

# FAIRFIELD ESTATES SUBDIVISION No. 3

BEING A SUBDIVISION OF A 16.7821 ACRE PARCEL OF LAND  
IN ORIGINAL AVON TOWNSHIP SECTION NO. 3  
CITY OF AVON - LORAIN COUNTY - STATE OF OHIO  
JANUARY 2016 SCALE 1"=50'

### ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, FAIRFIELD ESTATES (AVON), Inc., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS FAIRFIELD ESTATES SUBDIVISION NO. 3, A SUBDIVISION OF SUBLOTS 40 THROUGH 65 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS FRENCH CREEK ROAD (FORTY) 40 FEET IN WIDTH, DAEGAN DRIVE (SIXTY) 60 FEET IN WIDTH AND WESTFIELD DRIVE (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN FAIRFIELD ESTATES SUBDIVISION NO. 3 BLOCKS "E" THROUGH "I" AND "DRAINAGE EASEMENTS SHOWN HEREON, SAID AREAS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN FAIRFIELD ESTATES SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "FAIRFIELD ESTATES SUBDIVISION NO. 3 DECLARATION OF COVENANTS AND RESTRICTIONS", AS 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 ACCESS TO BLOCKS "E", "F", "G" AND "I" AND "DRAINAGE EASEMENTS" SHOWN HEREON, BLOCKS "E" AND "G" FOR STORMWATER MANAGEMENT, BLOCK "F" FOR SANITARY SEWER, BLOCK "I" FOR BIKE PATH. 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 BLOCKS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN SAID AREAS.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, TIME WARNER CABLE, THE ILLUMINATING COMPANY, COLUMBIA GAS COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) 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 GRANTEE FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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.

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 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, FAIRFIELD ESTATES (AVON), Inc., HAS HERETO SET HIS HAND AT WOODMERE, OHIO, THIS 17 DAY OF MARCH, 2016

BY: Mark Holz  
MARK HOLTZ, MANAGING MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Ashtley Rispiato  
WITNESS PRINT  
Anne Chich Falgout  
WITNESS PRINT

STATE OF OHIO )

COUNTY OF LORAIN )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, FAIRFIELD ESTATES (AVON), Inc., 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 FAIRFIELD ESTATES (AVON), Inc. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT WOODMERE, OHIO, THIS 17 DAY OF MARCH, 2016

Anne Chich Falgout  
NOTARY PUBLIC

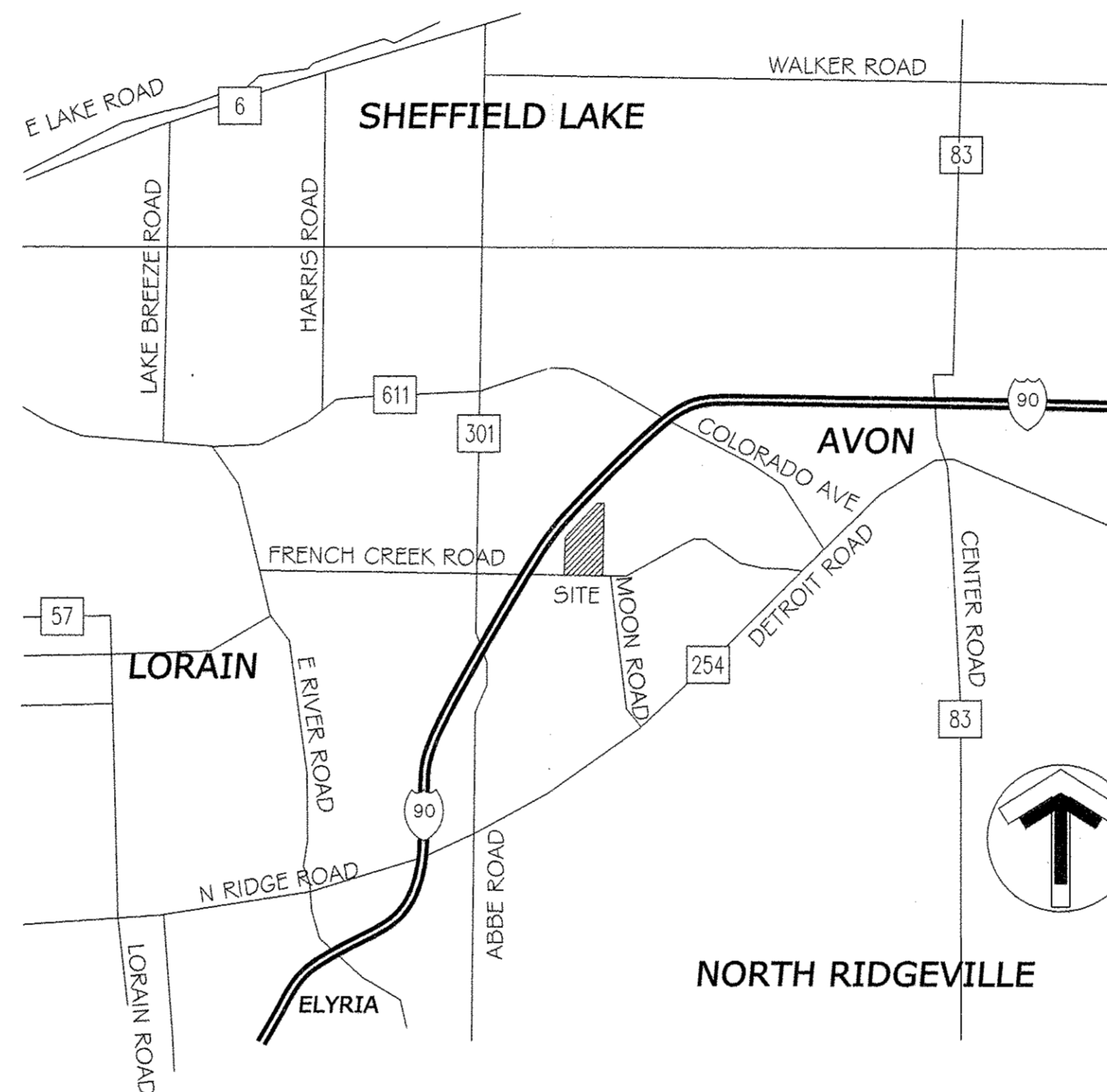
ANNE CHICH-FALGOUT  
RESIDENT SUMMIT COUNTY  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 5/14/19

EPA APPROVALS

THIS SITE IS COVERED UNDER OHIO EPA CONSTRUCTION GENERAL PERMIT # 3GC07607\*AG

SEWER APPROVED BY O.E.P.A. BY LETTER DATED: December 3, 2014

WATER APPROVED BY O.E.P.A. BY LETTER DATED: December 30, 2014



VICINITY MAP

### MORTGAGE RELEASE

BE IT KNOWN THAT CF Bank MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN INSTRUMENT # 56129547 OF LORAIN COUNTY RECORD OF MORTGAGES.

FRENCH CREEK ROAD (40 FEET IN WIDTH), DAEGAN DRIVE (60 FEET IN WIDTH), WESTFIELD DRIVE (60 FEET IN WIDTH) AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF CF Bank HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY Mark Nukaza THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Woodmere, OHIO, THIS 17 DAY OF MARCH, 2016

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Mark Nukaza  
BY: Ashtley Rispiato  
WITNESS PRINT  
Anne Chich Falgout  
WITNESS PRINT

STATE OF OHIO )

COUNTY OF LORAIN )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Mark Nukaza THROUGH: CF 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 HEREBY AFFIX MY HAND AND OFFICIAL SEAL AT WOODMERE, OHIO, THIS 17 DAY OF MARCH, 2016

Anne Chich Falgout  
NOTARY PUBLIC

ANNE CHICH-FALGOUT  
RESIDENT SUMMIT COUNTY  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 5/14/19

### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF MARCH 2016. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Craig Witherspoon  
CRAIG WITHERSPOON, COUNCIL PRESIDENT

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF MARCH 2016

Carolyn Witherspoon  
CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15 DAY OF MARCH 2016

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

### AREA TABULATION - SUBDIVISION NO. 3

SUBLOTS	12,2526 ACRES
BLOCKS "E" # "F" # "G" "H" # "I"	2,33600 ACRES
RIGHT-OF-WAY	2,1695 ACRES
TOTAL PHASE No. 3	16,7821 ACRES

### SUBDIVISION NO. 3 DENSITY CALCULATION

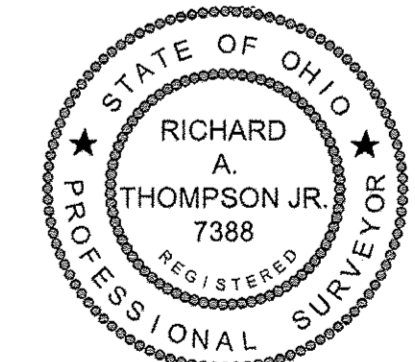
NUMBER OF SUBLOTS	26
PHASE 3 DENSITY	26 LOTS / 16,7821 ACRES 1.6 UNITS / ACRE

PARCEL INFO:  
P.P.N. 04-00-003-101-540  
FAIRFIELD ESTATES (AVON), INC.  
DOC.# 2015-0562050  
10/06/2015

### SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 16.7821 ACRE PARCEL OF LAND LOCATED ON FRENCH CREEK ROAD IN THE CITY OF AVON FOR FAIRFIELD ESTATES (AVON), Inc., 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 ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN JANUARY OF 2015, ALL OF WHICH ARE SUBJECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard A. Thompson, Jr.  
RICHARD A. THOMPSON, JR., P.S. #7388

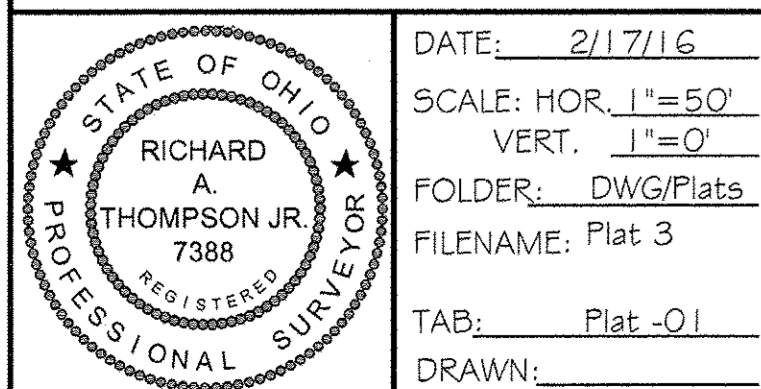


Doc ID: 01927497001 Type: OFF  
Kind: PLAT  
Recorded: 03/28/2016 at 02:16:59 PM  
Fee Amt: \$250.00 Page 1 of 1  
Lorain County, Ohio  
Judith M. Newkirk County Recorder  
File # 2016-0579968

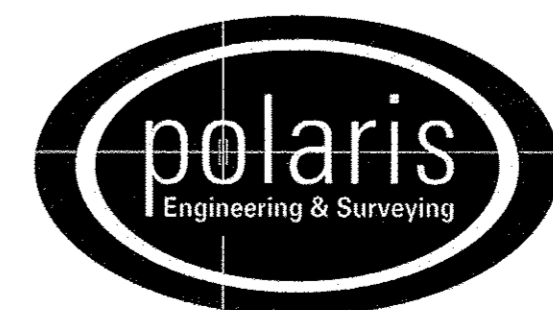
DEVELOPED BY:  
FRONTIER FAIRFIELD, LLC  
26401 EMERY ROAD  
CLEVELAND, OH 44128  
PHONE: (216) 342-4348  
CONTACT: MARK HOLTZ

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
MAR 28 2016  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

TITLE FIRST AGENCY INC  
2944 FULLER AVENUE NE  
SUITE 200  
GRAND RAPIDS, MI 49505  
Plat vol. 102  
Pgs. 3,4,5



DATE: 2/17/16  
SCALE: HOR. 1"=50'  
VERT. 1"=0'  
FOLDER: DWG/Plats  
FILENAME: Plat 3  
TAB: Plat -01  
DRAWN:



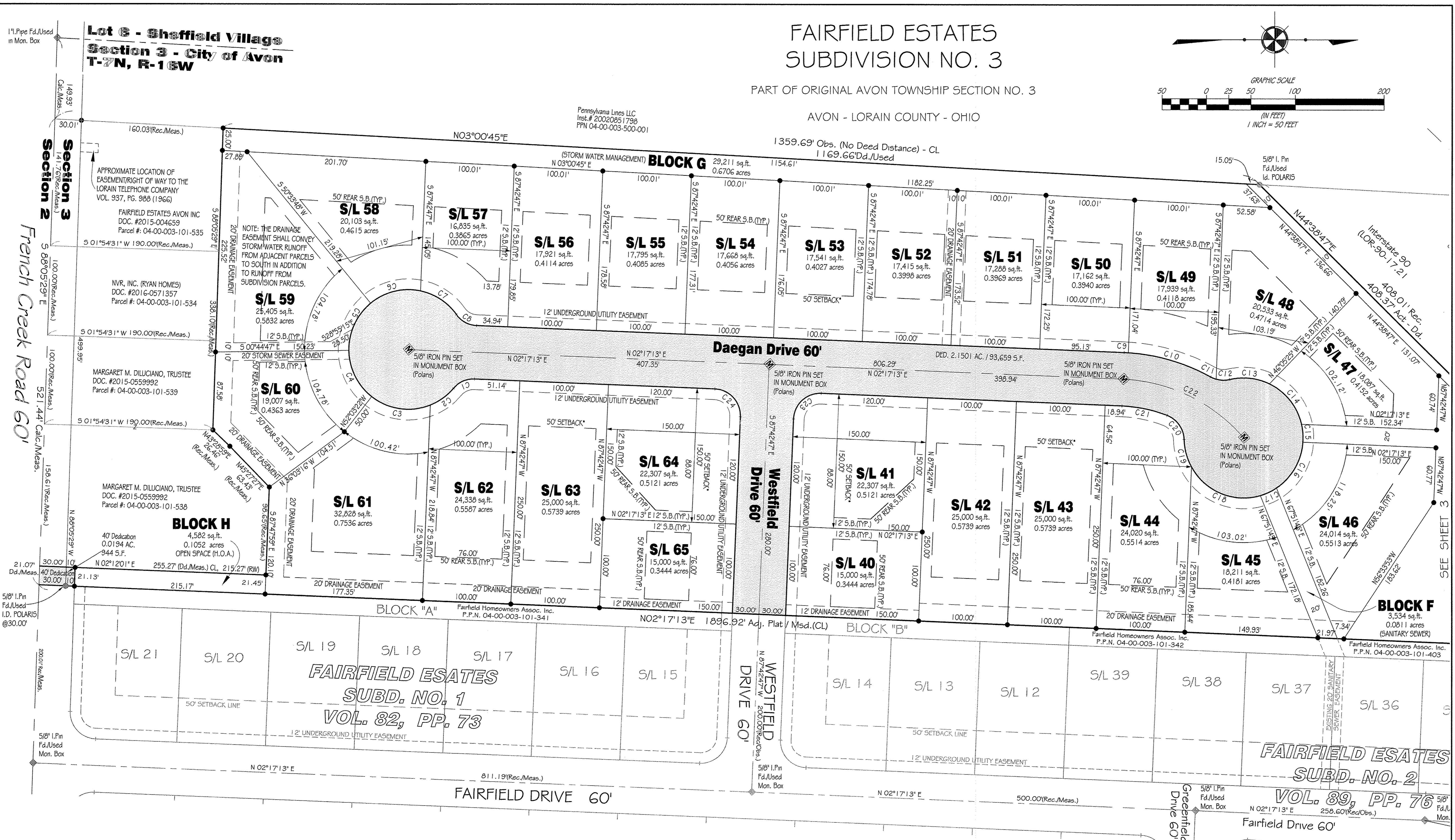
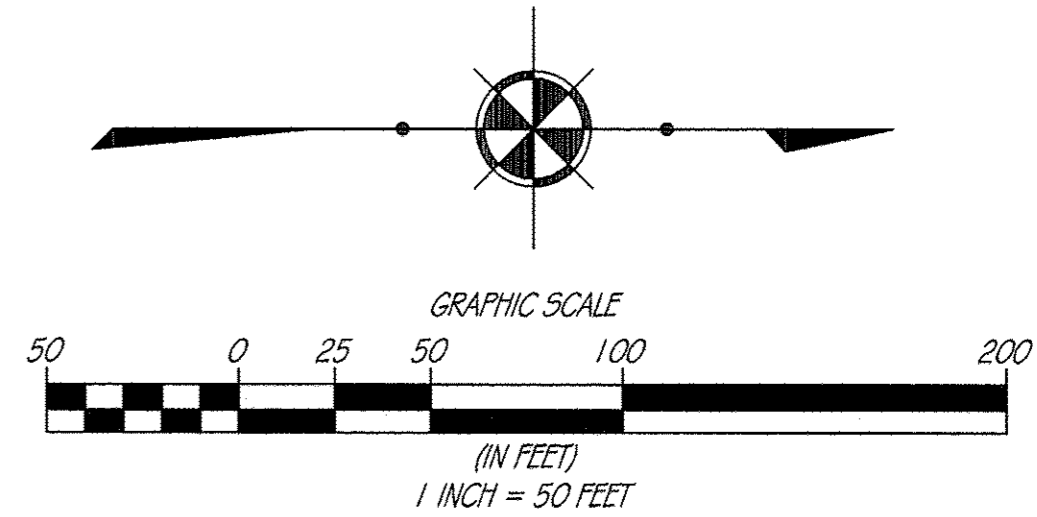
POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com

CONTRACT No.	
14125	
SHEET	OF
01	03

# FAIRFIELD ESTATES SUBDIVISION NO. 3

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 3

AVON - LORAIN COUNTY - OHIO



SEE SHEET 3 FOR CURVE DATA

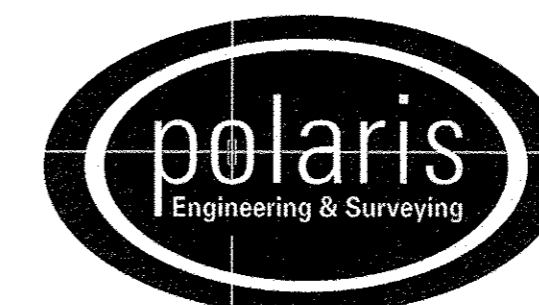
STATE OF OHIO  
 RICHARD A. THOMPSON JR.  
 7388  
 REGISTERED PROFESSIONAL SURVEYOR

DATE: 2/17/16  
 SCALE: HOR. 1"=50'  
 VERT. 1"=0'  
 FOLDER: DWG/Plats  
 FILENAME: Plat 3  
 TAB: Plat -02  
 DRAWN:

- = 5/8" IRON PIN SET IN MONUMENT BOX (Polans)
- = SURVEY MONUMENT FOUND IN MONUMENT BOX.
- = CORNER MONUMENT FOUND
- = 5/8" x 30" IRON PIN SET (I.D. POLARIS)

DRILL HOLE TO BE SET AT THE INTERSECTION OF THE PROPERTY LINE EXTENSION AND PAVEMENT CURB

\*SETBACK NOTE:  
 50' FRONT SETBACK REQUIRED FOR FRONT LOAD GARAGES. SETBACK MAY BE REDUCED TO 40' FOR SIDE LOAD GARAGES.



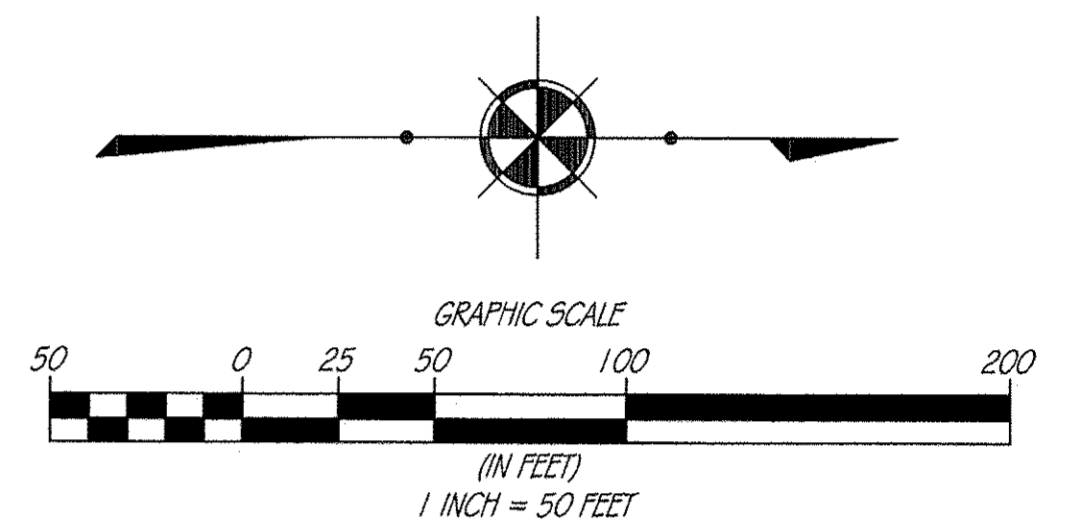
POLARIS ENGINEERING & SURVEYING, INC.  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polans-es.com

CONTRACT No.	
14125	
SHEET	OF
02	03

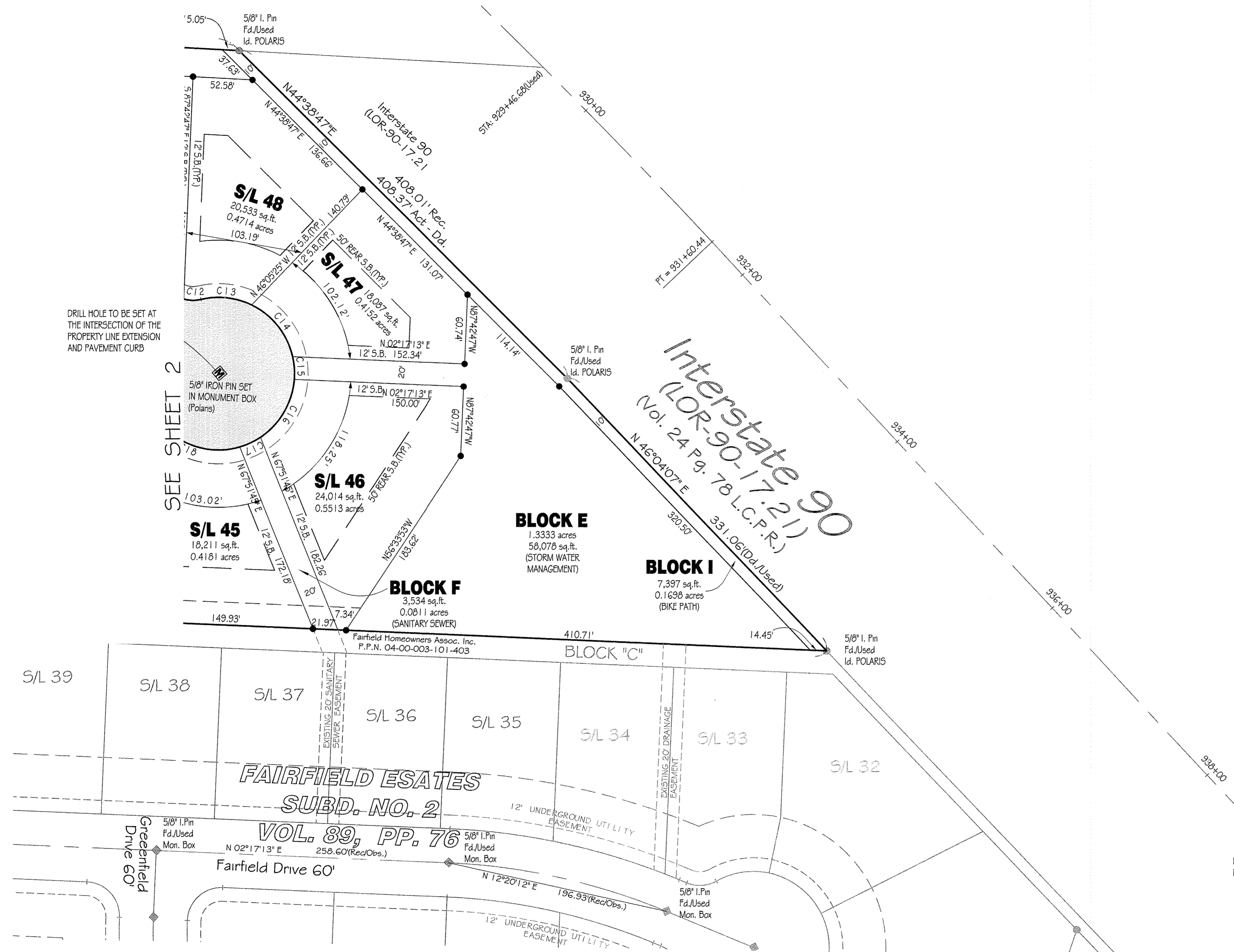
# FAIRFIELD ESTATES SUBDIVISION NO. 3

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 3

AVON - LORAIN COUNTY - OHIO



CURVE TABLE						
CURVE	LENGTH	RADIUS	DETLA	CHORD	BEARING	TANGENT
C1	27.12'	30.00'	51°47'21"	26.20'	S23°36'27"E	14.56'
C2	32.38'	67.00'	27°41'38"	32.07'	N35°39'19"W	16.51'
C3	69.87'	67.00'	59°45'09"	66.75'	N08°04'04"E	38.49'
C4	60.00'	67.00'	51°18'35"	58.02'	N63°35'56"E	32.18'
C5	60.00'	67.00'	51°18'35"	58.02'	S63°05'29"E	32.18'
C6	60.00'	67.00'	51°18'35"	58.02'	S13°46'54"E	32.18'
C7	49.35'	67.00'	42°12'11"	48.24'	S32°58'29"W	25.86'
C8	27.12'	30.00'	51°47'21"	26.20'	N28°10'54"E	14.56'
C9	4.87'	219.95'	1°16'06"	4.87'	S02°55'16"W	2.43'
C10	97.22'	219.95'	25°19'28"	96.43'	S16°13'03"W	49.42'
C11	6.84'	30.00'	13°03'38"	6.82'	N22°20'58"E	3.43'
C12	15.37'	30.00'	29°20'53"	15.20'	N01°09'43"E	7.86'
C13	45.84'	67.00'	39°11'59"	44.95'	S06°04'16"W	23.86'
C14	60.00'	67.00'	51°18'40"	58.02'	S51°19'35"W	32.18'
C15	20.21'	67.00'	17°17'06"	20.14'	S85°37'28"W	10.18'
C16	60.96'	67.00'	52°07'55"	58.88'	N59°40'02"W	32.77'
C17	20.10'	67.00'	17°11'21"	20.03'	N25°00'24"W	10.13'
C18	90.53'	67.00'	77°25'10"	83.80'	N22°17'51"E	53.70'
C19	31.69'	67.00'	27°06'14"	31.40'	N74°33'33"E	16.15'
C20	35.17'	30.00'	67°09'42"	33.19'	S54°31'50"W	19.92'
C21	52.10'	159.95'	18°39'45"	51.87'	S11°37'06"W	26.28'
C22	154.95'	189.95'	46°44'16"	150.69'	S25°39'21"W	82.08'
C23	47.12'	30.00'	90°00'00"	42.43'	S42°42'47"E	30.00'
C24	47.12'	30.00'	90°00'00"	42.43'	S47°17'13"W	30.00'

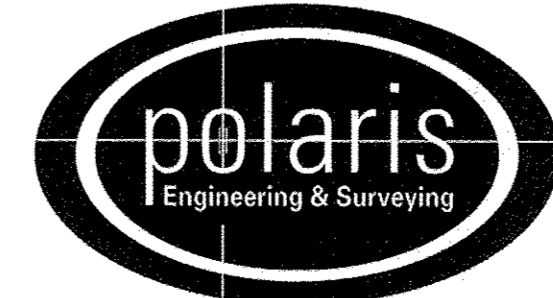


DRILL HOLE TO BE SET AT THE INTERSECTION OF THE PROPERTY LINE EXTENSION AND PAVEMENT CURB

SEE SHEET 2

STATE OF OHIO  
 RICHARD A. THOMPSON JR.  
 7388  
 REGISTERED SURVEYOR

DATE: 2/17/16  
 SCALE: HOR. 1"=50'  
 VERT. 1"=0'  
 FOLDER: DWG/Plats  
 FILENAME: Plat 3  
 TAB: Plat -03  
 DRAWN:



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

CONTRACT No.	
14125	
SHEET	OF
03	03