



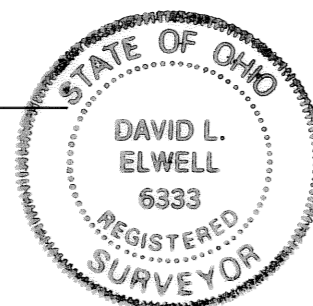
# LAKE BREEZE ALLOTMENT SUBDIVISION NO. 2

BEING A RESUBDIVISION OF ALL OF SUBLOTS 122-127, 230-241, 333-338 IN LAKE BREEZE ALLOTMENT (P.V. 7 PP. 33 & 34)  
AND VACATED PARTS OF COVE AVENUE AND HIGHLAND AVENUE (P.V. 91 PP. 65-67)  
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 OWNER I HAVE SURVEYED AND PLATTED LAKE BREEZE ALLOTMENT SUBDIVISION NO. 2 AS SHOWN HEREON AND CONTAINING 3.1839 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NO. 30, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED  OR , IRON PIN MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE 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.

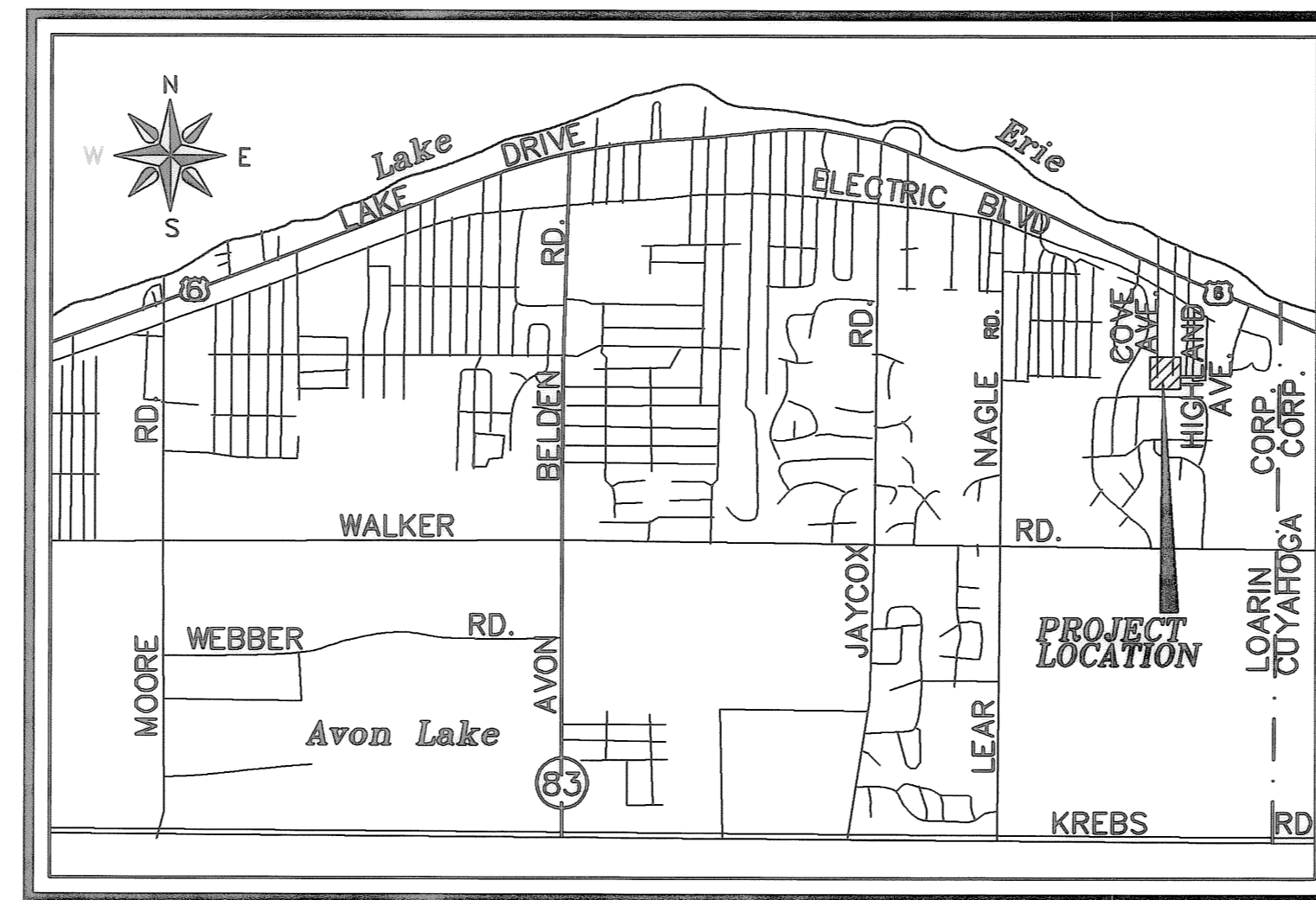
BY: David L. Elwell  
DAVID L. ELWELL  
REGISTERED SURVEYOR NO. 6333  
DATE OF SURVEY: JAN. 2, 2007



AREA IN SUBLOTS 2.5202 ACRES  
AREA IN RIGHT-OF-WAY 0.6637 ACRES  
TOTAL AREA IN SUBDIVISION 3.1839 ACRES

### LEGEND

-  IRON PIN SET
-  IRON PIN FOUND
-  MONUMENT BOX FOUND
-  MONUMENT BOX SET



VICINITY MAP  
NO SCALE

### 12 FOOT UTILITY EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTURY TELEPHONE COMPANY OF OHIO, INC, AND COMCAST CABLE FACILITIES, THEIR SUCCESSORS AND ASSIGNS, (HEREIN AFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: [Signature]  
H.R. KOPF, PRESIDENT  
KOPF CONSTRUCTION, CORP.  
WOODCRAFT DEVELOPMENT CORP.

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT NONE

MORTGAGEE OF LANDS CONTAINED WITHIN LAKE BREEZE ALLOTMENT SUBDIVISION NO. 2, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING OF THE STREETS AS SHOWN HERON, FROM LIEN AND OPERATION OF ITS MORTGAGE.

BY: \_\_\_\_\_

### NOTARY PUBLIC

STATE OF OHIO  
SS  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR \_\_\_\_\_ REPRESENTING \_\_\_\_\_ WHO ACKNOWLEDGED THAT \_\_\_\_\_ DID SIGN THE FOREGOING PLAT OF LAKE BREEZE ALLOTMENT SUBDIVISION NO. 2 AND THAT IT WAS HIS OWN FREE ACT AND DEED ON BEHALF OF \_\_\_\_\_ IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

### CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LAKE BREEZE ALLOTMENT SUBDIVISION NO. 2 AND FIND THE 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.

[Signature] 7-31-07  
CITY OF AVON LAKE CONSULTING ENGINEER  
MICHAEL C. BRAMHALL, P.E., P.S.

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF LAKE BREEZE SUBDIVISION SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 5 DAY OF June, 2007.

[Signature]  
AVON LAKE PLANNING COMMISSION SECRETARY  
JOSEPH R. REITZ

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF LAKE BREEZE ALLOTMENT SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. \_\_\_\_\_ PASSED THE 5th DAY OF August, 2007.

[Signature] MAYOR  
ROBERT J. BERNER  
[Signature] CLERK OF COUNCIL  
BARBARA L. DOPP  
President of Council  
[Signature] Gregory J. Zilker

### LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature]  
AVON LAKE LAW DIRECTOR  
GEOFFREY R. SMITH

### NOTARY PUBLIC

COUNTY OF LORAIN  
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR H.R. KOPF, PRESIDENT OF KOPF CONSTRUCTION CORP. AND WOODCRAFT DEVELOPMENT CORP., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF LAKE BREEZE ALLOTMENT SUBDIVISION NO. 2 AND THAT IT WAS HIS OWN FREE ACT AND DEED ON BEHALF OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 3rd DAY OF July, 2007.

[Signature]  
NOTARY PUBLIC



MY COMMISSION EXPIRES: January 6, 2012

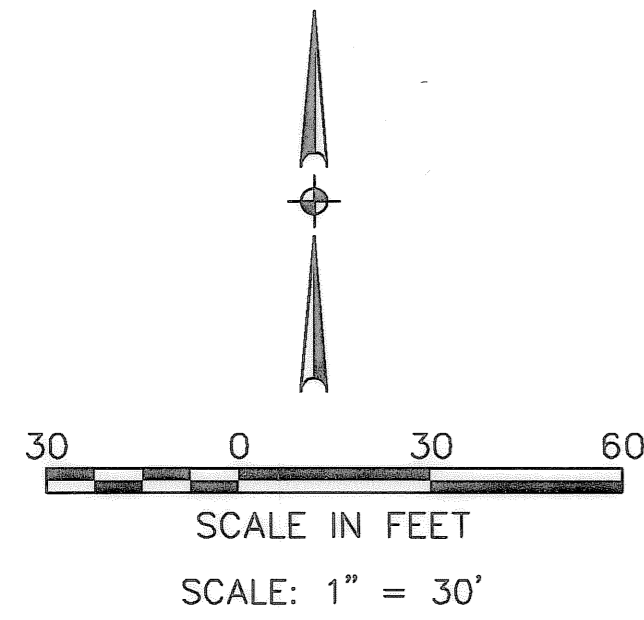


DATE	DESCRIPTION	BY
1/15/07		

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

RECORD PLAT  
LAKE BREEZE ALLOTMENT  
SUBDIVISION NO. 2  
OF PART OF  
AVON TOWNSHIP ORIGINAL SECTION NO. 30  
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

SHEET  
1  
OF  
2  
JOB NO.  
94084-R

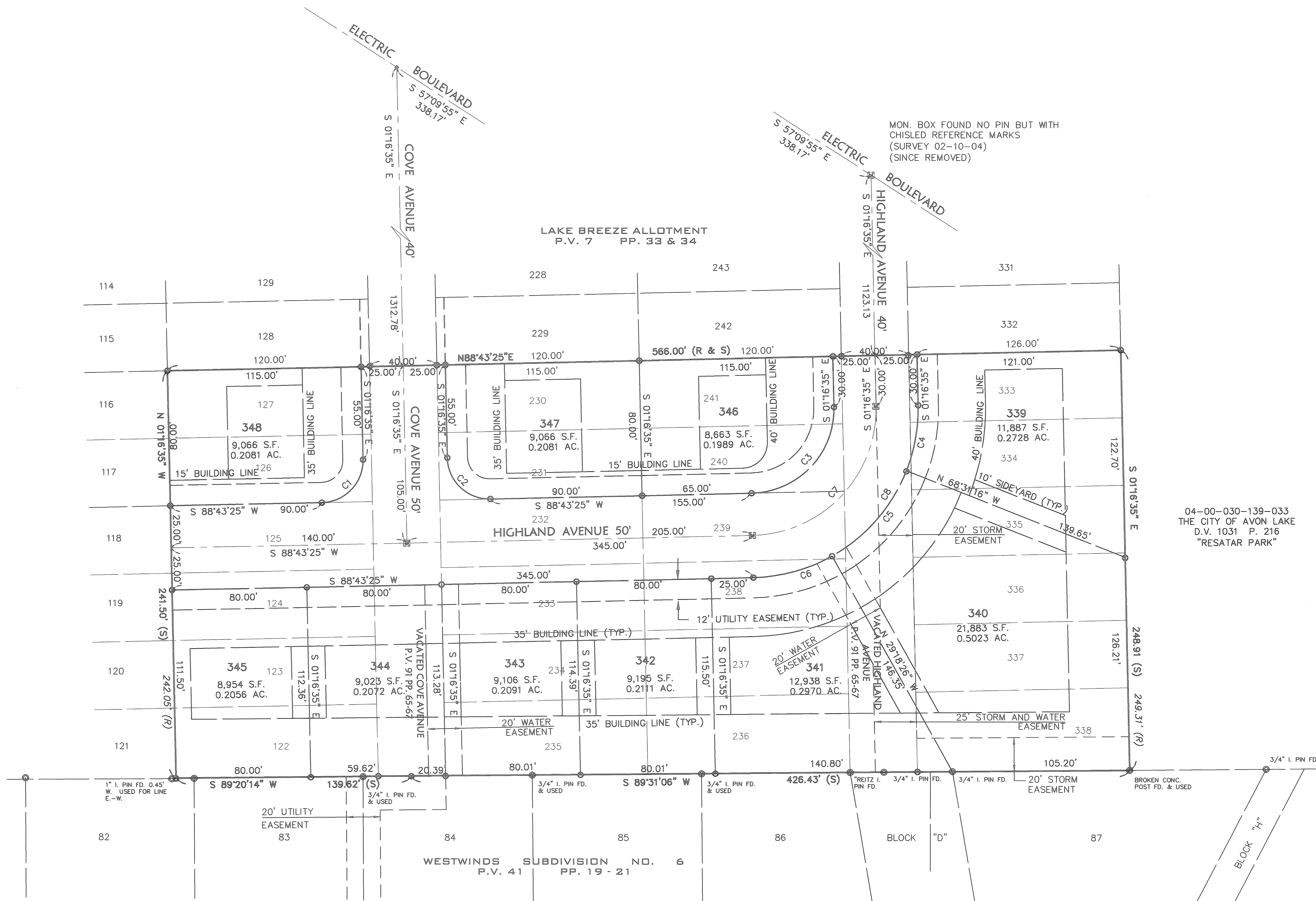


THE BEARING SYSTEM IS ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY.

**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



04-00-030-139-033  
THE CITY OF AVON LAKE  
D.V. 1031 P. 216  
"RESATAR PARK"

**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

DATE	DESCRIPTION	BY
1/15/07		
6/6/07	REVISED BUILDING LINE FOR SUBLOTS 339 & 346	ABR
5/25/07	REVISED BUILDING LINE FOR SUBLOT 346	BAJ
5/16/07	REVISED BUILDING LINE	BAJ

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

**RECORD PLAT**  
**LAKE BREEZE ALLOTMENT**  
**SUBDIVISION NO. 2**  
OF PART OF  
AVON TOWNSHIP ORIGINAL SECTION NO. 30  
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

SHEET  
**2**  
OF  
**2**  
JOB NO.  
**94084-R**

R:\94000\94084-R\LD\T\control\dwg\0-PLAT02A.dwg 7/26/2007 1:33:55 PM EDT