

AVALON ESTATES SUBDIVISION No. 2

PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 42 & 43
NOW IN
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBERS 42 & 43, CONTAINING 40.0743 ACRES.

THE UNDERSIGNED, OSTER CONSTRUCTION, INC. HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "AVALON ESTATES SUBDIVISION NO. 2" A SUBDIVISION OF LOTS 46 TO 144 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 WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 15th DAY OF DECEMBER, 2003.

OSTER CONSTRUCTION, INC.

Thomas J. Oster, President
THOMAS OSTER, PRESIDENT

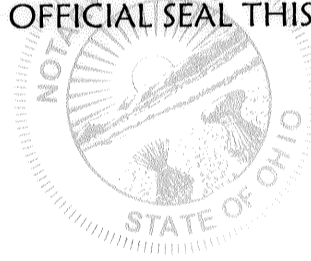
WITNESS

WITNESS

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 WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15th DAY OF DECEMBER, 2003.



David L. Elwell
NOTARY PUBLIC
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333
MY COMMISSION EXPIRES: April 23, 2004

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. 2, HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE OF STREETS AND EASEMENTS AS SHOWN HEREON

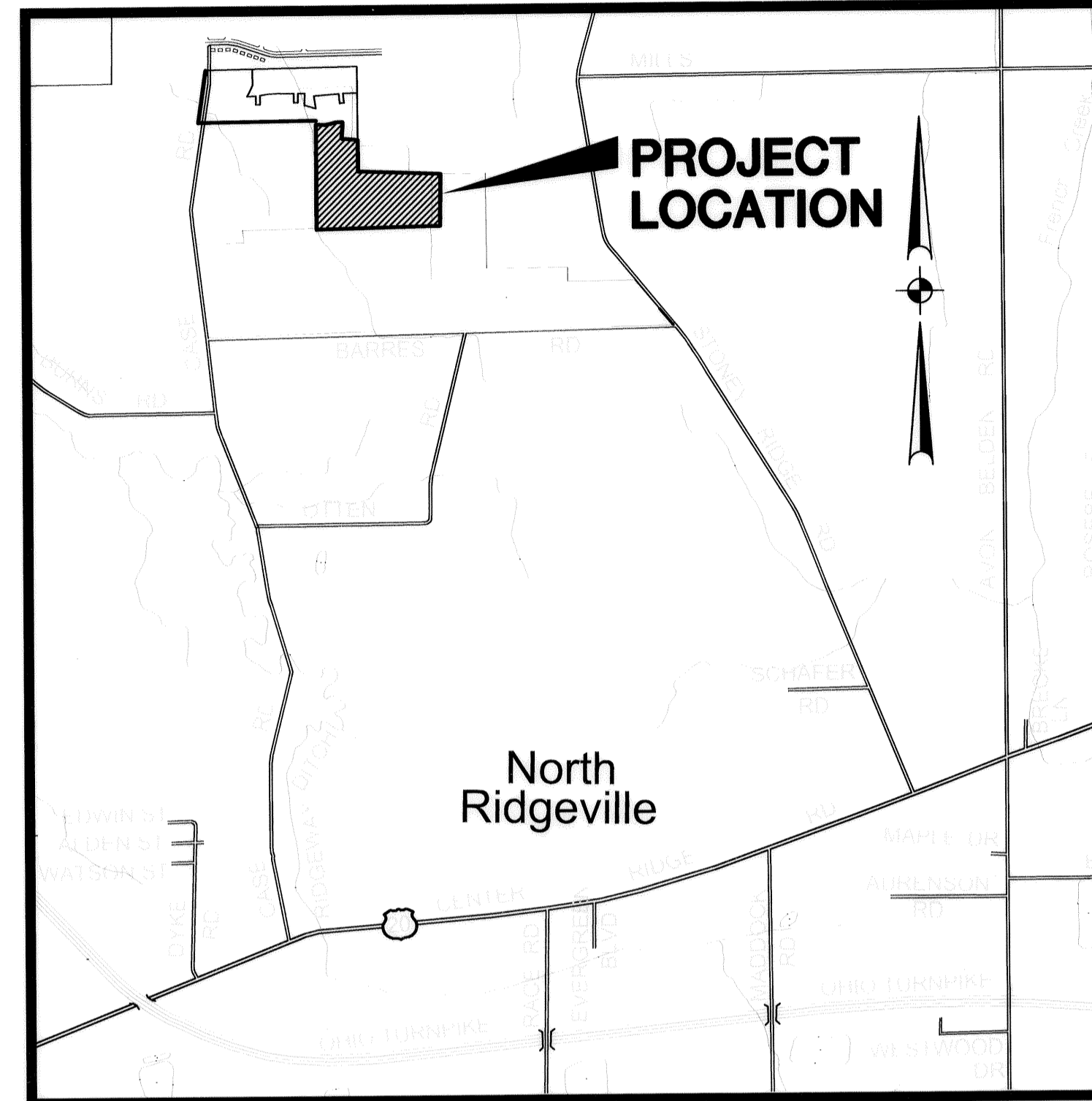
OHIO SAVINGS BANK
MORTGAGEE
BY: *Edward*
TITLE: VICE PRESIDENT

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 WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 17th DAY OF DECEMBER, 2003.

Anne Quinn
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-4-05



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. 2 AS SHOWN HEREON, EMBRACING 40.0743 ACRES OF LAND IN RIDGEVILLE TOWNSHIP ORIGINAL LOT NUMBERS 42 & 43, CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 6.6551 ACRES LIE IN PUBLIC STREET DEDICATION, 6.2760 ACRES LIE IN BLOCKS, AND 27.1432 ACRES LIE IN LOTS NUMBERED 46 TO 144, INCLUSIVE.

IRON PIPES WERE FOUND AT ALL POINTS INDICATED THUSLY \odot AND CAPPED IRON PINS LABELED KS ASSOC INC PROP MARKER WERE SET AT ALL POINTS INDICATED AS \circ . 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



LEGEND

- \odot INDICATES IRON PIN FOUND
- \circ INDICATES IRON PIN SET
- \boxtimes INDICATES MONUMENT FOUND
- \boxminus INDICATES MONUMENT SET

NOTE:
SUBLOTS 46-72 WILL CONFORM TO PLANNING AND ZONING CODE SECTION 1282.11 IN THE CITY OF NORTH RIDGEVILLE.

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.
Thomas J. Oster, President
THOMAS OSTER, PRESIDENT

PLANNING COMMISSION

APPROVED THIS 12th DAY OF JANUARY, 2004.
HEREBY APPROVED BY THIS PLANNING COMMISSION OF THE CITY OF NORTH RIDGEVILLE, OHIO.

Ann M. Swick
SECRETARY (OR RESPONSIBLE OFFICIAL) CITY PLANNING COMMISSION DATE 1-12-04

CITY COUNCIL

APPROVED THIS 12th DAY OF JANUARY, 2004.
THIS IS TO CERTIFY THAT THIS PLAT OF AVALON ESTATES SUBDIVISION NO. 2 IS HEREBY APPROVED AND THE EASEMENTS AS SHOWN HEREON ARE ACCEPTED BY RESOLUTION NUMBER AND ORDINANCE 3945-2003, DATED September 2nd, 2003.

David Kellogg
MAYOR (OR DESIGNATED MEMBER OF COUNCIL) DATE 1-13-04

CITY ENGINEER

APPROVED THIS 12th DAY OF JANUARY, 2004.

Larry D. Griffith
CITY ENGINEER DATE 1-12-04

COUNTY AUDITOR

TRANSFERRED THIS DAY OF

LORAIN COUNTY AUDITOR DATE

COUNTY RECORDER

FILED FOR RECORD THIS DAY AT M. RECORDED THIS DAY OF IN PLAT BOOK PAGE NO.

LORAIN COUNTY RECORDER DATE

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO RECY CODE
FEB 6 2004
Mark R. Stewart
MARK R. STEWART
LORAIN COUNTY AUDITOR

ACREAGE BREAKDOWN

AREA IN O.L. 42 = 20.4949 AC.
AREA IN O.L. 43 = 19.5794 AC.
TOTAL AREA = 40.0743 AC.

AREA IN LOTS = 27.1432 AC.
AREA IN R/W = 6.6551 AC.
AREA IN BLOCKS = 6.2760 AC.

TOTAL AREA = 40.0743 AC.

DESCRIPTION

DATE

REVISIONS

DATE: 5-18-03
DRAWN BY: JAM
CHKD BY:
DWG. NAME: 2-PLATS
PATH: R:\02000\021\03\dat\control\new3\2-plats.dwg
F.B.

KS Associates, Inc.
260 Burns Rd., Suite 100
Elyria, Ohio 44035
Phone (440) 365-4730
Fax (440) 365-4790
multicom@ksassoc.com
www.ksassoc.com

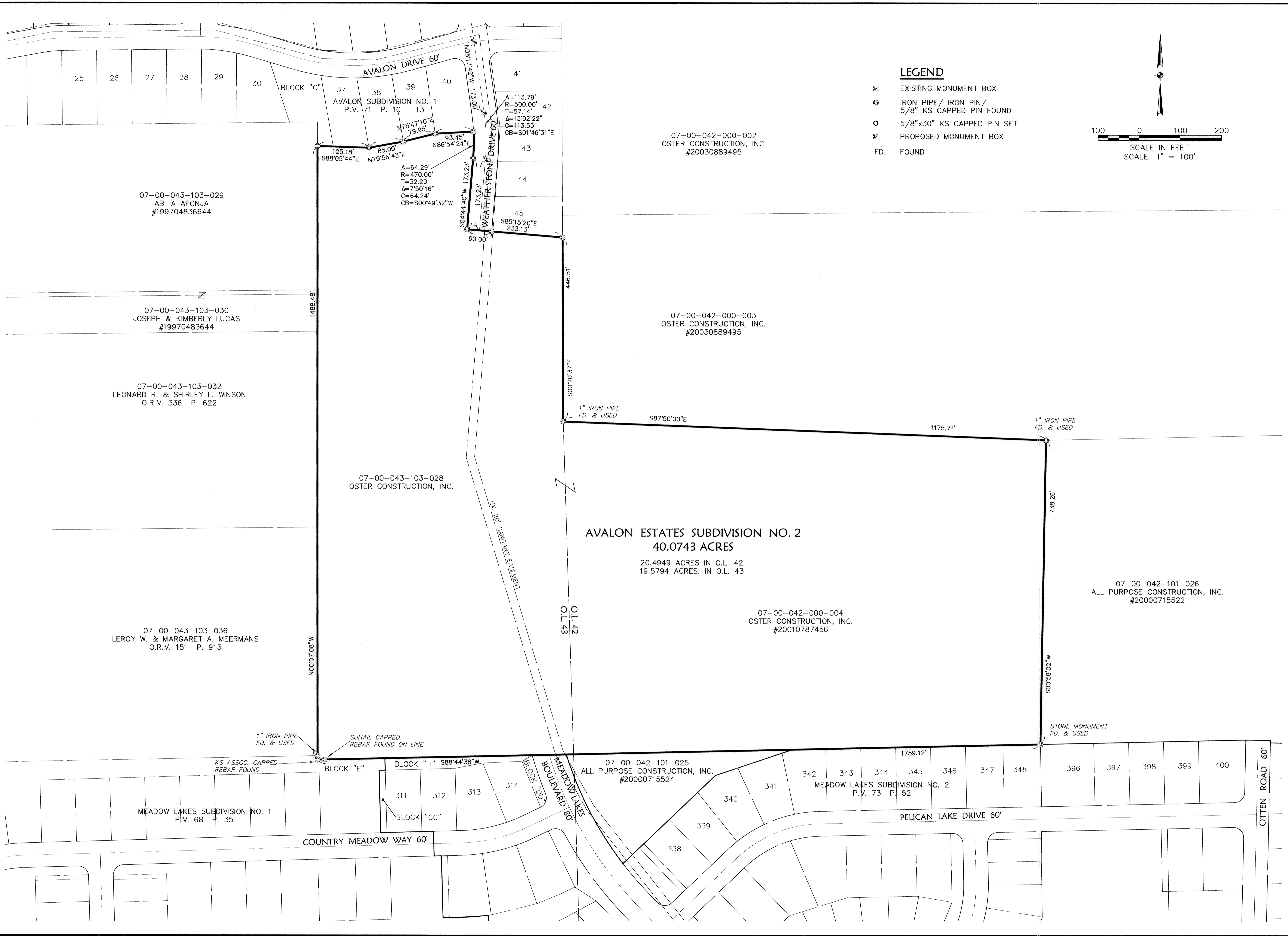


RECORD PLAT
AVALON ESTATES
SUBDIVISION NO. 2
OF PART OF
RIDGEVILLE TOWNSHIP ORIGINAL LOT NOS. 42 & 43
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO

SHEET
1
OF
4

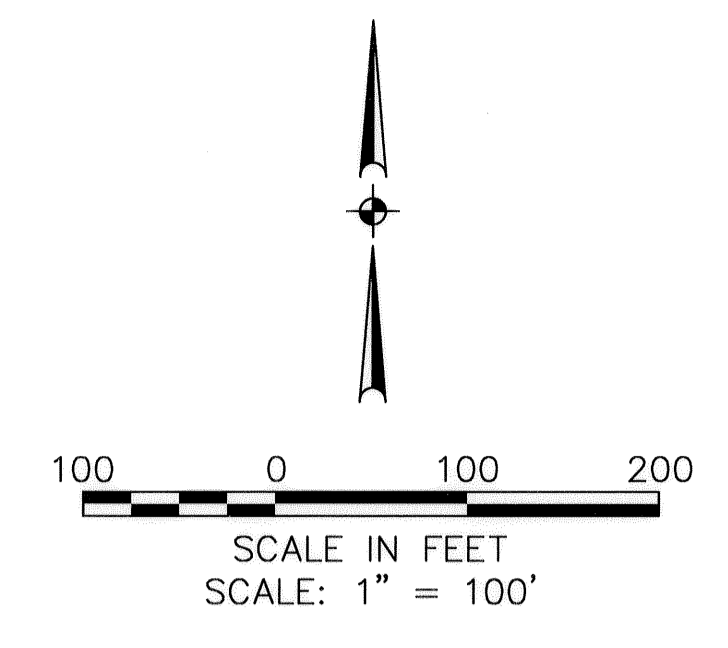
JOB NO.
02103


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LEGEND

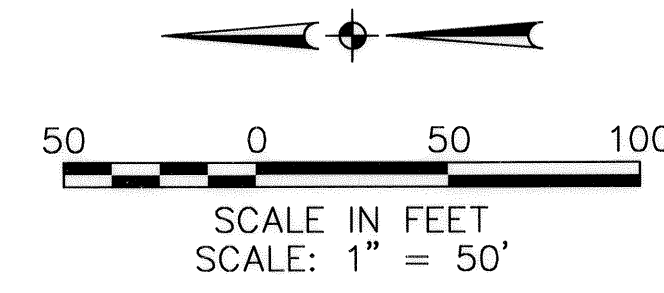
- ◻ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
- 5/8"x30" KS CAPPED PIN SET
- ◻ PROPOSED MONUMENT BOX
- FD. FOUND



	BY	
	DESCRIPTION	
	DATE	
REVISIONS		
DATE:	5-18-03	DRAWN BY: DAM
		CHKD BY:
		DWG. NAME: 2-PLAT03
		PATH: E:\02000\02103\control
		F.B.:
		
KS Associates, Inc. 260 Burns Rd., Suite 100 Sylvania, Ohio 44875 Phone: (419) 305-7730 Fax: (419) 305-0790 Email: info@ksassoc.com www.ksassoc.com		
RECORD PLAT AVALON ESTATES SUBDIVISION NO. 2 OF PART OF RIDGEVILLE TOWNSHIP ORIGINAL LOT NOS. 42 & 43 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO		
SHEET	2	OF
		4
JOB NO.		
02103		

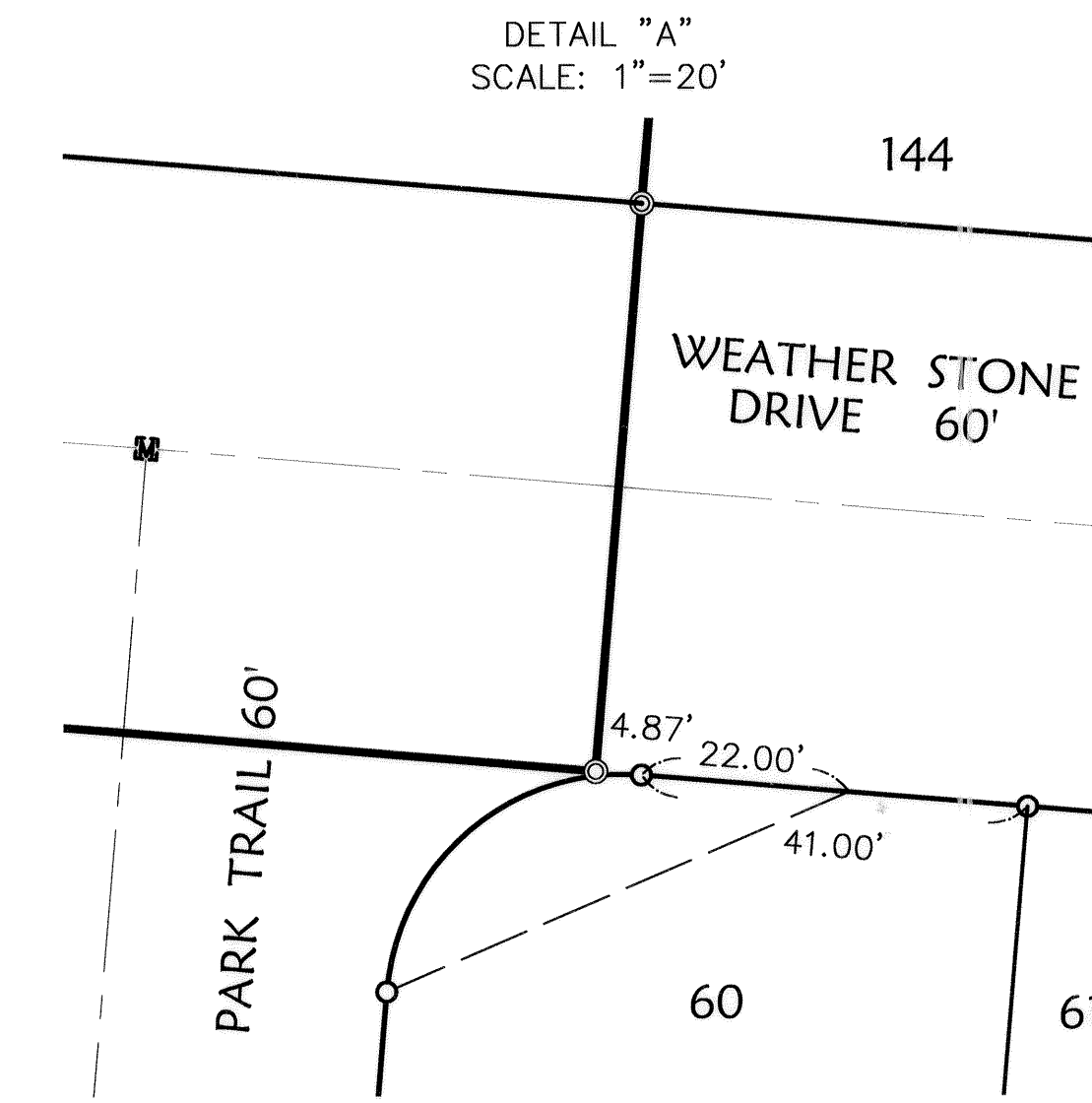
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	64.29	470.00	32.20	7°50'16"	64.24	N00°49'32"E
C2	77.75	49.50	49.50	90°00'00"	70.00	S49°44'40"W
C3	179.26	662.50	90.18	15°30'11"	178.71	S03°00'25"E
C4	92.27	55.00	61.21	96°07'10"	81.82	S58°49'06"E
C5	188.69	500.00	95.48	21°37'21"	187.57	S06°04'00"E
C6	194.72	150.00	113.81	74°22'41"	181.33	S54°04'02"E
C10	39.27	25.00	25.00	90°00'00"	35.36	N49°44'40"E
C11	39.27	25.00	25.00	90°00'00"	35.36	N40°15'20"W
C12	124.88	79.50	79.50	90°00'00"	112.43	S49°44'40"W
C13	30.63	19.50	19.50	90°00'00"	27.58	S49°44'40"W
C14	187.38	692.50	94.26	15°30'11"	186.81	S03°00'25"E
C15	171.14	632.50	86.10	15°30'11"	170.62	S03°00'25"E
C16	142.60	85.00	94.60	96°07'10"	126.45	S58°49'06"E
C17	41.94	25.00	27.82	96°07'10"	37.19	S58°49'06"E
C18	38.91	25.25	24.50	88°16'59"	35.17	N28°58'32"E
C19	39.27	25.00	25.00	90°00'00"	35.36	N61°52'41"W
C20	184.17	530.00	93.03	19°54'37"	183.25	S05°12'39"E
C21	177.37	470.00	89.75	21°37'21"	176.32	S06°04'00"E
C22	233.67	180.00	136.57	74°22'41"	217.60	S54°04'02"E
C23	155.78	120.00	91.05	74°22'41"	145.07	S54°04'02"E
C36	66.19	79.50	35.15	47°42'16"	64.30	S70°53'32"W
C37	55.19	79.50	28.76	39°46'20"	54.08	S27°09'14"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C38	3.50	79.50	1.75	2°31'24"	3.50	S06°00'22"W
C39	41.76	692.50	20.89	3°27'19"	41.75	S03°01'01"W
C40	48.54	692.50	24.28	4°00'57"	48.53	S00°43'07"E
C41	48.54	692.50	24.28	4°00'57"	48.53	S04°44'05"E
C42	48.54	692.50	24.28	4°00'57"	48.53	S08°45'02"E
C43	50.68	632.50	25.35	4°35'27"	50.67	S02°26'56"W
C44	57.08	632.50	28.56	5°10'16"	57.06	S02°25'55"E
C45	57.17	632.50	28.60	5°10'43"	57.15	S07°36'25"E
C46	6.21	632.50	3.10	0°33'45"	6.21	S10°28'39"E
C47	7.01	530.00	3.51	0°45'29"	7.01	S04°21'56"W
C48	47.07	530.00	23.55	5°05'18"	47.05	S01°26'32"W
C49	47.31	530.00	23.67	5°06'52"	47.29	S03°39'33"E
C50	47.29	530.00	23.66	5°06'45"	47.28	S08°46'21"E
C51	35.49	530.00	17.75	3°50'13"	35.49	S13°14'51"E
C52	65.97	470.00	33.04	8°02'33"	65.92	S00°43'24"W
C53	111.40	470.00	55.96	13°34'49"	111.14	S10°05'17"E
C54	53.79	180.00	27.10	17°07'16"	53.59	S25°26'19"E
C55	149.64	180.00	79.45	47°37'53"	145.37	S57°48'53"E
C56	30.24	180.00	15.16	9°37'33"	30.20	S86°26'36"E

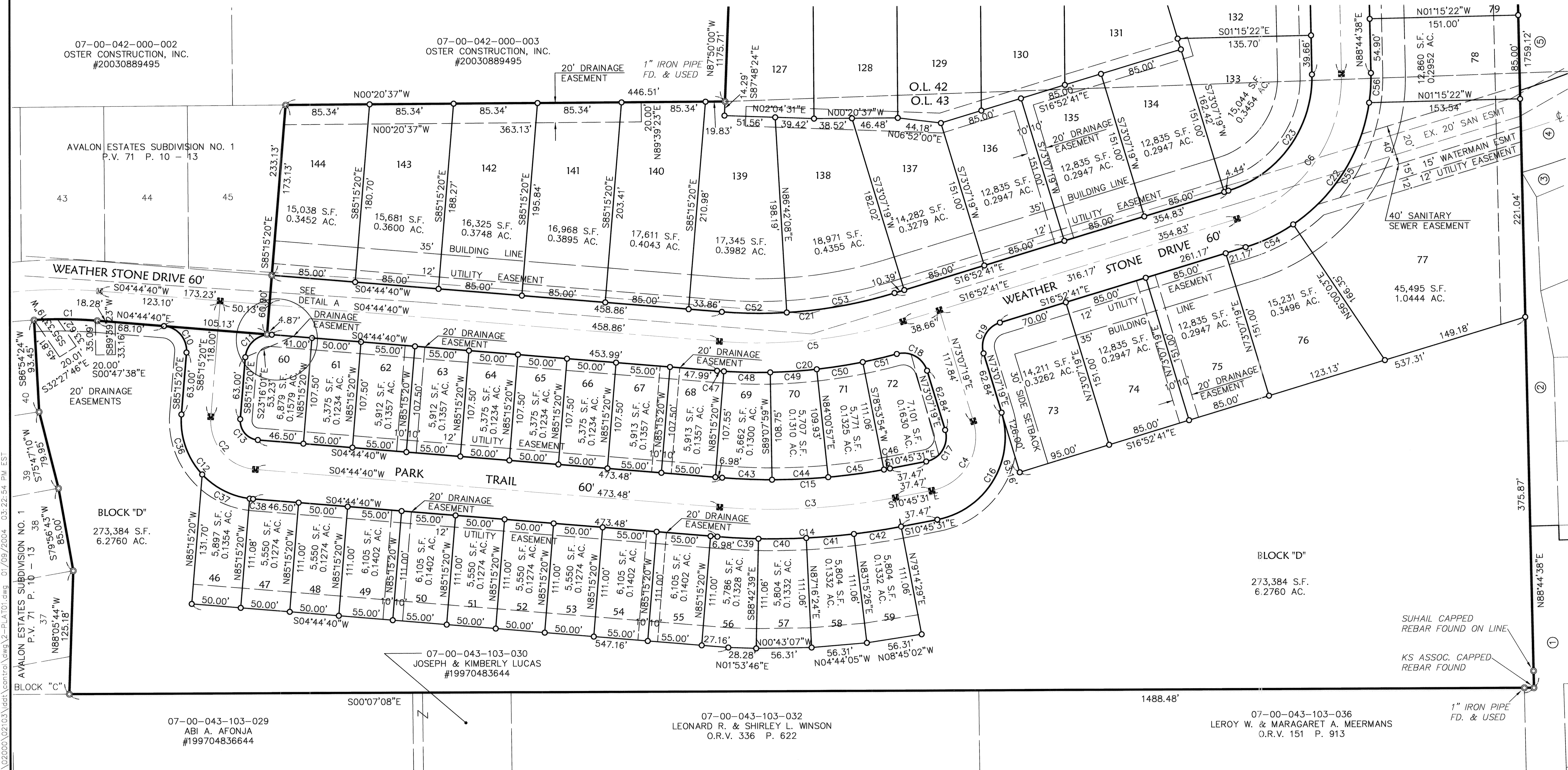


LEGEND

- ⊞ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
- 5/8"x30" KS CAPPED PIN SET
- ⊞ PROPOSED MONUMENT BOX
- FD. FOUND



- ① 07-00-043-103-076 ALL PURPOSE CONSTRUCTION, INC. BLOCK "E" MEADOW LAKES SUBDIVISION NO. 1 P.V. 68 P. 35
- ② 07-00-043-103-075 ALL PURPOSE CONSTRUCTION, INC. #20000715524 BLOCK "III" MEADOW LAKES SUBDIVISION NO. 2 P.V. 73 P. 52
- ③ 07-00-043-103-074 ALL PURPOSE CONSTRUCTION, INC. #20000715524 BLOCK "DD" MEADOW LAKES SUBDIVISION NO. 2 P.V. 73 P. 52
- ④ MEADOW LAKES BOULEVARD 80'
- ⑤ 07-00-043-101-025 ALL PURPOSE CONSTRUCTION, INC. #20000715524



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 AVALON ESTATES SUBDIVISION NO. 1 P.V. 71 P. 10-13
 AVALON ESTATES SUBDIVISION NO. 1 P.V. 71 P. 10-13
 BLOCK "C"
 BLOCK "D"
 07-00-043-103-029 ABI A. AFONJA #199704836644
 07-00-043-103-030 JOSEPH & KIMBERLY LUCAS #199704836644
 07-00-043-103-032 LEONARD R. & SHIRLEY L. WINSON O.R.V. 336 P. 622
 07-00-043-103-036 LEROY W. & MARAGARET A. MEERMANS O.R.V. 151 P. 913

DATE	5-19-05	BY	
DRAWN BY	DAM	DESCRIPTION	
CHK'D BY		REVISIONS	
DWG. NAME	2-PLA101		
PATH	R:\02000\02103\02103\Drawings\2-PLA101.dwg		
F.B.			

HS ASSOCIATES
 260 Burns Rd., Suite 100
 Aurora, Ohio 44205
 Phone: (440) 262-7730
 Fax: (440) 262-4790
 mail@hssoc.com
 www.hssoc.com

RECORD PLAT
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SUBDIVISION NO. 2
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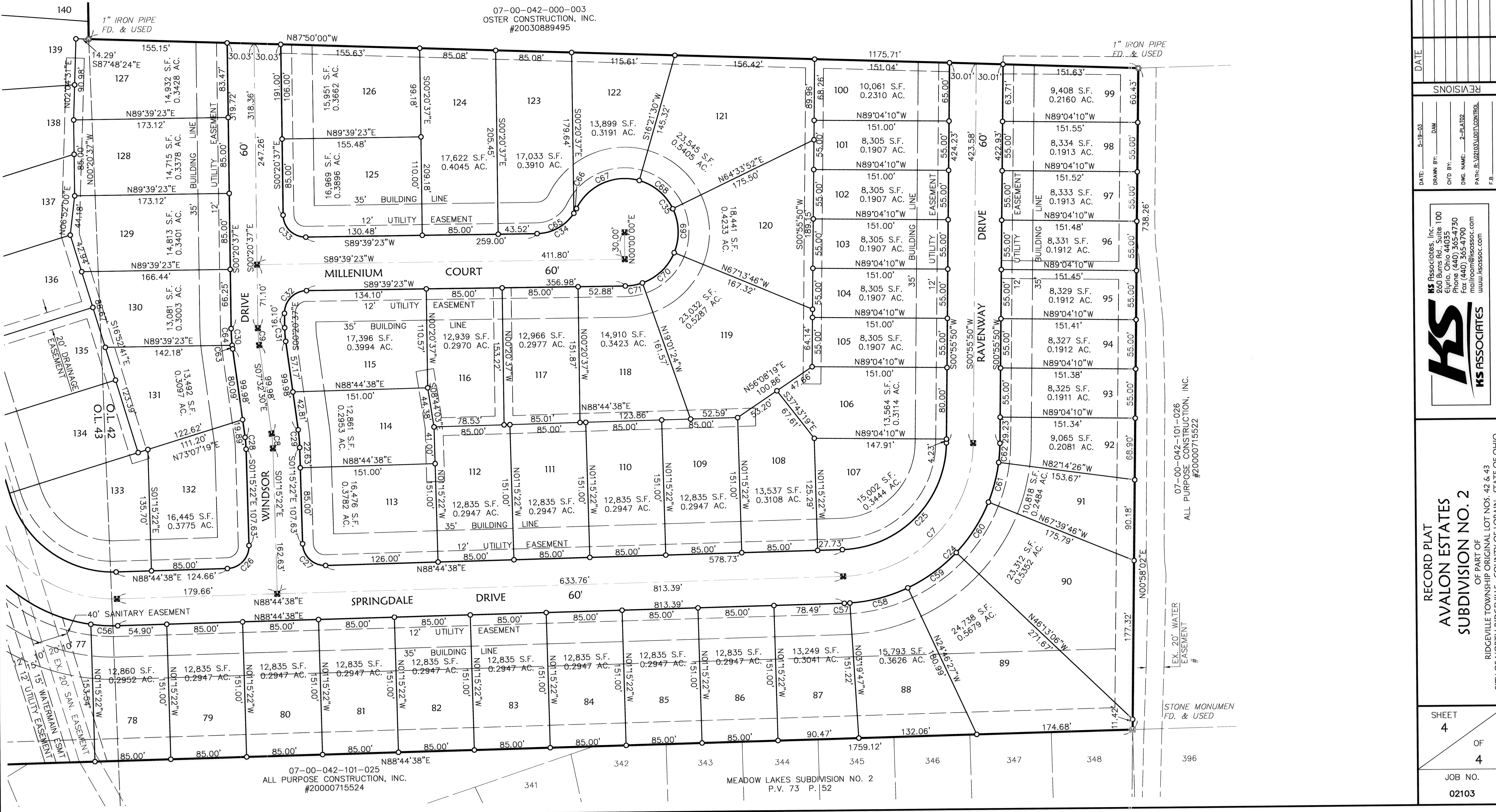
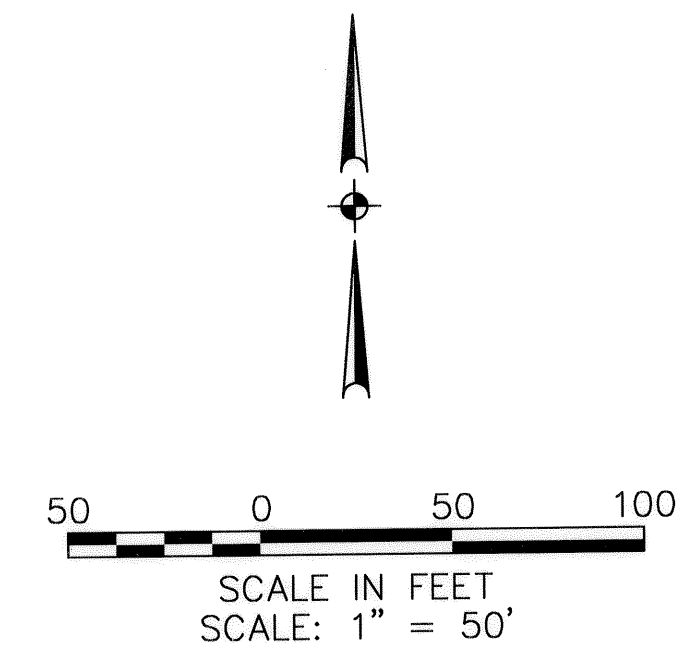
SHEET	3	OF	4
JOB NO.	02103		

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C7	229.89	150.00	144.38	87°48'48"	208.05	N44°50'14"E
C8	16.57	151.00	8.29	6°17'08"	16.56	N04°23'56"W
C9	18.97	151.00	9.50	7°11'53"	18.96	S03°56'34"E
C24	275.87	180.00	173.26	87°48'48"	249.65	N44°50'14"E
C25	183.92	120.00	115.51	87°48'48"	166.44	N44°50'14"E
C26	39.27	25.00	25.00	90°00'00"	35.36	N43°44'38"E
C27	39.27	25.00	25.00	90°00'00"	35.36	S46°15'22"E
C28	13.27	121.00	6.64	6°17'08"	13.27	N04°23'56"W
C29	19.86	181.00	9.94	6°17'08"	19.85	N04°23'56"W
C30	22.74	181.00	11.38	7°11'53"	22.72	S03°56'34"E
C31	15.20	121.00	7.61	7°11'53"	15.19	S03°56'34"E
C32	39.27	25.00	25.00	90°00'00"	35.36	S44°39'23"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C33	39.27	25.00	25.00	90°00'00"	35.36	S45°20'37"E
C34	54.95	50.00	30.62	62°57'52"	52.22	N58°10'27"E
C35	254.43	60.00	97.98	242°57'52"	102.34	N31°49'33"W
C57	6.51	180.00	3.26	2°04'25"	6.51	N87°42'25"E
C58	67.37	180.00	34.08	21°26'39"	66.98	N75°56'53"E
C59	67.37	180.00	34.08	21°26'39"	66.98	N54°30'14"E
C60	67.37	180.00	34.08	21°26'39"	66.98	N33°03'34"E
C61	45.80	180.00	23.02	14°34'41"	45.67	N15°02'54"E
C62	21.45	180.00	10.74	6°49'44"	21.44	N04°20'42"E
C63	3.96	181.00	1.98	1°15'11"	3.96	S06°54'55"E
C64	18.78	181.00	9.40	5°56'42"	18.77	S03°18'58"E
C65	48.93	50.00	26.62	56°04'02"	47.00	N61°37'22"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C66	6.02	50.00	3.01	6°53'50"	6.02	N30°08'26"E
C67	83.43	60.00	50.05	79°39'59"	76.87	S66°31'31"W
C68	50.48	60.00	26.84	48°12'22"	49.01	N49°32'19"W
C69	50.48	60.00	26.84	48°12'22"	49.01	N01°19'57"W
C70	50.48	60.00	26.84	48°12'22"	49.01	N46°52'25"E
C71	19.56	60.00	9.87	18°40'47"	19.47	N80°18'59"E

- LEGEND**
- ⊠ EXISTING MONUMENT BOX
 - ⊙ IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
 - 5/8"x30" KS CAPPED PIN SET
 - ⊠ PROPOSED MONUMENT BOX
 - FD. FOUND



07-00-042-000-003
OSTER CONSTRUCTION, INC.
#20030889495

07-00-042-101-026
ALL PURPOSE CONSTRUCTION, INC.
#20000715522

07-00-042-101-025
ALL PURPOSE CONSTRUCTION, INC.
#20000715524

MEADOW LAKES SUBDIVISION NO. 2
P.V. 73 P. 52

DATE: 5-19-03	DRAWN BY: DAM	DESCRIPTION
CHKD BY:	DWG. NAME: 2-PLAT02	REVISIONS
DATE:	PATH: R:\APP\03\LD\CONTROL	
	F.B.:	
<p>HS ASSOCIATES</p> <p>HS Associates, Inc. 260 Burns Rd., Suite 100 Cuyahoga Falls, Ohio 44035 Phone (440) 365-4750 Fax (440) 365-4790 mailroom@hsassoc.com www.hsassoc.com</p>		
<p>RECORD PLAT AVALON ESTATES SUBDIVISION NO. 2 OF PART OF RIDGEVILLE TOWNSHIP ORIGINAL LOT NOS. 42 & 43 CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO</p>		
<p>07-00-042-101-026 ALL PURPOSE CONSTRUCTION, INC. #20000715522</p>		
<p>EX. 20" WATER EASEMENT #</p>		
<p>STONE MONUMENT FD. & USED</p>		
SHEET 4	OF 4	
JOB NO. 02103		