ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED HALSTED II AVON LLC., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS HALSTED VILLAGE SUBDIVISION NO.2, A SUBDIVISION OF SUBLOTS 30 THROUGH 43 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS COUNTRYSIDE LANE (SIXTY) 60 FEET IN WIDTH, AND SPLIT RAIL LANE (SIXTY) 60 FEET IN

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE HALSTED VILLAGE SUBDIVISION NO.2 CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "C", BLOCK "D", BLOCK "E', AND BLOCK "F" IN ADDITION TO "GREENBELT EASEMENTS", SAID EASEMENT AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC. BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN HALSTED VILLAGE SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "HALSTED VILLAGE SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS". AS SHOWN RECORDED IN INSTRUMENT NO. 2008-0276893 AND 2009-0300575 OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, OHIO EDISON, THE CENTURY TELEPHONE COMPANY OF OHIO. COLUMBIA GAS, AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HÉREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS. CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES. WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A TWELVE (12) FOOT WIDE EASEMENT ALONG, PARALLEL TO, AND IMMEDIATELY OUTSIDE THE LIMITS OF ALL STREETS AND HIGHWAYS WITHIN THIS ALLOTMENT SHALL BE RESERVED FOR THE OHIO EDISON COMPANY, TO BE USED FOR INSTALLING, OPERATING, MAINTAINING AND SERVICING OF UNDERGROUND CABLES AND CONDUITS. THE CHARACTER OF THE INSTALLATION AND STRUCTURES WHICH MAY BE CONSTRUCTED, RECONSTRUCTED, REMOVED AND MAINTAINED IN, ON, AND THROUGH THESE EASEMENTS SHALL INCLUDE ALL INCIDENTAL APPURTENANCES SUCH AS CONDUITS, TRANSFORMERS, PADS, HANDHOLES, SWITCHING CABINETS, ETC. SAID EASEMENT SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO AND FROM ANY OF THE WITHIN PREMISES. FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

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

OR THROUGH THE UNDERSIGNED.

DAY OF JANUARY _____, 2015.

IN WITNESS WHEREOF, FRANK JARAM, MANAGER OF HALSTED II AVON LLC., HAS HERETO SET HIS HAND

h Jaram Manager FRANK JARAM, MANAGER OF HALSTED II AVON LLC.

Resident Summit County

STATE OF OHIO

COUNTY OF LORAIN BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, FRANK JARAM, MANAGER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF HALSTED II AVON

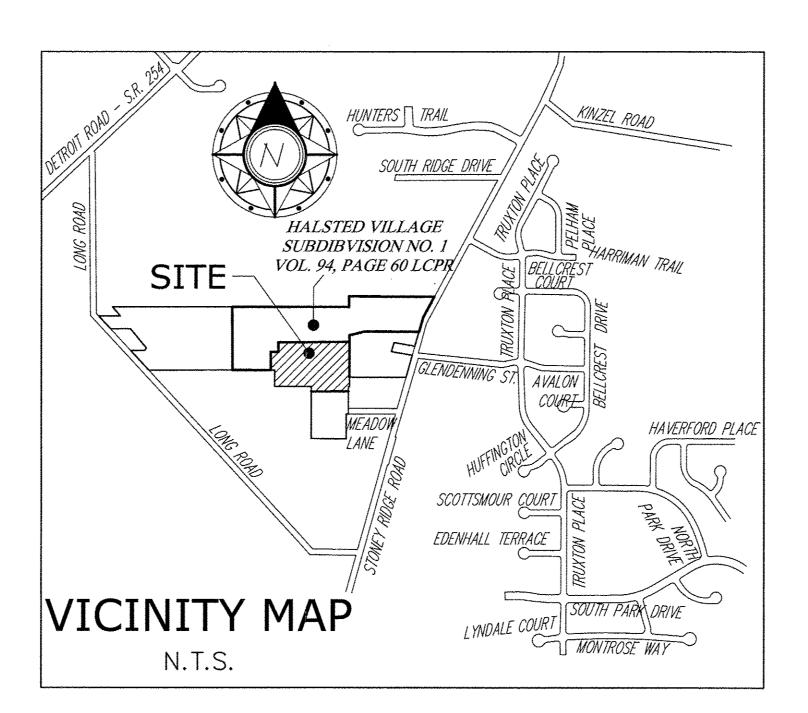
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CAREFULLY OHIO.

NOTARY PUBLIC

DATE DATE: 01/09/2015 SCALE: HOR. __1"= N/A VERT. 1"= N/A FOLDER: Plats FILENAME: Record Plat - PH ' TAB: 01-Title DRAWN: _

HALSTED VILLAGE SUBDIVISION NO.2

BEING A SUBDIVISION OF A 9.3737 ACRES IN ORIGINAL AVON TOWNSHIP SECTIONS NO. 11 AND 12 NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO



DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY

HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY

THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT

. OHIO. THIS 9th DAY OF JANUARY, 2015.

STONEY RIDGE ROAD (WIDTH VARIES), HALSTED LANE (SIXTY) 60 FEET IN WIDTH, COUNTRYSIDE LANE (SIXTY) 60 FEET IN

WIDTH AND SPLIT RAIL LANE (SIXTY) 60 FEET IN WIDTH, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE

allan

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CWASTON

Hutary Public, State of Onto
My Commission Expires: 10/27/2016

THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 TO DAY OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT - CRAIG WITHERSPOON

PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

AVON CONSULTING ENGINEER - RYAN CUMMINS, P.E.

Carolyn Witherspoon

IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE FEB 0 2 2015

J. CRAIG SNODGRASS, CPA, CGFM LORAIN COUNTY AUDITOR

MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED PLAT

AREA TABULATION SUBDIVISION 2.

SUBLOTS 6.1224 ACRES 1.8962 ACRES BLOCKS 1.6889 ACRES (SECTION 11) & 0.2073 ACRES (SECTION 12)

RIGHT-OF-WAY 1.3145 ACRES (SECTION 11) & 0.0406 ACRES (SECTION 12)

SUBTOTAL SUBDIVISION NO. 2

1.3551 ACRES

9.3737 ACRES

27.8355 ACRES

Doc ID: 018615170001 Type: 0FF Kind: PLAT Recorded: 02/02/2015 at 02:00:54 PM Fee Amt: \$172.80 Page 1 of 1 Lorain County, Ohio Judith M Nedwick County Recorder File 2015-0533272

SITETECH INC 35700 E ROYALTON ROAD GRAFTON, OH 44044

Plat Vol. 100

Pap 65,66

SUBDIVISION NO. 1 18.4618 ACRES

SUBDIVISION NO. 1 AND NO. 2 DENSITY CALCULATION

NUMBER OF SUBLOTS

TOTAL AREA

43 LOTS / 27.8355 ACRES

1.55 UNITS / ACRE

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 9.3737 ACRE PARCELS OF LAND LOCATED ON STONEY RIDGE ROAD AND LONG ROAD IN THE CITY OF AVON FOR HALSTED VILLAGE LLC., AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED. BEARINGS REFER TO NAD 83 DATUM, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN MAY OF 2005, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE

MICHAEL P SPELLACY S-8169

HALSTED VILLAGE SUBDIVISION NO. 2

MORTGAGE RELEASE

STATE OF OHIO

NOTARY PUBLIC

COUNTY OF LORAIN)

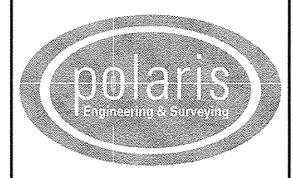
AND DEED OF SAID COMPANY.

BE IT KNOWN THAT SITETECH, INC.

IT, ON SAID PREMISES AS RECORDED IN INSTRUMENT NO. ひりる - 0 4 8 5 5 8 5

Frank Jaram, President, Sitetach Inc

CITY OF AVON - LORAIN COUNTY - OHIO



POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com

RECORD PLAT

CONTRACT No. 14001

SHEET OF 02 01

