

AVALON ESTATES SUBDIVISION No. 1

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 43

NOW IN

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

SITUATED IN RIDGEVILLE TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 43, CONTAINING 24.7759 ACRES.

THE UNDERSIGNED, OSTER CONSTRUCTION, INC. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "AVALON ESTATES SUBDIVISION NO. 1" A SUBDIVISION OF LOTS 1 TO 45 INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO USE AS SUCH, ALL OR PART OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETCETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF NORTH RIDGEVILLE, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREET ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE OR BENEATH THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 21 DAY OF NOVEMBER, 2001.

OSTER CONSTRUCTION, INC.

Tom Oster
TOM OSTER, PRESIDENT

William M. Biro
WITNESS
Nichole L. Brudley
WITNESS *Nichole L. Brudley*

NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF OSTER CONSTRUCTION, INC., WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 21 DAY OF November, 2001.



Jill M. Duro
NOTARY PUBLIC
JILL M. DURO
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires April 29, 2004
MY COMMISSION EXPIRES:

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF OHIO SAVINGS BANK MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF AVALON ESTATES SUBDIVISION NO. 1. HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON

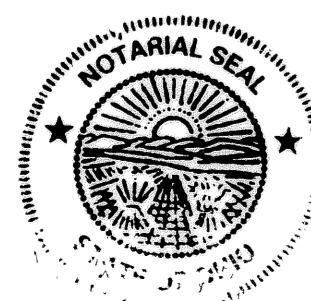
OHIO SAVINGS BANK
MORTGAGEE
BY: *[Signature]*
TITLE: VICE PRESIDENT

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
FEB 4 2002
MARK R. STEWART
ORAIN COUNTY AUDITOR

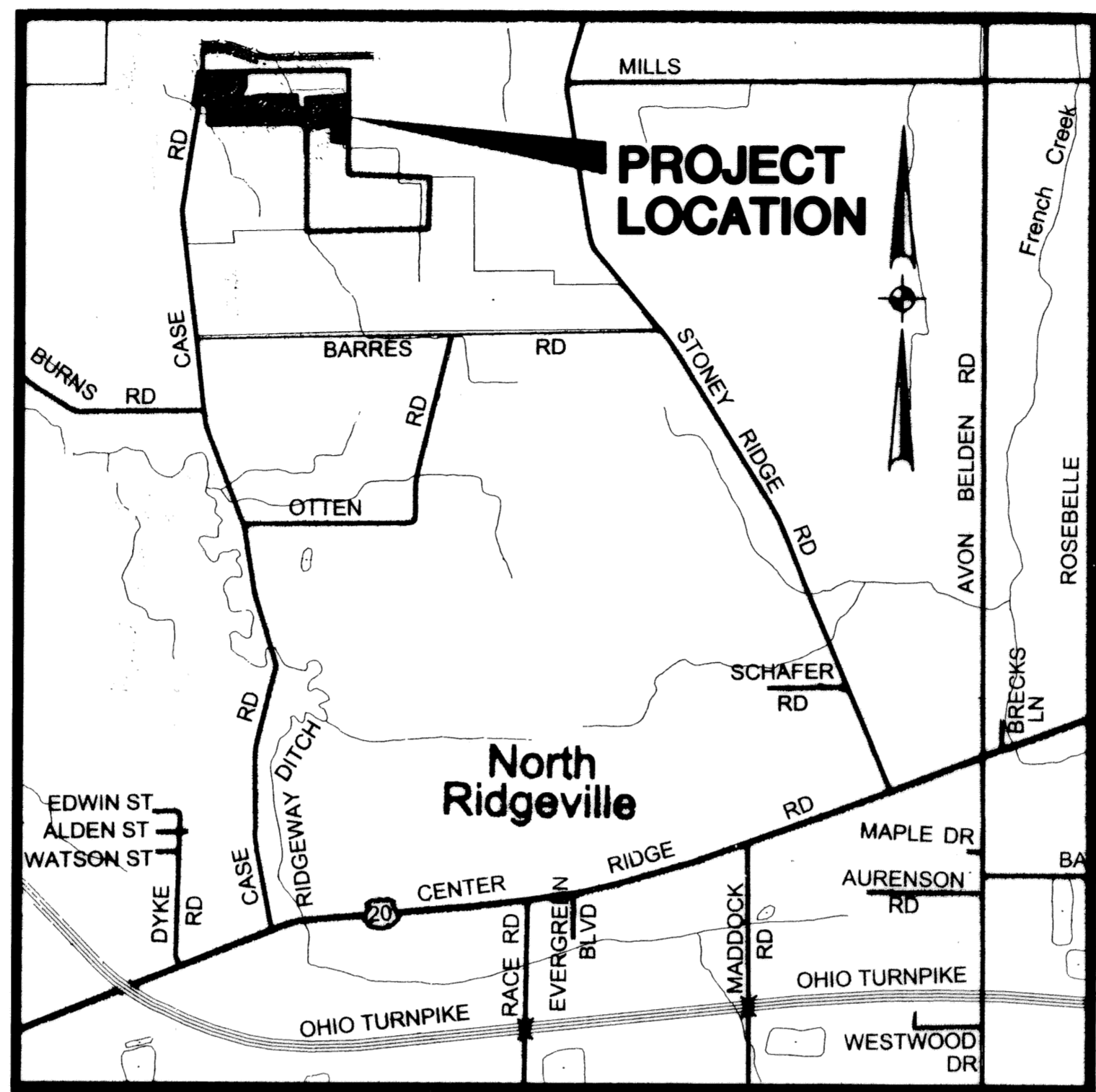
NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICERS OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF December, 2001.



Patricia L. Isenstadt
NOTARY PUBLIC
PATRICIA L. ISENSTADT, Notary Public,
State of Ohio - Cuyahoga County
My Commission Exp. Jan. 31, 2006
MY COMMISSION EXPIRES: 1-31-06



VICINITY MAP SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED AVALON ESTATES SUBDIVISION NO. 1 AS SHOWN HEREON, EMBRACING 24.7759 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBER 43, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 4.3520 ACRES LIE IN PUBLIC STREET DEDICATION, 4.8017 ACRES LIE IN BLOCKS, AND 15.6222 ACRES LIE IN LOTS NUMBERED 1 TO 45, INCLUSIVE

IRON PIPES WERE FOUND AT ALL POINTS INDICATED THUSLY AND CAPPED IRON PINS LABELED KS ASSOC INC PROP MARKER WERE SET AT ALL POINTS INDICATED AS . DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON OHIO STATE PLANE, NORTH ZONE, NAD83 (1995). DIMENSION ON CURVES ARE ARC MEASUREMENTS. THE PLAT PRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN TEN THOUSAND BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David L. Elwell
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE COLUMBIA GAS OF OHIO, ALLTEL CORPORATION, THE ILLUMINATING COMPANY, AT&T BROAD BAND, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTAINANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS, AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR:
OSTER CONSTRUCTION, INC.
Tom Oster
TOM OSTER, PRESIDENT

GRANTEES:
Mark S. Banel
COLUMBIA GAS OF OHIO, INC.
[Signature]
ALLTEL CORPORATION
[Signature]
THE ILLUMINATING COMPANY
[Signature]
AT&T BROAD BAND

LEGEND

- INDICATES IRON PIN FOUND
- INDICATES IRON PIN SET
- INDICATES MONUMENT FOUND
- INDICATES MONUMENT SET

DATE:	11-05-01
DATE:	11-05-01
DRAWN BY:	DAM
CH'D BY:	
NAME:	1-REV-PLAT00
PATH:	R:\01035\LDIT
F.B.	

KS ASSOCIATES
KS ASSOCIATES, INC.
260 Burns Road, Suite 100
P.O. Box 569
Elyria, Ohio 44036
Phone (440) 365-4730
Fax (440) 365-4790
mailroom@ksassoc.com
www.ksassoc.com

PLANNING COMMISSION

APPROVED THIS 6th DAY OF June, 2001.
HEREBY APPROVED BY THIS PLANNING COMMISSION OF THE CITY OF NORTH R DGEVILLE OHIO.
[Signature]
SECRETARY CITY PLANNING COMMISSION DATE 1-8-02
(OR RESPONSIBLE OFFICIAL)

CITY COUNCIL

APPROVED THIS 2nd DAY OF August, 2001.
THIS IS TO CERTIFY THAT THIS PLAT OF AVALON ESTATES SUBDIVISION NO. 1 IS HEREBY APPROVED AND THE EASEMENTS AS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NUMBER AND ORDINANCE 3715-2001, DATED 8/02/2001.
Mauna Kalia
MAYOR DATE 1-09-02

CITY ENGINEER

APPROVED THIS 8th DAY OF January, 2002.
Romos E Baertles
CITY ENGINEER DATE 1-08-02

LAW DIRECTOR

APPROVED THIS DAY OF , 2002.
THIS PLAT OF AVALON ESTATES SUBDIVISION NO. 1 IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.
[Signature]
LAW/DIRECTOR DATE

COUNTY AUDITOR

TRANSFERRED THIS DAY OF , 2002.
LORAIN COUNTY AUDITOR DATE

COUNTY RECORDER

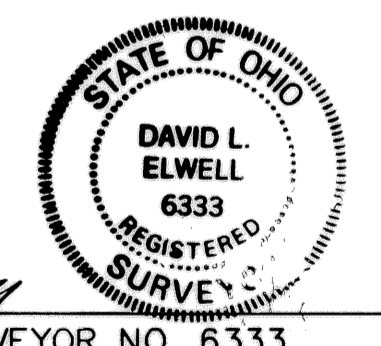
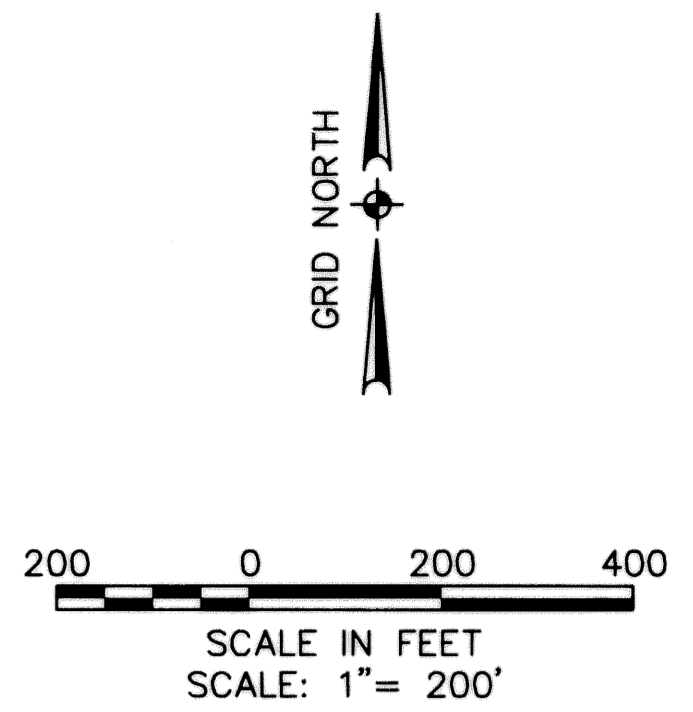
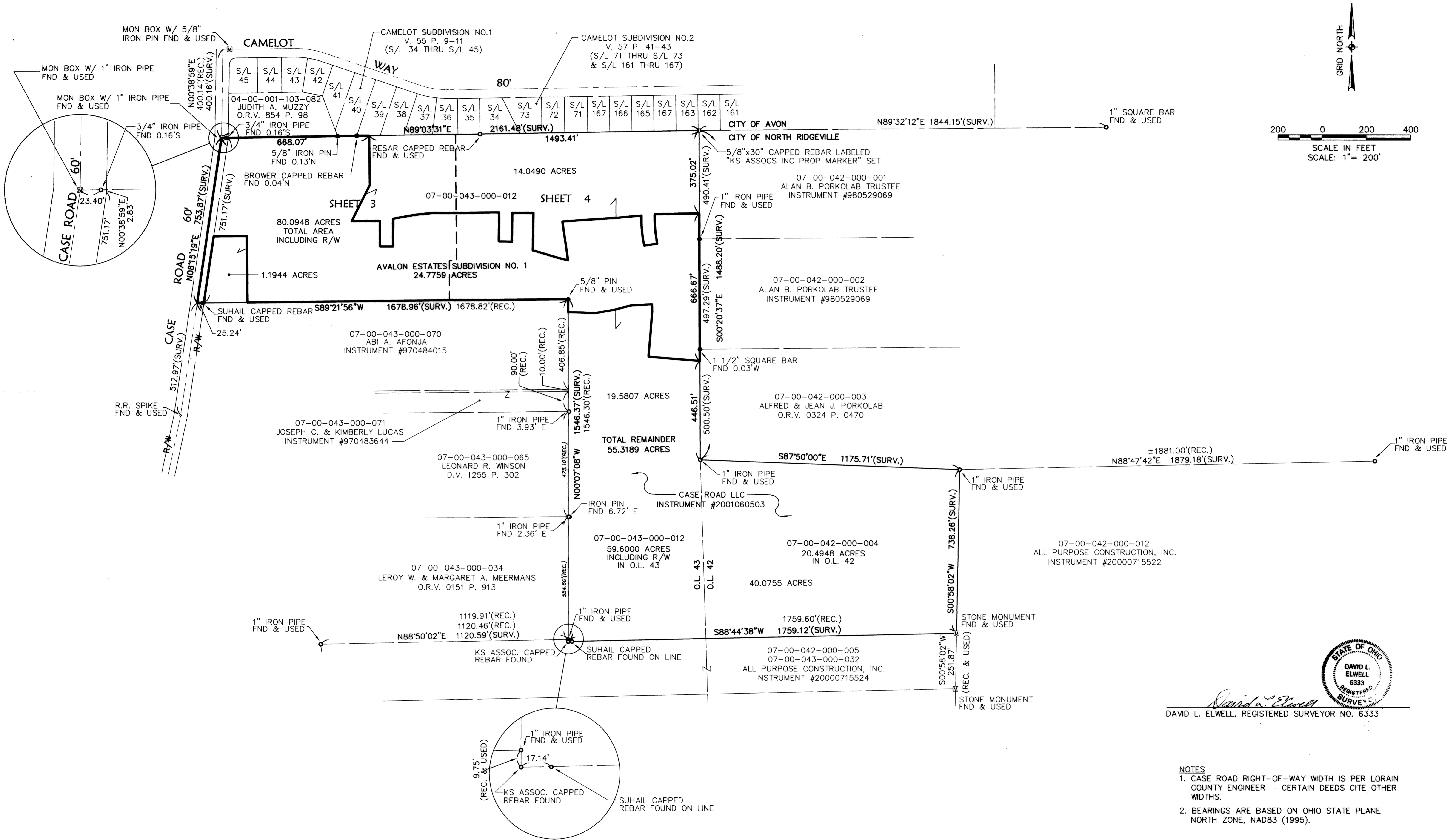
FILED FOR RECORD THIS DAY February 4, 2002 AT 3:22 P M RECORDED THIS 4th DAY OF February, 2002 IN PLAT BOOK 71
PAGE NO. 10123
[Signature]
LORAIN COUNTY RECORDER DATE 2/4/02

122.80 Tom
Boi Muller
Title/Greg

AVALON ESTATES SUBDIVISION No. 1
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

RECORD PLAT
TITLE SHEET

SHEET
1 OF
4
JOB NO.
01035



- NOTES**
1. CASE ROAD RIGHT-OF-WAY WIDTH IS PER LORAIN COUNTY ENGINEER - CERTAIN DEEDS CITE OTHER WIDTHS.
 2. BEARINGS ARE BASED ON OHIO STATE PLANE NORTH ZONE, NAD83 (1995).

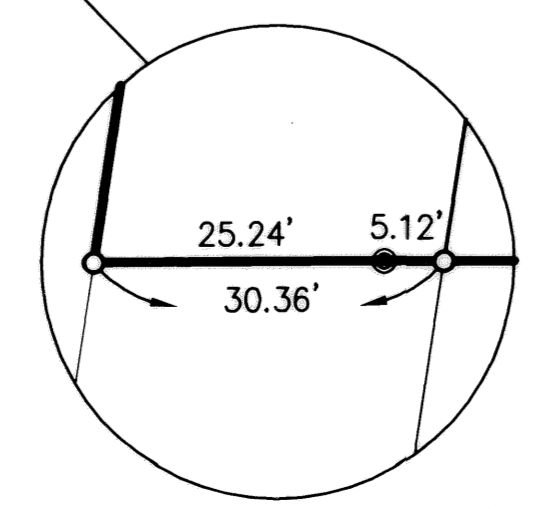
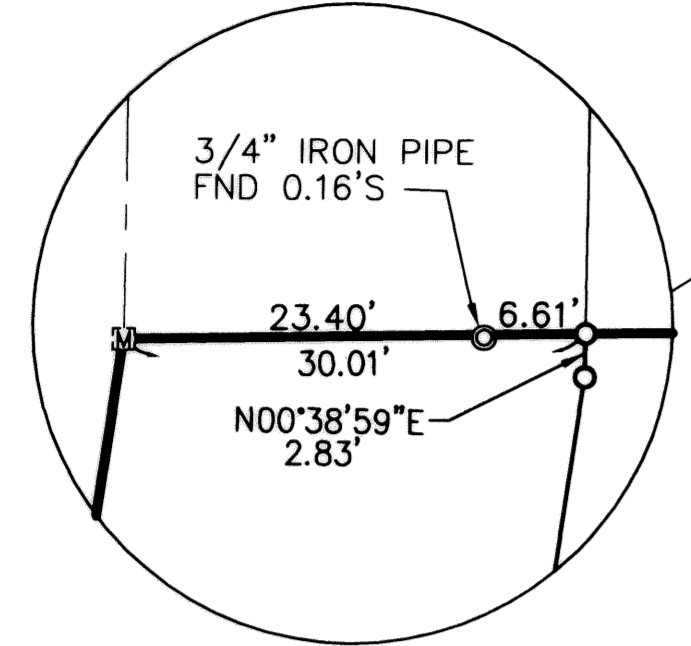
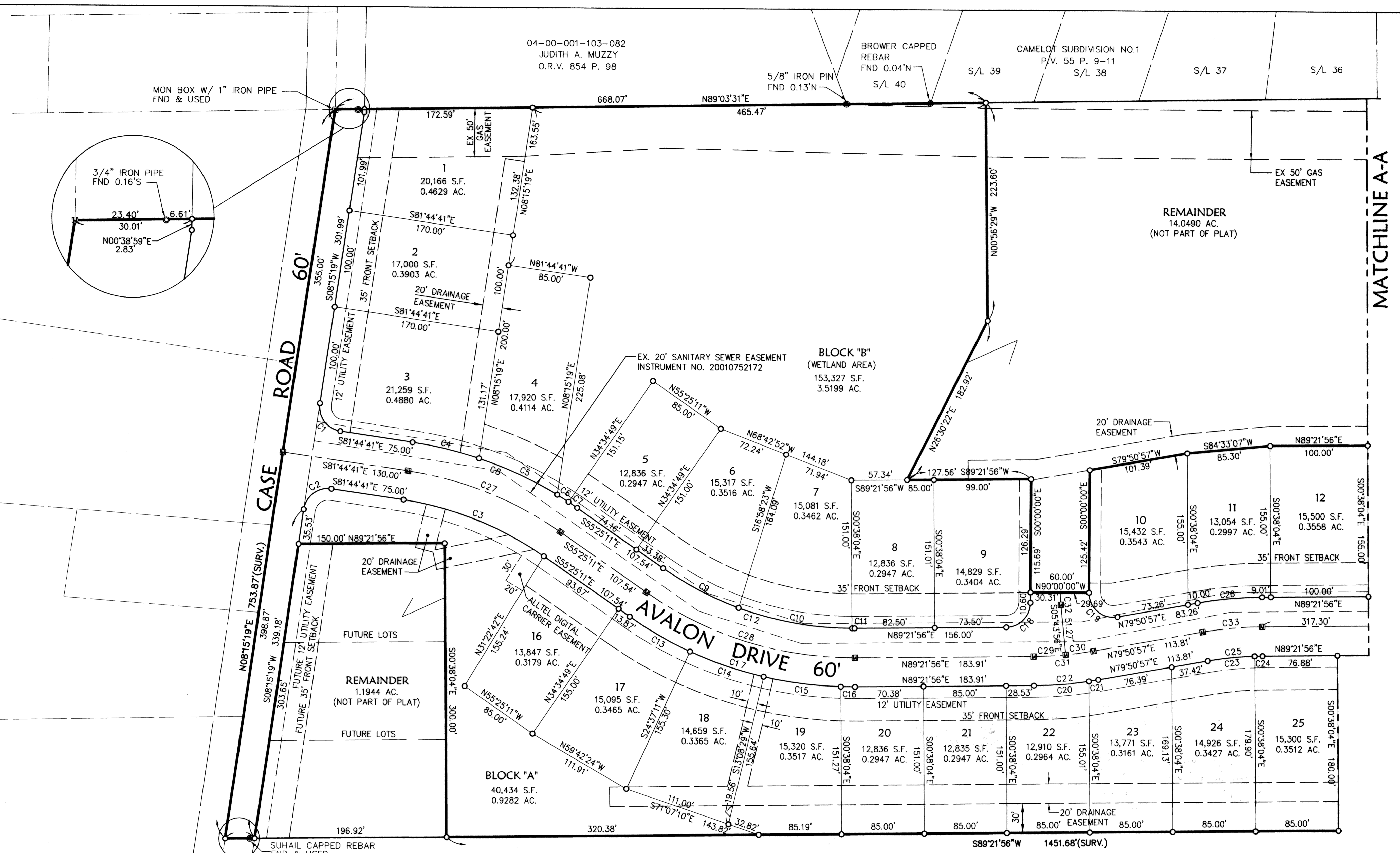
DATE	DESCRIPTION	BY
10-01-01		

KS ASSOCIATES, INC.
 260 Burns Road, Suite 100
 P.O. Box 569
 Elyria, Ohio 44036
 Phone (440) 365-4730
 Fax (440) 365-4790
 mailroom@ksassoc.com
 www.ksassoc.com

AVALON ESTATES SUBDIVISION NO. 1
 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

RECORD PLAT

SHEET **2** OF **4**
 JOB NO. **01035**



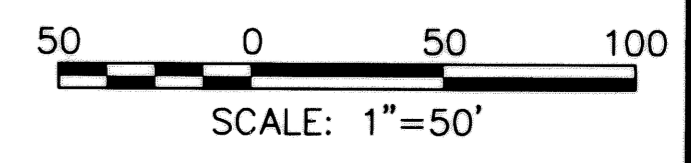
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.27'	25.00'	35.36'	S36°44'41"E	90°00'00"
C2	25.00'	39.27'	25.00'	35.36'	S53°15'19"W	90°00'00"
C3	340.00'	156.22'	79.51'	154.85'	N68°34'56"W	26°19'30"
C4	400.00'	70.36'	35.27'	70.27'	N76°42'19"W	10°04'43"
C5	400.00'	88.80'	44.59'	88.62'	N65°18'21"W	12°43'13"
C6	400.00'	13.78'	6.89'	13.78'	N57°57'32"W	1°58'25"
C7	400.00'	10.84'	5.42'	10.84'	N56°11'45"W	1°33'09"
C8	400.00'	183.78'	93.54'	182.17'	N68°34'56"W	26°19'30"
C9	340.00'	87.53'	44.01'	87.29'	S62°47'42"E	14°45'03"
C10	340.00'	118.94'	60.08'	118.33'	S80°11'31"E	20°02'34"
C11	340.00'	2.50'	1.25'	2.50'	N89°34'34"E	0°25'16"
C12	340.00'	208.97'	107.90'	205.70'	S73°01'37"E	35°12'53"
C13	400.00'	71.25'	35.72'	71.15'	S60°31'20"E	10°12'19"
C14	400.00'	80.04'	40.15'	79.91'	S71°21'26"E	11°27'54"
C15	400.00'	79.94'	40.10'	79.80'	S82°48'53"E	11°27'01"
C16	400.00'	14.62'	7.31'	14.62'	S89°35'14"E	2°05'40"
C17	400.00'	245.85'	126.94'	241.99'	S73°01'37"E	35°12'53"
C18	25.00'	38.99'	24.72'	35.16'	N44°40'58"E	89°21'56"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C19	25.00'	43.70'	29.87'	38.34'	S50°04'31"E	100°09'03"
C20	400.00'	56.66'	28.38'	56.62'	N85°18'27"E	8°06'59"
C21	400.00'	9.78'	4.89'	9.77'	N80°32'57"E	1°24'00"
C22	400.00'	66.44'	33.29'	66.36'	N84°36'27"E	9°30'59"
C23	340.00'	48.35'	24.22'	48.31'	S83°55'25"W	8°08'55"
C24	340.00'	8.12'	4.06'	8.12'	S88°40'54"W	1°22'04"
C25	340.00'	56.47'	28.30'	56.41'	S84°36'27"W	9°30'59"
C26	400.00'	66.44'	33.29'	66.36'	S84°36'27"W	9°30'59"

CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C27	370.00'	170.00'	86.53'	168.51'	N68°34'56"W	26°19'30"
C28	370.00'	227.41'	117.42'	223.84'	S73°01'37"E	35°12'53"
C29	370.00'	32.92'	16.47'	32.91'	N86°49'00"E	5°05'52"
C30	370.00'	28.53'	14.27'	28.53'	N82°03'31"E	4°25'07"
C31	370.00'	61.45'	30.80'	61.38'	N84°36'27"E	9°30'59"
C32	250.00'	12.49'	6.24'	12.49'	S04°18'05"E	2°51'43"
C33	370.00'	61.45'	30.80'	61.38'	S84°36'27"W	9°30'59"

07-00-043-000-070
 ABI A. AFONJA
 INSTRUMENT #970484015

- LEGEND**
- ⊗ - EXISTING MONUMENT BOX
 - - IRON PIN/PIPE FOUND
 - - IRON PIN/SET CAPPED
 - ⊙ - "KS ASSOCIATES, INC."
 - ⊙ - PROPOSED MONUMENT BOX
 - - PKNAIL
 - REC. - RECORD SURVEY
 - SURV. - SURVEY
 - FND - FOUND



BY	DATE	DESCRIPTION

DATE: 10-02-01
 DRAWN BY: DAM
 CHD BY:
 NAME: 1-REV-PLAT01
 PATH: R:\01035\LD01
 F.B.

KS ASSOCIATES, INC.
 800 Burns Road, Suite 100
 P.O. Box 569
 Elyria, Ohio 44036
 Phone (440) 365-4730
 Fax (440) 365-4790
 email: info@ksassoc.com
 www.ksassoc.com

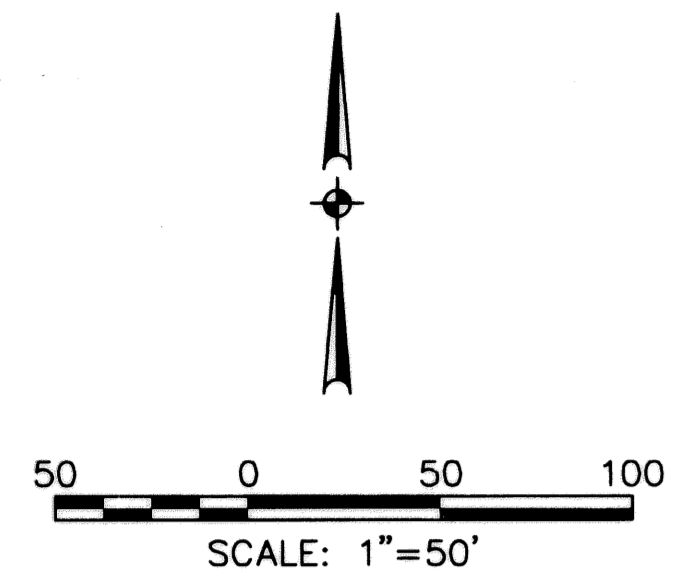
AVALON ESTATES SUBDIVISION NO.1
 CITY OF NORTH RIDGEVILLE, LOHAIN COUNTY, OHIO

RECORD PLAT

SHEET 3 OF 4

JOB NO. 01035

S/L 35 S/L 34 S/L 73 CAMELOT SUBDIVISION NO.2 P.V. 57 P. 41-43 S/L 72 S/L 71 SL 167 04-00-001-G CAMELOT SUBDIVISION NO. 5 P.V. 65 P. 59 SL 166 SL 165 5/8"x30" CAPPED REBAR LABELED "KS ASSOCS INC PROP MARKER" SET SL 164 SL 163 SL 162



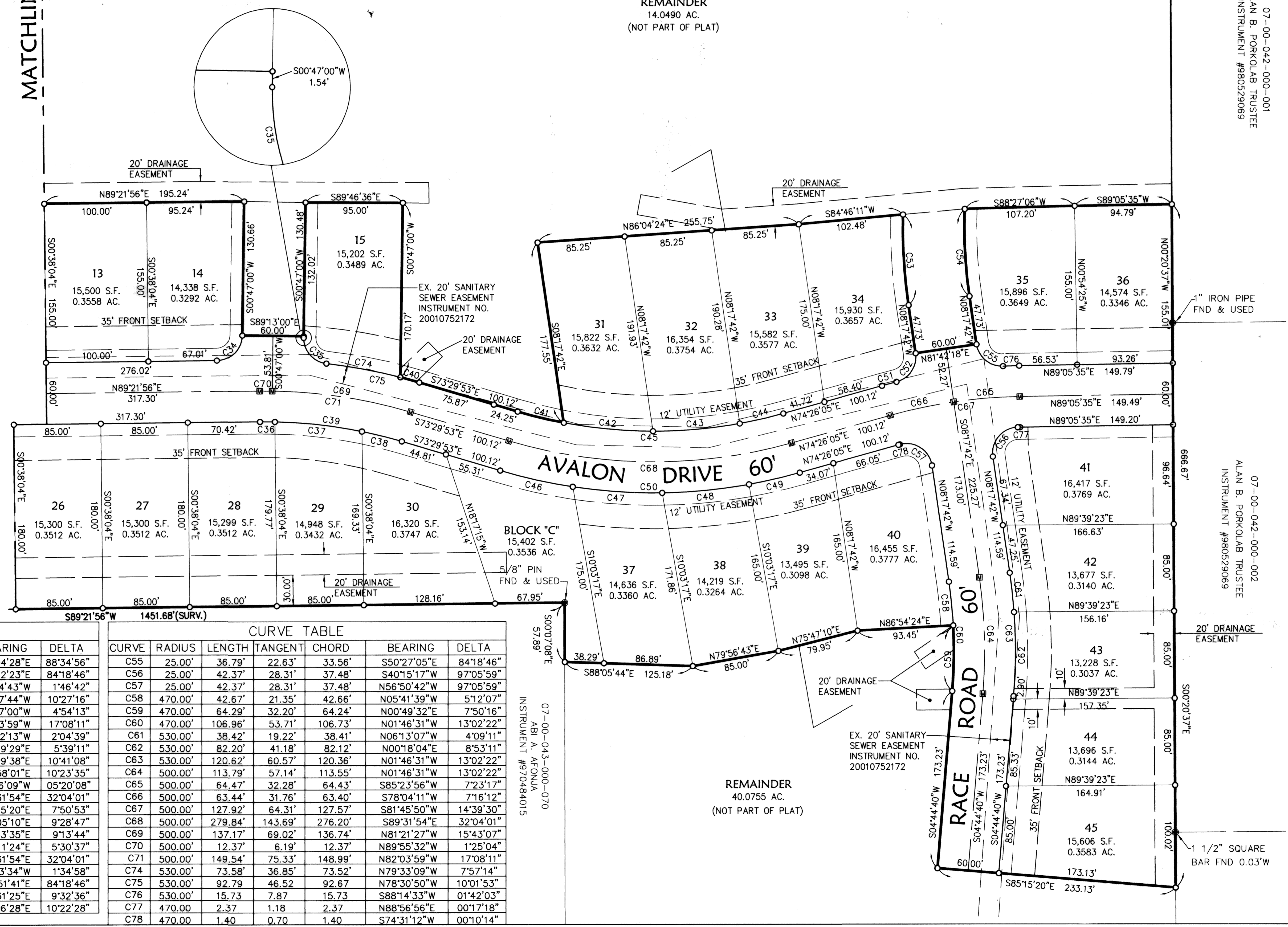
LEGEND

- ⊕ - EXISTING MONUMENT BOX
- - IRON PIN/PIPE FOUND
- - IRON PIN/SET CAPPED "KS ASSOCIATES, INC."
- - PROPOSED MONUMENT BOX
- - PKNAIL
- REC. - RECORD
- SURV. - SURVEY
- FND - FOUND

ACREAGE TABULATION:

LOTS	15.6222 Ac.
BLOCKS	4.8017 Ac.
STREETS	4.3520 Ac.
TOTAL	24.7759 Ac.

MATCHLINE A-A



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C34	25.00'	38.65'	24.39'	34.92'	N45°04'28"E	88°34'56"
C35	25.00'	36.79'	22.63'	33.56'	S41°22'23"E	84°18'46"
C36	470.00'	14.59'	7.29'	14.59'	N89°44'43"W	1°46'42"
C37	470.00'	85.76'	43.00'	85.64'	N83°37'44"W	10°27'16"
C38	470.00'	40.22'	20.12'	40.21'	N75°57'00"W	4°54'13"
C39	470.00'	140.57'	70.81'	140.05'	N82°03'59"W	17°08'11"
C40	530.00'	19.22'	9.61'	19.22'	N74°32'13"W	2°04'39"
C41	470.00'	46.37'	23.20'	46.35'	S76°19'29"E	5°39'11"
C42	470.00'	87.65'	43.95'	87.53'	S84°29'38"E	10°41'08"
C43	470.00'	85.25'	42.74'	85.14'	N84°58'01"E	10°23'35"
C44	470.00'	43.77'	21.90'	43.75'	S77°06'09"W	05°20'08"
C45	470.00'	263.05'	135.07'	259.63'	S89°31'54"E	32°04'01"
C46	530.00'	72.60'	36.36'	72.54'	S77°25'20"E	7°50'53"
C47	530.00'	87.69'	43.95'	87.59'	S86°05'10"E	9°28'47"
C48	530.00'	85.37'	42.78'	85.28'	N84°33'35"E	9°13'44"
C49	530.00'	50.97'	25.51'	50.95'	N77°11'24"E	5°30'37"
C50	530.00'	296.63'	152.31'	292.77'	S89°31'54"E	32°04'01"
C51	530.00'	14.64'	7.32'	14.64'	S75°13'34"W	1°34'58"
C52	25.00'	36.79'	22.63'	33.56'	N33°51'41"E	84°18'46"
C53	530.00'	88.28'	44.24'	88.18'	S03°31'25"E	9°32'36"
C54	470.00'	85.10'	42.67'	84.99'	S03°06'28"E	10°22'28"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C55	25.00'	36.79'	22.63'	33.56'	S50°27'05"E	84°18'46"
C56	25.00'	42.37'	28.31'	37.48'	S40°15'17"W	97°05'59"
C57	25.00'	42.37'	28.31'	37.48'	N56°50'42"W	97°05'59"
C58	470.00'	42.67'	21.35'	42.66'	N05°41'39"W	5°12'07"
C59	470.00'	64.29'	32.20'	64.24'	N00°49'32"E	7°50'16"
C60	470.00'	106.96'	53.71'	106.73'	N01°46'31"W	13°02'22"
C61	530.00'	38.42'	19.22'	38.41'	N06°13'07"W	4°09'11"
C62	530.00'	82.20'	41.18'	82.12'	N00°18'04"E	8°53'11"
C63	530.00'	120.62'	60.57'	120.36'	N01°46'31"W	13°02'22"
C64	500.00'	113.79'	57.14'	113.55'	N01°46'31"W	13°02'22"
C65	500.00'	64.47'	32.28'	64.43'	S85°23'56"W	7°23'17"
C66	500.00'	63.44'	31.76'	63.40'	S78°04'11"W	7°16'12"
C67	500.00'	127.92'	64.31'	127.57'	S81°45'50"W	14°39'30"
C68	500.00'	279.84'	143.69'	276.20'	S89°31'54"E	32°04'01"
C69	500.00'	137.17'	69.02'	136.74'	N81°21'27"W	15°43'07"
C70	500.00'	12.37'	6.19'	12.37'	N89°55'32"W	1°25'04"
C71	500.00'	149.54'	75.33'	148.99'	N82°03'59"W	17°08'11"
C74	530.00'	73.58'	36.85'	73.52'	N79°33'09"W	7°57'14"
C75	530.00'	92.79'	46.52'	92.67'	N78°30'50"W	10°01'53"
C76	530.00'	15.73'	7.87'	15.73'	S88°14'33"W	01°42'03"
C77	470.00'	2.37'	1.18'	2.37'	N88°56'56"E	00°17'18"
C78	470.00'	1.40'	0.70'	1.40'	S74°31'12"W	00°10'14"

BY	
DATE	
DESCRIPTION	
REVISIONS	
DATE: 10-02-01	DRAWN BY: CCC
CHD BY:	
NAME: 1-REV-PLA102	
PATH: R:\010335\LD1	
F.B.	

ALAN B. PORKOLAB TRUSTEE
INSTRUMENT #980529069

07-00-042-000-001

ALAN B. PORKOLAB TRUSTEE
INSTRUMENT #980529069

07-00-042-000-002

ALAN B. PORKOLAB TRUSTEE
INSTRUMENT #980529069

ALAN B. PORKOLAB TRUSTEE
INSTRUMENT #980529069

07-00-043-000-070
ABI A. AFONUA
INSTRUMENT #70484015

RECORD PLAT

AVALON ESTATES SUBDIVISION NO.1
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

SHEET 4 OF 4

JOB NO. 01035

KS ASSOCIATES, INC.
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