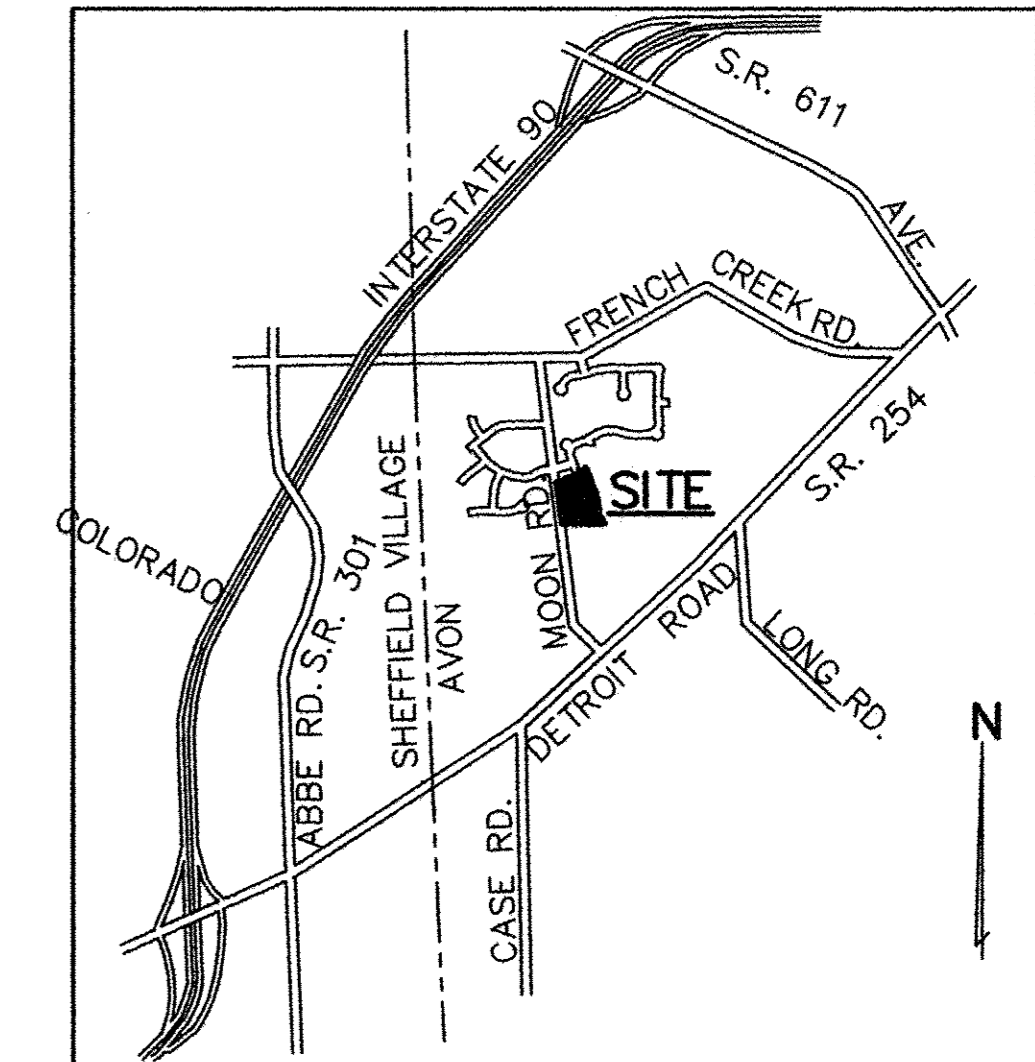


# AMBERWOOD SUBDIVISION NO. 4

OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 2,  
NOW IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO.



## DRAINAGE AND BICYCLE TRAIL & SIDEWALK EASEMENTS

DRAINAGE AND BICYCLE TRAIL & SIDEWALK EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND AND GRANTED UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH BLOCKS AND SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTED MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICES WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

AVON AMBERWOOD DEVELOPMENT COMPANY, LLC

## UTILITY EASEMENT

THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURYLINK, AND TIME WARNER CABLE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, (UNLESS NOTED OTHERWISE) UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE STREET LINES, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR, 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 ELECTRIC, GAS AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES, GAS PIPE LINES, AND PIPES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, OR 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. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

AVON AMBERWOOD DEVELOPMENT COMPANY, LLC

*Bob Dahl*  
CENTURYLINK

*Dan Suran* (Dan Suran)  
COLUMBIA GAS OF OHIO

*Ed Park*  
THE ILLUMINATING COMPANY

*Gary Nauman*  
TIME WARNER CABLE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "AMBERWOOD SUBDIVISION NO. 4" AS SHOWN HEREON AND CONTAINING 11.1868 AC. OF LAND IN ORIGINAL SECTION NO. 2 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. 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 BASED ON THE AMBERWOOD SUBDIVISION PLATS AND USED TO DESCRIBE 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.

SCALE 1" = 40'  
MARCH, 2013

THE HENRY G. REITZ ENGINEERING COMPANY

BY: *[Signature]* 6-12-2014  
JAMES T. SAYLER, VICE PRESIDENT  
REGISTERED SURVEYOR NO. S-7425



WE, THE UNDERSIGNED OWNERS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS AMBERWOOD SUBDIVISION NO. 4, A SUBDIVISION OF LOTS 117 TO 144 AND BLOCKS I & J INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE AS STREETS SHOWN HEREON AND DESIGNATED AS CLEARBROOK DRIVE, CURLWOOD COURT AND MEADOWBROOK COURT. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM THE UNDERSIGNED.

*[Signature]*  
AVON AMBERWOOD DEVELOPMENT COMPANY, LLC

COUNTY OF LORAIN)  
STATE OF OHIO) SS

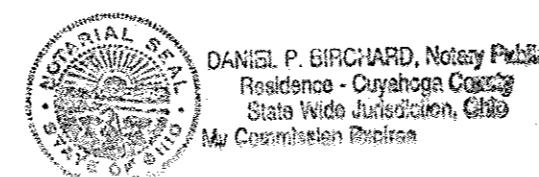
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR AVON AMBERWOOD DEVELOPMENT COMPANY, LLC

BY: *Richard Batt* WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR FREE ACT AND DEED AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT *ELYRIA*, OHIO THIS *19th* DAY OF *June*, 20 *14*.

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



## APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS \_\_\_\_\_ DAY OF *June 17*, 20 *14*.

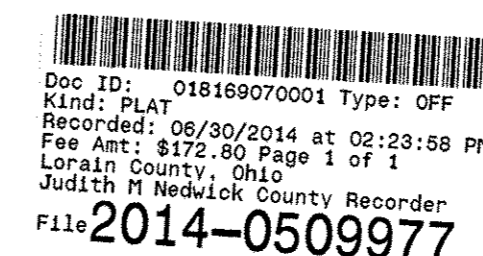
*[Signature]* CITY ENGINEER  
ROBERT J. KNOFF JR.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS \_\_\_\_\_ DAY OF *June 16*, 20 *14*.

*[Signature]* PLANNING COMMISSION CHAIRPERSON  
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS \_\_\_\_\_ DAY OF *June 16*, 20 *14*. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*[Signature]* COUNCIL PRESIDENT  
DANIEL S. ZELCANYO  
CRAIG WITHERSPOON



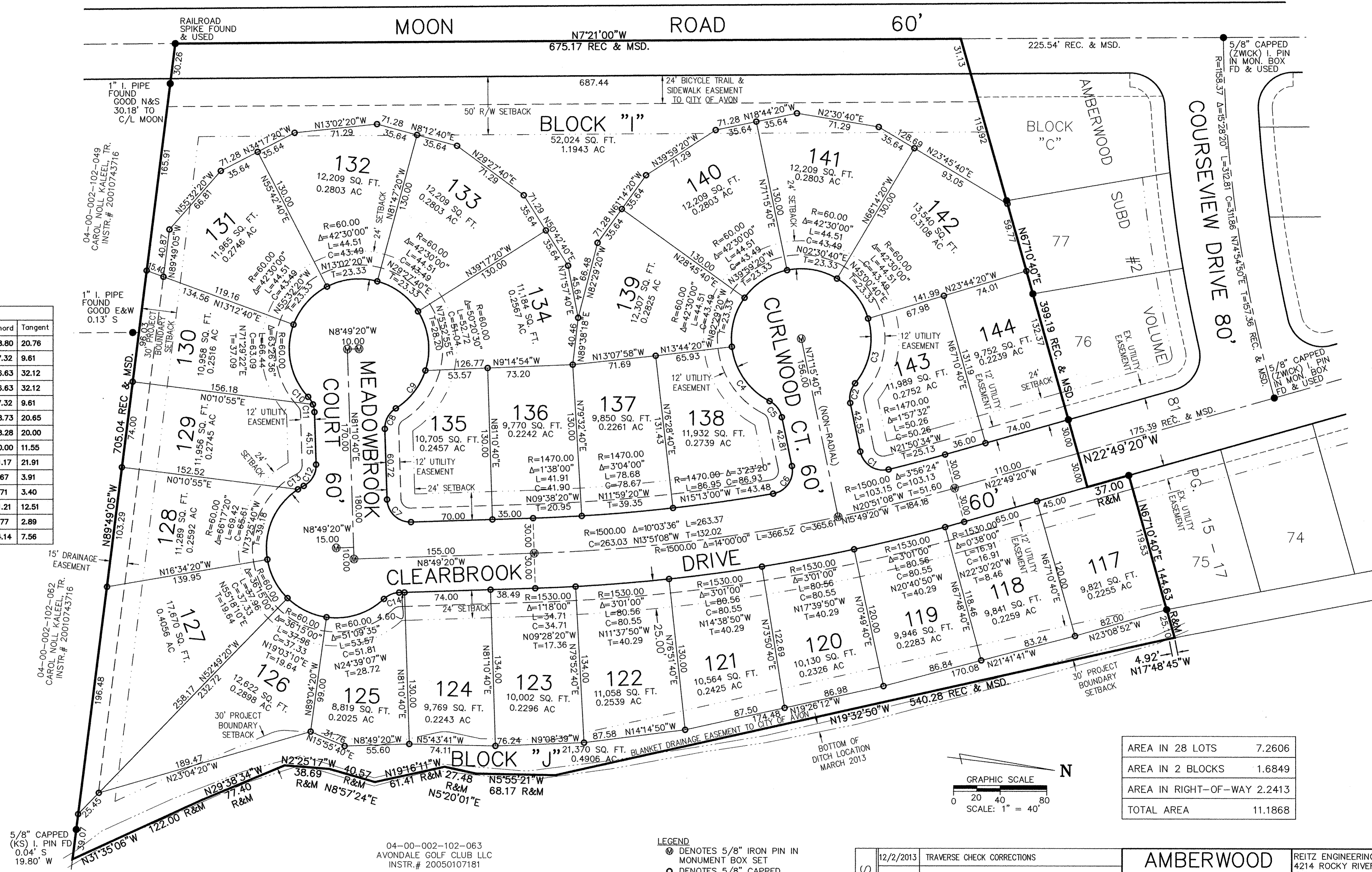
CARDINAL HOPE EXAM CO.  
708 PARK AVE  
ELYRIA, OH 44035  
Plat vol. 100  
Pgs 14, 15

TRANSFERRED  
IN COMPLIANCE WITH SEC. 315.02  
OHIO REV. CODE  
JUN 30 2014  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

AREA IN 28 LOTS	7.2606
AREA IN 2 BLOCKS	1.6849
AREA IN RIGHT-OF-WAY	2.2413
TOTAL AREA	11.1868

REVISIONS	5/15/2014	EASEMENT GRANT EXPANDED	AMBERWOOD SUBDIVISION NO. 4 PLAT	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 reitz@reitzeng.com
			1	2

Curve #	Radius	Delta	Length	Chord Bearing	Chord	Tangent
C1	20.00	92°07'28"	32.16	N25°11'56"W	28.80	20.76
C2	20.00	51°19'00"	17.91	N83°04'50"W	17.32	9.61
C3	60.00	56°19'00"	58.98	N85°34'50"W	56.63	32.12
C4	60.00	56°19'00"	58.98	N48°06'10"E	56.63	32.12
C5	20.00	51°19'00"	17.91	N45°36'10"E	17.32	9.61
C6	20.00	91°49'40"	32.05	N62°49'30"W	28.73	20.65
C7	20.00	90°00'00"	31.42	N36°10'40"E	28.28	20.00
C8	20.00	60°00'00"	20.94	N68°49'20"W	20.00	11.55
C9	60.00	40°07'30"	42.02	N58°53'05"W	41.17	21.91
C10	20.00	22°06'26"	7.72	N50°49'17"E	7.67	3.91
C11	20.00	19°18'09"	6.74	N71°31'35"E	6.71	3.40
C12	20.00	64°03'20"	22.36	N66°47'40"W	21.21	12.51
C13	60.00	5°31'00"	5.87	N37°31'30"W	5.77	2.89
C14	20.00	41°24'35"	14.45	N29°31'37"W	14.14	7.56



AREA IN 28 LOTS	7.2606
AREA IN 2 BLOCKS	1.6849
AREA IN RIGHT-OF-WAY	2.2413
TOTAL AREA	11.1868

REVISIONS	DATE	DESCRIPTION
	12/2/2013	TRAVERSE CHECK CORRECTIONS

**AMBERWOOD SUBDIVISION NO. 4 PLAT**

2 / 2

REITZ ENGINEERING CO.  
4214 ROCKY RIVER DR.  
CLEVELAND, OH 44135  
(216)-251-3033  
reitz@reitzeng.com

- LEGEND**
- ⊙ DENOTES 5/8" IRON PIN IN MONUMENT BOX SET
  - DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET
  - DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND OR AS OTHERWISE NOTED

04-00-002-102-063  
AVONDALE GOLF CLUB LLC  
INSTR. # 20050107181

5/8" CAPPED (KS) I. PIN FD 0.04' S 19.80' W