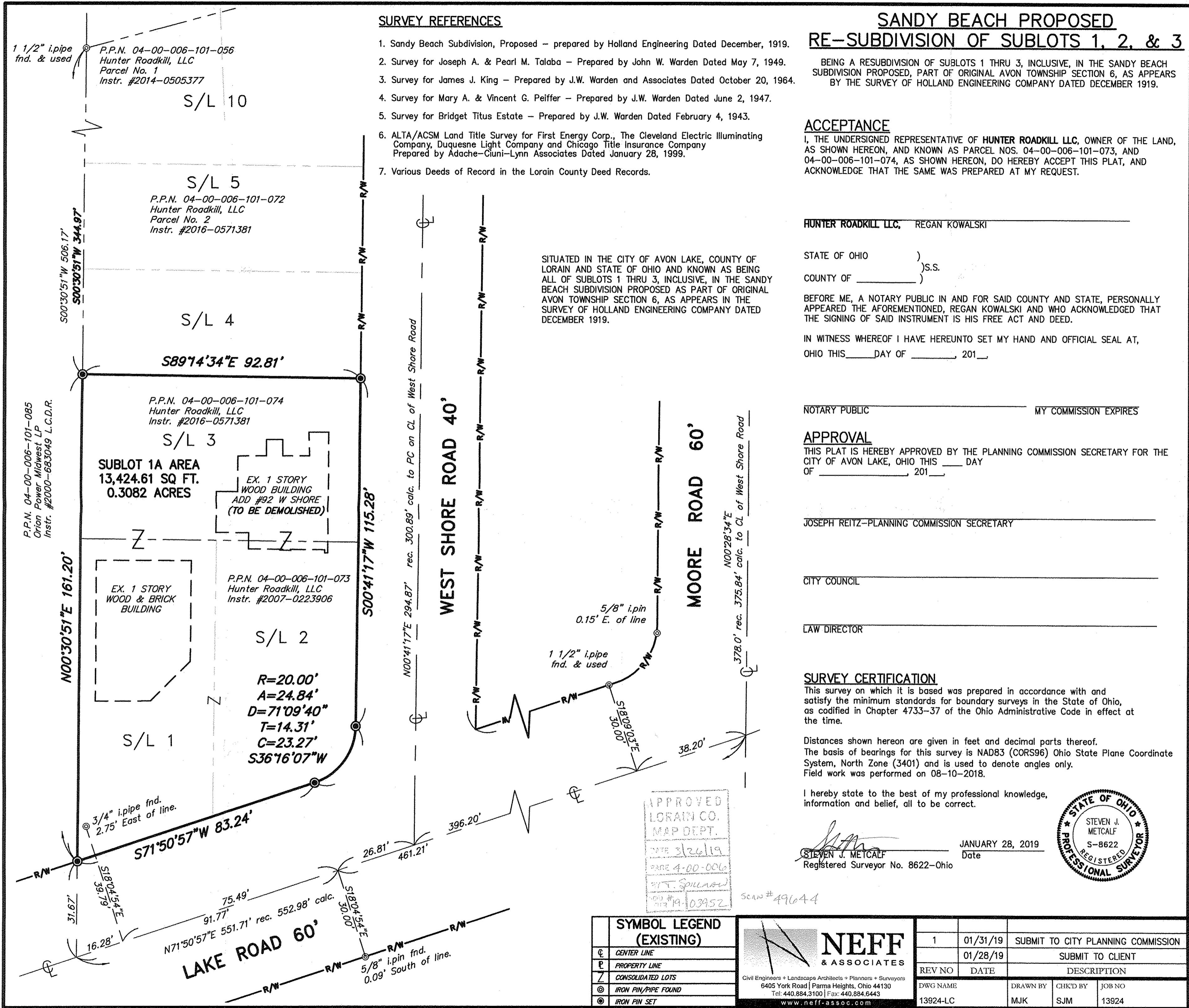


I:\LAND DEVELOPMENT\Proj\13924 Kowalski Ford Avon Lake\Survey\13924-LC.dwg, 1/31/2019 11:24:05 AM, Steve Metcalf



**SURVEY REFERENCES**

- Sandy Beach Subdivision, Proposed - prepared by Holland Engineering Dated December, 1919.
- Survey for Joseph A. & Pearl M. Talaba - Prepared by John W. Warden Dated May 7, 1949.
- Survey for James J. King - Prepared by J.W. Warden and Associates Dated October 20, 1964.
- Survey for Mary A. & Vincent G. Peiffer - Prepared by J.W. Warden Dated June 2, 1947.
- Survey for Bridget Titus Estate - Prepared by J.W. Warden Dated February 4, 1943.
- ALTA/ACSM Land Title Survey for First Energy Corp., The Cleveland Electric Illuminating Company, Duquesne Light Company and Chicago Title Insurance Company Prepared by Adache-Ciuni-Lynn Associates Dated January 28, 1999.
- Various Deeds of Record in the Lorain County Deed Records.

**SANDY BEACH PROPOSED RE-SUBDIVISION OF SUBLOTS 1, 2, & 3**

BEING A RESUBDIVISION OF SUBLOTS 1 THRU 3, INCLUSIVE, IN THE SANDY BEACH SUBDIVISION PROPOSED, PART OF ORIGINAL AVON TOWNSHIP SECTION 6, AS APPEARS BY THE SURVEY OF HOLLAND ENGINEERING COMPANY DATED DECEMBER 1919.

**ACCEPTANCE**

I, THE UNDERSIGNED REPRESENTATIVE OF HUNTER ROADKILL LLC, OWNER OF THE LAND, AS SHOWN HEREON, AND KNOWN AS PARCEL NOS. 04-00-006-101-073, AND 04-00-006-101-074, AS SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT, AND ACKNOWLEDGE THAT THE SAME WAS PREPARED AT MY REQUEST.

HUNTER ROADKILL LLC, REGAN KOWALSKI

STATE OF OHIO )  
COUNTY OF \_\_\_\_\_ ) S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE AFOREMENTIONED, REGAN KOWALSKI AND WHO ACKNOWLEDGED THAT THE SIGNING OF SAID INSTRUMENT IS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVAL**

THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION SECRETARY FOR THE CITY OF AVON LAKE, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

JOSEPH REITZ-PLANNING COMMISSION SECRETARY

CITY COUNCIL

LAW DIRECTOR

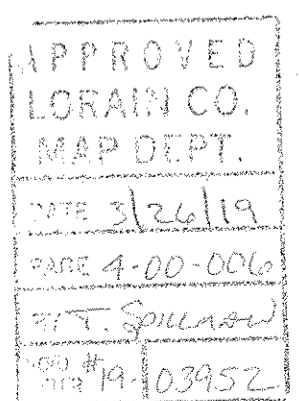
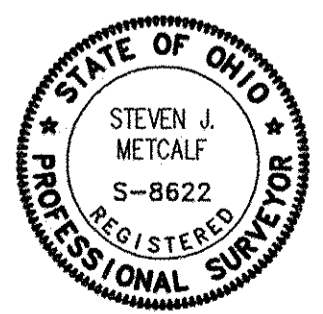
**SURVEY CERTIFICATION**

This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof. The basis of bearings for this survey is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only. Field work was performed on 08-10-2018.

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

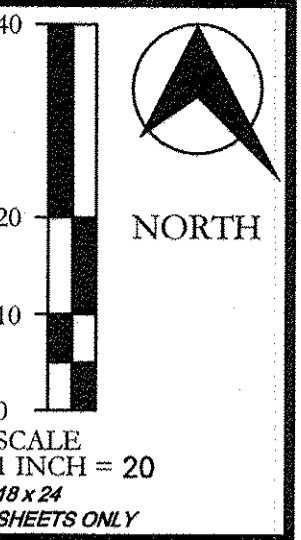
STEVEN J. METCALF  
Registered Surveyor No. 8622-Ohio  
Date JANUARY 28, 2019



SYMBOL LEGEND (EXISTING)	
	CENTER LINE
	PROPERTY LINE
	CONSOLIDATED LOTS
	IRON PIN/PIPE FOUND
	IRON PIN SET

**NEFF & ASSOCIATES**  
Civil Engineers + Landscape Architects + Planners + Surveyors  
6405 York Road | Parma Heights, Ohio 44130  
Tel: 440.884.3100 | Fax: 440.884.6443  
www.neff-assoc.com

1	01/31/19	SUBMIT TO CITY PLANNING COMMISSION
	01/28/19	SUBMIT TO CLIENT
REV NO	DATE	DESCRIPTION
DWG NAME	DRAWN BY	CHK'D BY
13924-LC	MJK	SJM
		JOB NO
		13924



HUNTER ROADKILL LLC  
SANDY BEACH RE-SUBDIVISION OF LOTS 1, 2, & 3  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

SHEET NO.  
1 of 1