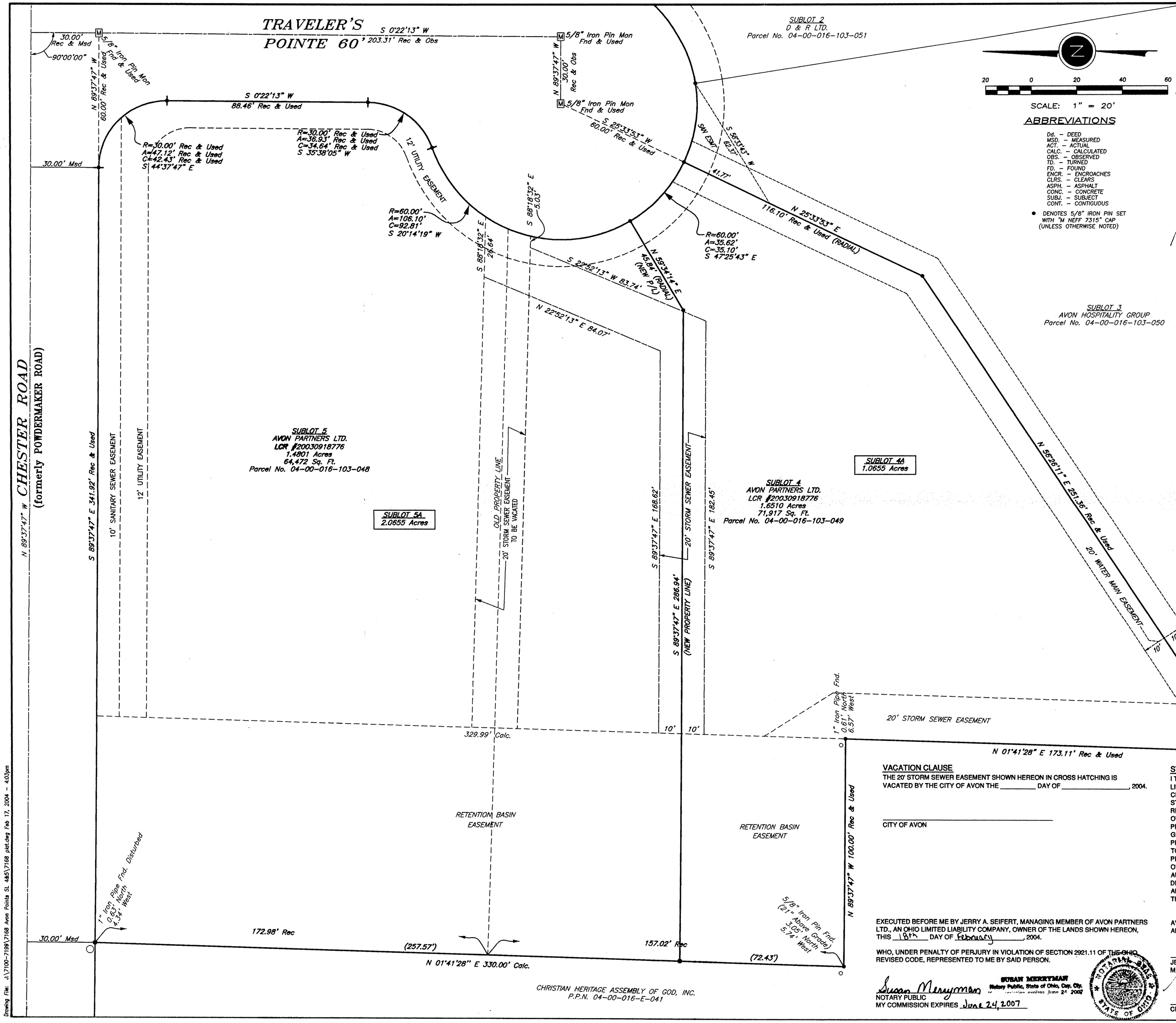
04-01599 4-00-016-F



SURVEYOR CERTIFICATION

I, HEREBY STATE THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON.

ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY.

MATTHEW C. NEFF
PROFESSIONAL SURVEYOR #7315

OWNERS ACCEPTANCE

I THE UNDERSIGNED JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON DO HEREBY ASSENT TO AND ADOPT THIS RE-PLAT AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST INDIVIDUALLY AND AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY.

AVON PARTNERS LTD.
AN OHIO LIMITED LIABILITY COMPANY

JERRY A. SEIFERT
MANAGING MEMBER

EXECUTED BEFORE ME BY JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, THIS 18th DAY OF February, 2004.

WHO, UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF THE OHIO REVISED CODE, REPRESENTED TO ME BY SAID PERSON.

SUSAN MERRYMAN
Notary Public, State of Ohio, Cuy. Cty.
My commission expires June 24, 2007

NOTARY PUBLIC
MY COMMISSION EXPIRES June 24, 2007

ACCEPTANCE

THIS RE-PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON, OHIO, BY RESOLUTION ADOPTED _____, 2004.

CHAIRMAN

SECRETARY

THIS RE-PLAT HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF AVON, OHIO, THIS _____ DAY OF _____ 2004.

CITY ENGINEER

THIS RE-PLAT HAS BEEN APPROVED BY THE MAYOR OF THE CITY OF AVON, OHIO, THIS _____ DAY OF _____, 2004.

MAYOR

COUNTY RECORDS

TRANSFERRED THIS _____ DAY OF _____, 2004.

LORAIN COUNTY AUDITOR

RECORDED IN PLAT BOOK _____, PAGE NO. _____ THIS _____ DAY OF _____, 2004.

LORAIN COUNTY RECORDER

№ 01599
APPROVED
LORAIN CO.
MAP DEPT
DATE 3/1/04
PAGE 4-00-016-F
BY JHatfield
04-01599

VACATION CLAUSE

THE 20' STORM SEWER EASEMENT SHOWN HEREON IN CROSS HATCHING IS VACATED BY THE CITY OF AVON THE _____ DAY OF _____, 2004.

CITY OF AVON

EXECUTED BEFORE ME BY JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, THIS 18th DAY OF February, 2004.

WHO, UNDER PENALTY OF PERJURY IN VIOLATION OF SECTION 2921.11 OF THE OHIO REVISED CODE, REPRESENTED TO ME BY SAID PERSON.

SUSAN MERRYMAN
Notary Public, State of Ohio, Cuy. Cty.
My commission expires June 24, 2007

NOTARY PUBLIC
MY COMMISSION EXPIRES June 24, 2007

STORM SEWER EASEMENT

I THE UNDERSIGNED JERRY A. SEIFERT, MANAGING MEMBER OF AVON PARTNERS LTD., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON DO HEREBY GRANT UNTO THE CITY OF AVON, (HEREINAFTER REFERRED TO AS THE GRANTEE) AN EASEMENT OVER A 20 FOOT STORM SEWER EASEMENT (SHOWN HEREON), TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH MANHOLES, INLETS, STORM SEWER PIPING AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR PROVIDING STORM SEWER SERVICE FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE STORM SEWER EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID MANHOLES, INLETS AND STORM SEWER PIPING. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN THE PREVIOUSLY REFERENCED STRUCTURES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS. INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

AVON PARTNERS LTD.
AN OHIO LIMITED LIABILITY COMPANY

JERRY A. SEIFERT
MANAGING MEMBER

CITY OF AVON DATE

PRINTED
FEB 20 2004
mNEFFdesigngroup

STATE OF OHIO
MATTHEW C. NEFF
S-7315
REGISTERED
PROFESSIONAL SURVEYOR

RE-PLAT OF: SUBLOT 4 and SUBLOT 5 AVON POINTE SUBDIVISION

Situated in the City of Avon, County of Lorain and State of Ohio and known as being all of Sublot No. 4 and Sublot No. 5 in Avon Pointe Subdivision of a part of Original Avon Township Section No. 18, as shown by the recorded plat in Volume 68, Pages 18 and 19 of Lorain County Plat Records.

Revisions		
Number	Date	Description

PLANNERS | ENGINEERS | SURVEYORS
mNEFF design group
DESIGNING LAND FOR YOUR WORLD
5422 East 96th Street, Suite 120 · Cleveland OH 44125
tel: 216.663.8800 fax: 216.663.8821
www.mneffdesigngroup.com

Horizontal Scale	Vertical Scale
1" = 20'	None
Original Submission	Last Plot Date
Feb 17, 2004	Feb 17, 2004
Drawn By	Checked By
STP	
Project Number	Field Crew
6341 7168	
Sheet 1 of 1	

Drawing File: J:\7100-7199\7168 Avon Pointe SL 4&5\7168 plat.dwg Feb 17, 2004 - 4:03pm

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