

BOUNDARY SURVEY LEGEND

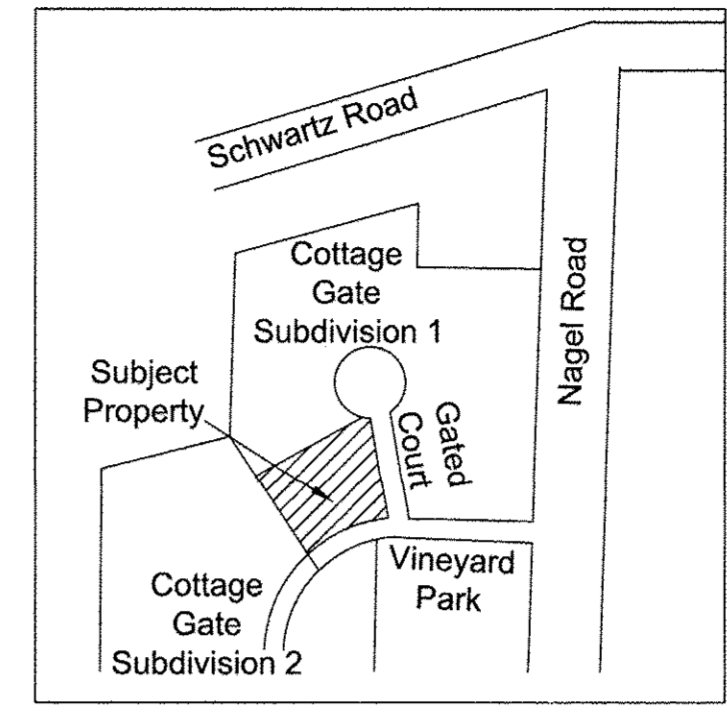
5/8" X 30" Capped Iron Pin Set (Id: Polaris)

Mon Box Found With 5/8" Iron Pin Fd.

Rec. / Msd., R/M = Record and Measured

Calc. = Calculated Distance

COTTAGE GATE SUBDIVISION NO.3
 BEING A RE-SUBDIVISION OF 0.3041 ACRES
 AND ALL OF SUBLT 22 OF COTTAGE GATE SUBDIVISION NO.1 - Plat Vol. 79, Page 36
 IN ORIGINAL AVON TOWNSHIP SECTION NO. 23
 NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO



OWNERS ACCEPTANCE

THE UNDERSIGNED, AVON EAGLE CONSTRUCTION LLC., THROUGH STEVEN D. SCHAFER, ITS AGENT, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS COTTAGE GATE SUBDIVISION NO. 3, A SUBDIVISION OF SUBLT 37 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE COTTAGE GATE SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "F" WHICH ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN THE COTTAGE GATE SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "COTTAGE GATE ESTATES SUBDIVISION NO. 1 DECLARATION OF CLUSTER HOME OWNERSHIP COVENANTS, CONDITIONS AND RESTRICTIONS", AS RECORDED IN INSTRUMENT NO. 2004-0984073 OF LORAIN COUNTY RECORDS AND THE "COTTAGE GATE ESTATES SUBDIVISION NO. 2 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", AS RECORDED IN INSTRUMENT NO. 2004-0984074 OF LORAIN COUNTY RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

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.

IN WITNESS WHEREOF, AVON EAGLE CONSTRUCTION LLC., STEVEN D. SCHAFER, AGENT HAS HERETO SET ITS HAND

AT Avon, OHIO, THIS 13th DAY OF October, 2015.

BY: Steven D. Schaffer
 AVON EAGLE CONSTRUCTION LLC., STEVEN D. SCHAFER, AGENT

STATE OF OHIO)
 COUNTY OF LORAIN)
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, AVON EAGLE CONSTRUCTION LLC., THROUGH STEVEN D. SCHAFER, ITS AGENT, 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 AVON EAGLE CONSTRUCTION LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO, THIS 13th DAY OF October, 2015.

Ted W. O'Dell, Jr.
 NOTARY PUBLIC

TED W. O'DELL, JR.
 Notary Public for the State of Ohio
 Commission Expires March 31, 2018

Doc ID: 019019880001 Type: OFF
 Kind: PLAT
 Recorded: 10/22/2015 at 02:48:22 PM
 Fee Amt: \$90.40 Page 1 of 1
 Loran County, Ohio
 Judith H. Nedwick County Recorder
 File # **2015-0563759**

OLD REPUBLIC TITLE
 Plat Vol 101
 Page 37

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13 DAY OF October, 2015.

THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Craig Witherspoon
 COUNCIL PRESIDENT - CRAIG WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13 DAY OF October, 2015.

Carolyn Witherspoon
 PLANNING COMMISSION CHAIR - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13th DAY OF October, 2015.

Ryan Cummins
 CITY OF AVON CONSULTING ENGINEER - RYAN CUMMINS, P.E.

AREA TABULATION SUBDIVISION 3

SUBLT 37	0.3036	ACRES
BLOCK F	0.0005	ACRES
SUBTOTAL SUBDIVISION NO. 3	0.3041	ACRES

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE 0.3041 ACRE PARCEL OF LAND LOCATED IN THE CITY OF AVON, FOR AVON EAGLE CONSTRUCTION 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 THE CENTERLINE OF VINEYARD PARK, NORTH 89°39'12" WEST PER PLAT RECORDED IN VOLUME 79, PAGES 36-37 OF LORAIN COUNTY PLAT RECORDS, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Spellacy 10/6/2015
 10/04/2015
 MICHAEL P. SPELLACY, P.S. NO. 8169 DATE



LINE TABLE

LINE	LENGTH	BEARING
L-1 Calc.	4.02	N36°22'59"W
L-2 Calc.	6.00	N54°13'19"E
L-3 Calc.	4.02	S35°10'22"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1 Rec./Msd.	41.37	250.00	20.73	41.32	S85°36'21"W	9°28'53"
C-2 Rec./Msd.	118.89	250.00	60.59	117.78	S67°14'28"W	27°14'54"
C-3 Rec./Msd.	265.86	250.00	147.06	253.51	S23°09'08"W	60°55'48"
C-4 Rec./Msd.	26.51	50.00	13.57	26.20	N24°19'27"W	30°22'41"
C-5 Rec./Msd.	10.63	30.00	5.37	10.58	N01°01'12"E	20°18'36"
C-6 Rec./Msd.	120.29	280.00	61.09	119.37	S65°55'27"W	24°36'53"
C-7 Calc.	114.37	280.00	58.00	113.58	S66°31'46"W	23°24'15"
C-8 Calc.	5.92	280.00	2.96	5.92	S54°13'19"W	1°12'38"

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
OCT 22 2015
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	DATE	BY

DATE: 10/04/2015
 SCALE: HOR. 1"=20'
 VERT. 1"=50'
 FOLDER: Surveys
 FILENAME: Record Plat
 TAB: 01
 DRAWN: MPS

Cottage Gate Subdivision No. 3
 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.

15159

SHEET	OF
1	1