

AVONDALE SUBDIVISION No. 3

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED AV ASSOCIATES, L.P. HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS AVONDALE SUBDIVISION NO. 3, A SUBDIVISION OF SUBLOTS 44 THROUGH 62 INCLUSIVE, BLOCKS "D" AND "E" AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS CARDINAL COURT (SIXTY) 60 FEET IN WIDTH, FAIRVIEW DRIVE (SIXTY) 60 FEET IN WIDTH, AND AVONDALE DRIVE (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE AVONDALE SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS BLOCKS "C" AND "D" FOR LANDSCAPING AND STORMWATER MANAGEMENT, STORM EASEMENTS (Type & Width Varies), AND STORM WATER MANAGEMENT EASEMENTS #4, #5, #6. 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 AS INSTRUMENT #2015-0569734, DATED DECEMBER 17, 2015. 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 STORM EASEMENTS (Type & Width Varies) AND STORM WATER MANAGEMENT EASEMENTS #4, 5, #6 AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES FOR INSPECTION AND MAINTENANCE PURPOSES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS OR NATURAL VEGETATION IS TO BE CONSTRUCTED IN SAID EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS. IT SHOULD BE UNDERSTOOD THAT THE LONG TERM INSPECTION & MAINTENANCE OF THE STORM WATER MANAGEMENT EASEMENT IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS PER THE "AGREEMENT FOR STORM WATER BEST MANAGEMENT PRACTICES" ON FILE AT THE CITY OF AVON.

AND DOES HEREBY GRANT TO THE CITY OF AVON, AN ASSIGNMENT AND ASSUMPTION OF A SANITARY SEWER EASEMENT GRANTED BY AVONDALE GOLF CLUB, LLC TO AV ASSOCIATES L.P. BY INSTRUMENT # 2014-0526063 AS RECORDED IN THE OFFICIAL RECORDS OF LORAIN COUNTY AND A SANITARY SEWER EASEMENT GRANTED BY CALRA R. MCWILLIAM, ET AL. TO AV ASSOCIATES L.P. BY INSTRUMENT #2014-0526062 IN THE OFFICIAL RECORDS OF LORAIN COUNTY. AV ASSOCIATES, L.P. HEREBY GRANTS, CONVEYS, TRANSFERS AND ASSIGNS ALL OF THE ASSIGNOR'S RIGHTS, TITLE AND INTERESTS IN, TO, AND UNDER THE SANITARY SEWER EASEMENT TO THE CITY OF AVON.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON AND TO UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO OHIO EDISON COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT UTILITY EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN (INCLUDING THRU BLOCK "B" ALONG THE SOUTHERN RIGHT-OF-WAY OF BRIAR LAKES DRIVE IN AVONDALE SUBDIVISION NO. 1), 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.

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, PENNSYLVANIA, THIS 23rd DAY OF October, 2017

BY J. C. Rumbaugh
President, AGENT OF AV ASSOCIATES L.P.

COMMONWEALTH OF PENNSYLVANIA)

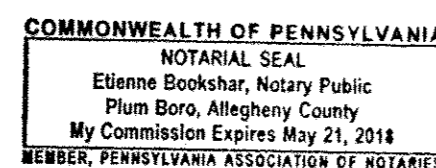
COUNTY OF ALLEGHENY)

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.

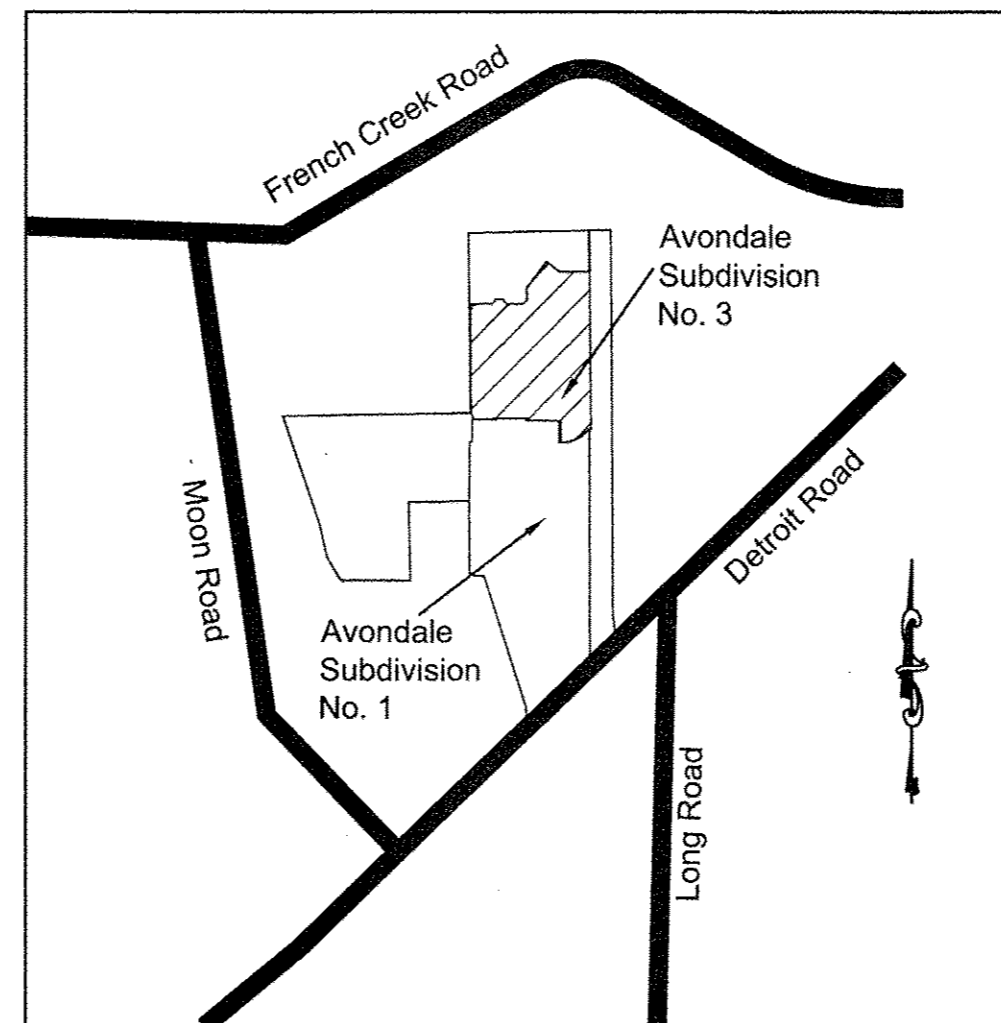
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Pittsburgh, PENNSYLVANIA,

THIS 23rd DAY OF October, 2017

Etienne Bookhar
NOTARY PUBLIC



BEING A SUBDIVISION OF A 56.6407 ACRES
REMAINING PARCEL OF AVONDALE SUBDIVISION #1
VOLUME 101, PAGES 56-62 L.C.P.R.
IN ORIGINAL AVON TOWNSHIP SECTION NO. 2
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, F.S.B. 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 CARDINAL COURT (SIXTY) 60 FEET IN WIDTH, FAIRVIEW DRIVE (SIXTY) 60 FEET IN WIDTH, AND AVONDALE DRIVE (SIXTY) 60 FEET IN WIDTH, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF

Dollar Bank, F.S.B. HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY
Matthew S. Bright THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT
Pittsburgh, PENNSYLVANIA, THIS 24th DAY OF October, 2017

BY: Matthew S. Bright (MORTGAGEE)

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF ALLEGHENY)

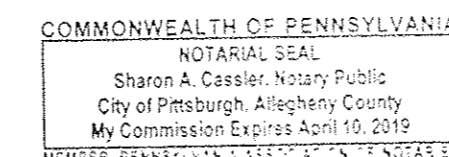
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE

NAMED Matthew S. Bright THROUGH: Dollar Bank, F.S.B., 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 24th DAY OF October, 2017

Sharon A. Casler
NOTARY PUBLIC



RESTRICTED PROPERTIES (PRESERVATION OF WETLAND AREAS)

ALL LANDS SHOWN HEREIN AS "RESTRICTED PROPERTIES" ARE SUBJECT TO THE DECLARATION OF RESTRICTIONS (PRESERVATION OF WETLAND AREAS) AS SHOWN RECORDED IN THE LORAIN COUNTY OFFICIAL RECORDS AS INSTRUMENT # 2015-0554846. SAID PROPERTIES SHALL BE KEPT IN THEIR NATURAL STATE. AS HEREIN USED, THE TERM NATURAL STATE MEANS THAT NO CONSTRUCTION OR PLACING OF BUILDINGS, CAMPING ACCOMMODATIONS OR MOBILE HOMES, BILLBOARDS, FENCES, SIGNS, OR OTHER ADVERTISING MATERIAL OR STRUCTURES OF ANY KIND, EITHER TEMPORARY OR PERMANENT SHALL, SHALL BE PLACED OR ERRECTED ON THE RESTRICTED PRIORITIES, UNLESS OTHERWISE EXPRESSLY PROVIDED HEREUNDER OR APPROVED BY THE OHIO EPA. THERE SHALL BE ON OR IN THE RESTRICTED PROPERTIES NO FILLINGS, DRILLING, EXCAVATING, REMOVAL OF TOPSOIL, SAND, GRAVEL, ROCK MINERALS OR OTHER MATERIALS NOR ANY BUILDINGS OF ROADS OR CHANGE IN TOPOGRAPHY OF THE LAND IN ANY MANNER (WITH THE EXCEPTION OF THE MAINTENANCE OF SMALL FOOT TRAILS), OTHER THAN THAT CAUSED BY THE FORCES OF NATURE OR AS RESERVED HEREUNDER. THERE SHALL BE NO REMOVAL, DESTRUCTION, OR CUTTING OF VEGETATION, SPRAYING OF HERBICIDES, GRAZING OF DOMESTIC ANIMALS, OR DISTURBANCE OR MANIPULATION OF THE PROPERTIES WITHOUT FIRST OBTAINING DEPARTMENT OF THE ARMY (CORPS OF ENGINEERS) AUTHORIZATION, CONTROL OF NUISANCE VEGETATION, OR ANY OTHER MANIPULATION WITHIN THE RESTRICTED PROPERTIES. SHALL ONLY OCCUR AFTER CORPS OF ENGINEERS CONCURRENCE THAT SUCH MANAGEMENT PRACTICES ARE NECESSARY TO ENSURE LONG-TERM PROTECTION OF THE RESTRICTED PROPERTIES. EACH AND EVERY ACTIVITY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION ACTIVITY THAT MIGHT ENDANGER THE NATURAL INTEGRITY OR STATE OF THE RESTRICTED PROPERTIES IS FORBIDDEN.

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 9th DAY OF January, 2018. 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 CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 9th DAY OF January, 2018.

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

AREA TABULATION SUBDIVISION 2

SUBLOTS	9.9762 ACRES
BLOCKS D & E	5.6966 ACRES
RIGHT-OF-WAY	2.4085 ACRES
SUBDIVISION 3	
TOTAL AREA - PHASE 3	18.0813 ACRES
REMAINING #3A - FUTURE PHASE 4	10.5510 ACRES
REMAINING #3B - FUTURE PHASES 5 & 6	28.0084 ACRES
TOTAL AREA REMAINING PARCEL PHASE #1	56.6407 ACRES

DEVELOPED BY:

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

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 1 8.0813 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 10/06/17
MICHAEL P. SPELLACY, P.S. NO. 8169 DATE

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-209
OHIO REV. CODE
JAN 17 2018
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Doc ID: 020317240001 Type: OFF
Kind: PLAT
Recorded: 01/17/2018 at 09:32:26 PM
Fee Amt: \$440.00 Page 1 of 1
Lorain County, Ohio
Judith M. Medlock County Recorder
File # 2018-0658629

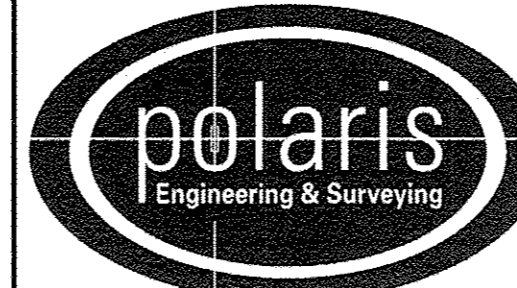
HERITAGE GROUP LP
772 PINE VALLEY DRIVE
PITTSBURGH, PA 15239
Plat Vol 104
Pgs 34, 35, 36, 37, 38



REV. No.	DATE	BY	CHK'D

DATE: 10/06/2017
SCALE: HOR. 1"=50'
VERT. 1"=10'
FOLDER: Surveys
FILENAME: Record Plat Subd. 3
TAB: Plat 3-01
DRAWN: MPS

Avondale Subdivision No. 3
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.	
13144	
SHEET	OF
1	5

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L-2	291.65	S00°19'41"E	L-7	230.22	S00°19'41"E	L-12	20.44	N00°04'43"W	L-17	36.18	S67°28'00"W
L-3	35.68	S33°04'07"E	L-8	65.65	N00°04'43"W	L-13	65.61	S69°00'49"E	L-18	25.01	S82°09'48"W
L-4	61.82	S07°46'00"E	L-9	628.11	N00°19'41"W	L-14	40.92	S89°40'49"E	L-19	32.99	S88°01'31"W
L-5	43.39	S07°43'36"W	L-10	32.81	N24°28'57"W	L-15	38.16	N81°26'07"E	L-20	20.10	N52°21'04"W
L-6	32.77	S40°02'07"W	L-11	16.64	N24°28'57"W	L-16	23.18	S21°17'08"E	L-21	35.80	N73°28'00"W

Amberwood
Subdivision No. 3
Volume 87,
Page 63-64
L.C.P.R.

Mon. Box With
5/8" Iron Pin
(Id: Zwick)
Fd./Used

Mon. Box With
5/8" Iron Pin
(Id: Zwick)
Fd./Used

PPN 04-00-002-102-287
AV Associates L.P.
Instrument No. 2014-0526061

1/2" Iron Pin
Fd.
On Line

5/8" Iron Pin
(Id: Polaris)
Fd. / Used

5/8" Iron Pin
(Id: Polaris)
Fd. / Used

5/8" Iron Pin
(Id: Polaris)
Fd. / Used

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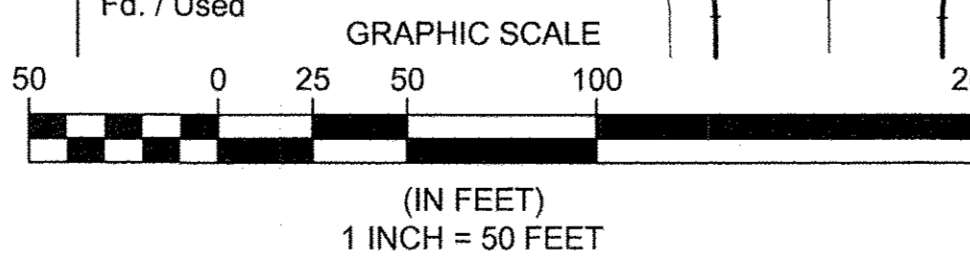
(SEE SHEET 3)

Cardinal Court 60'

Avondale Subdivision No. 1
Volume 101, Page 56-62
L.C.P.R.

Briar Lakes Drive 60'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	47.12	30.00	30.00	42.43	N44°40'19"E	90°00'00"
C-2	47.12	30.00	30.00	42.43	S45°19'41"E	90°00'00"
C-3	27.12	30.00	14.56	26.20	N63°46'38"E	51°47'21"
C-4	20.46	67.00	10.31	20.38	S46°37'58"W	17°30'01"
C-5	139.69	220.00	72.29	137.36	N71°50'35"E	36°22'51"
C-6	47.12	30.00	30.00	42.43	N45°19'41"W	90°00'00"
C-7	84.55	67.00	48.95	79.05	N88°27'52"W	72°18'18"
C-8	60.00	67.00	32.18	58.01	N26°39'28"W	51°18'32"
C-9	60.54	67.00	32.52	58.51	N24°53'04"E	51°46'32"
C-10	81.22	67.00	46.44	76.33	N85°29'56"E	69°27'11"
C-11	24.83	67.00	12.56	24.69	S49°09'25"E	21°14'09"
C-12	27.12	30.00	14.56	26.20	N64°26'01"W	51°47'21"
C-13	47.12	30.00	30.00	42.43	S44°40'19"W	90°00'00"
C-14	47.12	30.00	30.00	42.43	S45°19'41"E	90°00'00"
C-15	27.12	30.00	14.56	26.20	N63°46'38"E	51°47'21"
C-16	27.29	67.00	13.84	27.11	S49°33'10"W	23°20'25"
C-17	79.06	67.00	44.86	74.56	N84°58'14"W	67°36'46"
C-18	60.00	67.00	32.18	58.01	N25°30'40"W	51°18'21"
C-19	60.00	67.00	32.18	58.01	N25°47'42"E	51°18'23"
C-20	78.03	67.00	44.12	73.70	N84°48'46"E	66°43'45"
C-21	27.23	67.00	13.80	27.04	S50°10'51"E	23°17'02"
C-22	27.12	30.00	14.56	26.20	N64°26'01"W	51°47'21"
C-23	47.12	30.00	30.00	42.43	S44°40'19"W	90°00'00"
C-24	158.74	250.00	82.15	156.09	N71°50'35"E	36°22'51"



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

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 NJ 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 04-00-002-102-243
Avondale Golf Club LLC
Instrument No. 2005-0107180

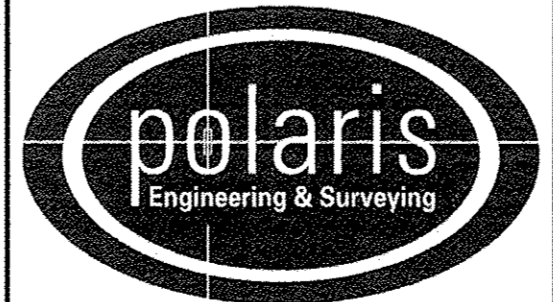
Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
 - IRON PIN FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
 - MONUMENT BOX FOUND (AS NOTED)
- Note - Drillholes To Be Set At Top Of Curb At All Front Property Lines
- EXISTING SANITARY SEWER EASEMENT (To City) (Avondale Subdivision #1 Vol. 101/Pg. 56-62 LCPR) & PROPOSED TEMPORARY STORM EASEMENT (To Be Vacated where/when public road is dedicated)
 - STORM WATER MANAGEMENT (SWM) EASEMENT (To HOA & City)
 - STORM EASEMENT (CHANNEL) (To HOA & City) & RESTRICTED PROPERTIES
 - PHASE No. 3 RIGHT OF WAY

REV. No.	DATE	BY	CHK'D

DATE: 10/06/2017
SCALE: HOR. 1"=50'
VERT. 1"=10'
FOLDER: Surveys
FILENAME: Record Plat Subd. 3
TAB: Plat 3-02
DRAWN: MPS

Avondale Subdivision No. 3
Record Plat



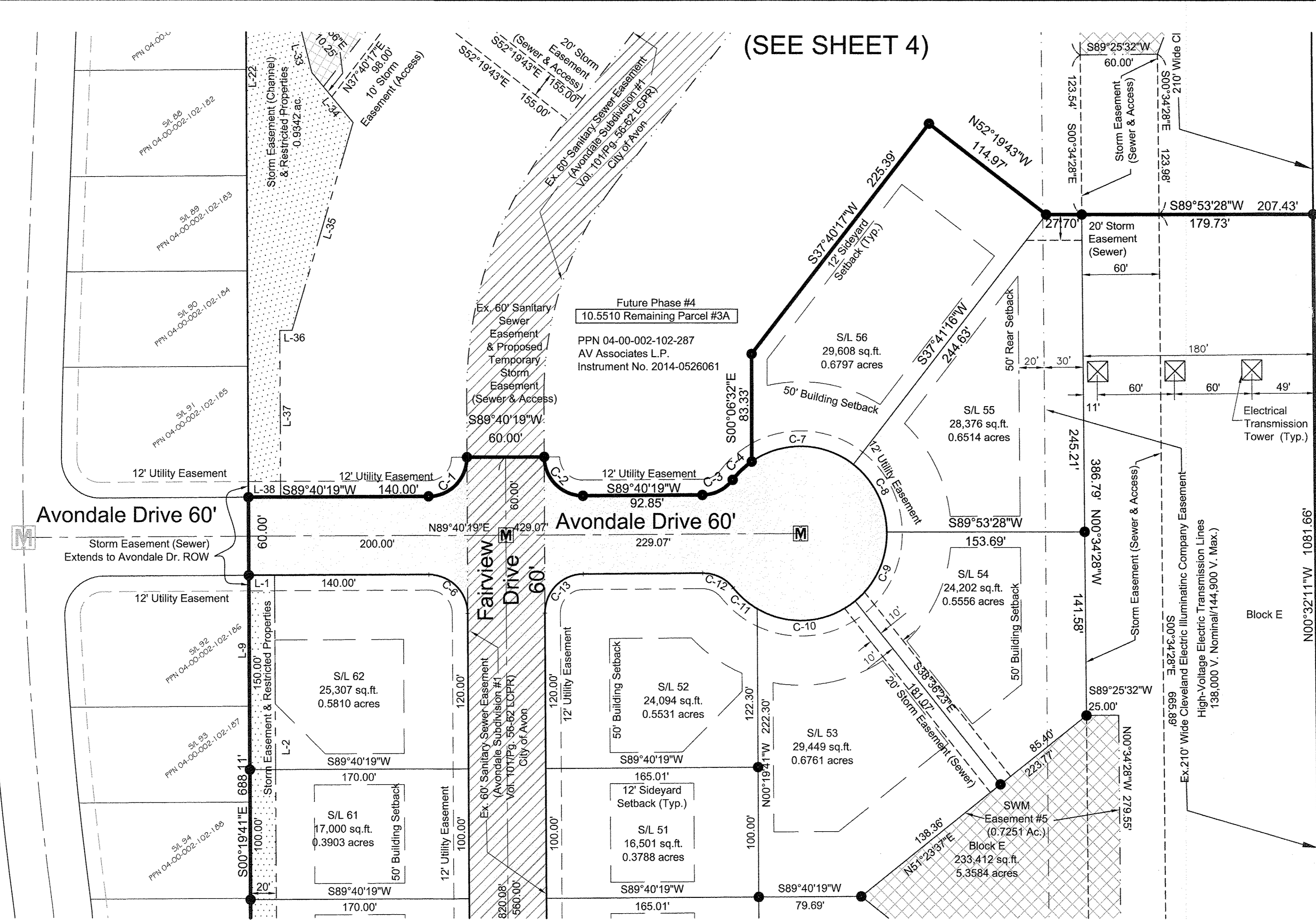
POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
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Plat Sheet

CONTRACT No.	
13144	
SHEET	OF
2	5

Amberwood
Subdivision No. 3
Volume 87,
Page 63-64
L.C.P.R.

Mon. Box With
5/8" Iron Pin
(Id: Zwick)
Fd/Used



(SEE SHEET 4)

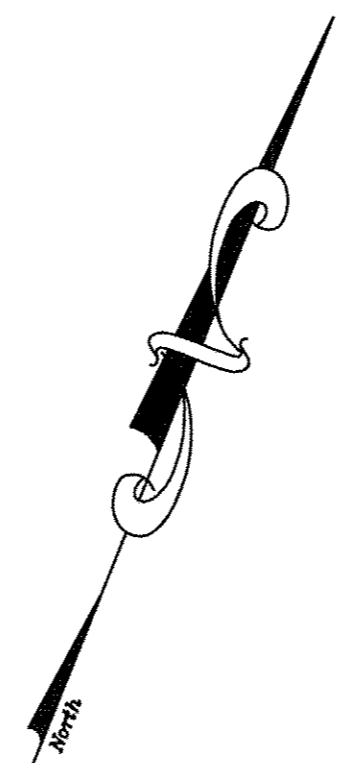
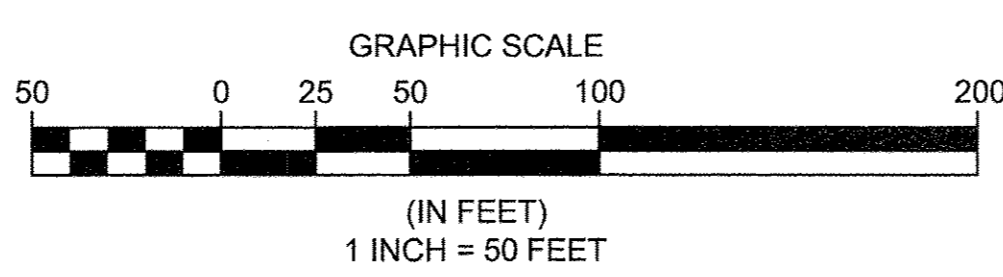
(SEE SHEET 2)

Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
 - IRON PIN FOUND (AS NOTED)
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- EXISTING SANITARY SEWER EASEMENT (To City) (Avondale Subdivision #1 Vol. 101/Pg. 56-62 LCPR) & PROPOSED TEMPORARY STORM EASEMENT (To be Vacated where/when public road is dedicated)
- STORM WATER MANAGEMENT (SWM) EASEMENT (To HOA & City)
- STORM EASEMENT (CHANNEL) (To HOA & City) & RESTRICTED PROPERTIES
- PHASE No. 3 RIGHT OF WAY

BUILDING SETBACK NOTE:
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SETBACK MAY BE REDUCED TO 40' FOR SIDE LOAD GARAGES.



LINE TABLE

LINE	LENGTH	BEARING
L-1	20.00	N89°40'19"E
L-2	291.65	S00°19'41"E
L-9	628.11	N00°19'41"W
L-22	671.27	N00°19'41"W
L-33	47.57	S14°10'00"E
L-34	50.15	S39°44'56"E
L-35	167.94	S16°22'03"W
L-36	9.57	S89°06'45"W
L-37	128.65	S00°19'41"E
L-38	25.00	S89°40'19"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	47.12	30.00	30.00	42.43	N44°40'19"E	90°00'00"
C-2	47.12	30.00	30.00	42.43	S45°19'41"E	90°00'00"
C-3	27.12	30.00	14.56	26.20	N63°46'38"E	51°47'21"
C-4	20.46	67.00	10.31	20.38	S46°37'58"W	17°30'01"
C-5	139.69	220.00	72.29	137.36	N71°50'35"E	36°22'51"
C-6	47.12	30.00	30.00	42.43	N45°19'41"W	90°00'00"
C-7	84.55	67.00	48.95	79.05	N88°27'52"W	72°18'18"
C-8	60.00	67.00	32.18	58.01	N26°39'28"W	51°18'32"
C-9	60.54	67.00	32.52	58.51	N24°53'04"E	51°46'32"
C-10	81.22	67.00	46.44	76.33	N85°29'56"E	69°27'11"
C-11	24.83	67.00	12.56	24.69	S49°09'25"E	21°14'09"
C-12	27.12	30.00	14.56	26.20	N64°28'01"W	51°47'21"
C-13	47.12	30.00	30.00	42.43	S44°40'19"W	90°00'00"
C-14	47.12	30.00	30.00	42.43	S45°19'41"E	90°00'00"
C-15	27.12	30.00	14.56	26.20	N63°46'38"E	51°47'21"
C-16	27.29	67.00	13.84	27.11	S49°33'10"W	23°20'25"
C-17	79.06	67.00	44.86	74.56	N84°58'14"W	67°36'46"
C-18	60.00	67.00	32.18	58.01	N25°30'40"W	51°18'21"
C-19	60.00	67.00	32.18	58.01	N25°47'42"E	51°18'23"
C-20	78.03	67.00	44.12	73.70	N84°48'46"E	66°43'45"
C-21	27.23	67.00	13.80	27.04	S50°10'51"E	23°17'02"
C-22	27.12	30.00	14.56	26.20	N64°26'01"W	51°47'21"
C-23	47.12	30.00	30.00	42.43	S44°40'19"W	90°00'00"
C-24	158.74	250.00	82.15	156.09	N71°50'35"E	36°22'51"

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 NJ 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.

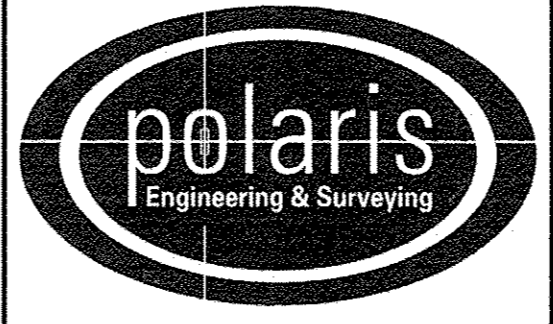
Exception Requests
Any requests for exceptions to this policy must be submitted at least 30 days in advance and requires written approval from FirstEnergy before construction begins. To request an exception, you must complete the FirstEnergy's Real Estate/Right-of-Way Request Form.

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

REV. No.	DATE	BY	CHK'D

DATE: 10/06/2017
SCALE: HOR. 1"=50'
VERT. 1"=0'
FOLDER: Surveys
FILENAME: Record Plat Subd. 3
TAB: Plat 3-03
DRAWN: MPS

**Avondale Subdivision No. 3
Record Plat**

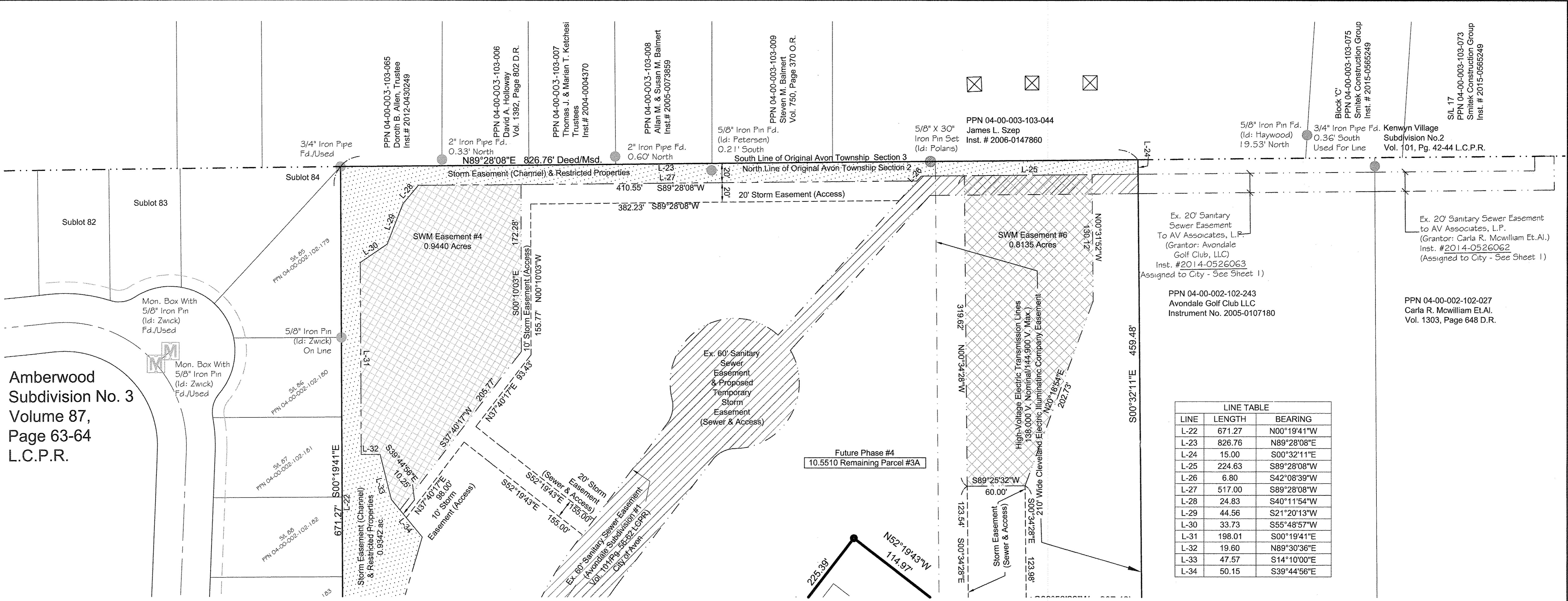


POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

Plat Sheet

CONTRACT No.
13144

SHEET	OF
3	5



Amberwood Subdivision No. 3
Volume 87,
Page 63-64
L.C.P.R.

LINE	LENGTH	BEARING
L-22	671.27	N00°19'41"W
L-23	826.76	N89°28'08"E
L-24	15.00	S00°32'11"E
L-25	224.63	S89°28'08"W
L-26	6.80	S42°08'39"W
L-27	517.00	S89°28'08"W
L-28	24.83	S40°11'54"W
L-29	44.56	S21°20'13"W
L-30	33.73	S55°48'57"W
L-31	198.01	S00°19'41"E
L-32	19.60	N89°30'36"E
L-33	47.57	S14°10'00"E
L-34	50.15	S39°44'56"E

(SEE SHEET 3)

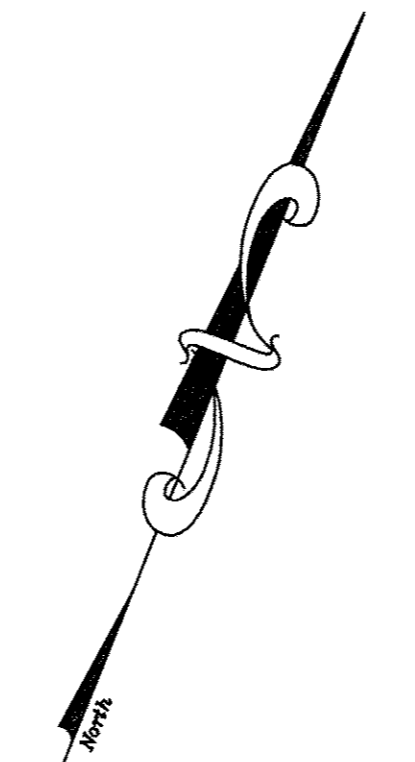
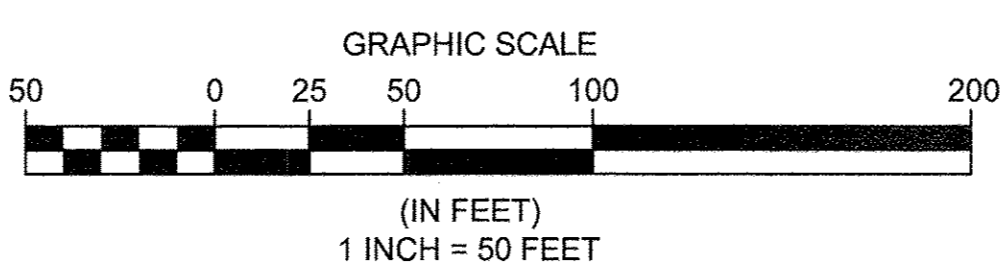
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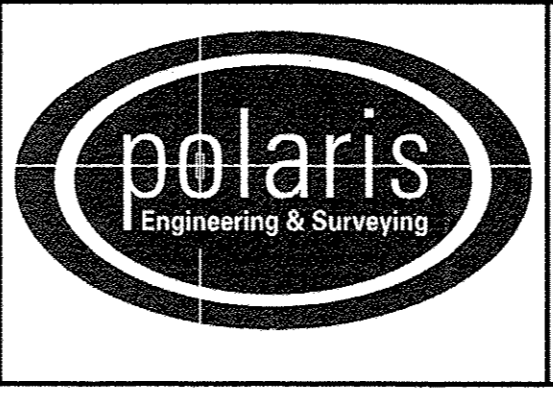
Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
 - IRON PIN FOUND (AS NOTED)
 - IRON PIPE FOUND (AS NOTED)
 - MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
 - MONUMENT BOX FOUND (AS NOTED)
- Note - Drillholes To Be Set At Top Of Curb At All Front Property Lines

- EXISTING SANITARY SEWER EASEMENT (To City) (Avondale Subdivision #1 Vol. 101/Pg. 56-62 LCPR) & PROPOSED TEMPORARY STORM EASEMENT (To be Vacated where/when public road is dedicated)
- STORM WATER MANAGEMENT (SWM) EASEMENT (To HOA & City)
- STORM EASEMENT (CHANNEL) (To HOA & City) & RESTRICTED PROPERTIES
- PHASE No. 3 RIGHT OF WAY

REV. No.	DATE	BY	CHK'D	DESCRIPTION

DATE: 10/06/2017
SCALE: HOR. 1"=50'
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FOLDER: Surveys
FILENAME: Record Plat Subd. 3
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CONTRACT No.
13144
SHEET 4 OF 5
Plat Sheet

