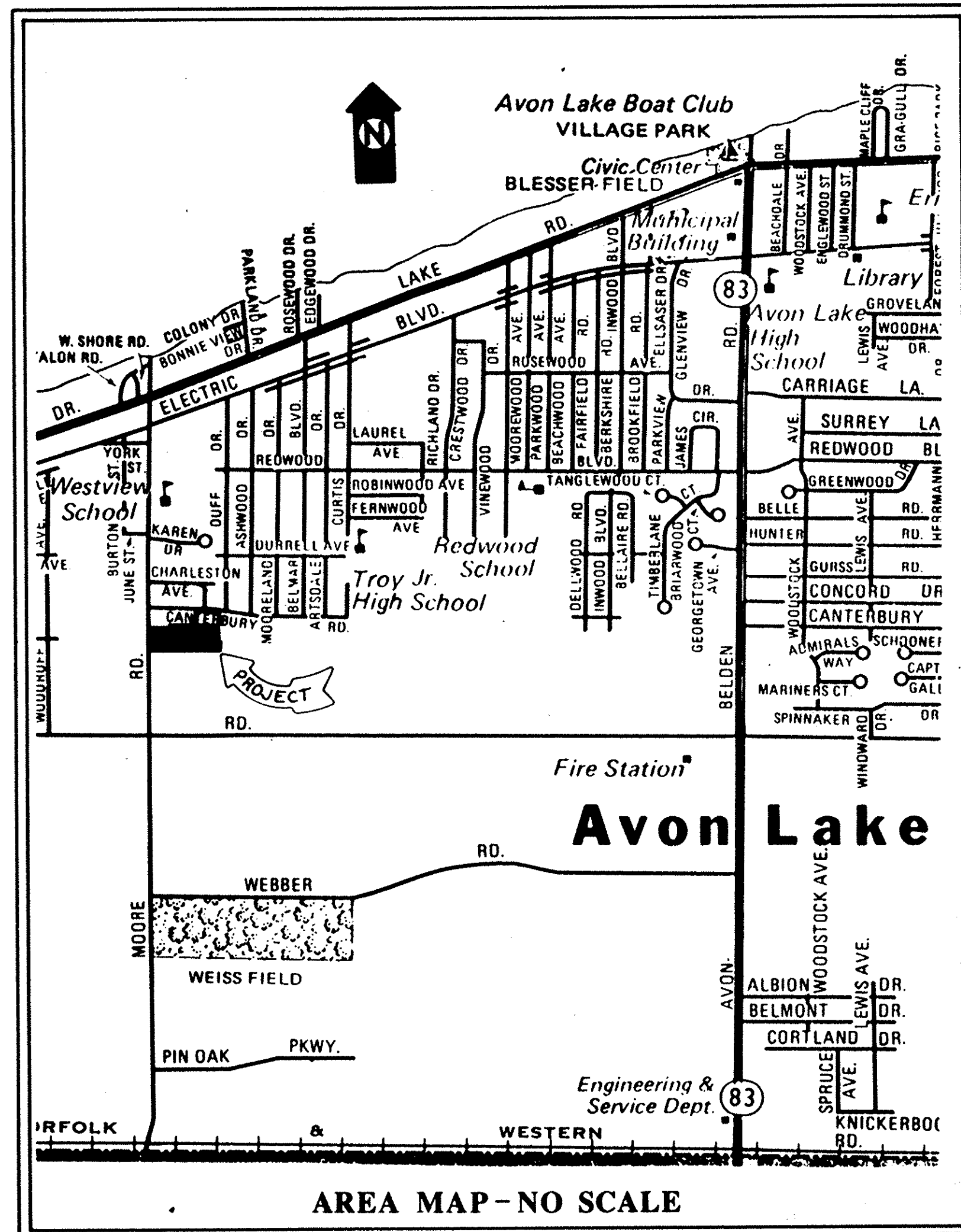
THIS IS TO CERTIFY THAT THIS PLAT OF MOORELAND SUBDIVISION NO. 3 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 188-88, PASSED THE 12 DAY OF September, 1988.

*Thomas James Cika*  
CLERK OF COUNCIL

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF MOORELAND SUBDIVISION NO. 3 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

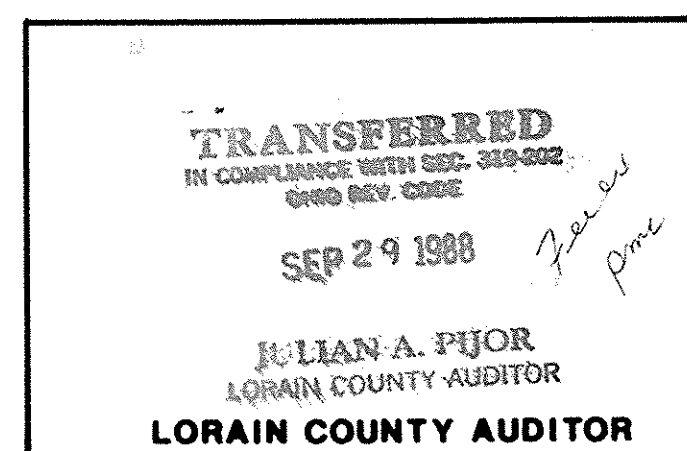
*Thomas James Cika, P.E.*  
AVON LAKE MUNICIPAL ENGINEER



PREPARED BY



KS ASSOCIATES, INC.  
424 MIDDLE AVENUE,  
ELYRIA, OHIO 44036



LORAIN COUNTY TAX MAP DEPARTMENT



OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGED THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON, AND DESIGNATED AS MOORE ROAD AND CHELSEA AVENUE.

*Steven L. Sylvester*  
STEVEN L. SYLVESTER

*Michele A. Sylvester*  
MICHELE A. SYLVESTER

NOTARY PUBLIC

STATE OF OHIO } ss  
LORAIN COUNTY

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR STEVEN L. SYLVESTER AND MICHELE A. SYLVESTER, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF MOORELAND SUBDIVISION NO. 3 AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1988.

*Marlene L. Rubin*  
NOTARY PUBLIC

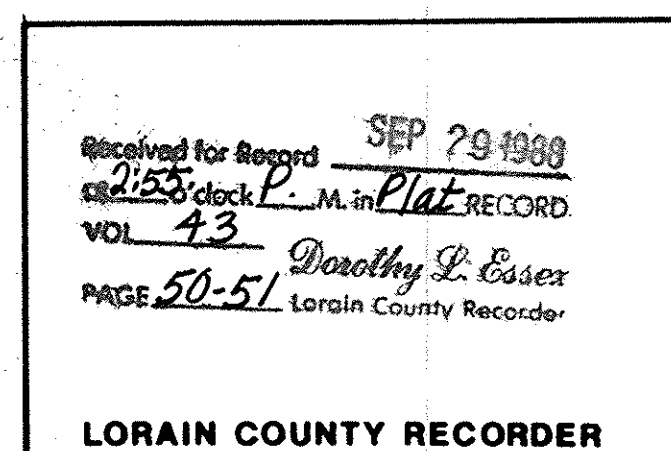
MY COMMISSION EXPIRES 10-4-89

UNDERGROUND CABLE EASEMENT

STEVEN L. SYLVESTER AND MICHELE A. SYLVESTER, THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTRAL TELEPHONE COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') 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 RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT 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 SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

*Steven L. Sylvester*  
STEVEN L. SYLVESTER

*Michele A. Sylvester*  
MICHELE A. SYLVESTER



#86 to MR

Box Lorain County Title Co.

43/50 1/2

