

VACATION PLAT OF PART OF COVE AVENUE & HIGHLAND AVENUE IN LAKE BREEZE ALLOTMENT

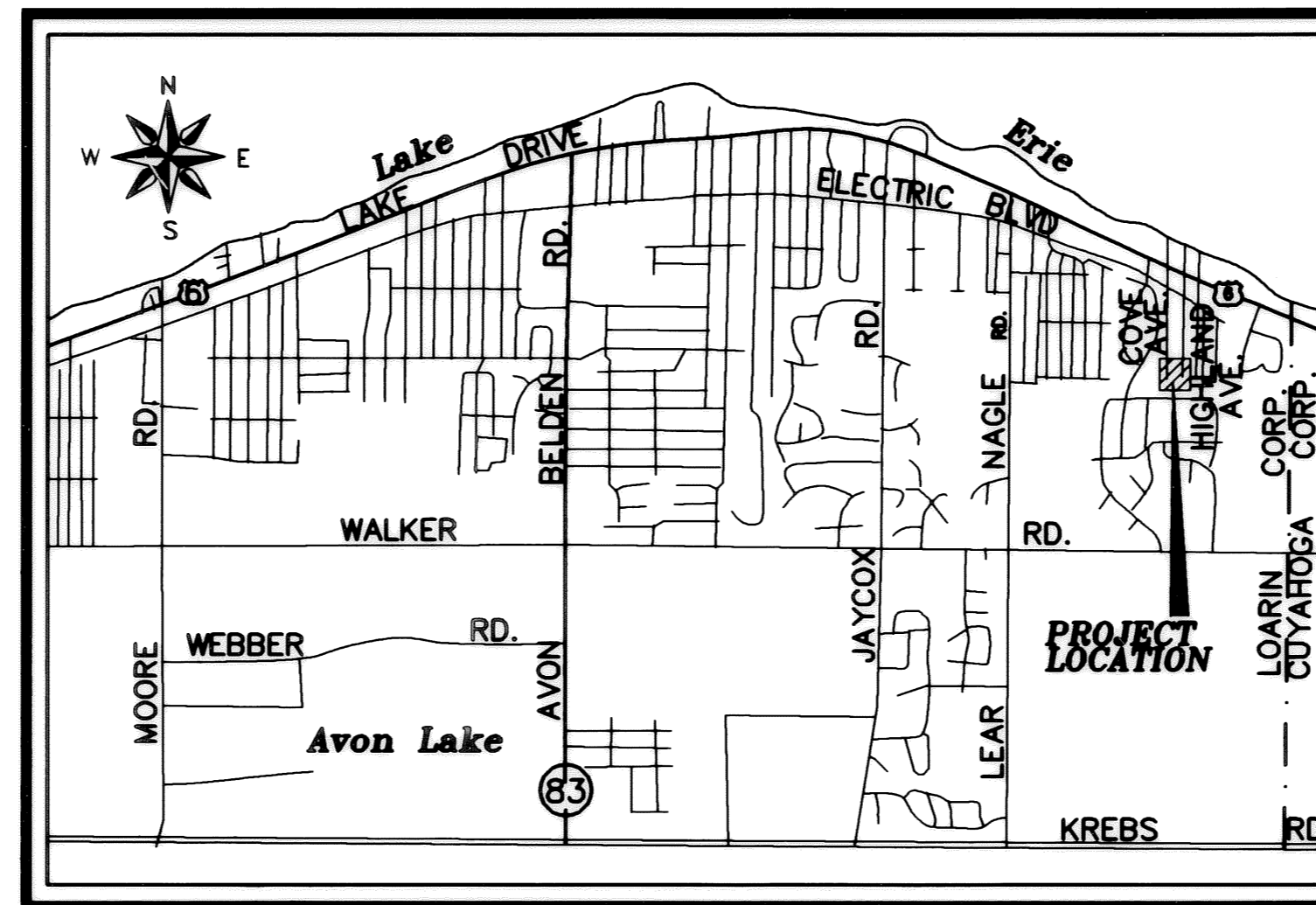
REC. PLAT VO. 7 PAGES 33 & 34

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 30
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE VACATION OF PARTS OF COVE AVENUE AND HIGHLAND AVENUE AS SHOWN HEREON AND CONTAINING 0.4499 ACRES OF LAND IN AVON TOWNSHIP SECTION NO. 30 IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED—○—, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED—●—, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THIS PLAT 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.

David L. Elwell 2-21-07
DAVID L. ELWELL
REGISTERED SURVEYOR NO 6333
DATE OF SURVEY: JAN. 2, 2007



VICINITY MAP
NO SCALE

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ⊕ MONUMENT BOX FOUND
- ⊖ MONUMENT BOX SET

NOTE: THIS VACATION OF STREETS IS FOR THE PROPOSED RESUBDIVISION OF PART OF LAKE BREEZE ALLOTMENT TO FOLLOW. (SEE SHEET 3)

UTILITY EASEMENTS ARE TO BE DEDICATED AS PART OF THE RESUBDIVISION PLAT.

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE VACATION OF PARTS OF COVE AVENUE AND HIGHLAND AVENUE AS SHOWN HEREON SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

Michael C. Bramhall 2-22-2007
THE CITY OF AVON LAKE CONSULTING ENGINEER
MICHAEL C. BRAMHALL, P.E., P.S.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE VACATION OF PARTS OF COVE AVENUE AND HIGHLAND AVENUE HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 2nd DAY OF September, 2007.

Joseph R. Reitz
AVON LAKE PLANNING COMMISSION SECRETARY
JOSEPH R. REITZ

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE VACATION OF PARTS OF COVE AVENUE AND HIGHLAND AVENUE HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 77-2006 PASSED THE 26th DAY OF June, 2006.

Robert J. Berner *Barbara L. Dopp*
MAYOR CLERK OF COUNCIL
ROBERT J. BERNER BARBARA L. DOPP

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE VACATION OF PARTS OF COVE AVENUE AND HIGHLAND AVENUE AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Geoffrey R. Smith
AVON LAKE LAW DIRECTOR
GEOFFREY R. SMITH

RESERVATIONS AND RESTRICTIONS

THE VACATIONS OF HIGHLAND AVENUE AND COVE AVENUE ARE SUBJECT TO RESERVING AND ACCEPTING UNTO THE CITY OF AVON LAKE OF UTILITY EASEMENTS AS SHOWN HEREON, (SEE SHEET 3) AND FURTHER RESTRICTING THE RIGHT TO ERECT ANY PERMANENT STRUCTURES THEREON AND THE CITY OF AVON LAKE TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED WITHIN THE EASEMENT EXCEPT GRASS, AND EXCEPTING ANY RIGHT OF WAY AND EASEMENT THEREIN OF ANY OTHER PARTY.

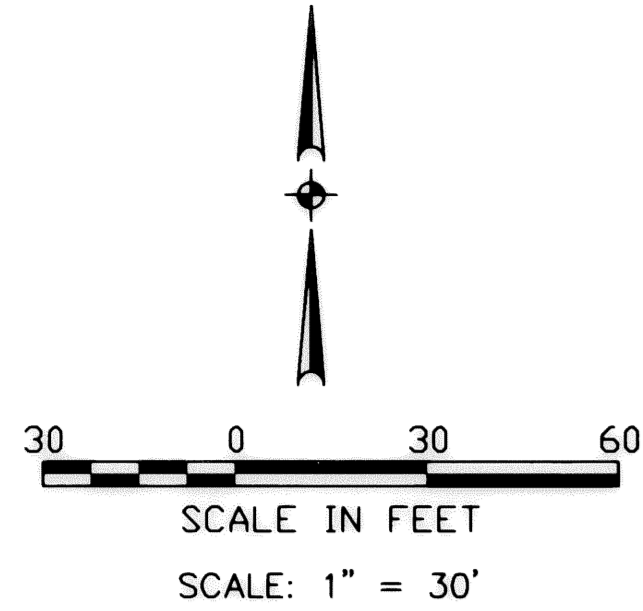
<p>TRANSFERRED IN COMPLIANCE WITH SEC. 3117 OHIO REV. CODE</p> <p>MAR 30 2007</p> <p>MARK R. STEWART LORAIN COUNTY AUDITOR</p>	<p>LORAIN COUNTY RECORDER</p>
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DATE	DESCRIPTION	BY
1/15/07		

KS
KS ASSOCIATES
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

VACATION PLAT OF PARTS OF
COVE AVENUE & HIGHLAND AVENUE
IN LAKE BREEZE ALLOTMENT
OF PART OF
AVON TOWNSHIP ORIGINAL SECTION NO. 30
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

SHEET
1
OF
3
JOB NO.
94084-R

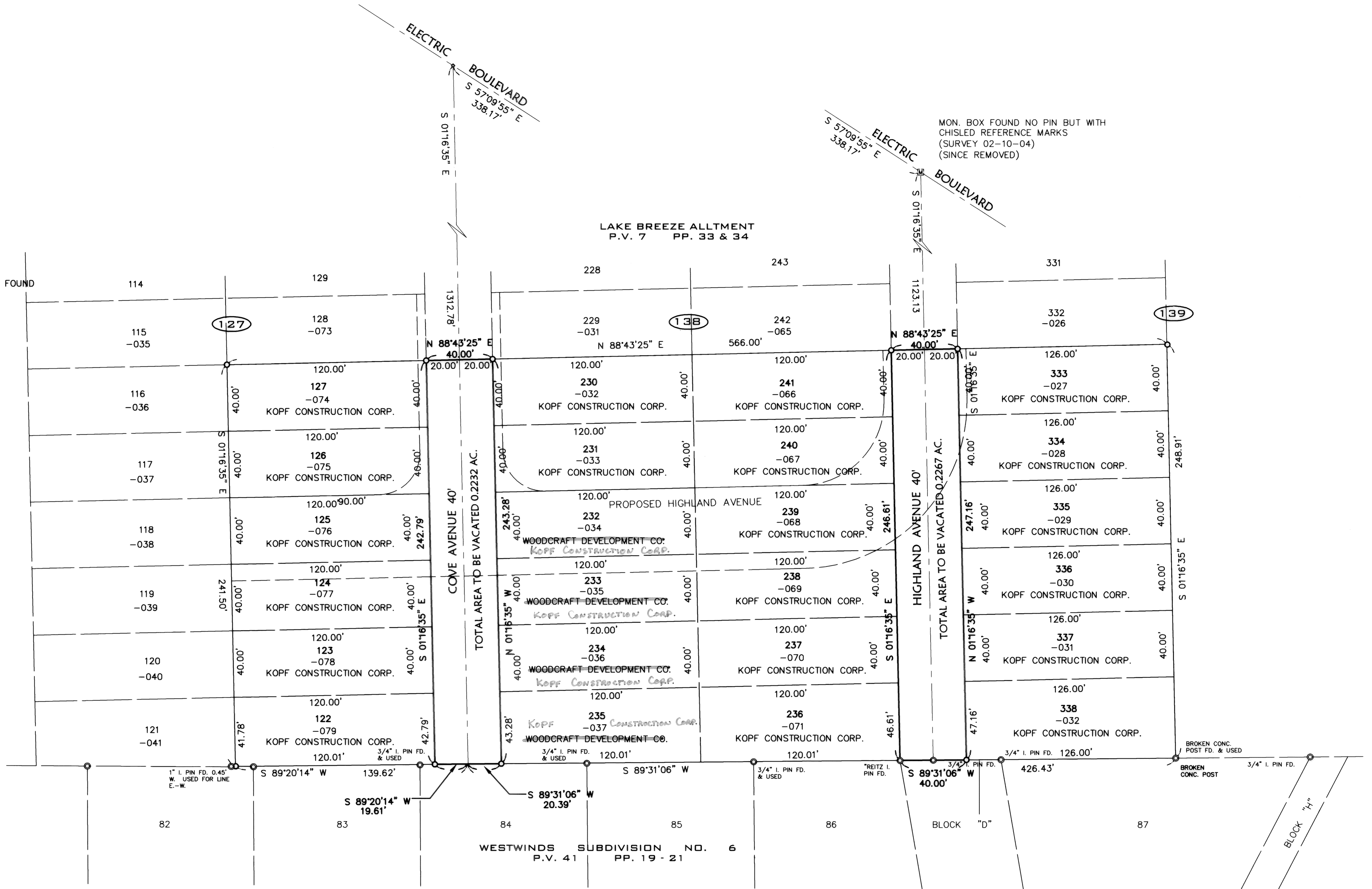


THE BEARING SYSTEM IS ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY.

LEGEND

- ⊕ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
- 5/8"x30" KS CAPPED PIN SET
- ◇ RAILROAD SPIKE SET

DATE OF SURVEY: JAN. 2, 2007



MON. BOX FOUND NO PIN BUT WITH CHISLED REFERENCE MARKS (SURVEY 02-10-04) (SINCE REMOVED)

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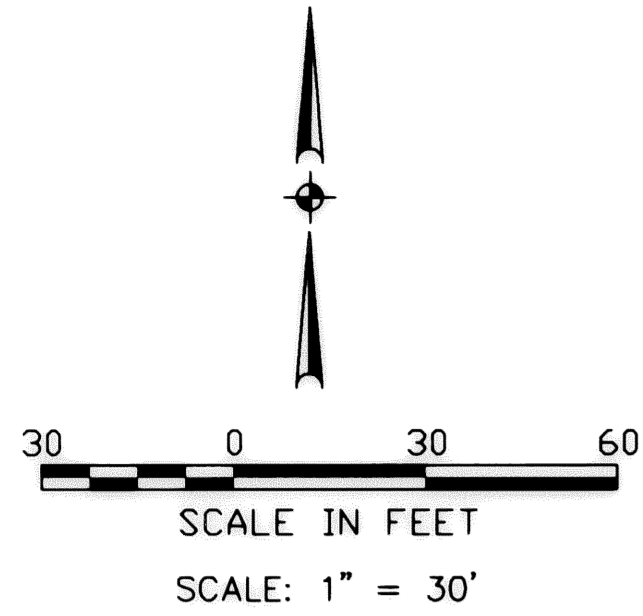
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DWG. NAME: 0-VAC02A			
PATH: 94084-R/control\lddt			
F.B.:			

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CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

SHEET
2
OF
3
JOB NO.
94084-R

Tax Map Dept. Copy #07-01067

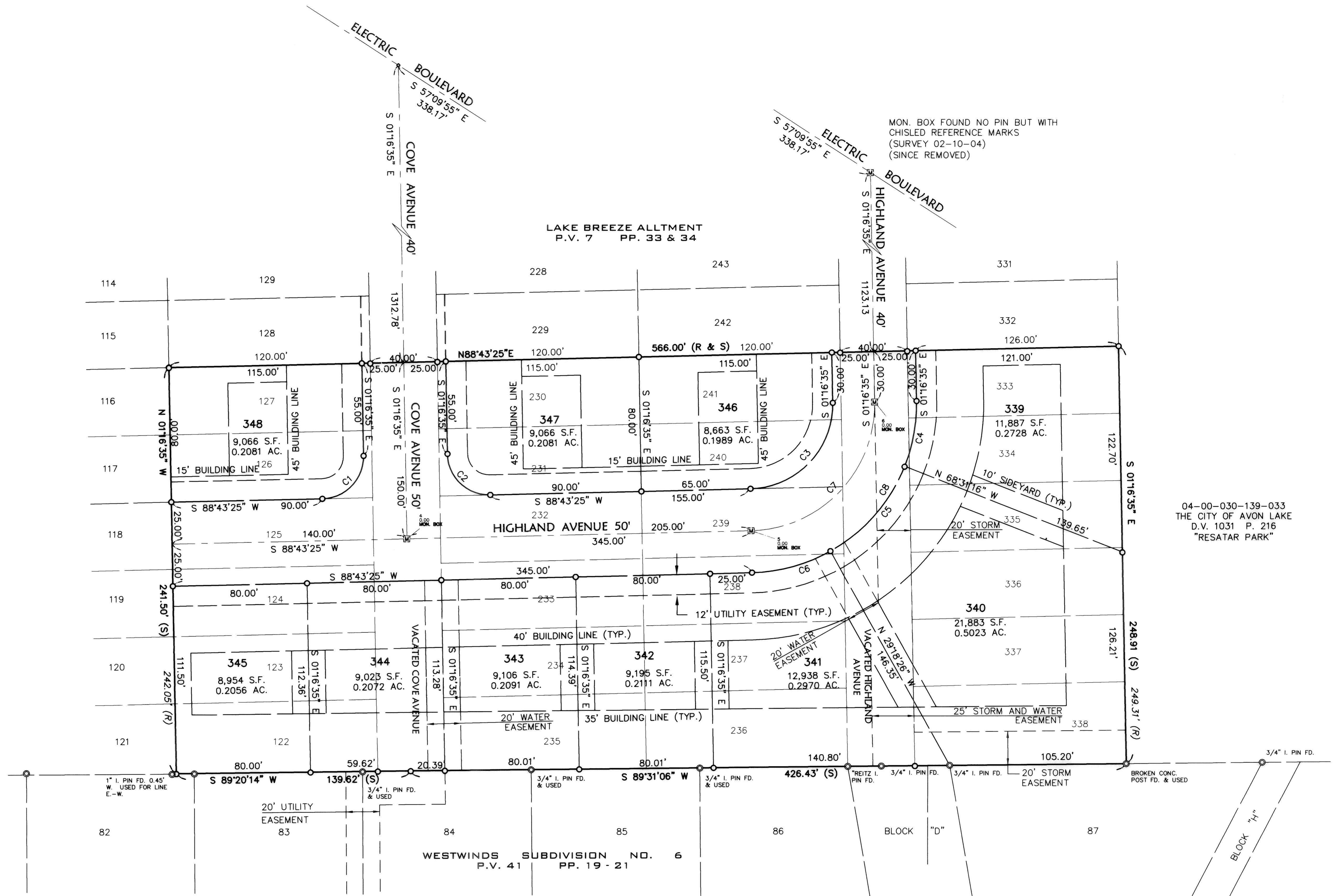


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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA	BEARING
C1	39.27'	25.00'	25.00'	35.36'	90°00'00"	S43°43'25"W
C2	39.27'	25.00'	25.00'	35.36'	90°00'00"	N46°16'35"W
C3	78.54'	50.00'	50.00'	70.71'	90°00'00"	S43°43'25"W
C4	39.72'	100.00'	20.12'	39.46'	22°45'19"	N10°06'05"E
C5	68.44'	100.00'	35.62'	67.11'	39°12'45"	N41°05'03"E
C6	48.92'	100.00'	24.96'	48.44'	28°01'48"	N74°42'19"E
C7	117.81'	75.00'	75.00'	106.07'	90°00'00"	S43°43'25"W
C8	157.08'	100.00'	100.00'	141.42'	90°00'00"	S43°43'25"W

PROPOSED RESUBDIVISION OF PART OF LAKE BREEZE ALLOTMENT

DATE	DESCRIPTION	BY
1/15/07		
BAJ		

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SHEET
3
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3
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