

28/21-22

Arbor Acres Subdivision

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN & STATE OF OHIO & KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 15.

DATE: JULY 10, 1996
SCALE: AS NOTED
SHEET NO. 1 OF 2

OWNERS CERTIFICATE AND ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, CAMBRIDGE CROSSINGS COMPANY, AN OHIO GENERAL PARTNERSHIP HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS ARBOR ACRES SUBDIVISION, SUBDIVISION OF LOTS 1 TO 33 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS ARBOR DRIVE 60' WIDE, VINE STREET 60' WIDE AND FALCON CREST AVENUE 60' WIDE. 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, 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, UNDER OR THROUGH THE UNDERSIGNED.

INDEX TO SHEETS

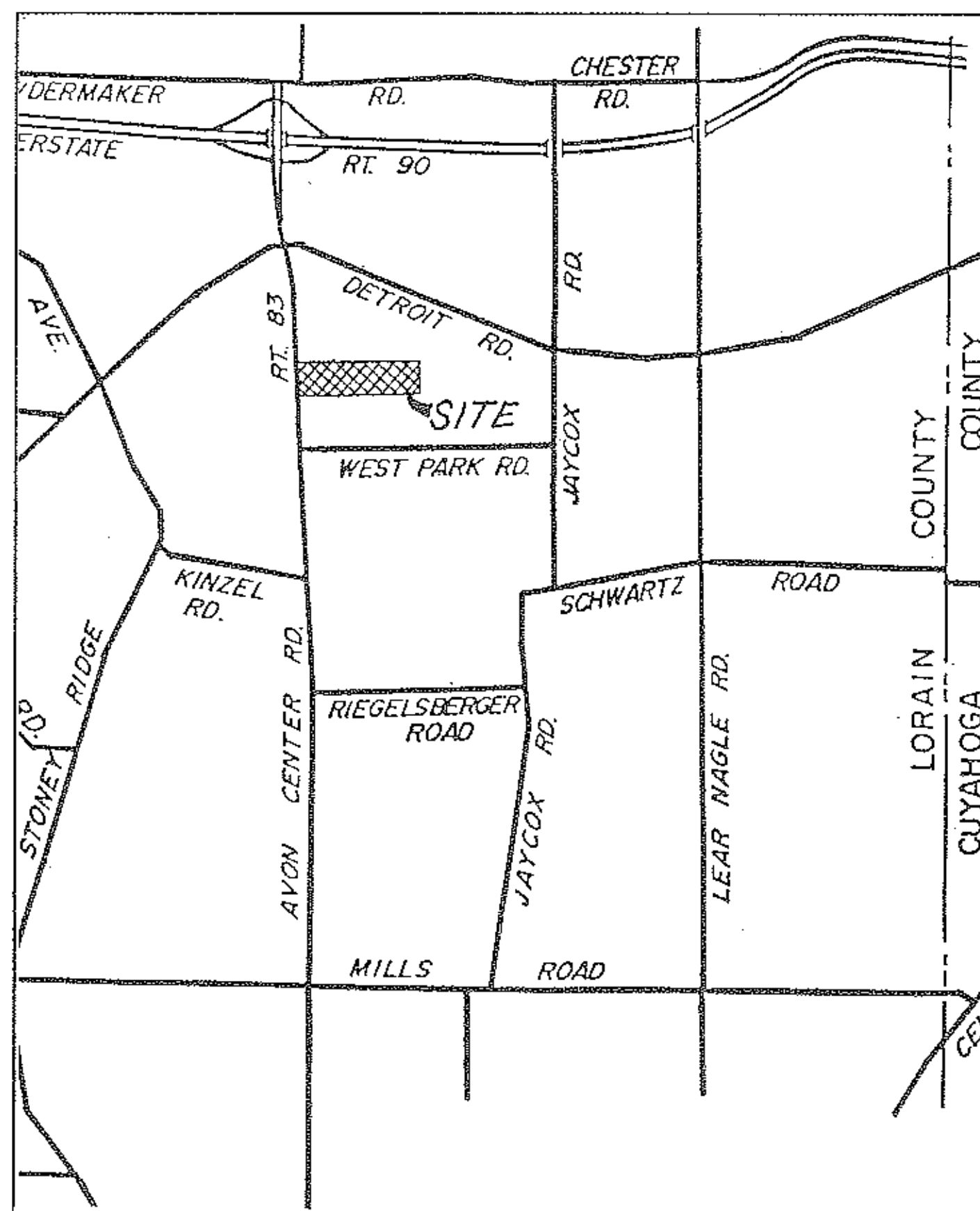
SHEET NO.1 COVER SHEET
SHEET NO.2 SUBLOTS 1 THRU 33

BEING PART OF ORIGINAL AVON TOWNSHIP LOT NO. 15, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 19.9991 ACRES OF LAND OF WHICH 3.6021 ACRES ARE IN STREETS AND 16.3314 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 TO 33 INCLUSIVE AND 0.0656 ACRES ARE WITHIN BLOCK "A".

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 CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT.

James A. Resar
JAMES A. RESAR, P.E., P.S.
REG. OHIO SURVEYOR #4361

Resar & Associates
CONSULTING ENGINEERS & SURVEYORS
24629 DETROIT ROAD WESTLAKE, OHIO 44145
Phone (216)-871-8345



VICINITY MAP
(N.T.S.)

UTILITY EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES. THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

IN WITNESS THEREOF, WE, TALP INC. BY CARL S. ANDREANO SECY-TREAS., HAVE HEREUNTO SET OUR HANDS THIS 17th DAY OF December 1996.

Carl S. Andreano
TALP, INC.
AN OHIO CORPORATION
CARL S. ANDREANO, SECY-TREAS.

STATE OF OHIO S.S.
COUNTY OF LORAIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December 1996.

IN WITNESS THEREOF, WE, WEST END INVESTMENT CORP. BY NICK ROSSI, PRESIDENT., HAVE HEREUNTO SET OUR HANDS THIS 17th DAY OF December 1996.

Nick Rossi
WEST END INVESTMENTS CORP.
AN OHIO CORPORATION
NICK ROSSI, PRESIDENT

STATE OF OHIO S.S.
COUNTY OF LORAIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December 1996.

Carl S. Andreano
NOTARY PUBLIC
MY COMM. EXPIRES 11/21/2001

Nick Rossi
NOTARY PUBLIC
MY COMM. EXPIRES 11/21/2001

UNDERGROUND EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO CENTURY TELEPHONE CO., CLEVELAND, OHIO AND CABLEVISION THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY EASEMENT TEN FEET (10 FEET) IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH 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 DEEMED NECESSARY OR 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 CONDITIONS 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.

Carl S. Andreano
TALP, INC.
AN OHIO CORPORATION
CARL S. ANDREANO, SECY-TREAS.

Nick Rossi
WEST END INVESTMENTS CORP.
AN OHIO CORPORATION
NICK ROSSI, PRESIDENT

James E. Leonard
CENTURY TELEPHONE CO.

William E. Kolach
CLEVELAND ELECTRIC ILL. CO.

William E. Kolach
CABLEVISION

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF January 1996.

Don E. Downing
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF January 1996.

Paul Brunf
PLANNING COMMISSION-CHAIRPERSON.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF 1996.

THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

James E. Leonard
COUNCIL PRESIDENT

LORAIN COUNTY AUDITOR

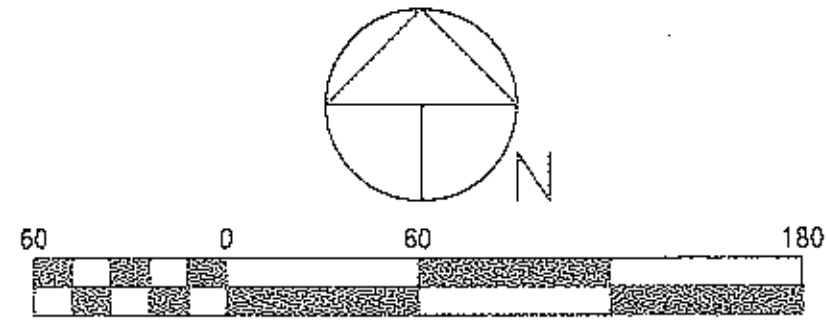
LORAIN COUNTY RECORDER

SHEET NO.
1
2

TAX MAP DEPT # 21945

Arbor Acres Subdivision

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN & STATE OF OHIO
& KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 15.



Scale 1" = 60 ft
SEPT. 24, 1996
REV.: NOV. 19, 1996

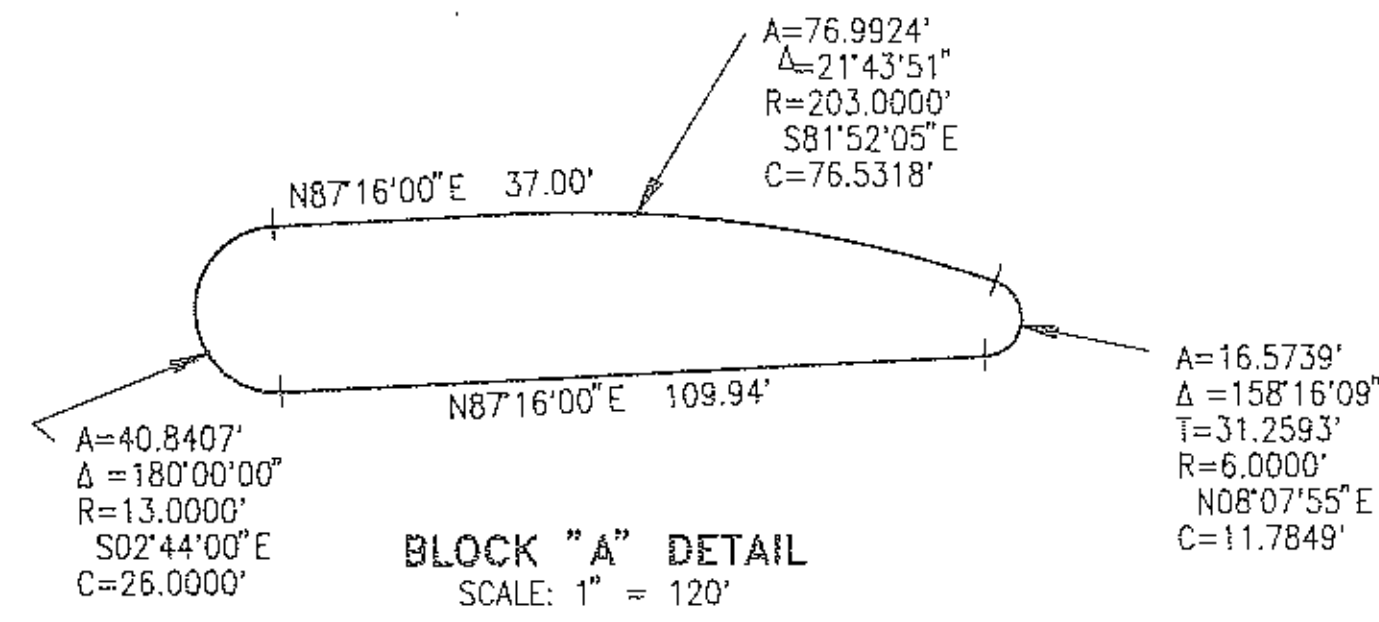
LEGEND
● IRON PIN SET
○ IRON PIN FOUND
□ MONUMENT BOX

#21945
APPROVED
LORAIN CO.
MAP DEPT.
DATE 2-5-17
FILED 2/14/15
BY [Signature]

REMAINDER
N/A/N/A
INTD PLAT - 2A, 00A
DUT ΔF:
44-00-015-110-033
2A, 00A

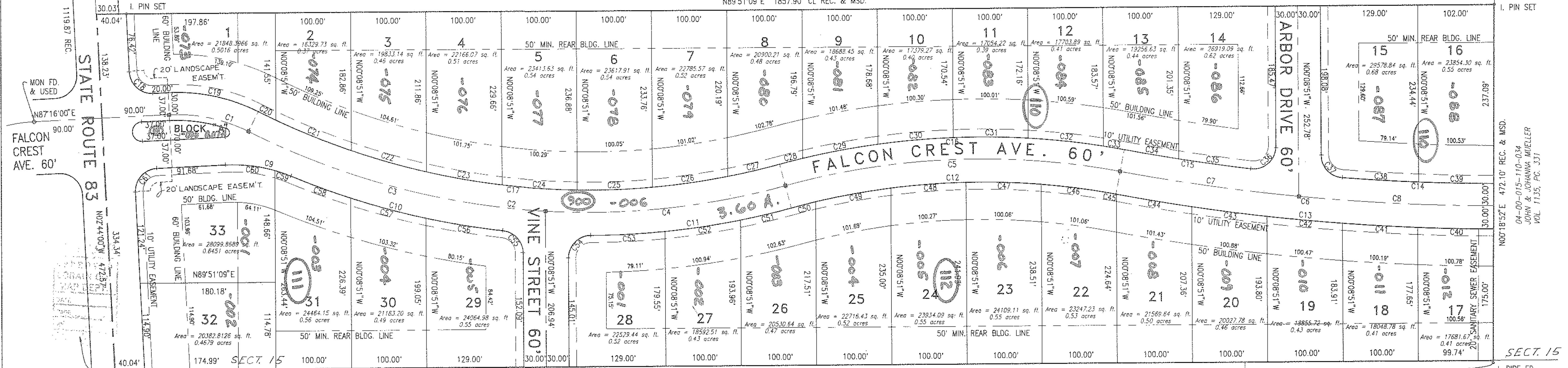
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	108.97'	29°43'47"	210.00'	55.74'	S77°52'07"E	107.75'
C2	733.47'	42°01'30"	1000.00'	384.11'	S84°00'58"E	717.14'
C3	411.41'	23°34'19"	1000.00'	208.65'	S74°47'22"E	408.51'
C4	322.06'	18°27'11"	1000.00'	162.44'	N84°11'53"E	320.68'
C5	448.27'	25°44'28"	1000.00'	228.49'	N87°50'31"E	445.50'
C6	499.17'	10°23'53"	2750.53'	250.27'	S84°29'12"E	498.49'
C7	239.83'	04°59'45"	2750.53'	119.99'	S81°47'08"E	239.76'
C8	259.34'	05°24'08"	2750.53'	129.76'	S86°59'04"E	259.24'
C9	88.80'	25°26'24"	200.00'	45.15'	S80°00'48"E	88.07'
C10	291.75'	16°13'44"	1030.00'	146.86'	S75°24'28"E	290.77'
C11	289.75'	15°00'20"	1030.00'	135.65'	N82°28'27"E	288.98'
C12	435.79'	25°44'28"	970.00'	221.64'	N87°50'31"E	432.13'
C13	504.61'	10°23'53"	2780.53'	253.00'	S84°29'12"E	503.92'
C14	201.80'	04°15'00"	2720.53'	100.95'	S87°33'38"E	201.78'
C15	169.91'	03°34'42"	2720.53'	84.98'	S81°04'36"E	169.88'
C16	462.75'	25°44'28"	1030.00'	235.34'	N87°50'31"E	458.88'
C17	711.47'	42°01'30"	970.00'	372.59'	S84°00'58"E	695.63'
C18	47.12'	90°00'00"	30.00'	30.00'	S47°44'00"E	42.43'
C19	124.53'	29°43'47"	240.00'	63.70'	S77°52'07"E	123.14'
C20	25.44'	01°30'09"	970.00'	12.72'	S63°45'17"E	25.43'
C21	108.25'	06°23'39"	970.00'	54.18'	S67°42'11"E	108.20'
C22	104.17'	06°09'11"	970.00'	52.13'	S73°58'36"E	104.12'
C23	101.62'	06°00'09"	970.00'	50.86'	S80°03'16"E	101.57'
C24	100.30'	05°55'29"	970.00'	50.20'	S86°01'05"E	100.26'
C25	100.09'	05°54'44"	970.00'	50.09'	N88°03'48"E	100.05'
C26	100.96'	05°57'49"	970.00'	50.53'	N82°07'32"E	100.92'
C27	70.63'	04°10'20"	970.00'	35.33'	N77°03'27"E	70.62'
C28	32.09'	01°47'05"	1030.00'	16.04'	N75°51'50"E	32.09'
C29	101.67'	05°39'20"	1030.00'	50.88'	N79°35'03"E	101.63'
C30	100.37'	05°35'00"	1030.00'	50.22'	N85°12'12"E	100.33'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C31	100.05'	05°33'56"	1030.00'	50.07'	S89°13'20"E	100.01'
C32	100.69'	05°36'04"	1030.00'	50.38'	S83°38'20"E	100.65'
C33	27.88'	01°33'03"	1030.00'	13.94'	S80°03'46"E	27.88'
C34	73.70'	01°33'07"	2720.53'	36.85'	N80°03'49"W	73.69'
C35	96.21'	02°01'34"	2720.53'	48.11'	S81°51'09"E	96.20'
C36	50.94'	9°16'55"	30.00'	34.08'	N48°29'36"E	45.03'
C37	44.66'	8°57'16"	30.00'	27.63'	S42°47'29"E	40.65'
C38	101.68'	02°08'29"	2720.53'	50.84'	S86°30'22"E	101.67'
C39	100.13'	02°06'32"	2720.53'	50.07'	S88°37'52"E	100.12'
C40	101.19'	02°05'07"	2780.53'	50.60'	S88°38'35"E	101.19'
C41	100.20'	02°03'53"	2780.53'	50.11'	S86°34'05"E	100.20'
C42	100.49'	02°04'15"	2780.53'	50.25'	S84°30'01"E	100.49'
C43	100.92'	02°04'46"	2780.53'	50.47'	S82°25'30"E	100.92'
C44	101.49'	02°05'29"	2780.53'	50.75'	S80°20'23"E	101.48'
C45	0.32'	00°00'24"	2780.53'	0.16'	S79°17'27"E	0.32'
C46	100.69'	05°56'50"	970.00'	50.39'	N82°15'40"W	100.64'
C47	100.10'	05°54'46"	970.00'	50.10'	S88°11'28"E	100.06'
C48	100.28'	05°55'25"	970.00'	50.19'	N85°53'26"E	100.24'
C49	101.57'	05°59'57"	970.00'	50.83'	N79°55'45"E	101.52'
C50	33.15'	01°57'29"	970.00'	16.58'	N75°57'02"E	33.15'
C51	69.60'	03°52'19"	1030.00'	34.81'	N76°54'26"E	69.59'
C52	101.07'	05°37'21"	1030.00'	50.58'	N81°39'16"E	101.03'
C53	99.08'	05°30'41"	1030.00'	49.58'	N87°13'17"E	99.04'
C54	47.19'	90°07'28"	30.00'	30.07'	N44°54'53"E	42.47'
C55	43.65'	83°22'28"	30.00'	26.72'	S41°50'05"E	39.90'
C56	103.94'	05°46'54"	1030.00'	52.01'	S80°37'52"E	103.89'
C57	103.71'	05°46'10"	1030.00'	51.90'	N74°51'21"W	103.67'
C58	84.09'	04°40'40"	1030.00'	42.07'	N69°37'56"W	84.07'
C59	22.58'	06°28'13"	200.00'	11.30'	S70°31'42"E	22.57'
C60	66.22'	18°58'12"	200.00'	33.41'	S83°14'54"E	65.92'
C61	47.12'	90°00'00"	30.00'	30.00'	N42°16'00"E	42.43'



04-00-015-110-061
MUELLER'S QUALITY CONST., INC.
VOL. 1141, PG. 309

N89°51'09"E 1857.90' CL REC. & MSD.



04-00-014-106-001
EUGENE F. & ROSE MARIE SUPER
VOL. 947, PG. 664

N89°51'09"E 1802.74
1832.77 TO Q

04-00-014-106-002
DOREEN IZOLD
SECT. 14

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SCHATZSCHNEIDER
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JEAN WEEKMAN

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ROSE M. & CHARLES MITCHELL
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04-00-014-106-009
RAYMOND A. MILLER
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04-00-014-106-010
JEAN WEEKMAN

SHEET NO. 2

TAX MAP DEPT # 21945

58/54+55