

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, KOPF CONSTRUCTION CORPORATION, I HAVE SURVEYED AND PLATTED THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 5 AS SHOWN HEREON AND CONTAINING 0.4408 ACRES IN AVON TOWNSHIP SECTION NO. 30, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED 5/8" IRON PIN IN MONUMENT BOX WAS FOUND.
AT ALL POINTS INDICATED 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENT WAS SET.
AT ALL POINTS INDICATED 5/8" MONUMENTS WERE FOUND AS NOTED.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 3 PLAT AND ARE FOR THE PURPOSE OF DESCRIBING 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.

APRIL, 2011
ACREAGE IN 2 LOTS 0.4224 AC.
ACREAGE IN R/W 0.0184 AC.
TOTAL 0.4408 AC.

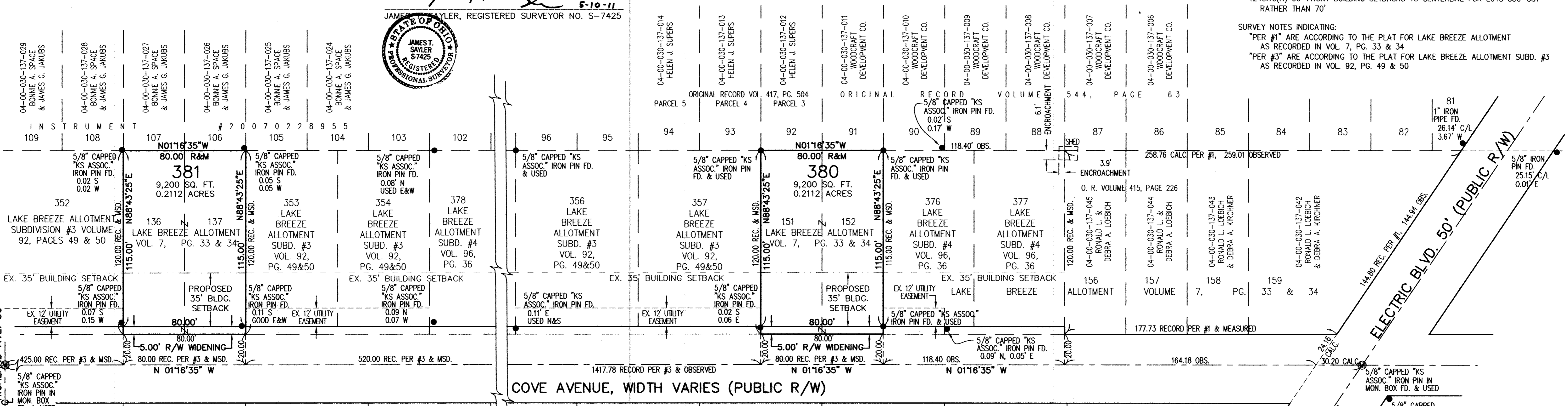
James T. Saylor, Registered Surveyor No. S-7425
5-10-11
STATE OF OHIO
JAMES T. SAYLER, REGISTERED SURVEYOR NO. S-7425

LAKE BREEZE ALLOTMENT SUBDIVISION NO. 5

BEING A RE-SUBDIVISION OF SUBLOTS NUMBERS 136, 137, 151 & 152 IN THE LAKE BREEZE ALLOTMENT AS SHOWN BY THE RECORDED PLAT IN VOLUME 7 OF PLATS, PAGE 33 OF LORAIN COUNTY PLAT RECORDS OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 30, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

NOTES:
MODIFICATION TO STANDARDS:
1240.10(H) 60' FRONT BUILDING SETBACKS TO CENTERLINE FOR LOTS 380-381 RATHER THAN 70'

PROPERTY NOTES INDICATING:
"PER #1" ARE ACCORDING TO THE PLAT FOR LAKE BREEZE ALLOTMENT AS RECORDED IN VOL. 7, PG. 33 & 34
"PER #3" ARE ACCORDING TO THE PLAT FOR LAKE BREEZE ALLOTMENT SUBD. #3 AS RECORDED IN VOL. 92, PG. 49 & 50



OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREET SHOWN HEREON AND DESIGNATED AS COVE AVENUE.

KOPF CONSTRUCTION CORPORATION
420 AVON-BELDEN ROAD
AVON LAKE, OH 44012

BY: H. R. KOPF, PRESIDENT



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 KOPF CONSTRUCTION CORPORATION BY H. R. KOPF, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 5 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATIONS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10th DAY OF May, 2011.

MY COMMISSION EXPIRES: January 6, 2012

Notary Public signature and seal.

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 5 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, P.E., P.S.
5/20/2011
AVON LAKE CONSULTING ENGINEER,
MICHAEL C. BRAMHALL, P.E., P.S.

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 5 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 51-2011 PASSED THE 23rd DAY OF May, 2011.

Paul C. Zuber, Mayor
Barbara L. Dopp, Clerk of Council

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 5 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

William Kerner, Avon Lake Law Director

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 5 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 10th DAY OF May, 2011.

Joseph R. Reitz, Avon Lake Planning Commission Secretary

Lorain County Recorder stamp with file number 2011-0375057 and recording date JUN 03 2011.

Lorain County Auditor stamp with recording date JUN 03 2011 and 'Real UM' handwritten note.

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT LORAIN NATIONAL BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF LAKE BREEZE ALLOTMENT SUBDIVISION NO. 5 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING COVE AVENUE, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: Thomas K. Parker

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 LORAIN NATIONAL BANK, BY: THOMAS K. PARKER WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LAKE BREEZE ALLOTMENT SUBDIVISION NO. 5 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10th DAY OF May, 2011.

MY COMMISSION EXPIRES: January 6, 2012

Notary Public signature and seal.

Table with 2 columns: REVISIONS, and 10 rows for recording details.

LAKE BREEZE ALLOTMENT SUBDIVISION NO. 5 PLAT

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
PHONE: (216) 251-3033

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APRIL 2011