

**ACCEPTANCE AND DEDICATION**

BE IT KNOWN THAT THE UNDERSIGNED MARGAM INVESTMENT PALMER VILLAGE EAST LLC. & MARGAM INVESTMENT PALMER VILLAGE WEST LLC. & HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS PALMER VILLAGE SUBDIVISION NO. 5, A SUBDIVISION OF SUBLOTS 38 THROUGH 55 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS PALMER LANE (SIXTY) 60 FEET IN WIDTH AND KATLIN COURT (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE PALMER VILLAGE SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS BLOCKS G, H, AND I 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 PALMER VILLAGE SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "PALMER VILLAGE SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN INSTRUMENT NO. 2009-029116 OF LORAIN COUNTY OFFICIAL RECORDS. IT IS EXPRESSLY ACKNOWLEDGED AND AGREED THAT THE DEVELOPER, AND ITS SUCCESSORS AND ASSIGNS, RESERVES THE RIGHT TO ALLOW OTHER PROPERTIES TO UTILIZE BLOCK G FOR DRAINAGE, OR OTHER PURPOSES, AND THE DEVELOPER MAY CHARGE FOR, OR PLACE ANY OTHER CONDITIONS ON SUCH ADDITIONAL USE ALL AT THE SOLE DISCRETION OF THE DEVELOPER. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLLOT 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 GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLLOTS 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 SUBLLOTS 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, PLATING, 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, RICHARD T. GARRETT, MANAGING MEMBER OF MARGAM INVESTMENT-PALMER VILLAGE EAST LLC. & MARGAM INVESTMENT-PALMER VILLAGE WEST LLC. HAS HERETO SET HIS HAND

AT Avon, OHIO, THIS 12th DAY OF January, 2016.

BY: AVON SANDBOX, LLC, ITS SOLE MEMBER

BY: GARRETT DEVELOPMENT, INC, ITS MANAGING MEMBER

BY: Richard T. Garrett, AUTHORIZED REPRESENTATIVE  
RICHARD T. GARRETT, AUTHORIZED REPRESENTATIVE

STATE OF OHIO )

COUNTY OF LORAIN )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, RICHARD T. GARRETT, AUTHORIZED REPRESENTATIVE OF MARGAM INVESTMENT-PALMER VILLAGE EAST LLC. AND MARGAM INVESTMENT-PALMER VILLAGE WEST LLC. BY AVON SANDBOX, LLC, ITS SOLE MEMBER BY GARRETT DEVELOPMENT, INC, ITS MANAGING MEMBER BY RICHARD T. GARRETT, ITS AUTHORIZED REPRESENTATIVE, 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 MARGAM INVESTMENT-PALMER VILLAGE EAST LLC. & MARGAM INVESTMENT-PALMER VILLAGE WEST LLC.

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

THIS 12th DAY OF January, 2016.

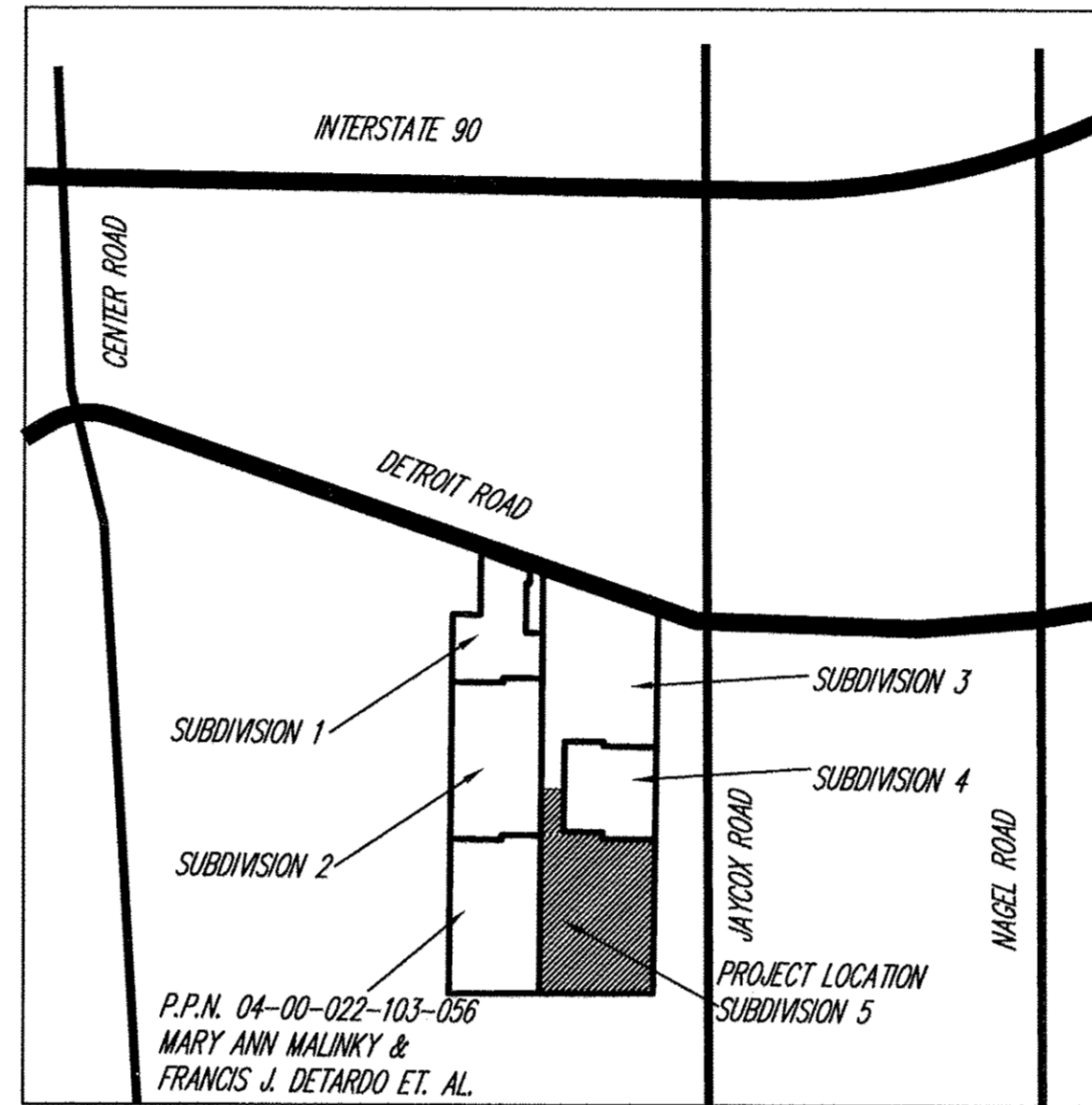
NOTARY PUBLIC



JEANA DALLAPE  
Notary Public, State of Ohio  
My Comm. Expires 07/29/2019

# PALMER VILLAGE SUBDIVISION NO. 5

BEING A SUBDIVISION OF A 10.8524 ACRES  
BEING 8.6929 ACRES IN ORIGINAL AVON TOWNSHIP SECTION NO. 22  
AND 2.1595 ACRES IN ORIGINAL AVON TOWNSHIP SECTION NO. 23  
NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO



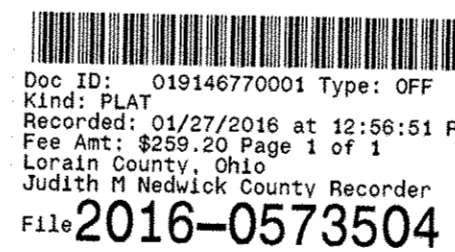
VICINITY MAP: NOT TO SCALE

**AREA TABULATION SUBDIVISION 5.**

|                    |                |   |
|--------------------|----------------|---|
| SUBLOTS            | 7.5284         | ACRES (4.8901 Sec. 22 - 2.6383 Sec. 23) |
| BLOCKS G, H, and I | 1.9388         | ACRES (1.8686 Sec. 22 - 0.0702 Sec. 23) |
| RIGHT-OF-WAY       | 1.3852         | ACRES (1.2799 Sec. 22 - 0.1053 Sec. 23) |
| SUBDIVISION 5      |                |   |
| <b>TOTAL AREA</b>  | <b>10.8524</b> | <b>ACRES</b>                            |

**SUBDIVISION NO. 5 DENSITY CALCULATION**

|                         |    |
|-------------------------|----|
| NUMBER OF SUBLOTS       | 18 |
| 18 LOTS / 10.8524 ACRES |    |
| 1.66 UNITS / ACRE       |    |



CARDINAL HOPE EXAM CO.  
36040 CARONIA CIRCLE  
AVON, OH 44011

Plat Vol. 101  
Pages 84-86

**TRANSFERRED**

IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JAN 27 2016  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

**APPROVALS**

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

Carolyn Witherspoon  
PLANNING COMMISSION CHAIR - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19th DAY OF January, 2016.

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

**SURVEYOR'S CERTIFICATION**

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 10.8524 ACRE PARCEL OF LAND LOCATED ON DETROIT ROAD IN THE CITY OF AVON FOR MARGAM INVESTMENT PALMER VILLAGE EAST 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 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 2006, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

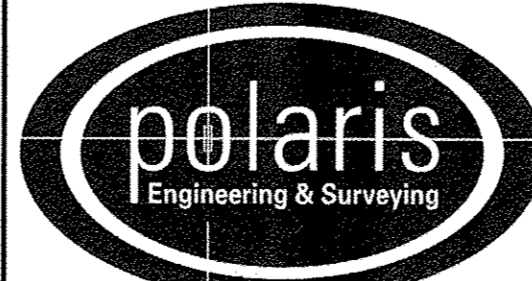
Michael P. Spellacy 1/12/2016  
MICHAEL P. SPELLACY, P.S. NO. 8169 DATE



| REV. No. | DATE | BY | CHK'D |
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DATE: 1/27/16  
SCALE: HOR. 1"=1/4"  
VERT. 1"=1/4"  
FOLDER: Plats  
FILENAME: Record Plat - PH.5  
TAB: Plot 05-01  
DRAWN: MPS

PALMER VILLAGE  
SUBDIVISION No.5  
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)  
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RECORD PLAT

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| CONTRACT No. |    |
| 11137        |    |
| SHEET        | OF |
| 1            | 3  |

**BOUNDARY SURVEY LEGEND**

- 5/8" IRON PIN SET      A, ACT.      ACTUAL MEASUREMENT OR CALCULATION
- IRON PIN/PIPE FOUND      U, USED      USED MEASUREMENT OR MONUMENT
- MON BOX 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      C/L      CENTERLINE
- STONE/CONCRETE MONUMENT FOUND      O, OBS.      OBSERVED
- DRILLHOLE SET      P.P.N.      PERMANENT PARCEL NUMBER
- DRILLHOLE FOUND      NOTE: DRILLHOLES TO BE SET ON TOP OF CURB AT ALL PROPERTY LINES
- ⊕ RAILROAD SPIKE SET
- ⊕ RAILROAD SPIKE FOUND

P.P.N. 04-00-022-103-022 ROBERT M. MANERI VOL. 449, PG. 652 O.R. 10/07/91

P.P.N. 04-00-022-103-017 ROBERT G. USZAK INST.# 20010734668 02/26/01

P.P.N. 04-00-022-103-018 ROBERT G. USZAK INST.# 20010734668

P.P.N. 04-00-022-103-019 CTU CO. VOL. 675, PG. 542 D.R. & VOL. 1201, PG. 974 D.R. (MERGER)

P.P.N. 04-00-022-103-053 FRANK JOE MADI INST.# 20010783048

P.P.N. 04-00-022-103-054 JOHN & KADRIYE MADI INST.# 20010783049

P.P.N. 04-00-022-103-048 ERIK H. & DEBORAH A. SAMOSON INST.#20070195045

P.P.N. 04-00-022-103-049 ERIK H. & DEBORAH A. SAMOSON INST.#20070195045

P.P.N. 04-00-022-103-041 MARK & KORTNEY HAMM INST.# 20130445654

P.P.N. 04-00-023-101-056 JACKAL JAYCOX, LLC INST. # 20140516849

P.P.N. 04-00-023-101-004 SCHAFER DEVELOPMENT INST.# 19990643518

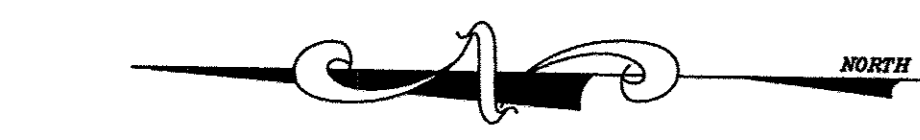
P.P.N. 04-00-023-101-029 DARYL S. & MARYANNE A. BOEHRINGER INST. NO. 20080258930

P.P.N. 04-00-023-101-028 GEORGE TELIDIS INST. #20030974623

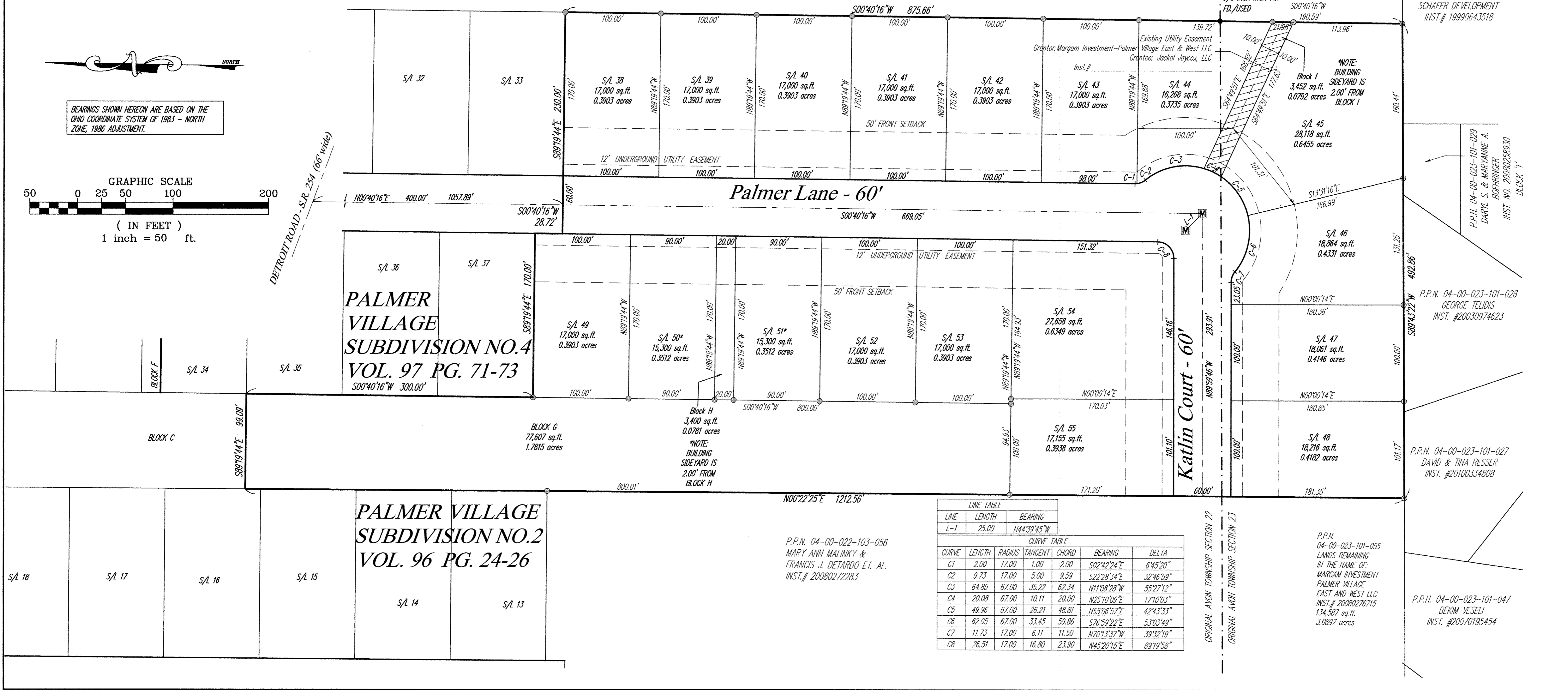
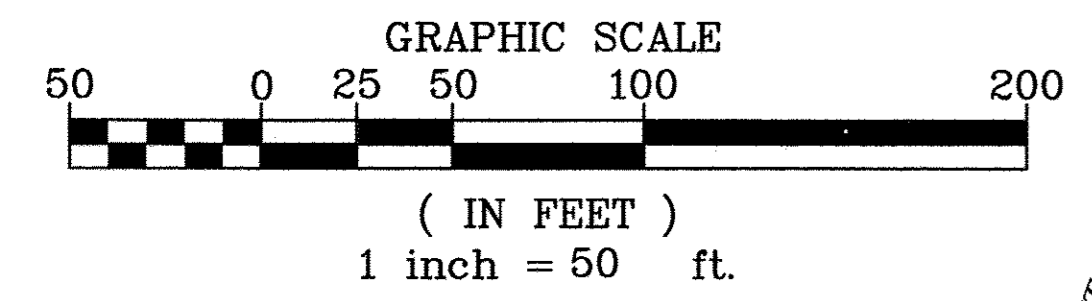
P.P.N. 04-00-023-101-027 DAVID & TINA RESSER INST. #20100334808

P.P.N. 04-00-023-101-055 LANDS REMAINING IN THE NAME OF: MARGAM INVESTMENT PALMER VILLAGE EAST AND WEST LLC INST.# 20080276715 134,587 sq.ft. 3.0897 acres

P.P.N. 04-00-023-101-047 BEKIM VESELI INST. #20070195454



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

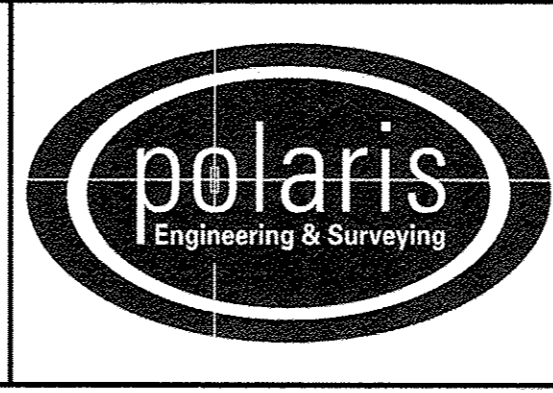


| LINE TABLE |        | CURVE TABLE |       |        |        |         |       |             |           |
|------------|--------|-------------|-------|--------|--------|---------|-------|-------------|-----------|
| LINE       | LENGTH | BEARING     | CURVE | LENGTH | RADIUS | TANGENT | CHORD | BEARING     | DELTA     |
| L-1        | 25.00  | N44°39'45"W | C1    | 2.00   | 17.00  | 1.00    | 2.00  | S02°42'24"E | 6°45'20"  |
|            |        |             | C2    | 9.73   | 17.00  | 5.00    | 9.59  | S22°28'34"E | 32°46'59" |
|            |        |             | C3    | 64.85  | 67.00  | 35.22   | 62.34 | N11°08'28"W | 55°27'12" |
|            |        |             | C4    | 20.08  | 67.00  | 10.11   | 20.00 | N25°10'09"E | 17°10'03" |
|            |        |             | C5    | 49.96  | 67.00  | 26.21   | 48.81 | N55°06'57"E | 42°43'33" |
|            |        |             | C6    | 62.05  | 67.00  | 33.45   | 59.86 | S76°59'22"E | 53°03'49" |
|            |        |             | C7    | 11.73  | 17.00  | 6.11    | 11.50 | N70°13'37"W | 39°32'19" |
|            |        |             | C8    | 26.51  | 17.00  | 16.80   | 23.90 | N45°20'15"E | 89°19'58" |

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DATE: 1/19/16  
 SCALE: HOR. 1" = 50'  
 VERT. 1" = N/A  
 FOLDER: Plate  
 FILENAME: Record Plat - PHS  
 TAB: Plat 05-03  
 DRAWN: MPS

**PALMER VILLAGE SUBDIVISION No.5**  
 CITY OF AVON - LORAIN COUNTY - OHIO



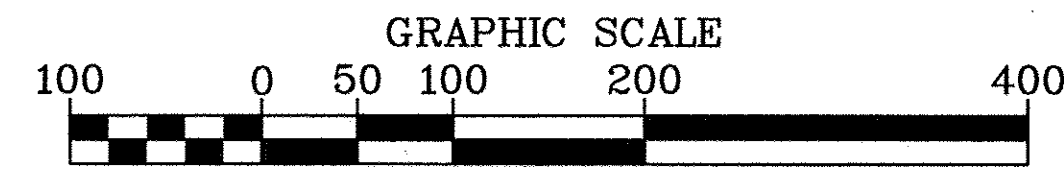
POLARIS ENGINEERING & SURVEYING, INC.  
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**RECORD PLAT**

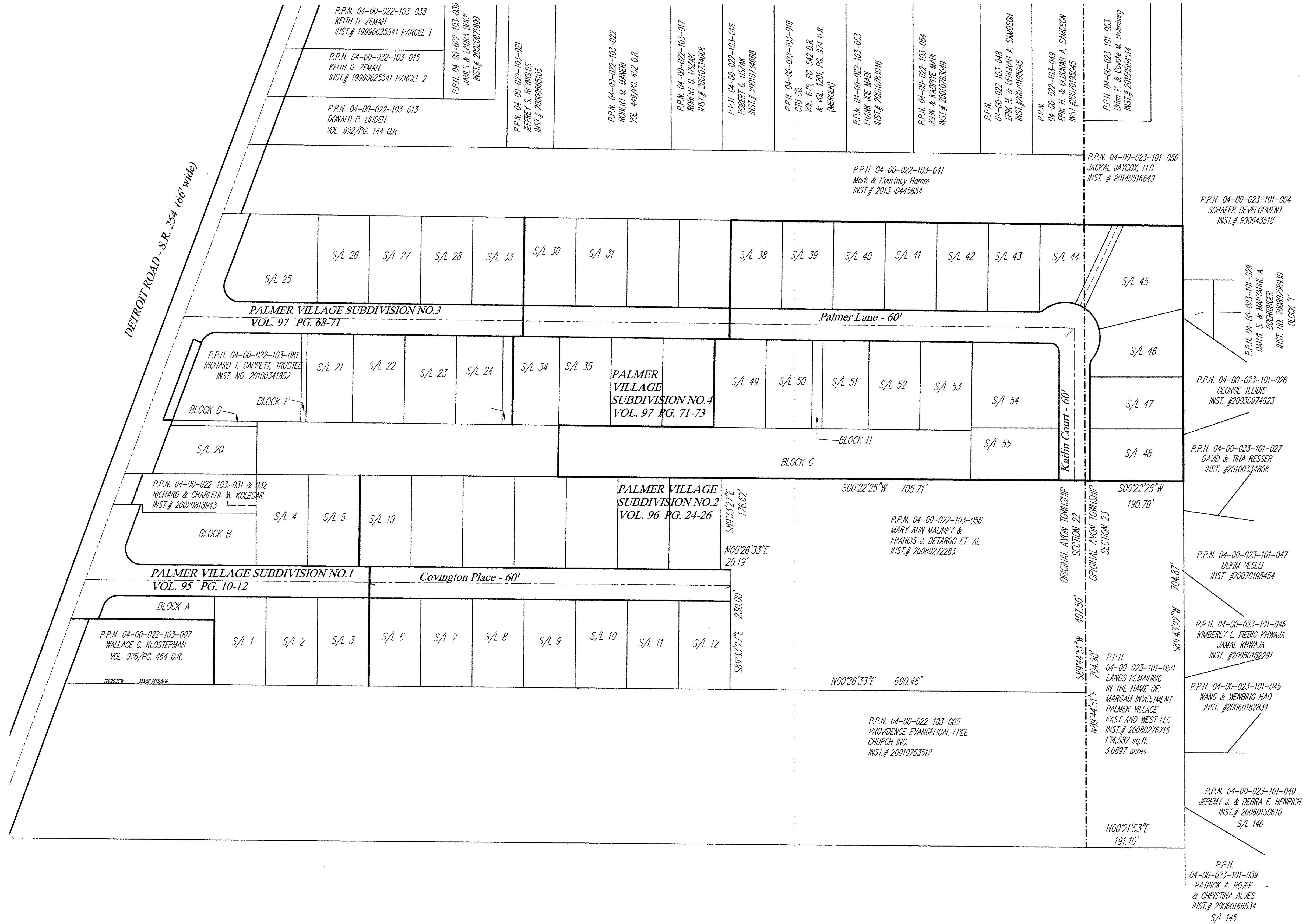
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BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT.



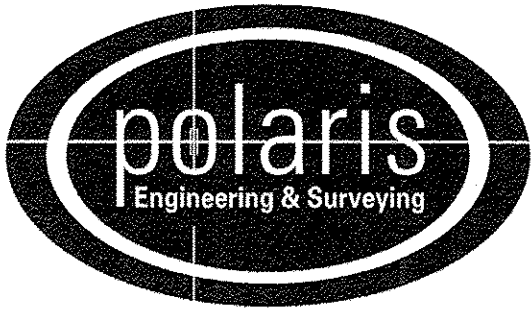
( IN FEET )  
1 inch = 100 ft.



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 SUBDIVISION No.5**  
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