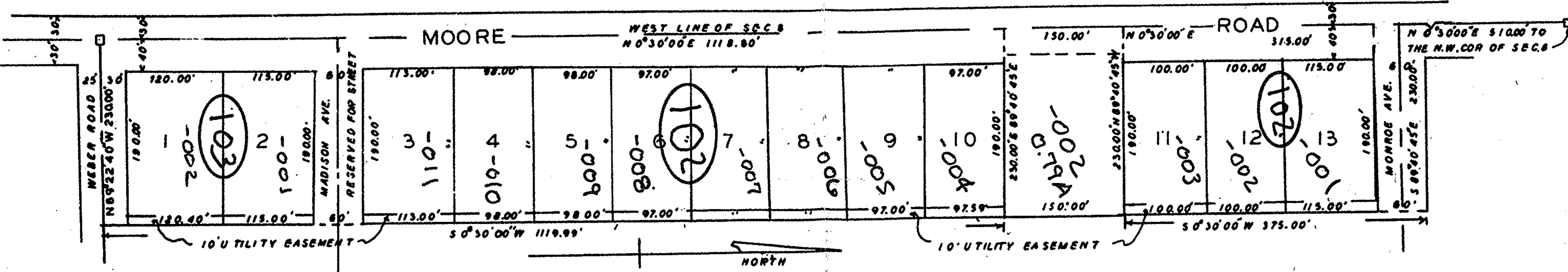


Vol. 19 Pg. 21-A

# SUNNY SLOPE SUBDIVISION NO. 1.

AVON LAKE, LORAIN COUNTY, OHIO  
FEBRUARY 1956  
7.888 ACRES  
SCALE 1"=100'  
13 LOTS



**SURVEYORS CERTIFICATE**

THIS PLAT HAS BEEN PREPARED AT THE REQUEST OF ROMAN J. KLINGSHIRN, OWNER OF THE PLATTED LAND SHOWN HEREON, AND DESCRIBED AS BEING IN SECTION 8 OF ORIGINAL AVON TWP NOW BEING WITHIN THE MUNICIPALITY OF AVON LAKE, LORAIN COUNTY, OHIO, AND MORE DEFINITELY DESCRIBED AS BEGINNING AT THE MONUMENT LOCATED AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S 0°30'00" W A DISTANCE OF 510.00' TO A POINT IN THE WEST LINE OF SAID SEC. 8; SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE S 89°40'45" E A DISTANCE OF 230.00' TO A POINT; THENCE S 0°30'00" W A DISTANCE OF 375.00' TO A POINT; THENCE N 89°40'45" W A DISTANCE OF 230.00' TO A POINT IN THE WEST LINE OF SAID SEC. 8; THENCE N 0°30'00" E A DISTANCE OF 315.00' TO THE ABOVE MENTIONED MONUMENT DESCRIPTION; ALSO THE FOLLOWING DESCRIBED LAND; BEGINNING AT THE ABOVE MENTIONED MONUMENT LOCATED AT THE NORTHWEST CORNER OF SAID SEC. 8; THENCE S 0°30'00" W A DISTANCE OF 975.00' TO A POINT IN THE WEST LINE OF SAID SEC. 8; SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE S 89°40'45" E A DISTANCE OF 230.00' TO A POINT; THENCE S 0°30'00" W A DISTANCE OF 1119.99' TO A POINT IN THE CENTER LINE OF WEBER ROAD; THENCE N 89°22'40" W A DISTANCE OF 230.00' TO A MONUMENT LOCATED AT THE INTERSECTION OF THE CENTER LINE OF THE SAID WEBER ROAD WITH THE WEST LINE OF SAID SEC. 8; THENCE N 0°30'00" E ALONG THE WEST LINE OF SAID SEC. 8 A DISTANCE OF 1118.80' TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINS 7.888 ACRES OF LAND.

**DEDICATION CERTIFICATE**

THIS IS TO CERTIFY THAT ROMAN J. KLINGSHIRN, UNMARRIED, WHOSE ADDRESS IS 33126 WALKER RD., AVON LAKE, OHIO, OWNER OF THE LAND DESCRIBED IN THE SURVEYORS CERTIFICATE AND SHOWN ON THE ABOVE PLAT, DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DOES HEREBY DEDICATE TO PUBLIC USE THE FOLLOWING DESCRIBED LANDS; BEGINNING AT THE MONUMENT LOCATED AT THE NORTHWEST CORNER OF SEC. 8 OF ORIGINAL AVON TWP, LORAIN CO., OHIO; THENCE S 0°30'00" W ALONG THE WEST LINE OF SAID SEC. 8 A DISTANCE OF 510.00' TO A POINT IN THE WEST LINE OF SAID SEC. 8 AND THE CENTER LINE OF MOORE ROAD; SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE S 89°40'45" E A DISTANCE OF 40.00' TO A POINT; THENCE S 0°30'00" W ALONG A LINE PARALLEL TO AND 40.00' EASTERLY FROM THE WEST LINE OF SAID SEC. 8 AND THE CENTER LINE OF MOORE RD. A DISTANCE OF 315.00' TO A POINT; THENCE N 89°40'45" W A DISTANCE OF 40.00' TO THE WEST LINE OF SAID SEC. 8, AND THE CENTER LINE OF MOORE ROAD; THENCE N 0°30'00" E ALONG THE WEST LINE OF SAID SEC. 8 AND THE CENTER LINE OF MOORE RD. A DISTANCE OF 315.00' TO THE PRINCIPAL PLACE OF BEGINNING; ALSO THE FOLLOWING DESCRIBED LANDS; BEGINNING AT THE MONUMENT LOCATED AT THE NORTHWEST CORNER OF SAID SEC. 8; THENCE S 0°30'00" W ALONG THE WEST LINE OF SAID SEC. 8 AND THE CENTER LINE OF MOORE ROAD A DISTANCE OF 925.00' TO A POINT; THENCE S 89°40'45" E A DISTANCE OF 40.00' TO A POINT; THENCE S 0°30'00" W ALONG A LINE PARALLEL TO AND 40.00' EASTERLY FROM THE WEST LINE OF SAID SEC. 8 AND THE CENTER LINE OF MOORE RD. A DISTANCE OF 1089.00' TO A POINT; THENCE S 89°22'40" E ALONG A LINE PARALLEL TO AND 30.00' NORTH OF THE CENTER LINE OF WEBER RD. A DISTANCE OF 1900.00' TO A POINT, THENCE S 0°30'00" W A DISTANCE OF 30.00' TO A POINT IN THE CENTER LINE OF WEBER ROAD; THENCE N 89°22'40" W ALONG THE CENTER LINE OF WEBER RD. A DISTANCE OF 230.00' TO THE MONUMENT LOCATED AT THE INTERSECTION OF THE CENTER LINE OF SAID WEBER RD. AND THE WEST LINE OF SAID SEC. 8 AND THE CENTER LINE OF MOORE RD; THENCE N 0°30'00" E ALONG THE WEST LINE OF SAID SEC. 8 AND THE CENTER LINE OF MOORE RD. A DISTANCE OF 1118.80' TO THE PRINCIPAL PLACE OF BEGINNING, CONTAINING 1.447 ACRES OF LAND FOR PUBLIC USE AS A STREET.

SAID ROMAN J. KLINGSHIRN FURTHER GRANTS A PERPETUAL EASEMENT OVER THE EASTERLY 10.00' OF EACH LOT AS SHOWN ON THE ABOVE PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINANCE OF PUBLIC UTILITIES, EACH CONVEYANCE OF TITLE FROM THIS PARCEL OF LAND SHALL BE SUBJECT TO THIS UTILITY EASEMENT.

- MONUMENTS: 18
- IRON PINS: 2
- DRILL HOLE & CROSS: 1
- CUT IN PAVEMENT: 1



D.E. STARKEY  
REGISTERED SURVEYOR

THIS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE SUNNY SLOPE SUBDIVISION NO. 1, AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE AVON LAKE MUNICIPAL SUBDIVISION CODE ORDINANCE NO. 918 AS MODIFIED BY COUNCIL

C.E. STOCKDALE  
AVON LAKE MUNICIPAL ENGINEER

JULY 25 1956  
DATE

SIGNED ROMAN J. KLINGSHIRN 6-29-56  
OWNER DATE

**STATE OF OHIO**

COUNTY OF LORAIN, S.S.  
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, APPEARED ROMAN J. KLINGSHIRN, UNMARRIED, OWNER OF THE ABOVE PLATTED LAND DESIGNATED ABOVE AS THE SUNNY SLOPE SUBDIVISION NO. 1, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING DEDICATION CERTIFICATE AND THAT IT WAS HIS FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE SET MY HAND AND SEAL AT AVON LAKE, OHIO THIS 23 DAY OF JUNE 1956  
MY COMMISSION EXPIRES THE 26 DAY OF DEC. 1958

ERNEST M. PALMER  
NOTARY PUBLIC  
MY COMMISSION EXPIRES DEC. 26, 1958



THIS IS TO CERTIFY THAT THE ABOVE PLAT OF THE SUNNY SLOPE SUBDIVISION NO. 1, HAS BEEN APPROVED BY THE AVON LAKE MUNICIPAL PLANNING COMMISSION THIS 3 DAY OF JULY 1956

LYNUS M. RUPERT  
CHAIRMAN OF PLANNING COMMISSION  
JOS. M. BOEHM  
CLERK OF PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE ABOVE PLAT OF THE SUNNY SLOPE SUBDIVISION NO. 1, WAS ACCEPTED BY THE COUNCIL OF THE MUNICIPALITY OF AVON LAKE, LORAIN CO. OHIO BY ORDINANCE NO. 1103 PASSED THIS 23 DAY OF JULY 1956

JOS. M. BOEHM  
MUNICIPAL CLERK

TRANSFERRED AUG. 1, 1956 FRANK AYRES AUDITOR

RECEIVED FOR RECORD AUG 1 1956 AT 2:35 P.M.  
RECORDED AUG 1 1956 IN RECORD VOL. 19 PAGE 21-A  
LEOTA B. MITCHELL  
LORAIN COUNTY RECORDER  
M.C.  
RECORDING FEE \$ 21.95