

AVONDALE SUBDIVISION No. 1

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED AV ASSOCIATES, L.P. HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS AVONDALE SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 41 INCLUSIVE, BLOCKS "A" AND "B" AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS BRIAR LAKES DRIVE (SIXTY) 60 FEET IN WIDTH, FAIRVIEW DRIVE (SIXTY) 60 FEET IN WIDTH, DEEPPDALE COURT (SIXTY) 60 FEET IN WIDTH, AND THE NORTHERLY (FIFTY) 50 FEET OF DETROIT ROAD (A.K.A S.R. 284)

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE AVONDALE SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS BLOCKS A AND B FOR LANDSCAPING AND STORMWATER MANAGEMENT. SAID AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN AVONDALE SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "AVONDALE SUBDIVISION DECLARATION OF COVENANTS" AS SHOWN RECORDED IN THE 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 60' AND 20' SANITARY SEWER EASEMENTS & 20' STORM EASEMENTS AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN SAID EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

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 GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, 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 GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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.

IN WITNESS WHEREOF, James C. Rumbaugh, AGENT OF AV ASSOCIATES L.P., HAS HERETO SET HIS HAND AT Pittsburgh, OHIO, THIS 27th DAY OF October, 2015.

BY: James C. Rumbaugh, AGENT OF AV ASSOCIATES L.P.

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF ALLEGHENY)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, James C. Rumbaugh, AGENT OF AV ASSOCIATES L.P., 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 AV ASSOCIATES L.P.

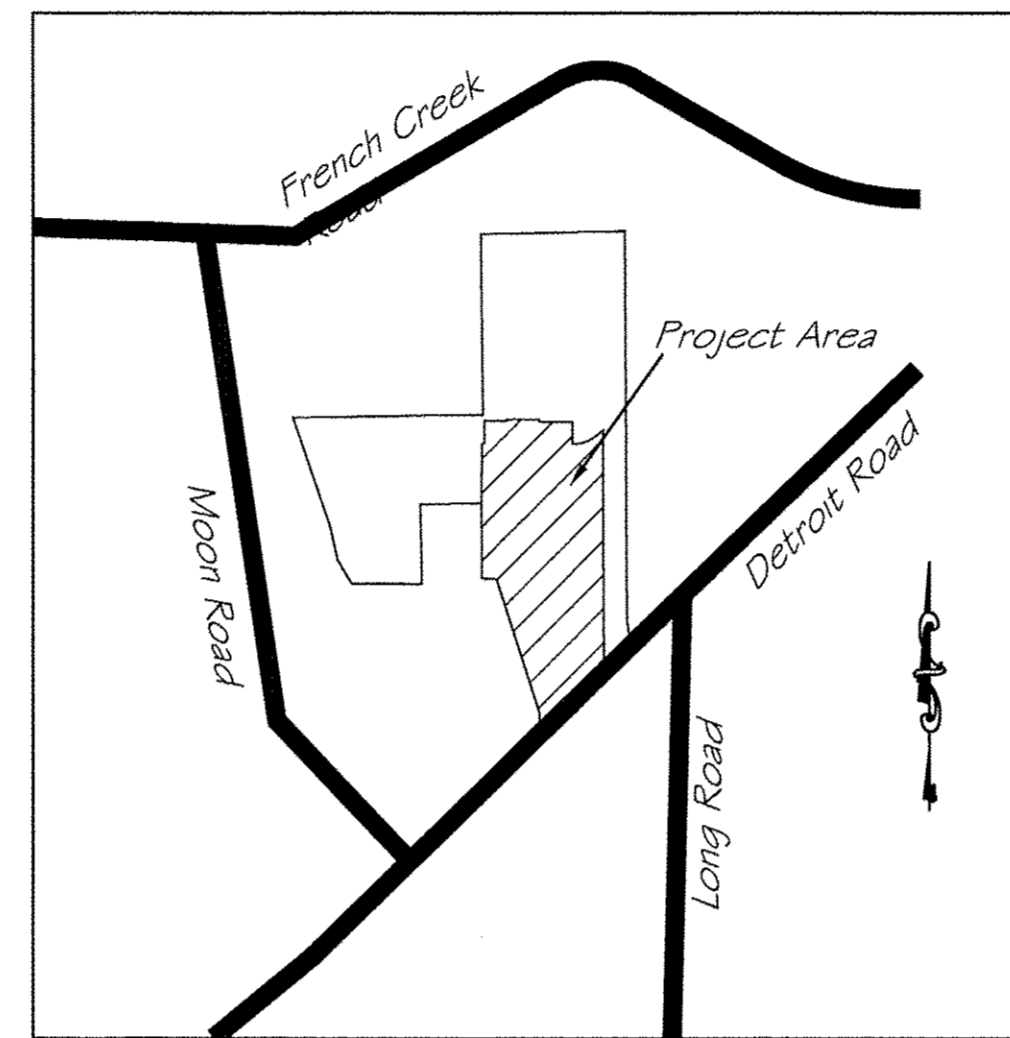
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Pittsburgh, PENNSYLVANIA,

THIS 27th DAY OF October, 2015.

Edenne Bookshar
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Edenne Bookshar, Notary Public
Plum Boro, Allegheny County
My Commission Expires May 21, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

BEING A SUBDIVISION OF A 33.0668 ACRES
IN ORIGINAL AVON TOWNSHIP SECTION NO. 22
NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO



Vicinity Map (Not To Scale)

MORTGAGE RELEASE

THIS IS TO CERTIFY THAT THE UNDERSIGNED Dollar Bank, FSB HOLDER OF A MORTGAGE DEED ON LANDS SHOWN WITHIN THIS PLAT, HAVING EXAMINED SAID FINAL PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE BRIAR LAKES DRIVE (SIXTY) 60 FEET IN WIDTH, FAIRVIEW DRIVE (SIXTY) 60 FEET IN WIDTH, DEEPPDALE COURT (SIXTY) 60 FEET IN WIDTH, AND THE NORTHERLY (FIFTY) 50 FEET OF DETROIT ROAD (A.K.A S.R. 284), AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF

Dollar Bank, Federal Savings Bank HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY Wayne M. Mannella THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Pittsburgh, PENNSYLVANIA, THIS 28th DAY OF October, 2015.
BY: Wayne M. Mannella V.P. (MORTGAGEE)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)

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

NAMED Wayne M. Mannella, Vice President THROUGH: Dollar Bank, Federal Savings Bank, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY.

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

THIS 28th DAY OF October, 2015.

Sharon A. Cassler
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sharon A. Cassler, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires April 19, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF November, 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 16 DAY OF November, 2015.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19th DAY OF November, 2015.

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

AREA TABULATION SUBDIVISION 1

SUBLOTS	18.2656 ACRES
BLOCKS A & B	9.6829 ACRES
RIGHT-OF-WAY	5.1183 ACRES
SUBDIVISION 1	
TOTAL AREA	33.0668 ACRES

Doc ID: 019060460001 Type: OFF
Kind: PLA
Recorded: 11/23/2015 at 08:48:44 AM
Fee Amt: \$604.80 Page 1 of 1
Lorain County, Ohio
Judith M. Medwick County Recorder
File: 2015-0567004

DEVELOPED BY:
AV ASSOCIATES, L.P.
772 PINE VALLEY DRIVE PITTSBURGH, PA 15239
PHONE: (724) 327-5755
FX: (724) 733-0189
CONTACT:
JILL ALLAN
PAUL WITKOVITZ
JAMES RUMBAUGH

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.022
OHIO REV. CODE
NOV 23 2015
J. CRAIG SNOODGRASS, CPA, CGFP
LORAIN COUNTY AUDITOR

HERITAGE GROUP LP
772 PINE VALLEY DR
PITTSBURGH, PA 15239
Plat Vol. 101
Pgs. 56, 57, 58, 59, 60,
61, 62.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 33.0668 ACRE PARCEL OF LAND LOCATED ON DETROIT ROAD IN THE CITY OF AVON 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 SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN OCTOBER OF 2013, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Spellacy 10/30/2015
MICHAEL P. SPELLACY, P.S. NO. 8169 DATE



REV. No.	DATE	BY	CHK'D	DATE: 10/23/15	Avondale Subdivision No. 1 Record Plat	POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com	Cover Sheet	CONTRACT No.	
				SCALE: HOR. 1"=50'				13144	
				VERT. 1"=0'				SHEET	OF
				FOLDER: Surveys				1	7
				FILENAME: Record Plat Subd. 1					

C.E.I. Transmission Rights-of-Way Restrictions

Right-of-Way Access
FirstEnergy authorized personnel, vehicles and equipment must have continuous access to the right-of-way and all FirstEnergy structures.

Right-of-Way Restrictions
- Changes to grade elevations within the FirstEnergy transmission right-of-way are NOT permitted. Ground disturbance or excavations are NOT permitted within 50 feet of any FirstEnergy structures (poles, towers, guys, etc.).
- Buildings, solar panels, lighting fixtures, signs, billboards, swimming pools, decks, flag posts, sheds, barns, garages, playgrounds, fences, equipment, trailers, materials or any other permanent or temporary objects are NOT permitted within the FirstEnergy transmission right-of-way. Other restrictions may apply under specific situations as defined by FirstEnergy.

- Protective barriers must be used for any driveway or parking area within 15 feet of any FirstEnergy structure (poles, towers, guys, etc.).
- All vegetation on or adjacent to the FirstEnergy transmission right-of-way shall be low growing within the wire zone. The wire zone is defined as the area directly under the conductors which extends approximately 15 feet on each side. Vegetation that is 10-foot maximum mature height, 3-foot in NU is under certain circumstances permissible on FirstEnergy transmission right of ways. It is preferred that the planting of any woody vegetation be done outside of the wire zone of FirstEnergy transmission facilities and are not permitted to be closer than 10 feet in any direction from the FirstEnergy structure (poles, towers, guys, etc.). All approved shrubbery planted near FirstEnergy structures shall allow for working area and accessibility at ground level.

- Explosives or combustible liquids, substances, or materials are not permitted within the right-of-way. Prohibited materials included but are not limited to fuel, wood chips, mulch, brush, and tires.
- Septic systems leach beds and/or wells are not permitted within a FirstEnergy transmission right-of-way.

- Kite flying, model airplane flying, or similar activities is strictly prohibited on or near a FirstEnergy transmission right-of-way.

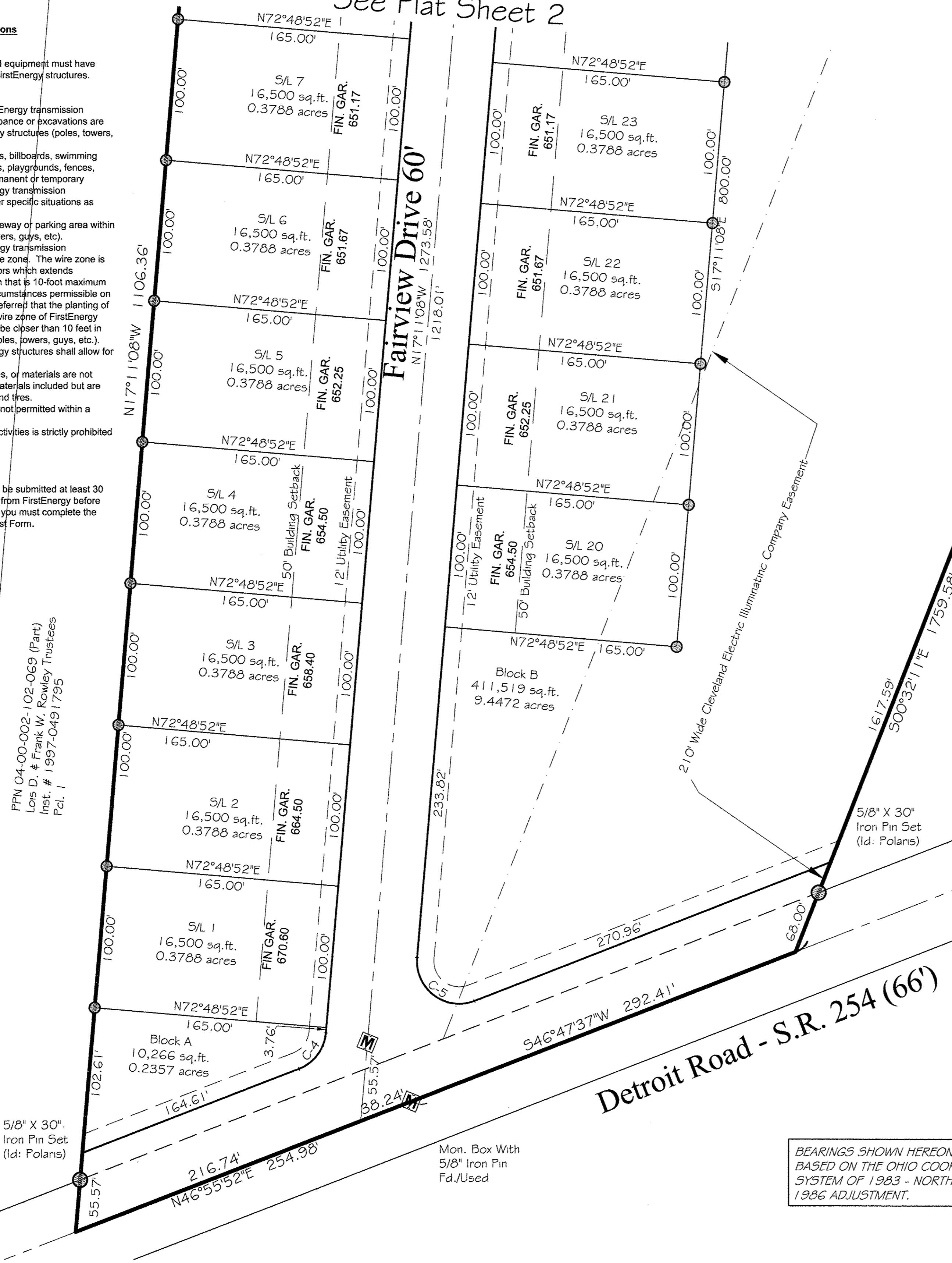
Exception Requests
Any requests for exceptions to this policy must be submitted at least 30 days in advance and requires written approval from FirstEnergy before construction begins. To request an exception, you must complete the FirstEnergy's Real Estate/Right-of-Way Request Form.

PPN 04-00-002-102-022
Lois D. & Frank W. Rowley Trustees
Inst. # 1997-0491795
Pcl. 1

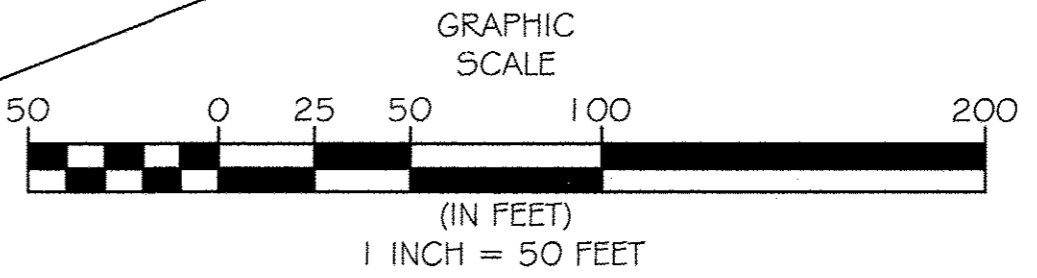
PPN 04-00-002-102-069 (Part)
Lois D. & Frank W. Rowley Trustees
Inst. # 1997-0491795
Pcl. 1

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

See Plat Sheet 2



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C4	33.57	30.00	18.79	31.85	N14°52'22"E	64°07'00"
C5	60.75	30.00	48.03	50.89	S75°11'46"E	116°01'15"



BOUNDARY SURVEY LEGEND

5/8" X 30" Iron Pin Set (Id: Polans)	●	A., Act.	.....	Actual Measurement or Calculation
Iron Pin/Pipe Found	●	U., Used	.....	Used Measurement or Monument
Mon Box Set or Found With Pin/Pipe	■	M., Msd.	.....	Measured
Monument Box Found (Empty)	■	D., R., Rec.	.....	Deed or Record
Survey Nail Set	▲	Calc.	.....	Calculated
Survey Nail Found	▲	CL	.....	Centerline
Stone/Concrete Monument Found	●	O., Obs.	.....	Observed
Drill Hole Set	⊙	P.P.N.	.....	Permanent Parcel Number
Drill Hole Found	⊙	Note -	.....	Drillholes To Be Set At Top Of Curb At All Property Lines
Railroad Spike Set	⊕			
Railroad Spike Found	⊕			

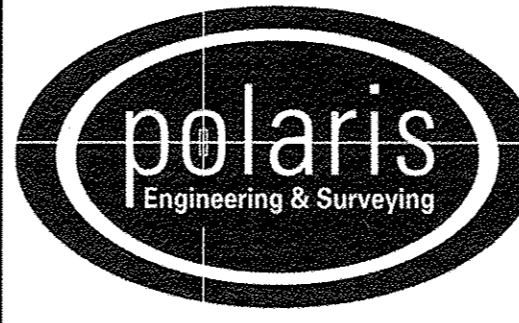
BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT.

REV. No.	DATE	BY	CHK'D	DATE
				10/23/15

SCALE: HOR. 1"=50'
VERT. 1"=10'

FOLDER: Surveys
FILENAME: Record Plat Subd. 1
TAB: Plat 1-02
DRAWN: MP5

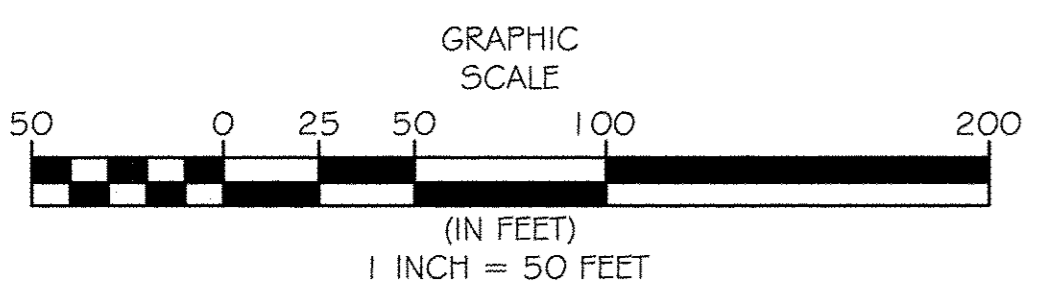
Avondale Subdivision No. 1
Record Plat



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

Plat Sheet 1

CONTRACT No.	
13144	
SHEET	OF
2	7



BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT.

BOUNDARY SURVEY LEGEND

5/8" X 30" Iron Pin Set (Id: Polaris)	●	A., Act.	.....	Actual Measurement or Calculation
Iron Pin/Pipe Found	●	U., Used	.....	Used Measurement or Monument
Mon Box Set or Found With Pin/Pipe	M	M., Msd.	.....	Measured
Monument Box Found (Empty)	■	D., R., Rec.	.....	Deed or Record
Survey Nail Set	▲	Calc.	.....	Calculated
Survey Nail Found	▲	CL	.....	Centerline
Stone/Concrete Monument Found	⊙	O., Obs.	.....	Observed
Drill Hole Set	⊙	P.P.N.	.....	Permanent Parcel Number
Drill Hole Found	⊙	Note - Drillholes To Be Set At Top Of Curb At All Property Lines		
Railroad Spike Set	⊕			
Railroad Spike Found	⊕			

PPN 04-00-002-102-069 (Part)
Lois D. & Frank W. Rowley Trustees
Inst. # 1997-0491795
Pcl. 1

PPN 04-00-002-102-018
Lois D. & Frank W. Rowley Trustees
Inst. # 1997-0491795
Pcl. 1

PPN 04-00-002-102-022
Lois D. & Frank W. Rowley Trustees
Inst. # 1997-0491795
Pcl. 1

CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	185.36	630.00	93.35	184.69	S08°45'25"E	1°5'12"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C6	84.29	660.00	42.20	84.23	S13°31'38"E	7°19'01"
C7	95.02	660.00	47.59	94.94	S05°44'40"E	8°14'55"
C8	14.88	660.00	7.44	14.88	S00°58'26"E	1°17'31"
C9	113.26	600.00	56.80	113.09	S11°46'41"E	10°48'55"
C10	50.29	30.00	33.34	44.60	S41°39'03"W	96°02'32"
C11	27.12	30.00	14.56	26.20	NG4°26'01"W	51°47'21"
C12	48.69	67.00	25.48	47.63	S59°21'35"E	41°38'29"
C13	62.91	67.00	33.99	60.63	N72°55'13"E	53°47'56"
C14	60.39	67.00	32.42	58.37	N20°11'58"E	51°38'33"
C15	60.00	67.00	32.18	58.02	N31°16'42"W	51°18'48"
C16	69.02	67.00	37.92	66.01	N86°26'43"W	59°01'14"
C17	30.59	67.00	15.57	30.33	S50°57'49"W	26°09'42"
C18	27.12	30.00	14.56	26.20	NG3°46'38"E	51°47'21"
C19	47.12	30.00	30.00	42.43	S45°19'41"E	90°00'00"

STORM EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C31	21.26	67.00	10.72	21.17	S71°05'28"E	18°10'43"

STORM EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	19.74	S57°13'07"E
L2	12.70	N70°46'42"E
L3	15.53	S17°11'08"E
L4	31.09	N57°13'07"W
L5	123.03	N17°11'08"W
L6	63.62	N00°13'00"W

See Plat Sheet 3

Deepdale Court 60'

Fairview Drive 60'

See Plat Sheet 1

C.E.I. Transmission Rights-of-Way Restrictions

Right-of-Way Access
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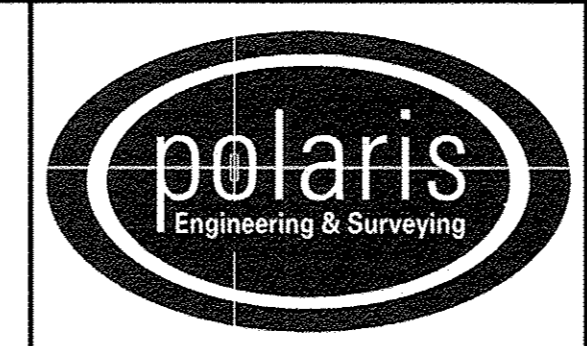
Right-of-Way Restrictions
- Changes to grade elevations within the FirstEnergy transmission right-of-way are NOT permitted. Ground disturbance or excavations are NOT permitted within 50 feet of any FirstEnergy structures (poles, towers, guys, etc.).
- Buildings, solar panels, lighting fixtures, signs, billboards, swimming pools, decks, flag posts, sheds, barns, garages, playgrounds, fences, equipment, trailers, materials or any other permanent or temporary objects are NOT permitted within the FirstEnergy transmission right-of-way. Other restrictions may apply under specific situations as defined by FirstEnergy.
- Protective barriers must be used for any driveway or parking area within 15 feet of any FirstEnergy structure (poles, towers, guys, etc.).
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- Septic systems leach beds and/or wells are not permitted within a FirstEnergy transmission right-of-way.
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REV. No.	DATE	BY	CHK'D

DATE: 10/23/15
SCALE: HOR. 1"=50'
VERT. 1"=10'
FOLDER: Surveys
FILENAME: Record Plat Subd. 1
TAB: Plat 1-03
DRAWN: MP5

**Avondale Subdivision No. 1
Record Plat**

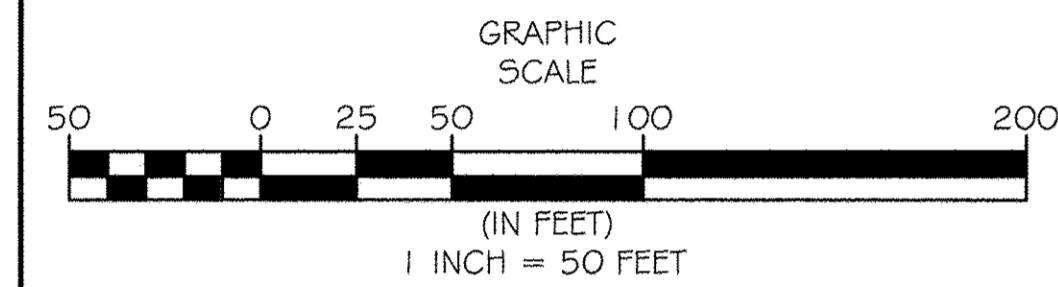


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SHEET	OF
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Plat Sheet 2

See Remaining Lands Sheets



BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT.

BOUNDARY SURVEY LEGEND

5/8" X 30" Iron Pin Set (Id: Polaris)	●	A., Act. Actual Measurement or Calculation
Iron Pin/Pipe Found	●	U., Used Used Measurement or Monument
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Stone/Concrete Monument Found	○	O., Obs. Observed
Drill Hole Set	⊙	P.P.N. Permanent Parcel Number
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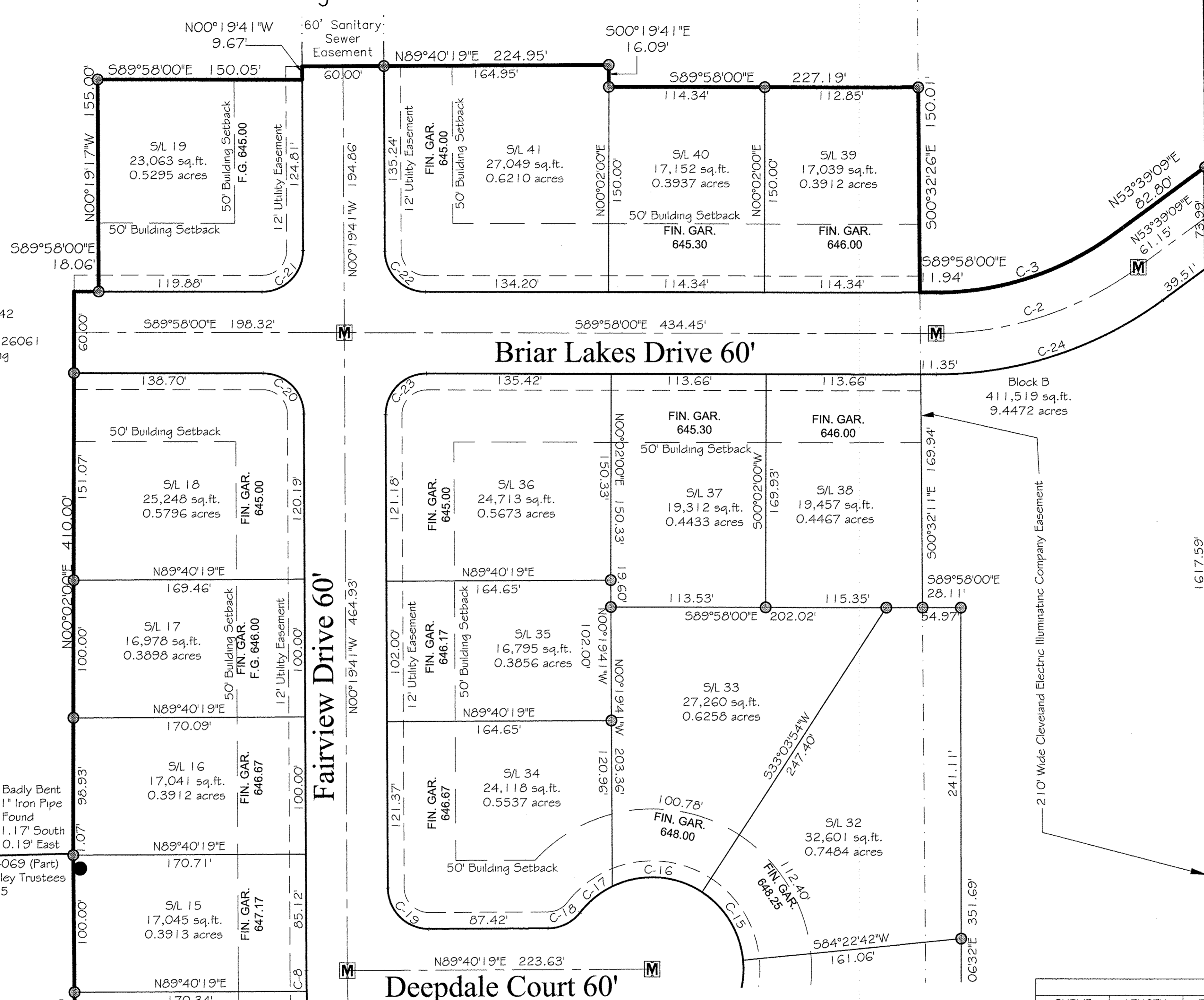
PPN 04-00-002-102-242
AV Associates L.P.
Instrument No. 2014-0526061
56.6407 Acres Remaining

PPN 04-00-002-102-069 (Part)
Lois D. & Frank W. Rowley Trustees
Inst. # 1997-0491795
Pcl. 1

PPN 04-00-002-102-243
Avondale Golf Club LLC
Instrument No. 2005-0107180
17.6835 acres
Remaining

C.E.I. Transmission Rights-of-Way Restrictions

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- All vegetation on or adjacent to the FirstEnergy transmission right-of-way shall be low growing within the wire zone. The wire zone is defined as the area directly under the conductors which extends approximately 15 feet on each side. Vegetation that is 10-foot maximum mature height, 3-foot in NJ is under certain circumstances permissible on FirstEnergy transmission right-of-way. It is preferred that the planting of any woody vegetation be done outside of the wire zone of FirstEnergy transmission facilities and are not permitted to be closer than 10 feet in any direction from the FirstEnergy structure (poles, towers, guys, etc.). All approved shrubbery planted near FirstEnergy structures shall allow for working area and accessibility at ground level.
- Explosives or combustible liquids, substances, or materials are not permitted within the right-of-way. Prohibited materials included but are not limited to fuel, wood chips, mulch, brush, and tires.
- Septic systems leach beds and/or wells are not permitted within a FirstEnergy transmission right-of-way.
- Kite flying, model airplane flying, or similar activities is strictly prohibited on or near a FirstEnergy transmission right-of-way.
- Exception Requests**
Any requests for exceptions to this policy must be submitted at least 30 days in advance and require written approval from FirstEnergy before construction begins. To request an exception, you must complete the FirstEnergy's Real Estate/Right-of-Way Request Form.



See Plat Sheet 2

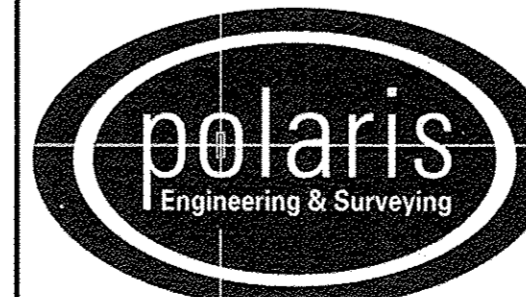
CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-2	158.74	250.00	82.15	156.09	N71°50'35"E	36°22'51"

SUBDIVISION BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-3	139.69	220.00	72.29	137.36	N71°50'35"E	36°22'51"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-20	46.93	30.00	29.81	42.29	N45°08'51"W	89°38'19"
C-21	47.31	30.00	30.19	42.56	N44°51'09"E	90°21'41"
C-22	46.93	30.00	29.81	42.29	S45°08'51"E	89°38'19"
C-23	47.31	30.00	30.19	42.56	S44°51'09"W	90°21'41"
C-24	177.79	280.00	92.01	174.82	N71°50'35"E	36°22'51"

REV. No.		DATE	BY	CHK'D	DATE: 10/23/15
					SCALE: HOR. 1"=50'
					VERT. 1"=0'
					FOLDER: Surveys
					FILENAME: Record Plat Subd. 1
					TAB: Plat 1-04
					DRAWN: MPS

Avondale Subdivision No. 1
Record Plat



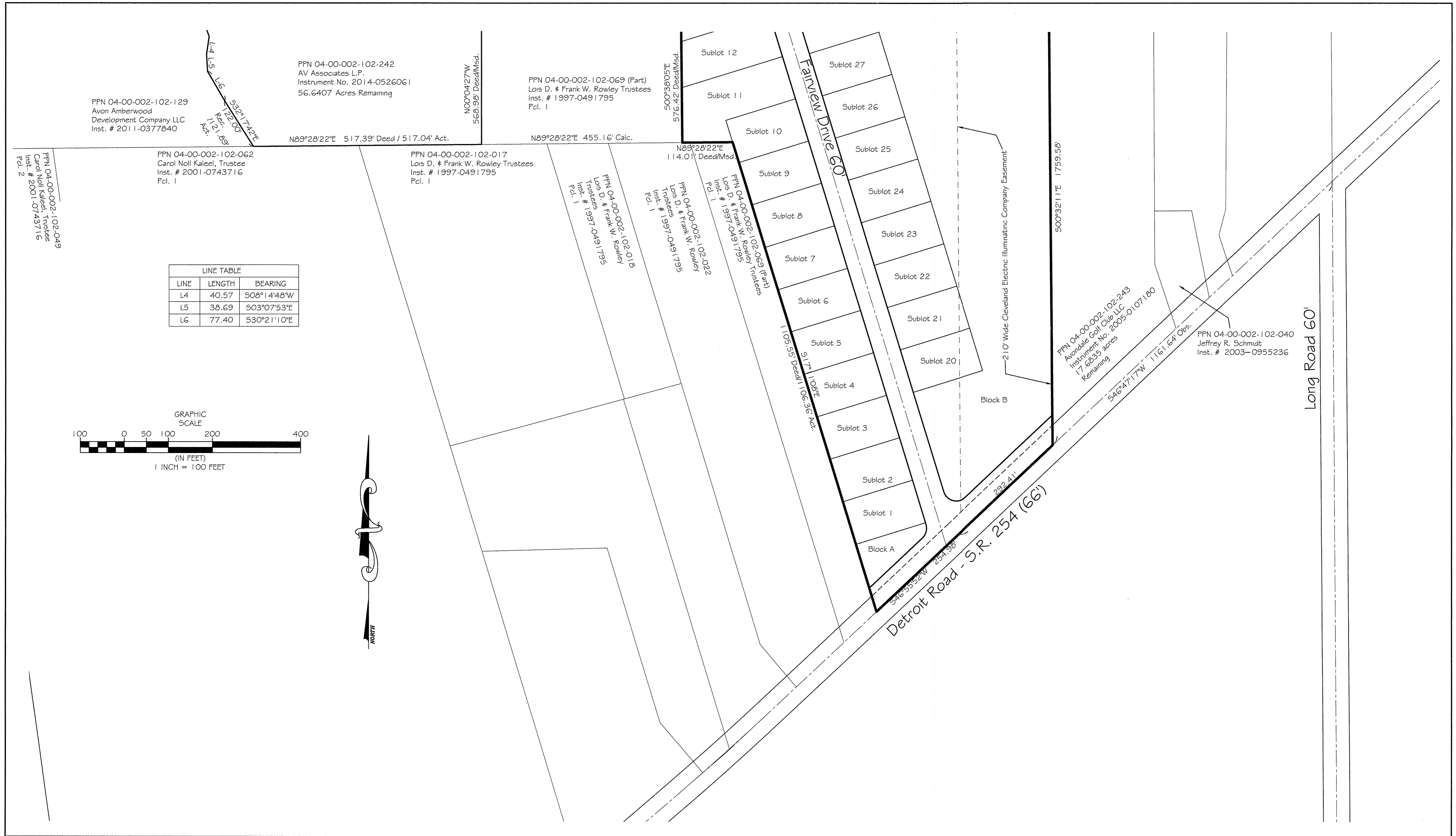
POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

Plat Sheet 3

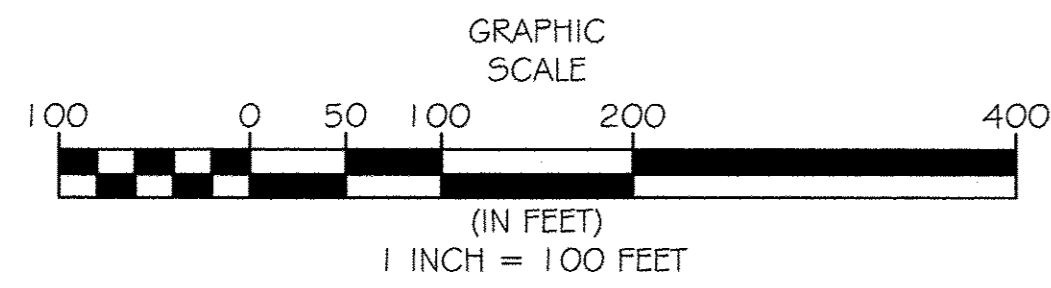
CONTRACT No.

13144

SHEET	OF
4	7



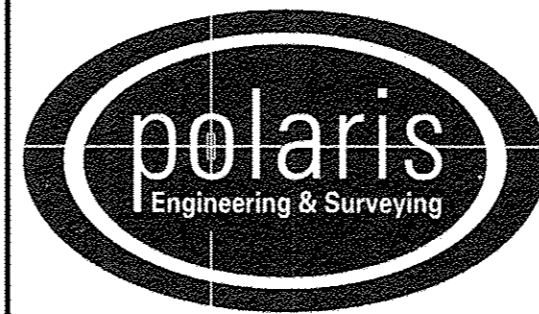
LINE	LENGTH	BEARING
L4	40.57	S08°14'48"W
L5	38.69	S03°07'53"E
L6	77.40	S30°21'10"E



REV. No.	DATE	BY	CHK'D

DATE: 10/23/15
 SCALE: HOR. 1"=50'
 VERT. 1"=0'
 FOLDER: Surveys
 FILENAME: Record Plat Subd. 1
 TAB: Plat L-05
 DRAWN: MPS

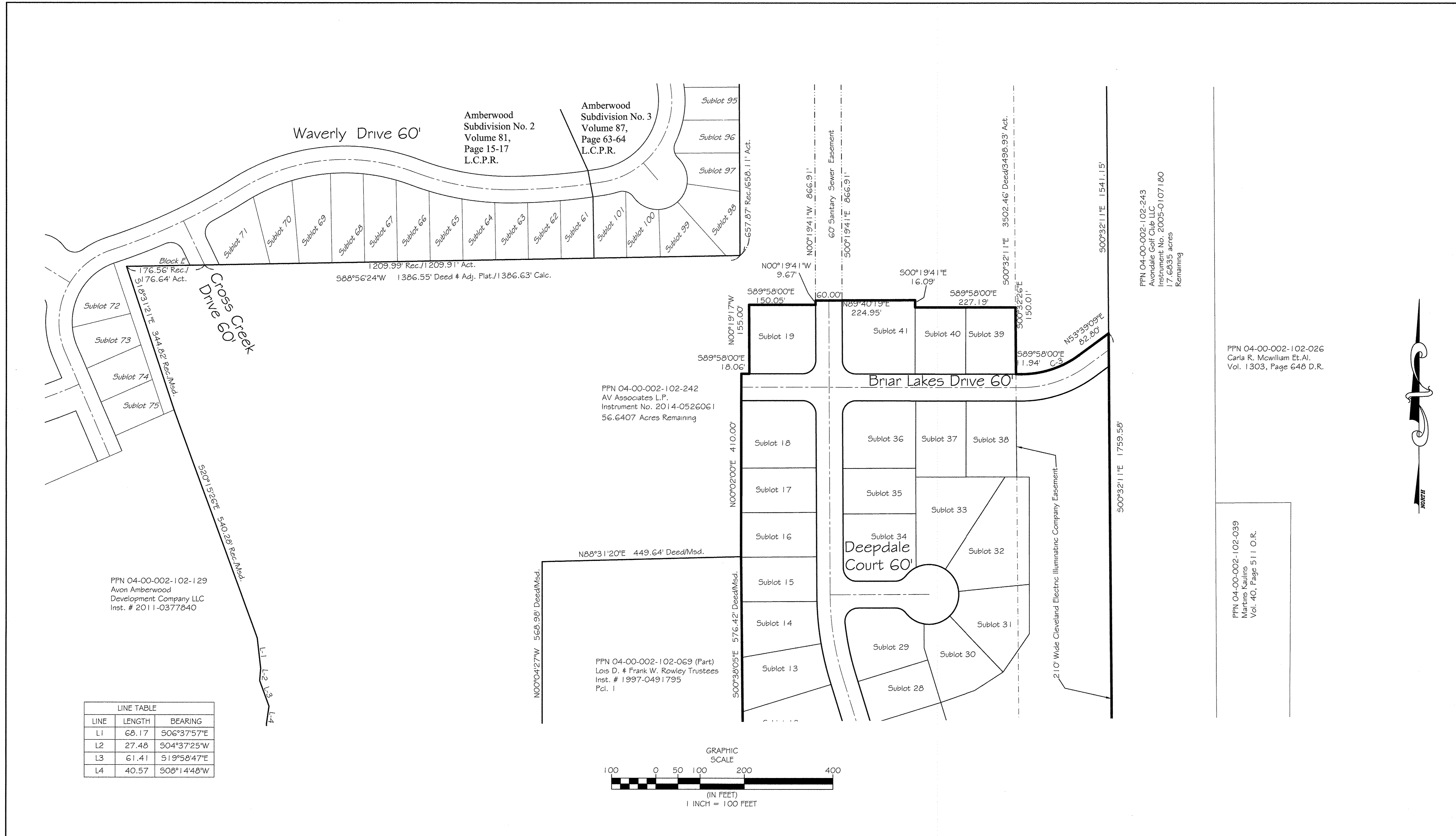
Avondale Subdivision No. 1
 Record Plat



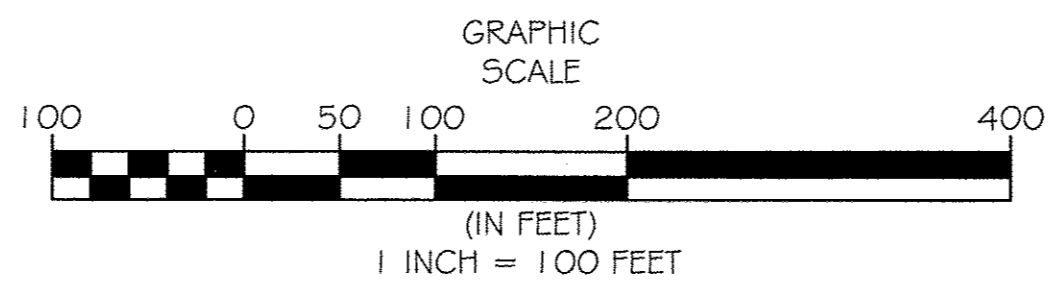
POLARIS ENGINEERING & SURVEYING, INC.
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 (440) 944-4433 (440) 944-3722 (Fax)
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Remaining Lands Sheet 1

CONTRACT No.	
13144	
SHEET	OF
5	7



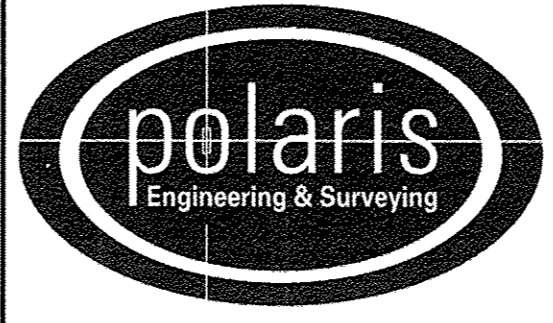
LINE TABLE		
LINE	LENGTH	BEARING
L1	68.17	S06°37'57"E
L2	27.48	S04°37'25"W
L3	61.41	S19°58'47"E
L4	40.57	S08°14'48"W



REV. No.	DATE	BY	CHK'D

DATE: 10/23/15
 SCALE: HOR. 1"=50'
 VERT. 1"=0'
 FOLDER: Surveys
 FILENAME: Record Plat Subd. 1
 TAB: Plat 1-06
 DRAWN: MPS

Avondale Subdivision No. 1
 Record Plat



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Remaining Lands Sheet 2

CONTRACT No.	
13144	
SHEET	OF
6	7

PPN 04-00-002-102-129
 Avon Amberwood
 Development Company LLC
 Inst. # 2011-0377840

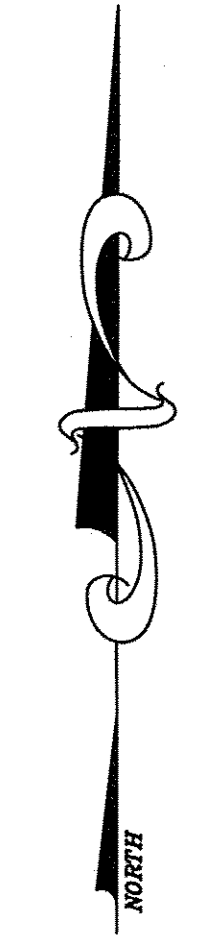
PPN 04-00-002-102-242
 AV Associates L.P.
 Instrument No. 2014-0526061
 56.6407 Acres Remaining

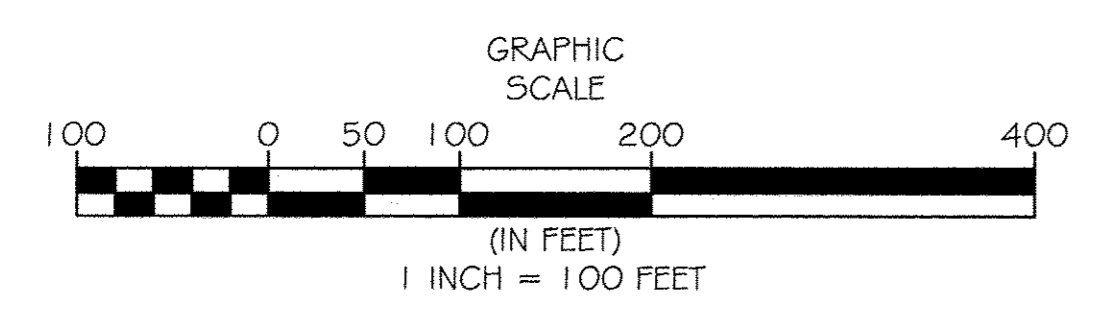
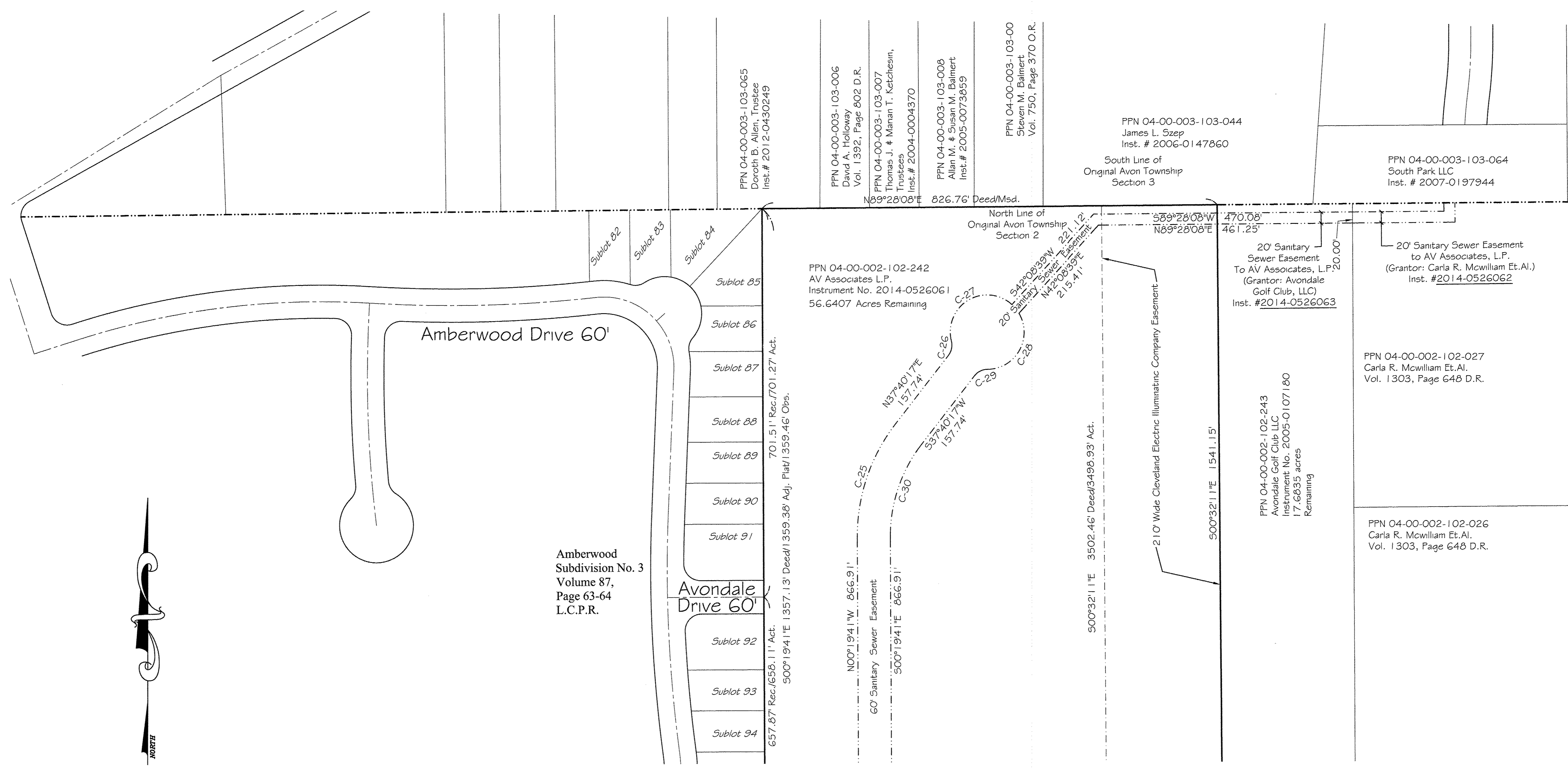
PPN 04-00-002-102-069 (Part)
 Lois D. & Frank W. Rowley Trustees
 Inst. # 1997-0491795
 Pcl. 1

PPN 04-00-002-102-039
 Martins Kaulins
 Vol. 40, Page 511 O.R.

PPN 04-00-002-102-026
 Carla R. McWilliam Et. Al.
 Vol. 1303, Page 648 D.R.

PPN 04-00-002-102-243
 Avondale Golf Club LLC
 Instrument No. 2005-0107180
 17.6835 acres
 Remaining



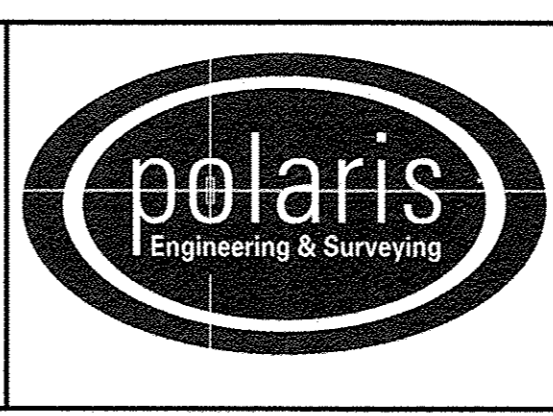


SANITARY SEWER EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C25	218.86	330.00	113.63	214.87	S18°40'18"W	37°59'58"
C26	27.12	30.00	14.56	26.20	N11°46'37"E	51°47'21"
C27	171.03	67.00	220.95	128.23	S59°00'48"W	146°15'42"
C28	140.26	67.00	115.93	116.02	N29°29'11"E	119°56'55"
C29	27.12	30.00	14.56	26.20	S63°33'58"W	51°47'21"
C30	179.07	270.00	92.97	175.80	S18°40'18"W	37°59'58"

REV. No.	DATE	BY	CHK'D

DATE: 10/23/15
 SCALE: HOR. 1"=50'
 VERT. 1"=0'
 FOLDER: Surveys
 FILENAME: Record Plat Subd. 1
 TAB: Plat L-07
 DRAWN: MPS

Avondale Subdivision No. 1
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Remaining Lands Sheet 3

CONTRACT No.	
13144	
SHEET	OF
7	7