

# MIDDLE ROAD DEDICATION PLAT

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 16

**OWNER'S CERTIFICATE:**

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO THE CITY OF AVON AS RECORDED IN INSTRUMENT NUMBER 20030920467 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 4.9653 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 16, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED CITY OF AVON HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "MIDDLE ROAD DEDICATION", INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF STREETS AND EASEMENTS, SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE MUNICIPALITY OF AVON, OHIO, FOR THE BENEFIT OF ITSELF AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 11<sup>th</sup> DAY OF March, 2013.

BY: [Signature]  
CITY OF AVON

[Signature]  
WITNESS

[Signature]  
WITNESS

**NOTARY PUBLIC:**

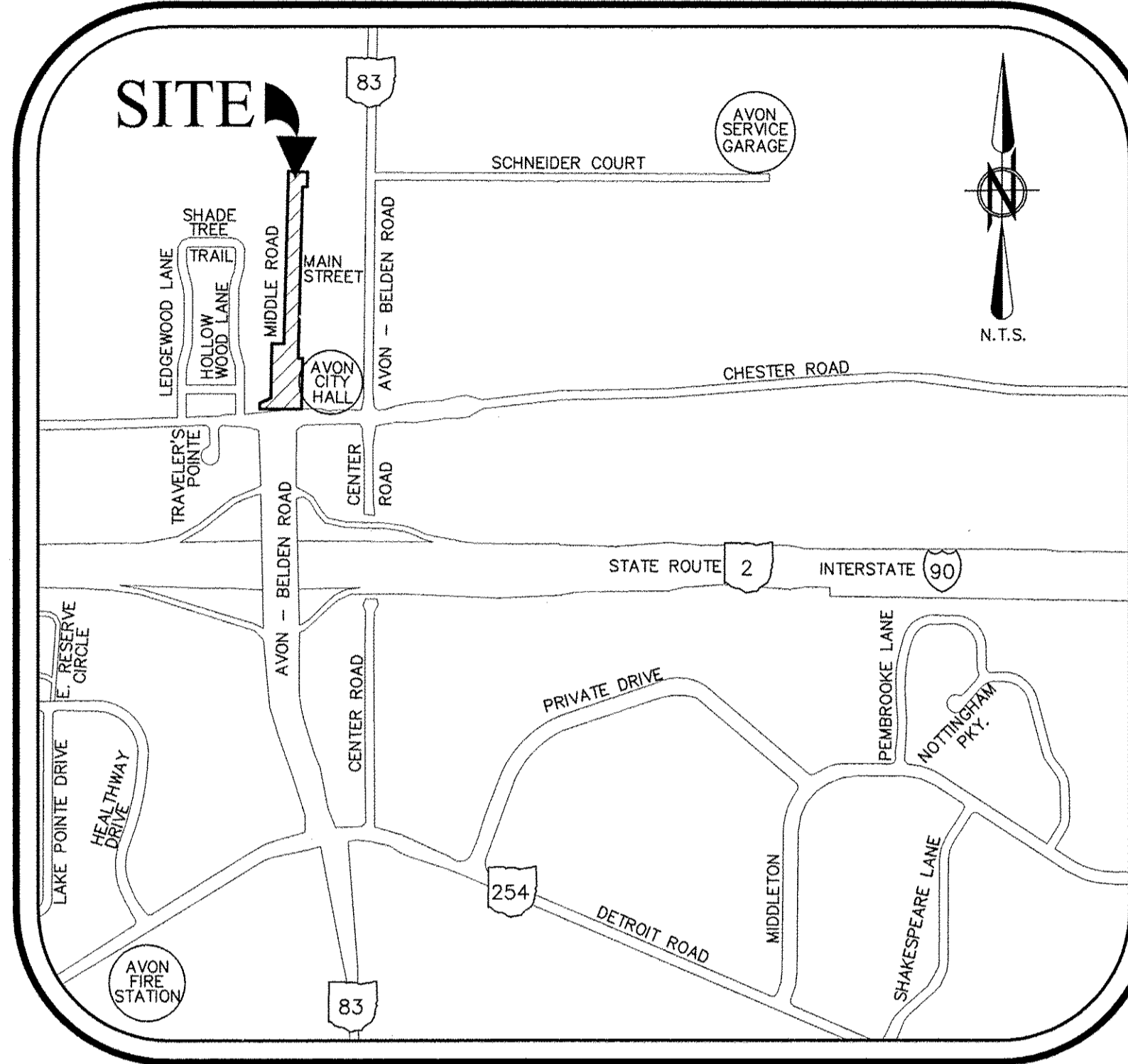
STATE OF OHIO  
SS  
COUNTY OF Lorain

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF THE CITY OF AVON, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL  
THIS 11<sup>th</sup> DAY OF March, 2013.



NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES: 7/6/2013



VICINITY MAP



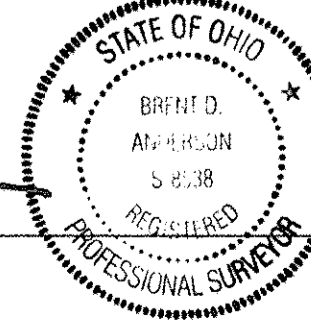
Doc ID: 017396280001 Type: OFF  
Kind: PLAT  
Recorded: 03/21/2013 at 10:25:40 AM  
Fee Amt: \$172.80 Page 1 of 1  
Lorain County, Ohio  
Judith H. Medelick County Recorder  
File # **2013-0453254**

CITY OF AVON  
Plat vol. 98  
Pgs 54, 55

**SURVEYOR'S CERTIFICATE:**

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED MIDDLE ROAD DEDICATION PLAT AS SHOWN HEREON, SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO THE CITY OF AVON AS RECORDED IN DOCUMENT NUMBER 20030920467 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 4.9653 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 16, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. 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. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. 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.

[Signature]  
BRENT D. ANDERSON, P.S.  
REGISTERED SURVEYOR NO. 8538  
DATE 2/19/2013



**APPROVAL AND ACCEPTANCE SIGNATURES:**

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY  
THIS 15 DAY OF February, 2013.

[Signature]  
CAROLYN WITHERSPOON  
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE No. 16-13 ON  
THIS 15 DAY OF February, 2013.

[Signature]  
DAN ZEGARAC  
COUNCIL PRESIDENT

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY  
THIS 15 DAY OF February, 2013.

[Signature]  
JOHN A. GASIOR  
LAW DIRECTOR

THIS PLAT IS APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY  
THIS 11 DAY OF February, 2013.

[Signature]  
ROBERT J. KNOPF, Jr., P.E., M.I.S.  
ENGINEER, CITY OF AVON

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
MAR 21 2013  
[Signature]  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

**REFERENCES USED**

- AVON POINTE SUBDIVISION NUMBER 1 AS RECORDED IN PLAT VOLUME 66, PAGE 19 OF THE LORAIN COUNTY RECORDS
- AVON POINTE SUBDIVISION NUMBER 2 AS RECORDED IN PLAT VOLUME 80, PAGE 42 OF THE LORAIN COUNTY RECORDS
- PIN OAK PRESERVE SUBDIVISION NUMBER 1 AS RECORDED IN PLAT VOLUME 60, PAGES 4-5 OF THE LORAIN COUNTY RECORDS
- PIN OAK PRESERVE SUBDIVISION NUMBER 2 AS RECORDED IN PLAT VOLUME 66, PAGE 20 OF THE LORAIN COUNTY RECORDS
- CENTER ROAD ESTATES AS RECORDED IN PLAT VOLUME 19, PAGE 43 OF THE LORAIN COUNTY RECORDS
- DEEDS OF SUBJECT PARCELS, AND ADJOINING PARCELS AS RECORDED IN THE LORAIN COUNTY DEED RECORD
- VARIOUS TAX MAPS AS RECORDED IN LORAIN COUNTY RECORDS
- CENTERLINE SURVEY PLAT LOR-90-19.95 AS RECORDED IN PLAT VOLUME 25, PAGE 49 OF THE LORAIN COUNTY RECORDS
- BOUNDARY & LOT SPLIT SURVEY FOR CHRISTIAN HERITAGE CHURCH PREPARED BY BRAMHALL ENGINEERING & SURVEYING INC. ON JULY 16th, 1997
- BOUNDARY SURVEY FOR VICTOR J. COHN PREPARED BY THE HENRY G. REITZ ENGINEERING COMPANY ON JANUARY 30th, 1996
- LOT SPLIT SURVEY FOR FIRESTONE PREPARED BY BRAMHALL ENGINEERING & SURVEYING INC. IN AUGUST OF 2009
- LOT SPLIT SURVEY FOR SALVATION ARMY PREPARED BY BRAMHALL ENGINEERING & SURVEYING INC. IN DECEMBER OF 2010

TABLE OF MONUMENTS					
PIN	DESCRIPTION	PIN	DESCRIPTION	PIN	DESCRIPTION
P-1	IRON PIN FOUND & USED	P-10	IRON PIPE FOUND 0.13' (N) 0.09' (E)	P-19	RAILROAD SPIKE FOUND & USED
P-2	P.K. NAIL FOUND 0.14' (S) 0.63' (W)	P-11	IRON PIN FOUND (NOT USED)	P-20	IRON PIN FOUND & USED
P-3	IRON PIN INSIDE MON. BOX FOUND 0.15' (S) 0.64' (W)	P-12	IRON PIPE FOUND & USED FOR LINE 5.47' (S)	P-21	5/8 INCH IRON PIN FOUND 1.05' (E) 0.30' (S)
P-4	IRON PIN FOUND & USED FOR LINE 0.44' (W)	P-13	IRON PIN FOUND 0.06' (S) 0.26' (W)	P-22	IRON PIPE FOUND & USED
P-5	IRON PIN FOUND 0.07' (S) 0.22' (W)	P-14	5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" 0.17' (N) 0.13' (E)	P-23	IRON PIPE FOUND & USED FOR LINE 0.24' (E)
P-6	IRON PIN FOUND & USED FOR LINE 0.50' (W)	P-15	IRON PIPE FOUND 0.14' (N) 0.06' (E)	P-24	IRON PIN FOUND 0.75' (E) 0.42' (N)
P-7	IRON PIN FOUND 0.13' (N) 0.63' (E)	P-16	IRON PIN IN MON. BOX FOUND & USED	P-25	IRON PIN FOUND 0.09' (E) 0.42' (N)
P-8	IRON PIPE IN MON. BOX FOUND & USED FOR LINE 0.26' (W)	P-17	IRON PIPE FOUND & USED	P-26	IRON PIPE FOUND 0.09' (E) 0.52' (S)
P-9	IRON PIN FOUND & USED FOR LINE 0.10' (E)	P-18	IRON PIN FOUND & USED FOR LINE 0.05' (W)	P-27	IRON PIPE FOUND (NOT USED)

TABLE OF LINES								
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	S 47°20'38" W	50.81'	L-9	N 00°22'13" E	40.00' (R&M)	L-17	S 02°20'34" W	35.01' (R&M)
L-2	S 87°39'26" E	12.00'	L-10	S 01°37'04" W	71.81' (REC.) 71.88' (MEAS.)	L-18	N 89°37'47" W	60.02' (R&M)
L-3	N 89°37'47" W	80.25' (R&M)	L-11	N 87°30'23" W	31.05' (R&M)	L-19	S 01°51'30" W	35.00' (R&M)
L-4	N 43°23'19" W	50.17'	L-12	S 88°13'38" E	32.80' (R&M)	L-20	S 89°37'47" E	64.42' (R&M)
L-5	N 89°37'47" W	79.25' (R&M)	L-13	S 02°20'34" W	28.13'	L-21	S 02°20'34" W	39.98'
L-6	S 71°41'41" E	48.41' (R&M)	L-14	S 02°20'34" W	49.05'	L-22	S 02°20'34" W	15.02'
L-7	S 01°37'04" W	98.38' (REC.) 98.28' (MEAS.)	L-15	S 01°51'30" W	35.01' (R&M)	L-23	S 02°20'34" W	35.02'
L-8	N 16°36'32" E	81.50' (MEAS.)	L-16	S 01°51'30" W	30.01' (R&M)			

REVISION	DATE	BY	DESCRIPTION
	02-01-2013	MCB	ISSUE TO CLIENT
	02-15-2013	MCB	REVISED PER COUNTY COMMENTS

DRAWN BY: BDA  
CHECKED BY: MCB

**BRAMHALL**  
ENGINEERING AND SURVEYING CO., INC.  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 2  
JOB NO. 02-1284A

RECEIVED  
FEB 20 2013  
AVON PLANNING COMMISSION

TABLE OF OWNERSHIP
(A) 04-00-016-101-036 CITY OF AVON INST #19970486519 0.4055 ACRES (REC.) 36080 CHESTER RD AVON, OHIO 44011
(B) 04-00-016-101-039 CITY OF AVON INST #19970486519 0.4168 ACRES (REC.) 36080 CHESTER RD AVON, OHIO 44011
(C) 04-00-016-101-035 STATE OF OHIO 164-WL VOLUME 971, PAGE 271 0.0640 OF AN ACRE (REC.) 906 N CLARK STREET ASHLAND, OH 44805
(D) 04-00-016-101-034 STATE OF OHIO 164-WD VOLUME 971, PAGE 269 0.0461 OF AN ACRE (REC.) 906 N CLARK STREET ASHLAND, OH 44805
(E) 04-00-016-101-045 STATE OF OHIO 165-WD VOLUME 1040, PAGE 261 0.05 OF AN ACRE (REC.) 906 N CLARK STREET ASHLAND, OH 44805
(BB) 04-00-016-101-189 CITY OF AVON INST # 20030920467 0.8565 OF AN ACRE (R&C) (EXISTING BLOCK "B")

TRAVELER'S POINT (60')

STATE ROUTE 83  
(a.k.a. AVON - BELDEN ROAD)  
(R/W VARIES)

CENTER ROAD  
(R/W VARIES)

CHESTER ROAD (VARIES)  
(f.k.a. POWDERMAKER ROAD) (R/W VARIES)

PIN OAK PRESERVE SUBDIVISIONS  
VOLUME 60, PAGES 4-5  
VOLUME 66, PAGE 20

HOLLOW WOOD LANE (PRIVATE DRIVE)

SHADE TREE TRAIL  
(PRIVATE DRIVE)

MIDDLE ROAD DEDICATION AREA  
4.9653 ACRES

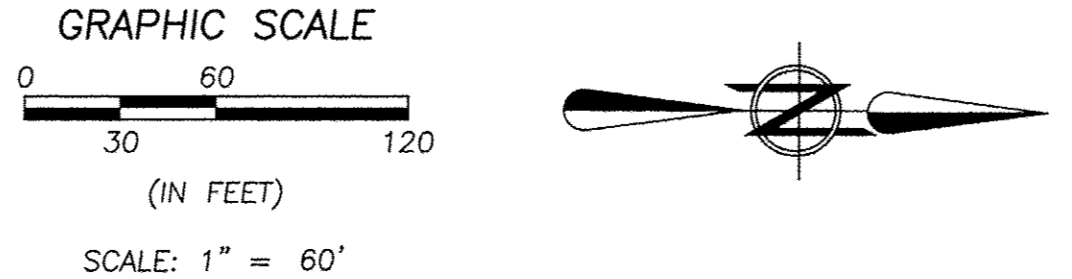
MAIN STREET SUBDIVISION  
PLAT VOLUME 92, PAGE 01

CENTER ROAD ESTATES PLAT VOLUME 19, PAGE 43

**LEGEND OF SYMBOLS AND LINETYPES**

- CENTERLINE OF RIGHT-OF-WAY
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- ⊙ 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
- M.N.F. MASONRY NAIL FOUND
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE PLACE OF BEGINNING
- (R) (REC.) RECORD
- (M) (MEAS.) MEASURED
- (C) (CALC.) CALCULATED
- R<sub>W</sub> RIGHT-OF-WAY LINE
- ⊙ MONUMENT BOX WITH 5/8" IRON REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- ⊙ MONUMENT BOX WITH IRON PIPE OR PIN FOUND AS INDICATED

**BASIS OF BEARINGS:**  
A PORTION OF THE CENTERLINE OF CHESTER ROAD WHICH WAS ASSUMED TO BE NORTH 89° 37' 47" WEST AS OBSERVED IN PIN OAK PRESERVE SUBDIVISION AS RECORDED IN PLAT VOLUME 60, PAGES 4-5  
BASED UPON A SURVEYED PERFORMED IN MAY OF 2003



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CHECKED BY: MCB

SHEET 2 OF 2  
JOB NO. 02-1284A

