

# SCHAFAER COUNTRYSIDE ESTATES NO. 2

## PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 10 NOW IN THE CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

### ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED SCHAFAER DEVELOPMENT CORPORATION HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS SCHAFAER COUNTRYSIDE ESTATES NO. 2, A SUBDIVISION OF SUBLOTS 15 THROUGH 32 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS CANDLEWOOD DRIVE (60 FEET WIDE) AND HARVEST AVENUE (60 FEET WIDE).

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND CENTEL, THE CENTRAL TELEPHONE CO. OF OHIO, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREIN AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET 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 LAWN 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 OF 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.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "STORM SEWER", "STORM DETENTION", "UTILITY" AND "ACCESS" EASEMENTS AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO DRAINAGE FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE STORM SEWER PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN STORM SEWER EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

THE UNDERSIGNED FURTHER AGREES 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.

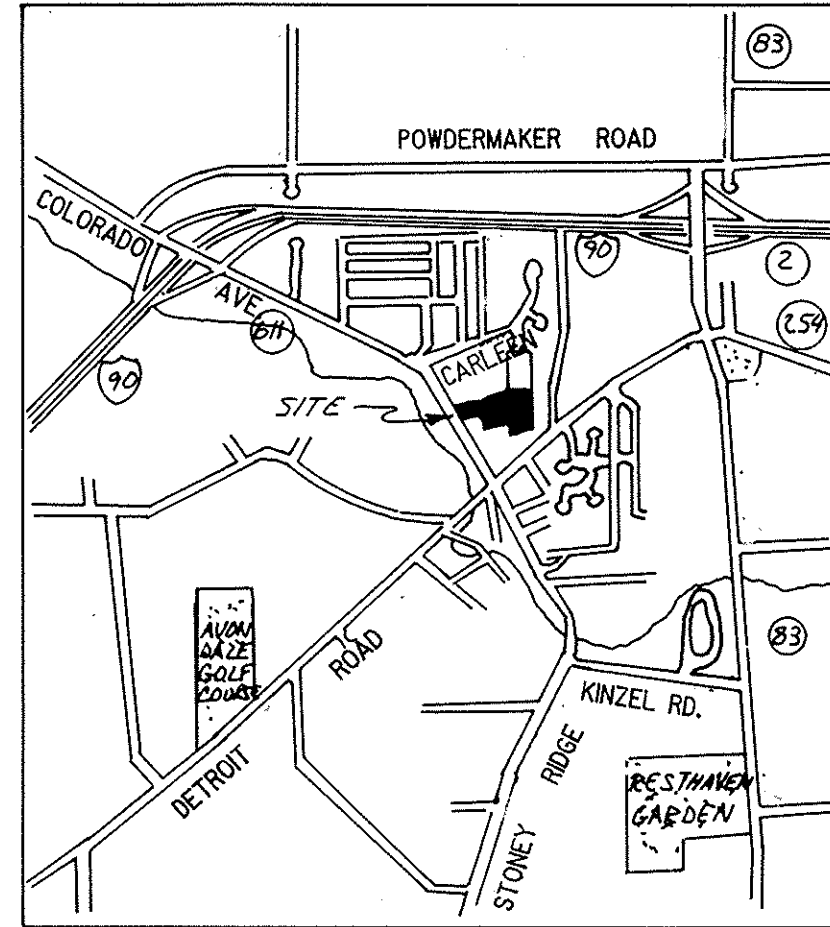
IN WITNESS WHEREOF, DONALD SCHAFAER HAS HEREUNTO SET HIS HAND AT AVON, OHIO, THIS 12th DAY OF MAY, 1992.

Donald Schafar  
DONALD SCHAFAER, PRESIDENT  
SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:  
Steve Schafar  
STEVE SCHAFAER, VICE PRESIDENT  
Dorothy L. Esbeck  
Fabrice A. Thierston

STATE OF OHIO  
COUNTY OF LORAIN  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED SCHAFAER DEVELOPMENT CORPORATION, BY DON SCHAFAER ITS PRESIDENT AND STEVE SCHAFAER ITS VICE PRESIDENT WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED PERSONALLY AND AS SUCH OFFICERS OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO, THIS 12th DAY OF May, 1992.

Margaret Ranna  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 5-21-96



VICINITY MAP  
NO SCALE

MORTGAGEE'S CERTIFICATE  
THIS IS TO CERTIFY THAT THE UNDERSIGNED, REPRESENTING LORAIN NATIONAL BANK, MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF SCHAFAER COUNTRYSIDE ESTATES NO. 2, HAVING EXAMINED THE SAME, DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS Don Raymond BY S. A. McLaughlin  
WITNESS Janice Schickman TITLE: Lorain Vice President

STATE OF OHIO  
COUNTY OF LORAIN  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED LORAIN NATIONAL BANK BY M. H. Dubeine ITS VICINITY NATIONAL BANK MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF SCHAFAER COUNTRYSIDE ESTATES NO. 2, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS FREE ACT AND DEED PERSONALLY AND AS SUCH OFFICER OF SAID CORPORATION, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 12 DAY OF MAY, 19 92

Janice Schickman  
NOTARY PUBLIC  
11114 S. SECT 11, IPOULOS  
My Commission Expires 11-14-1992

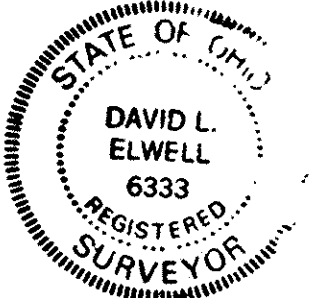
APPROVALS  
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS  
12th DAY OF MAY, 1992.  
Peter C. Zwick  
AVON CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS  
15th DAY OF APRIL, 1992.  
Dawn K West  
PLANNING COMMISSION  
CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS  
12th DAY OF MAY, 1992. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.  
Blaine A. Tomlin  
COUNCIL PRESIDENT

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED 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 DECLARE THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT.

David L. Elwell  
DAVID L. ELWELL  
REGISTERED SURVEYOR #6333



- LEGEND  
♦ IRON PIN SET  
◆ IRON PIN FOUND

TRANSFERRED  
OCT 14 1992  
JULIAN A. PIJOR  
LORAIN COUNTY AUDITOR

AREA IN SUBLOTS	9.9883	AREA
AREA IN R/W	2.7641	AREA
TOTAL AREA IN SUBDIVISION	12.7524	AREA

Received for Record  
at 2:40 P.M. in P.M. RECORD  
VO: 49  
PAGE 16 & 17  
Box LCTC LM #8640

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

REVISIONS		6-30-92 PER COUNTY REQUIREMENTS
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RECORD PLAT

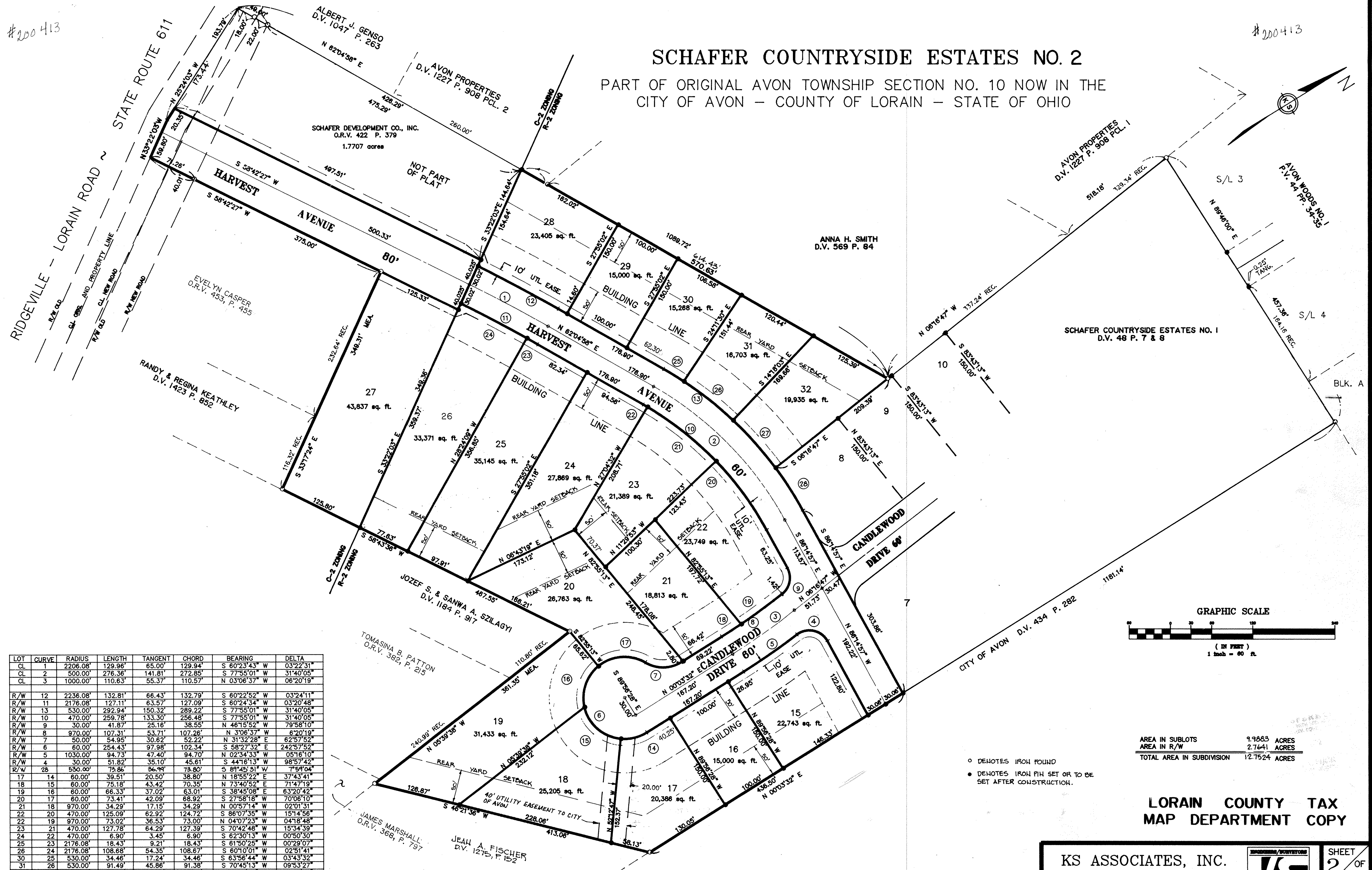
KS ASSOCIATES, INC.  
ENGINEERS/SURVEYORS  
424 Middle Avenue  
P.O. Box 89  
Elyria, Ohio 44036  
ELYRIA (216) 322-6317 \* LORAIN (216) 244-5767

#200413

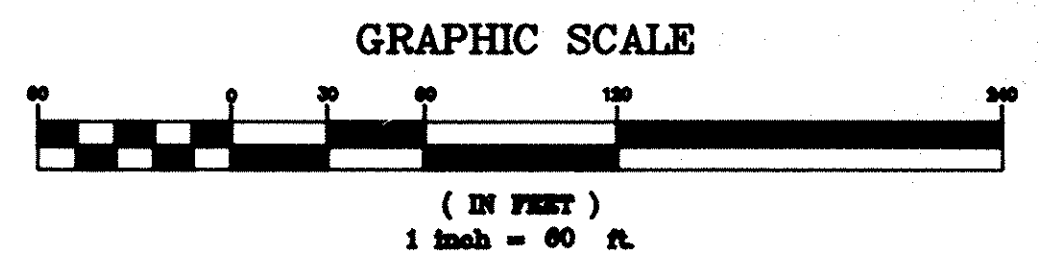
#200413

# SCHAFER COUNTRYSIDE ESTATES NO. 2

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 10 NOW IN THE CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO



LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL 1		2206.08'	129.96'	65.00'	129.94'	S 60°23'43" W	03°22'31"
CL 2		500.00'	276.36'	141.81'	272.85'	S 77°55'01" W	31°40'05"
CL 3		1000.00'	110.63'	55.37'	110.57'	N 03°06'37" W	06°20'19"
R/W 12		2236.08'	132.81'	66.43'	132.79'	S 60°22'52" W	03°24'11"
R/W 11		2176.08'	127.11'	63.57'	127.09'	S 60°24'34" W	03°20'48"
R/W 13		530.00'	292.94'	150.32'	289.22'	S 77°55'01" W	31°40'05"
R/W 10		470.00'	259.78'	133.30'	256.48'	S 77°55'01" W	31°40'05"
R/W 9		30.00'	41.87'	25.16'	38.55'	N 46°15'52" W	79°58'10"
R/W 8		970.00'	107.31'	53.71'	107.26'	N 3°06'37" W	6°20'19"
R/W 7		50.00'	54.95'	30.62'	52.22'	N 31°32'28" E	62°57'52"
R/W 6		60.00'	254.43'	97.98'	102.34'	S 58°27'32" E	242°57'52"
R/W 5		1030.00'	94.73'	47.40'	94.70'	N 02°34'33" W	05°16'10"
R/W 4		30.00'	51.82'	35.10'	45.61'	S 44°16'13" W	98°57'42"
R/W 28		550.00'	79.86'	36.94'	78.80'	S 81°45'31" W	1°54'04"
17	14	60.00'	39.51'	20.50'	38.80'	N 18°55'22" E	37°43'41"
18	15	60.00'	75.18'	43.42'	70.35'	N 73°40'52" E	71°47'19"
19	16	60.00'	66.33'	37.02'	63.01'	S 38°45'08" E	63°20'42"
20	17	60.00'	73.41'	42.09'	68.92'	S 27°58'18" W	70°06'10"
21	18	970.00'	34.29'	17.15'	34.29'	N 00°57'14" W	02°01'31"
22	20	470.00'	125.09'	62.92'	124.72'	S 86°07'35" W	15°14'56"
22	19	970.00'	73.02'	36.53'	73.00'	N 04°07'23" W	04°18'48"
23	21	470.00'	127.78'	64.29'	127.39'	S 70°42'48" W	15°34'39"
24	22	470.00'	6.90'	3.45'	6.90'	S 62°30'13" W	00°50'30"
25	23	2176.08'	18.43'	9.21'	18.43'	S 61°50'25" W	00°29'07"
26	24	2176.08'	108.68'	54.35'	108.67'	S 60°10'01" W	02°51'41"
30	25	530.00'	34.46'	17.24'	34.46'	S 63°56'44" W	03°43'32"
31	26	530.00'	91.49'	45.86'	91.38'	S 70°45'13" W	09°53'27"
32	27	530.00'	93.13'	46.68'	93.01'	S 80°43'58" W	10°04'02"



AREA IN SUBLOTS 9.9863 ACRES  
 AREA IN R/W 2.7641 ACRES  
 TOTAL AREA IN SUBDIVISION 12.7524 ACRES

- DENOTES IRON ROUND
- DENOTES IRON PIN SET OR TO BE SET AFTER CONSTRUCTION.

LORAIN COUNTY TAX MAP DEPARTMENT COPY

KS ASSOCIATES, INC.  
 ENGINEERS/SURVEYORS  
 484 Middle Avenue  
 P.O. Box 89  
 Elyria, Ohio 44036

ELYRIA (216) 322-6317 • LORAIN (216) 244-6767

**KS ASSOCIATES INCORPORATED**

SHEET 2 OF 2  
 JOB NO. 90-040

RECORD PLAT