

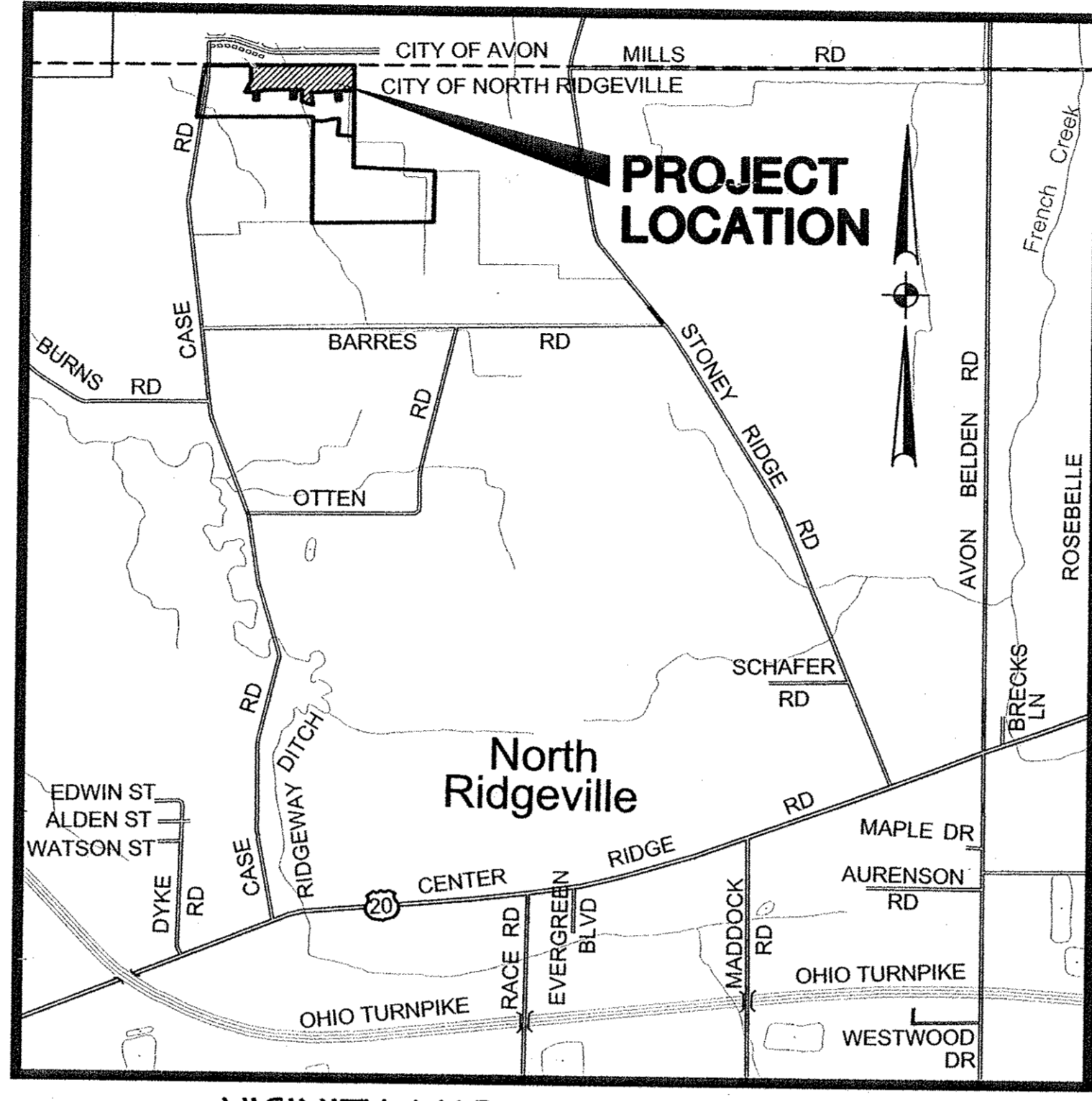
62 010625

010625  
62  
Plat Volume 80  
Page 62  
Sheet 140

# EASEMENT MAP

## VILLAS OF AVALON PHASE NO. 1 (P.V. 72 P. 61 - 66)

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



VICINITY MAP SCALE: 1"=2000'

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, NORTH RIDGEVILLE AVALON ESTATES HOMEOWNERS ASSOCIATION, INC., OWNER OF "BLOCK D" AND "BLOCK E" IN VILLAS OF AVALON PHASE NO. 1 AS RECORDED IN VOLUME 72, PAGES 61-66 OF LORAIN COUNTY PLAT RECORDS GRANTS TO THE OWNERS OF EACH OF THE SUBLOTS NOS. 1-37, INCLUSIVE, AN EASEMENT FOR ACCESSORY USES AS SHOWN BY THE ATTACHED MAP. EACH INDIVIDUAL EASEMENT IS GRANTED ONLY TO THE OWNER OR OWNERS OF THE LOT IMMEDIATELY ADJACENT TO SAID EASEMENT.

NORTH RIDGEVILLE AVALON ESTATES HOMEOWNERS ASSOCIATION, INC.

Thomas J. Oster, President  
TOM OSTER, PRESIDENT

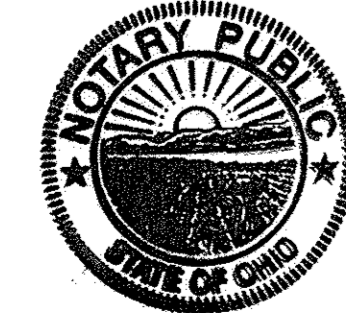
Paul Schwab  
WITNESS

John Egan  
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 THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 18th DAY OF June, 2004.



Rebecca Ondrejovick  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3/28/09

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED THIS EASEMENT MAP OF VILLAS OF AVALON PHASE NO. 1 AND CERTIFY THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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



### LEGEND

- ⊙ INDICATES IRON PIN FOUND
- INDICATES IRON PIN SET
- ⊞ INDICATES MONUMENT FOUND
- ⊞ INDICATES MONUMENT SET

JUN 22 2004  
RECEIVED FOR RECORD  
at 2:00 clock P.M. in Plat Record  
VOL. 80 JUDITH M. NEDWICK  
PAGE 62-63, Lorain County Recorder  
Box: Millennium Title  
\$263.20 Inlc. Jennifer  
LM

This easement has been examined and the Grantor has complied with Section 319.202 of the Revised Code.  
FEE \$ 263.20  
EXEMPT'S 263.20  
Mark R. Stewart, County Auditor

### COUNTY RECORDER

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

LORAIN COUNTY RECORDER DATE \_\_\_\_\_

REVISIONS	DATE	DESCRIPTION	BY
6-3-04			
DRAWN BY: DAM			
CH'D BY: _____			
NAME: 1-ESMT-PLATCS			
PATH: R:\01221-RS			
F.B. _____			

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

TITLE SHEET  
EASEMENT MAP  
VILLAS OF AVALON PHASE NO.1  
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

SHEET  
1 OF  
3  
JOB NO.  
01221

RS:\01000\01221-RS\edit\control.dwg, 1-ESMT-PLATCS.dwg 06/10/2004 09:26:22 AM EDT

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Page 62  
Sheet 140

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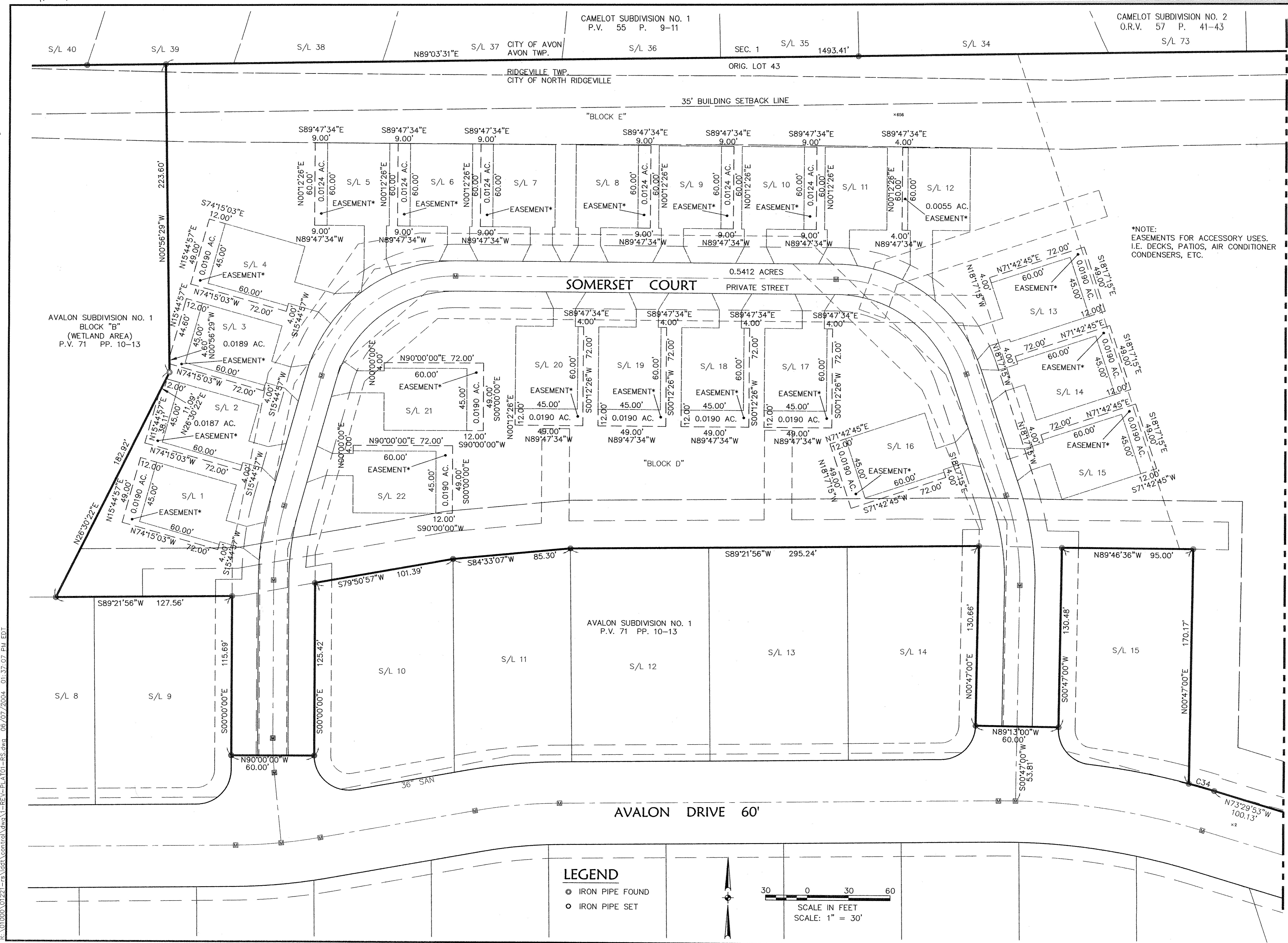
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#010625 #2096

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Page 63  
Slide 140

Sub Volume 80  
Page 63  
Slide 140



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SEE SHEET 3 FOR MATCHLINE

BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE: 6-3-04	DRAWN BY: DAM
	CHD BY: 1
	1--REV-PLAT01--RS
	PATH: R:\01221--RS
	F.B.
<p>HS ASSOCIATES, INC. 200 Burns Road, Suite 100 Cincinnati, OH 45236 Phone (616) 365-4035 Fax (616) 365-4730 mailto:info@hsassoc.com www.hsassoc.com</p>	
<p><b>HS ASSOCIATES</b></p>	
<p>EASEMENTS FOR ACCESSORY USAGE</p>	
<p>VILLAS OF AVALON PHASE NO. 1</p>	
<p>CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO</p>	
SHEET	2
OF	3
JOB NO.	01221-RS

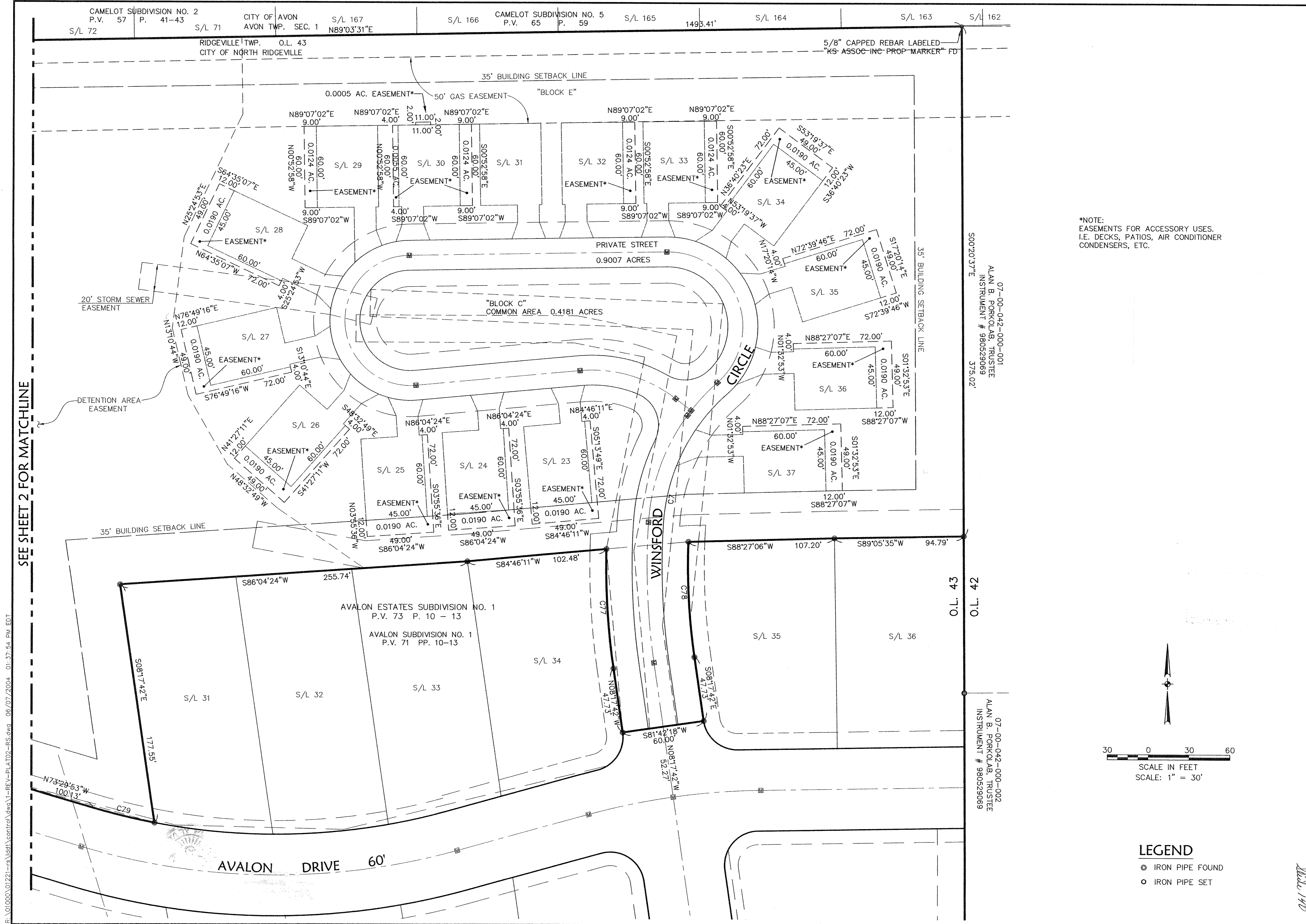


64

#010625 #2096

#010625 #2096

64

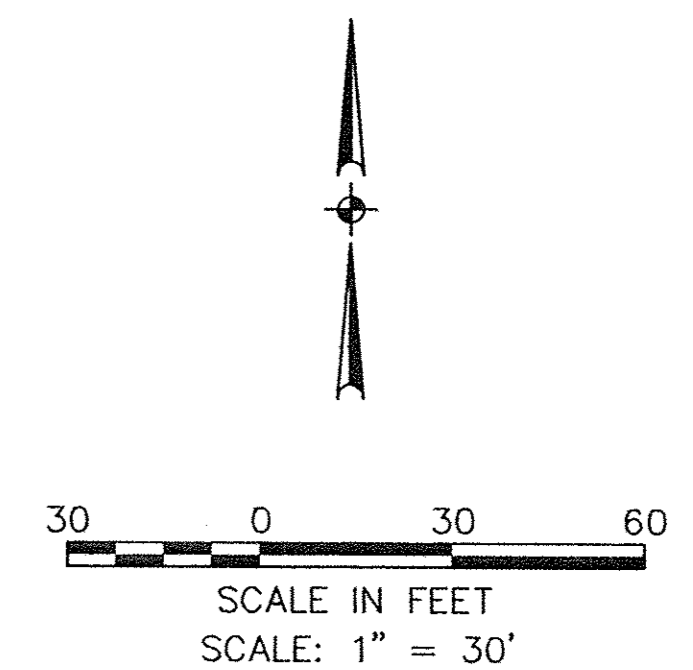


SEE SHEET 2 FOR MATCHLINE

\*NOTE:  
EASEMENTS FOR ACCESSORY USES,  
I.E. DECKS, PATIOS, AIR CONDITIONER  
CONDENSERS, ETC.

07-00-042-000-001  
ALAN B. PORKOLAB, TRUSTEE  
INSTRUMENT # 980529069  
375.02'

07-00-042-000-002  
ALAN B. PORKOLAB, TRUSTEE  
INSTRUMENT # 980529069



LEGEND

- IRON PIPE FOUND
- IRON PIPE SET

BY	DESCRIPTION	DATE

Revisions:  
DATE: 6-3-04  
DRAWN BY: DAM  
CHK'D BY:  
1-REV-PLAT02-RS  
PATH: R:\01221-RS  
F.B.

KS ASSOCIATES, INC.  
840 Burns Road, Suite 100  
P.O. Box 595  
Glynn, Ohio 44036  
Phone (440) 355-7730  
Fax (440) 355-7790  
mailto:info@ksassoc.com  
www.ksassoc.com

EASEMENTS FOR ACCESSORY USAGE  
**VILLAS OF AVALON PHASE NO. 1**  
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

SHEET	3
OF	3
JOB NO.	01221-RS

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