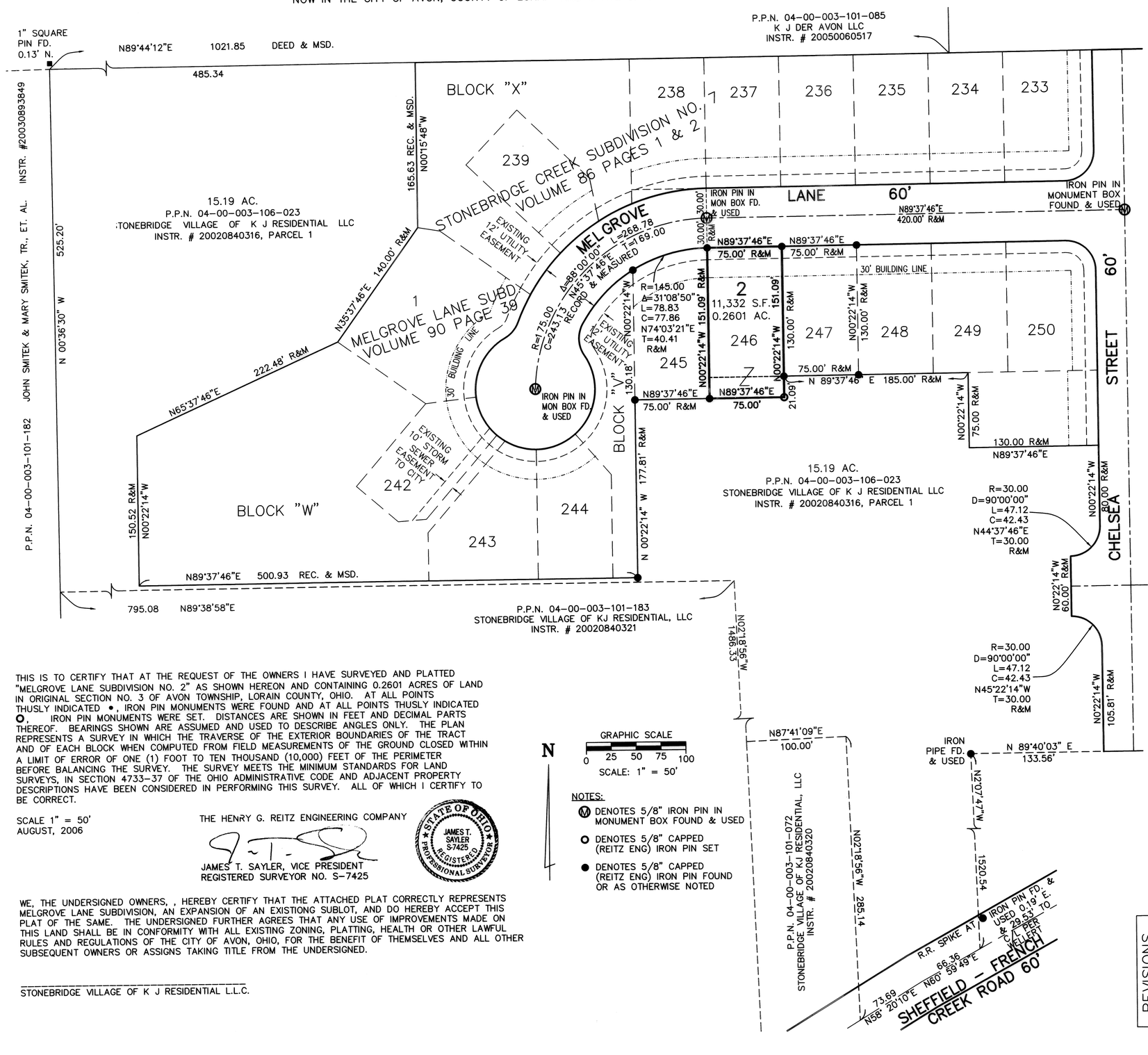
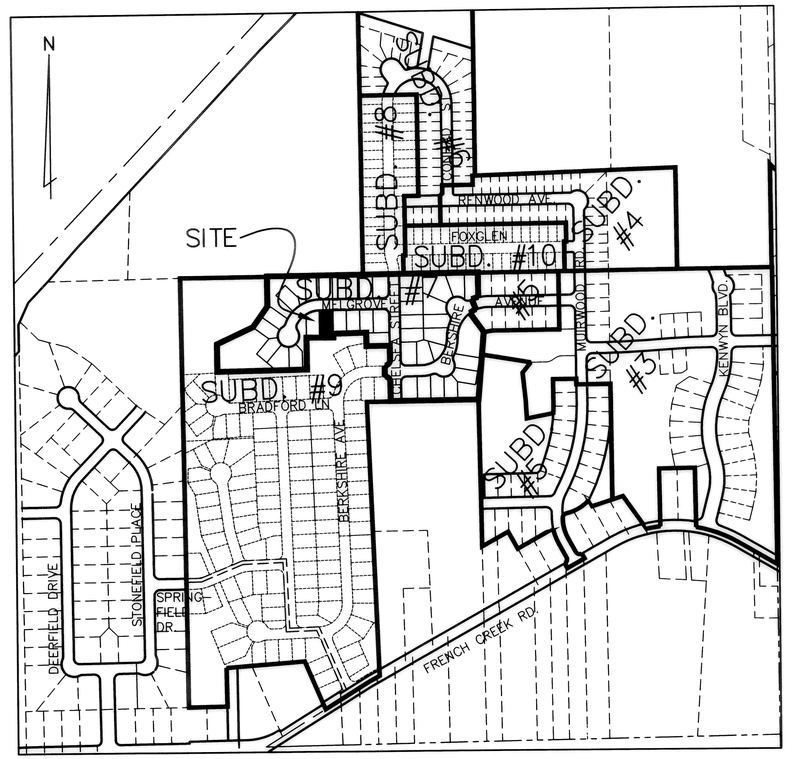
MELGROVE LANE SUBDIVISION NO. 2

BEING A RE-SUBDIVISION OF SUBLOT NUMBER 246 IN THE STONEBRIDGE CREEK SUBDIVISION NO. 7 AS SHOWN BY THE RECORDED PLAT IN VOLUME 86 OF PLATS, PAGES 1 AND 2 OF LORAIN COUNTY PLAT RECORDS AND PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 3, NOW IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO.





VICINITY MAP 1" = 400'

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "MELGROVE LANE SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 0.2601 ACRES OF LAND IN ORIGINAL SECTION NO. 3 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED •, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED O, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

SCALE 1" = 50'
AUGUST, 2006

THE HENRY G. REITZ ENGINEERING COMPANY

JAMES T. SAYLER, VICE PRESIDENT
REGISTERED SURVEYOR NO. S-7425

STATE OF OHIO JAMES T. SAYLER S-7425 REGISTERED PROFESSIONAL SURVEYOR

WE, THE UNDERSIGNED OWNERS, , HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS MELGROVE LANE SUBDIVISION, AN EXPANSION OF AN EXISTIONG SUBLOT, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, 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 THE UNDERSIGNED.

STONEBRIDGE VILLAGE OF K J RESIDENTIAL L.L.C.

N

GRAPHIC SCALE
0 25 50 75 100
SCALE: 1" = 50'

NOTES:
- Ⓜ DENOTES 5/8" IRON PIN IN MONUMENT BOX FOUND & USED
- O DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET
- ● DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND OR AS OTHERWISE NOTED

COUNTY OF LORAIN)
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR STONEBRIDGE VILLAGE OF K J RESIDENTIAL L.L.C. BY: _____ WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THER FREE ACT AND DEED AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF. I HAVE HEREUNTO SET MAY HAND AND OFFICIAL SEAL AT Rocky River, OHIO THIS 12TH DAY OF September, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES ELAINE M. KLEPEK, Notary Public State of Ohio - Cuyahoga County My commission expires Dec. 1, 2008

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11 DAY OF September, 2006.

CITY ENGINEER
MICHAEL C. BRAMHALL

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 12th DAY OF September, 2006.

PLANNING COMMISSION CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 15th DAY OF September, 2006. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT
CLINTON S. PELFREY

TRANSFERRED IN CUYAHOGA FALLS, OHIO SEP 20 2006 MARK R. STEWART LORAIN COUNTY AUDITOR

Fee ex

REVISIONS		
9/8/2006	REVISED PER COUNTY TAX MAP DEPTARTMENT REVIEW	

MELGROVE LANE SUBDIVISION NO. 2 PLAT

REITZ ENGINEERING CO.
4214 ROCKY RIVER DR.
CLEVELAND, OH 44135
(216)-251-3033
FAX: 251-5149

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TAX MAP DEPT. COPY #06-01031