

PLAT OF CHESTER ROAD ROADWAY DEDICATION AND CONCORD VILLAGE UTILITY EASEMENTS

BEING PART OF ORIGINAL AVON TOWNSHIP SECTIONS 9 & 16
NOW SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO
SEPTEMBER 13, 2021

ACCEPTANCE AND DEDICATION:

BE IT KNOWN THAT THE UNDERSIGNED, CONCORD VILLAGE PHASE ONE, LLC, AN OHIO LIMITED LIABILITY COMPANY, AND CONCORD VILLAGE PHASE TWO, LLC, AN OHIO LIMITED LIABILITY COMPANY, THROUGH JASON A. FRIEDMAN, MANAGER AND SOLE MEMBER, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS THEIR DEDICATION OF EXISTING CHESTER ROAD (30' WIDE AND A 10' WIDENING) AND DOES HEREBY ACCEPT THE SAME;

AND DOES HEREBY GRANT UNTO THE CITY OF AVON AND TO UTILITIES INCLUDING BUT NOT LIMITED TO THE OHIO EDISON COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT UTILITY EASEMENT (WIDTH VARIES), OVER AND THROUGH ALL PROPERTY AS SHOWN HEREIN, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH SANITARY SEWER AND RELATED APPURTENANCES; WATER MAIN AND RELATED APPURTENANCES; UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS AND SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS; NATURAL GAS MAINS AND RELATED APPURTENANCES; AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING WATER, SANITARY SEWERAGE, ELECTRICITY, NATURAL GAS, 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.

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, JASON A. FRIEDMAN, MANAGER FOR CONCORD VILLAGE PHASE ONE, LLC, AND CONCORD VILLAGE PHASE TWO, LLC, HAS HERETO SET ITS HAND

AT Beachwood, OHIO, THIS 8 DAY OF November, 2021.

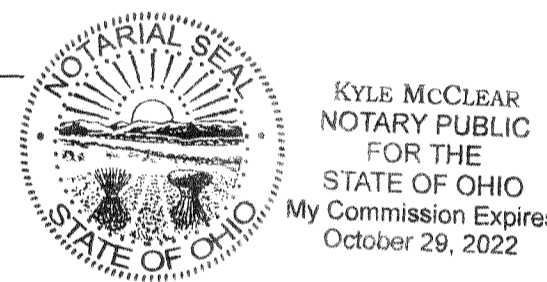
BY: [Signature]

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

STATE OF OHIO)

COUNTY OF Cuyahoga)
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, JASON A. FRIEDMAN, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Beachwood, OHIO, THIS 9 DAY OF November, 2021.

[Signature]
NOTARY PUBLIC



SUBDIVIDER AGREEMENT:

THIS PLAT IS SUBJECT TO THE SUBDIVIDER'S AGREEMENT AS APPROVED BY CITY COUNCIL VIA

ORDINANCE NUMBER _____

APPROVALS:

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15th DAY OF Nov, 2021. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, HIGHWAY, OR UTILITY DEPICTED HEREON.

[Signature]
BRIAN FISCHER, COUNCIL PRESIDENT

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16th DAY OF Nov, 2021.

[Signature]
CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 9th DAY OF Nov, 2021.

[Signature]
RYAN E. CUMMINS, P.E., CITY OF AVON CONSULTING ENGINEER

AREA BREAKDOWN
RIGHT OF WAY PARCEL 1
ADDITIONAL RIGHT OF WAY:
3,382 Sq. Ft.
0.0776 Ac.

EXISTING RIGHT OF WAY:
10,141 Sq. Ft.
0.2329 Ac.

TOTAL:
13,523 Sq. Ft.
0.3105 Ac.

AREA BREAKDOWN
RIGHT OF WAY PARCEL 2

ADDITIONAL RIGHT OF WAY:
3,230 Sq. Ft.
0.0742 Ac.
0.0596 Ac. in Section 9
0.0146 Ac. in Section 16

EXISTING RIGHT OF WAY:
9,698 Sq. Ft.
0.2226 Ac.
0.1788 Ac. in Section 9
0.0438 Ac. in Section 16

TOTAL:
12,927 Sq. Ft.
0.2968 Ac.
0.2384 Ac. in Section 9
0.0584 Ac. in Section 16

CITY OF AVON
38080 CHESTER ROAD
AVON, OH 44011
[Signature]

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
OHIO REV. CODE
JAN 21 2022
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

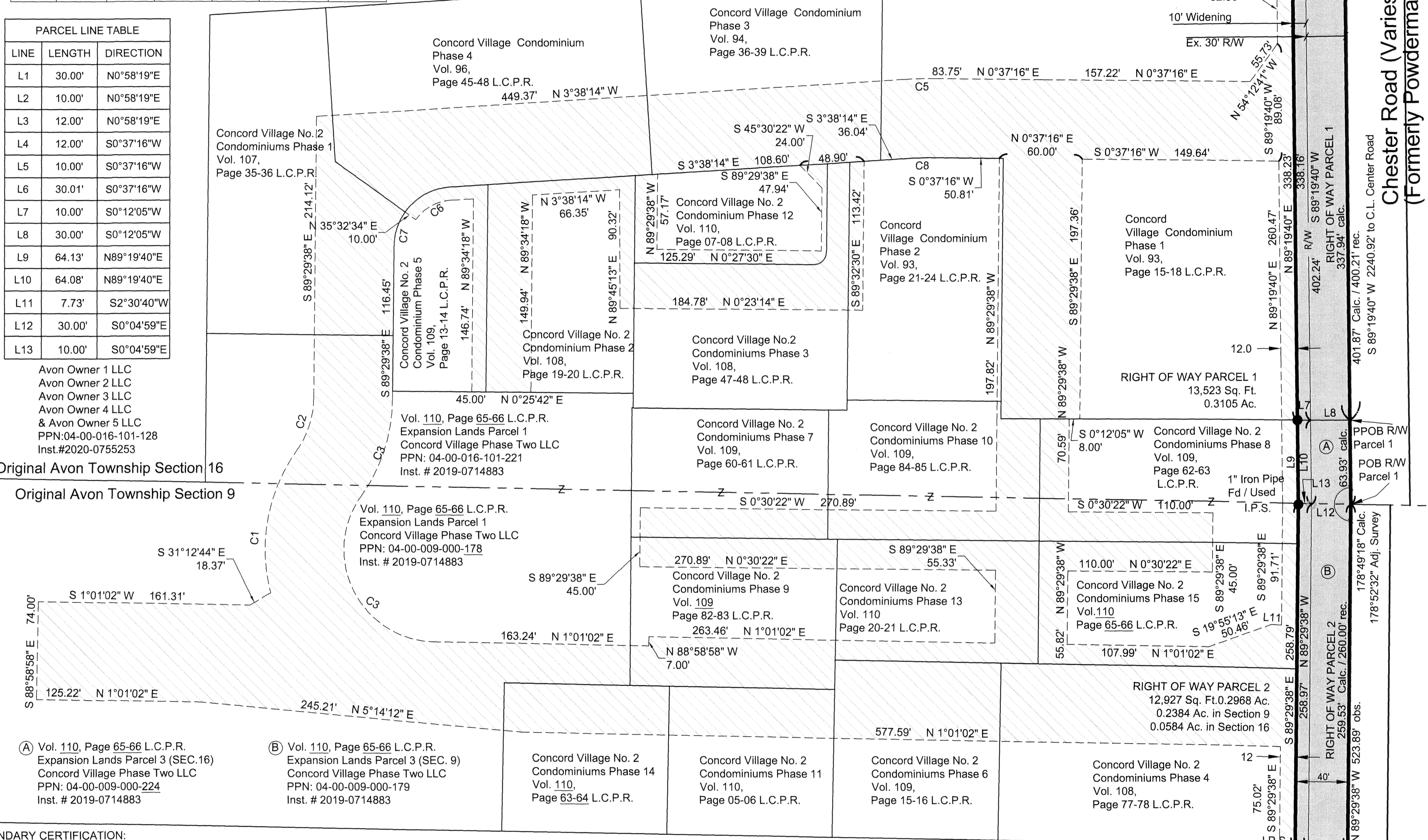
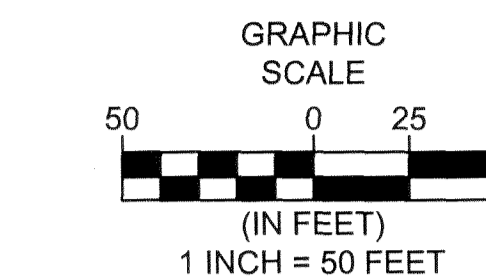
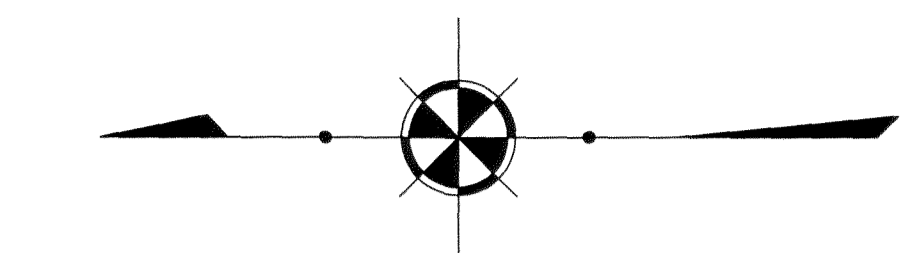
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	113.59'	130.00'	50°03'53"	110.01'	N79°38'38"W	60.71'
C2	42.62'	70.00'	34°52'56"	41.96'	S72°03'10"E	21.99'
C3	151.95'	70.00'	124°22'16"	123.82'	S63°12'10"W	132.69'
C4	79.15'	130.00'	34°52'56"	77.93'	S72°03'10"E	40.84'
C5	20.81'	280.00'	4°15'30"	20.81'	N1°30'29"W	10.41'
C6	31.04'	35.00'	50°49'12"	30.04'	N29°02'50"W	16.63'
C7	27.52'	45.00'	35°02'12"	27.09'	N71°58'32"W	14.20'
C8	16.35'	220.00'	4°15'30"	16.35'	N1°30'29"W	8.18'

LINE	LENGTH	DIRECTION
L1	30.00'	N0°58'19"E
L2	10.00'	N0°58'19"E
L3	12.00'	N0°58'19"E
L4	12.00'	S0°37'16"W
L5	10.00'	S0°37'16"W
L6	30.01'	S0°37'16"W
L7	10.00'	S0°12'05"W
L8	30.00'	S0°12'05"W
L9	64.13'	N89°19'40"E
L10	64.08'	N89°19'40"E
L11	7.73'	S2°30'40"W
L12	30.00'	S0°04'59"E
L13	10.00'	S0°04'59"E

Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CHESTER ROAD (SOUTH 89°19'40" WEST) AND ARE USED TO INDICATE ANGLES ONLY



BOUNDARY CERTIFICATION:

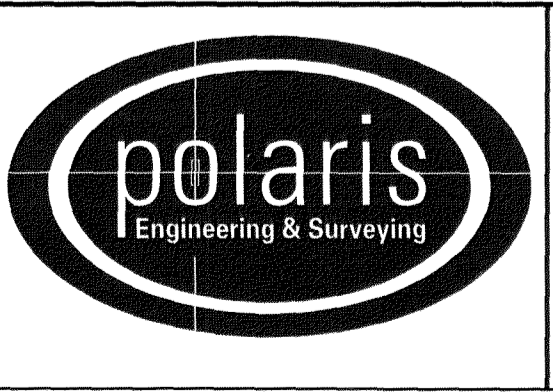
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS".

[Signature] 11/5/2021
MICHAEL P. SPELLACY, P.S. #8169 DATE



DATE: 9/13/2021	DRAWN: MPS
SCALE: HOR. 1"=30'	VERT. n/a
FOLDER: DWG/Proj_Surveying/Base	
FILENAME: Dedication-Esmt	
TAB: 01-Dedication/Esmt Plat	
BNDY. CHK: n/a	
BASE. CHK: n/a	

ROADWAY DEDICATION AND EASEMENT 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

CONCORD VILLAGE CONDOMINIUMS
City of Avon - Lorain County - Ohio

CONTRACT No.	
19006	
SHEET	OF
1	1

Center Road (Formerly Avon Belden Road) - Varies
Mon Box With 1" Iron Pin Fd / Used
Mon Box With 5/8" Iron Pin Fd / Used
30.00' Traveler's msd. Pointe - 60'

- PROPOSED RIGHT OF WAY DEDICATION EXISTING 30' RIGHT OF WAY AND A 10' WIDENING
- PERMANENT UTILITY EASEMENT

Sidor Hadgis, Trustee
PPN:04-00-009-000-127
Inst.# 2019-0715659

5/8" Iron Pin Fd - 0.20' north

1" Iron Pipe Fd / Used
30.00' msd.

Plat Sheet

Instrument # 2022-0859724 Film # _____

Name of Plat: PLAT OF CHESTER ROAD ROADWAY DEDICATION & CONCORD VILLAGE UTILITY EASEMENTS

Owner: CONCORD VILLAGE PHASE ONE LLC, CONCORD VILLAGE PHASE TWO LLC

Description: SITUATED IN THE STATE OF OHIO, COUNTY OF LORAIN, CITY OF AVON BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION 9 AND 16; SEE IMAGE FOR ACREAGE DEDICATING ROAD AND EASEMENTS

Floor Plans: /

Related/Margin: /

Comments: /

Vol. 111

Pg. 29

Receiving Stamp

CITY OF AVON
36080 CHESTER ROAD
AVON, OH 44011

Amount: 86.40

Initials: ST