



LAKE BREEZE ALLOTMENT SUBDIVISION NO. 3

BEING A RESUBDIVISION OF ALL SUBLOTS 128-135, 138-140, 143-144, 147-150, 153, 160-164 & 198-229 IN LAKE BREEZE ALLOTMENT (P.V. 7 PP. 33 & 34)

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

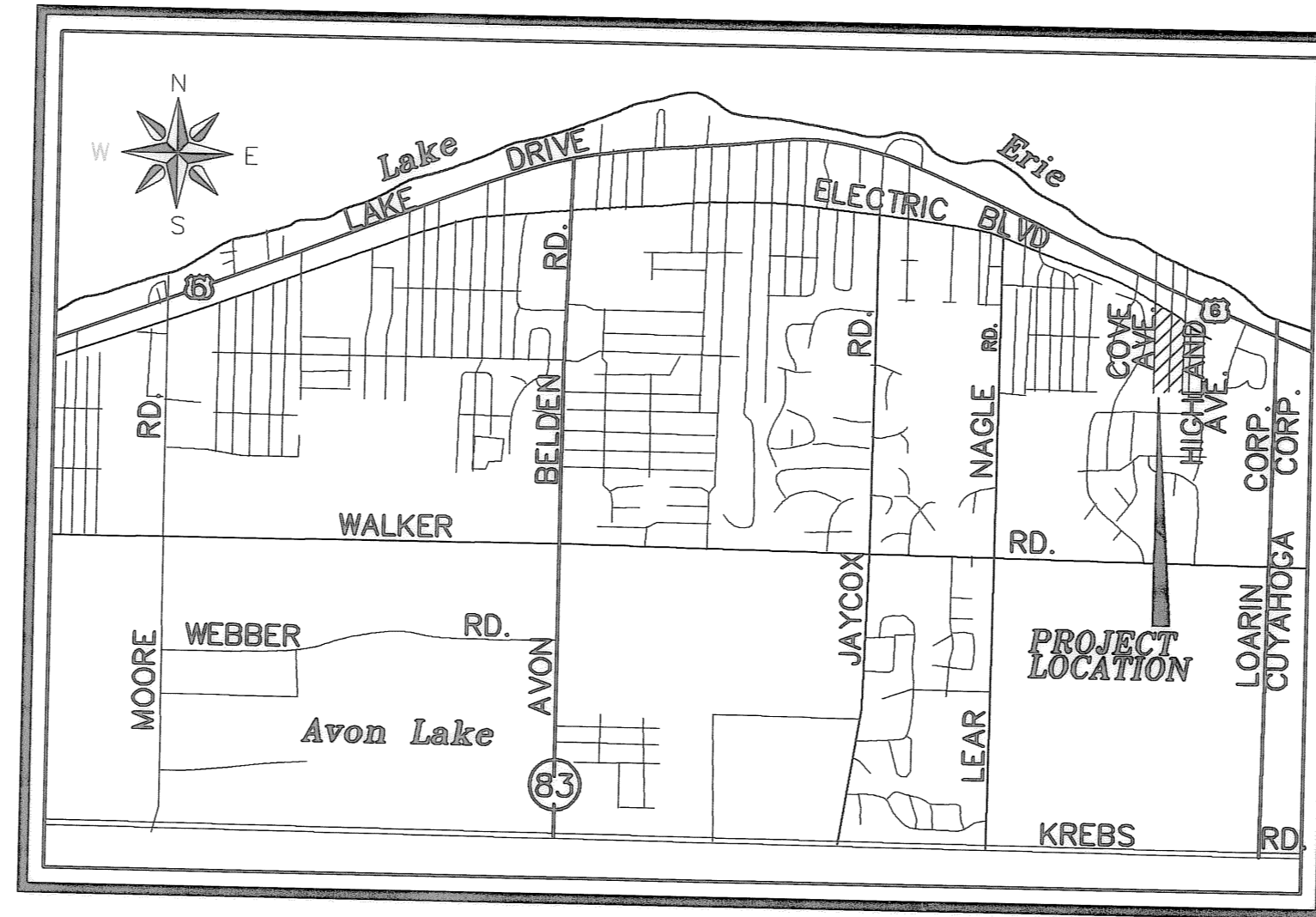
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 3 AS SHOWN HEREON AND CONTAINING 5.6549 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 5.6549 ACRES
AREA IN RIGHT-OF-WAY 0.2309 ACRES
TOTAL AREA IN SUBDIVISION 5.8858 ACRES



VICINITY MAP
NO SCALE

LEGEND

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

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'S TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE'S MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE 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'S SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE'S, 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'S. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY: H.R. Kopf
H.R. KOPF, PRESIDENT
KOPF CONSTRUCTION CORP.
WOODCRAFT DEVELOPMENT CORP.

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT NONE

MORTGAGEE OF LANDS CONTAINED WITHIN THIS LAKE BREEZE ALLOTMENT SUBDIVISION NO. 3, 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
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 THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 3 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 THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 3 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.

Michael C. Bramhall 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 THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 31st DAY OF July, 2007

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 3 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. _____ PASSED THE 2nd DAY OF August, 2007

Robert J. Berner Mayor
Gregory J. Zilka President of Council
BARBARA L. DOPP
President of Council
Gregory J. Zilka

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 3 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

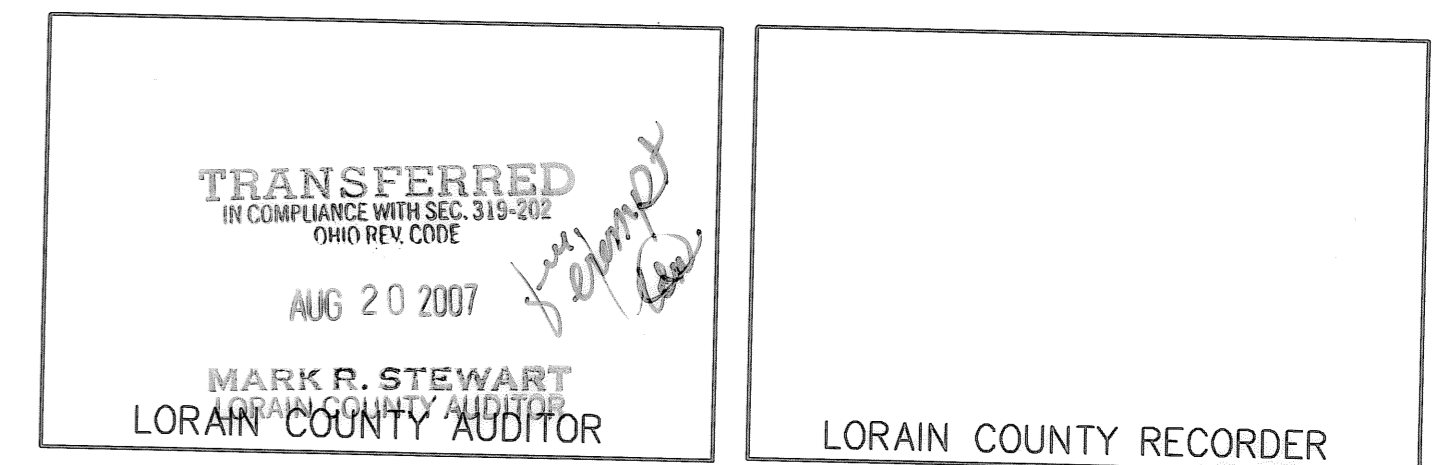
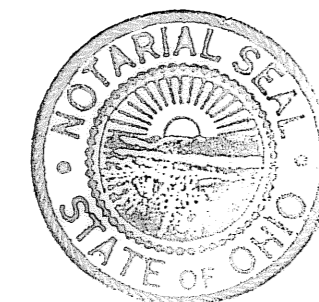
Geoffrey R. Smith
AVON LAKE LAW DIRECTOR
GEOFFREY R. SMITH

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 THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 3 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 31st DAY OF July, 2007.

MY COMMISSION EXPIRES: February 6, 2012

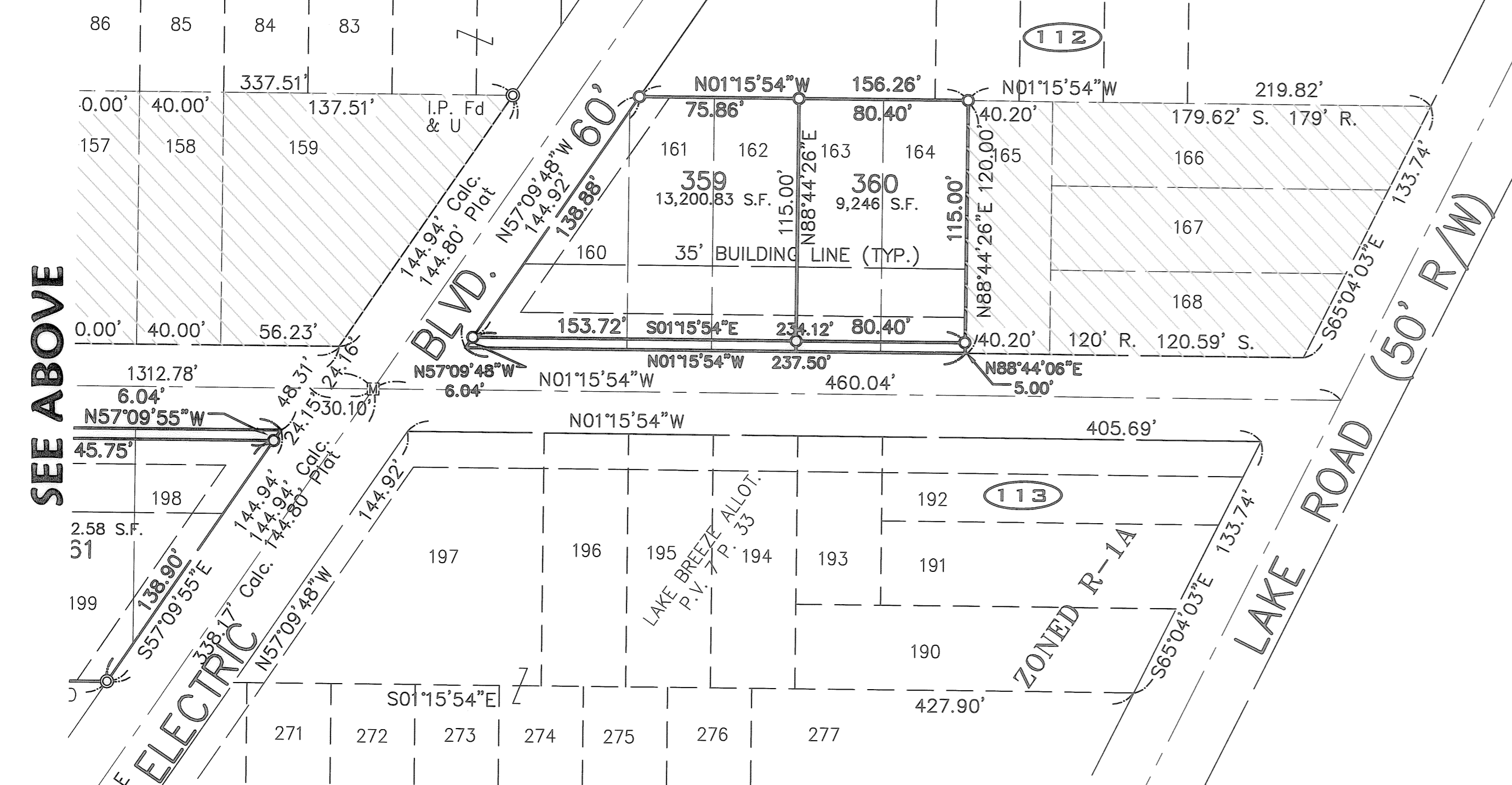
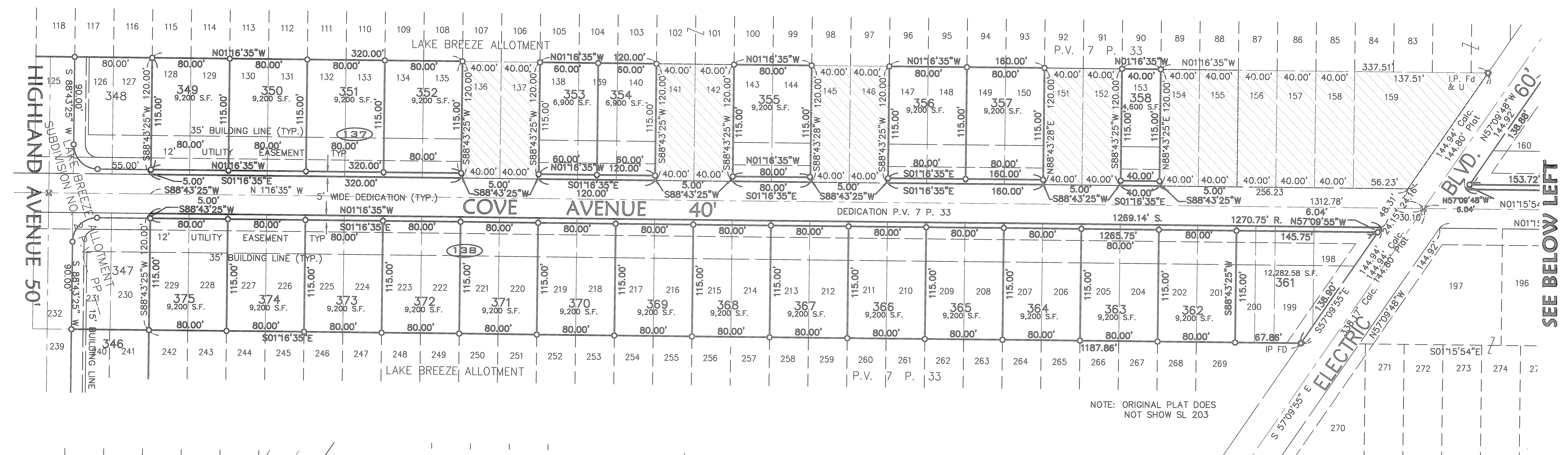
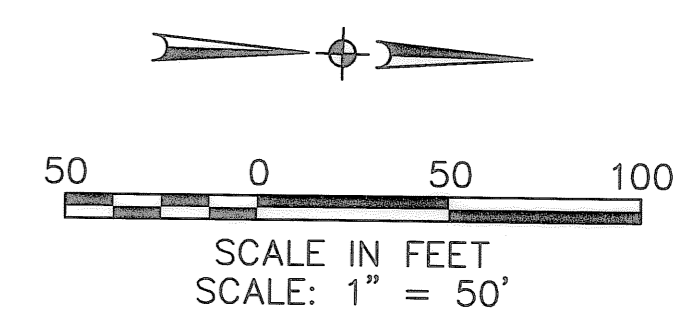


DATE	DATE	DESCRIPTION	BY
08/22/07			

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. 3
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



SEE ABOVE

SEE BELOW LEFT

NOTE: ORIGINAL PLAT DOES NOT SHOW SL 203

- LEGEND**
- ⊠ EXISTING MONUMENT BOX
 - IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
 - 5/8"x30" KS CAPPED PIN SET
 - ⊠ PROPOSED MONUMENT BOX
 - ▨ AREA LOTS NOT INCLUDED IN RESUBDIVISION LOTS OWNED BY OTHERS

DATE: 06/02/07	DATE	DESCRIPTION	BY
DRAWN BY: CPW			
CHK'D BY:			
DWG. NAME: O-PLAT02R			
PATH: 94084-R/control/lddt			
F.B.:			

KS
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. 3
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.
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