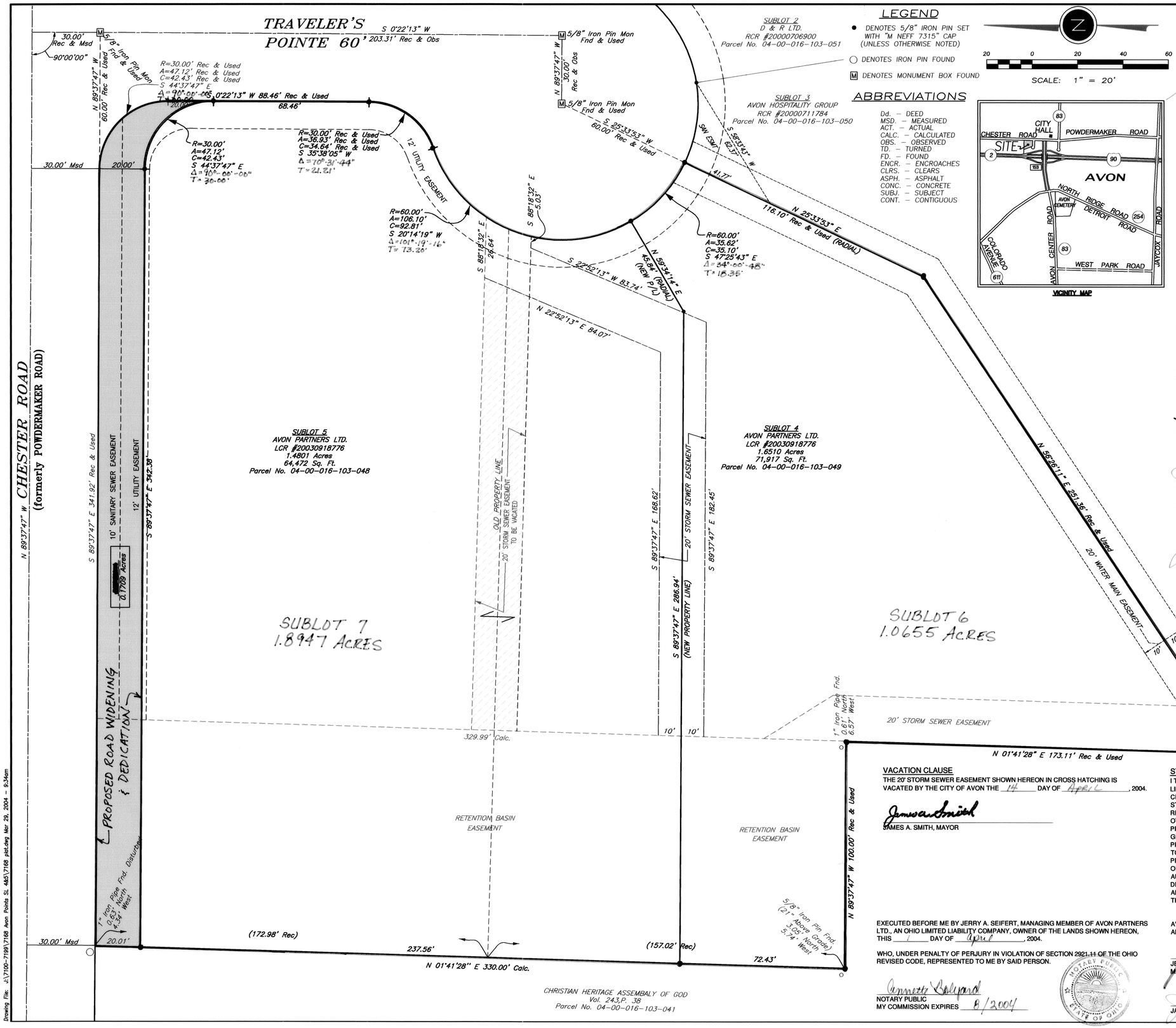

LEGEND

- ● DENOTES 5/8" IRON PIN SET WITH "M NEFF 7315" CAP (UNLESS OTHERWISE NOTED)
- ○ DENOTES IRON PIN FOUND
- Ⓜ DENOTES MONUMENT BOX FOUND

ABBREVIATIONS

Dd.	– DEED
MSD.	– MEASURED
ACT.	– ACTUAL
CALC.	– CALCULATED
OBS.	– OBSERVED
TD.	– TURNED
FD.	– FOUND
ENCR.	– ENCROACHES
CLRS.	– CLEARS
ASPH.	– ASPHALT
CONC.	– CONCRETE
SUBJ.	– SUBJECT
CONT.	– CONTIGUOUS

20 0 20 40 60

SCALE: 1" = 20'

VICINITY MAP

SURVEYOR CERTIFICATION

I, HEREBY STATE THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON.

ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY.

MATTHEW C. NEFF
PROFESSIONAL SURVEYOR #7315

OWNERS ACCEPTANCE

I THE UNDERSIGNED JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON DO HEREBY ASSENT TO AND ADOPT THIS RE-SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS BLOCK A, SHADED HEREON, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST INDIVIDUALLY AND AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY.

AVON PARTNERS LTD.
AN OHIO LIMITED LIABILITY COMPANY

JERRY A. SEIFERT
MANAGING MEMBER

EXECUTED BEFORE ME BY JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, THIS 1 DAY OF April, 2004.

WHO, UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF THE OHIO REVISED CODE, REPRESENTED TO ME BY SAID PERSON.

NOTARY PUBLIC
MY COMMISSION EXPIRES 8/2004

ACCEPTANCE

THIS RE-SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON, OHIO, BY RESOLUTION ADOPTED April 14, 2004.

CAROLYN M. WITHERSPOON, CHAIRPERSON

THIS RE-SUBDIVISION HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF AVON, OHIO, THIS 13 DAY OF APRIL 2004.

MICHAEL C. BRAMHALL

THIS RE-SUBDIVISION HAS BEEN APPROVED BY THE MAYOR OF THE CITY OF AVON, OHIO, THIS 14 DAY OF April, 2004.

JAMES A. SMITH

THIS RE-SUBDIVISION AND THE DEDICATION OF BLOCK A, SHADED HEREON, HAS BEEN APPROVED FOR RECORD PURPOSES ONLY, BY THE COUNCIL OF THE CITY OF AVON, OHIO, THIS 14 DAY OF April 2004.

LARRY HOEKSTRA II, COUNCIL PRESIDENT

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV CODE
MAY 18 2004 Fee of $mm
MARK R. STEWART
LORAIN COUNTY AUDITOR

VACATION CLAUSE

THE 20' STORM SEWER EASEMENT SHOWN HEREON IN CROSS HATCHING IS VACATED BY THE CITY OF AVON THE 14 DAY OF APRIL, 2004.

JAMES A. SMITH, MAYOR

EXECUTED BEFORE ME BY JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, THIS 1 DAY OF April, 2004.

WHO, UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF THE OHIO REVISED CODE, REPRESENTED TO ME BY SAID PERSON.

NOTARY PUBLIC
MY COMMISSION EXPIRES 8/2004

STORM SEWER EASEMENT

I THE UNDERSIGNED JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON DO HEREBY GRANT UNTO THE CITY OF AVON, (HEREINAFTER REFERRED TO AS THE GRANTEE) AN EASEMENT OVER A 20 FOOT STORM SEWER EASEMENT (SHOWN HEREON), TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH MANHOLES, INLETS, STORM SEWER PIPING AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR PROVIDING STORM SEWER SERVICE FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE STORM SEWER 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, MAINTENANCE, REPAIR OR OPERATION OF SAID MANHOLES, INLETS AND STORM SEWER PIPING. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN THE PREVIOUSLY REFERENCED STRUCTURES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS. INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

AVON PARTNERS LTD.
AN OHIO LIMITED LIABILITY COMPANY

JERRY A. SEIFERT
MANAGING MEMBER

JAMES A. SMITH, MAYOR — DATE 4/14/04

STATE OF OHIO
MATTHEW C. NEFF
S-7315
REGISTERED
PROFESSIONAL SURVEYOR

AVON POINTE SUBDIVISION No. 2

BEING A RE-SUBDIVISION OF SUBLOTS 4 & 5 OF AVON POINTE SUBDIVISION, VOLUME 66 PAGE 18 SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOT NO. 4 AND SUBLOT NO. 5 IN AVON POINTE SUBDIVISION OF A PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 16, AS SHOWN BY THE RECORDED PLAT IN VOLUME 66, PAGES 18 AND 19 OF LORAIN COUNTY PLAT RECORDS.

Revisions			
Number	Date	Description	

PLANNERS | ENGINEERS | SURVEYORS
mNEFFdesign group
DESIGNING LAND FOR YOUR WORLD
5422 East 96th Street, Suite 120 · Cleveland OH 44125
tel: 216.663.8820 · fax: 216.663.8821
www.mneffdesigngroup.com

Horizontal Scale 1" = 20'	Vertical Scale None
Original Submission Mar 29, 2004	Last Plot Date Mar 29, 2004
Drawn By STP	Checked By
Project Number 7168	Field Crew
Sheet 1 of 1	

Drawing File: J:\7100-7199\7168 Avon Points SL 4&5\7168 plat.dwg Mar 29, 2004 - 9:34am