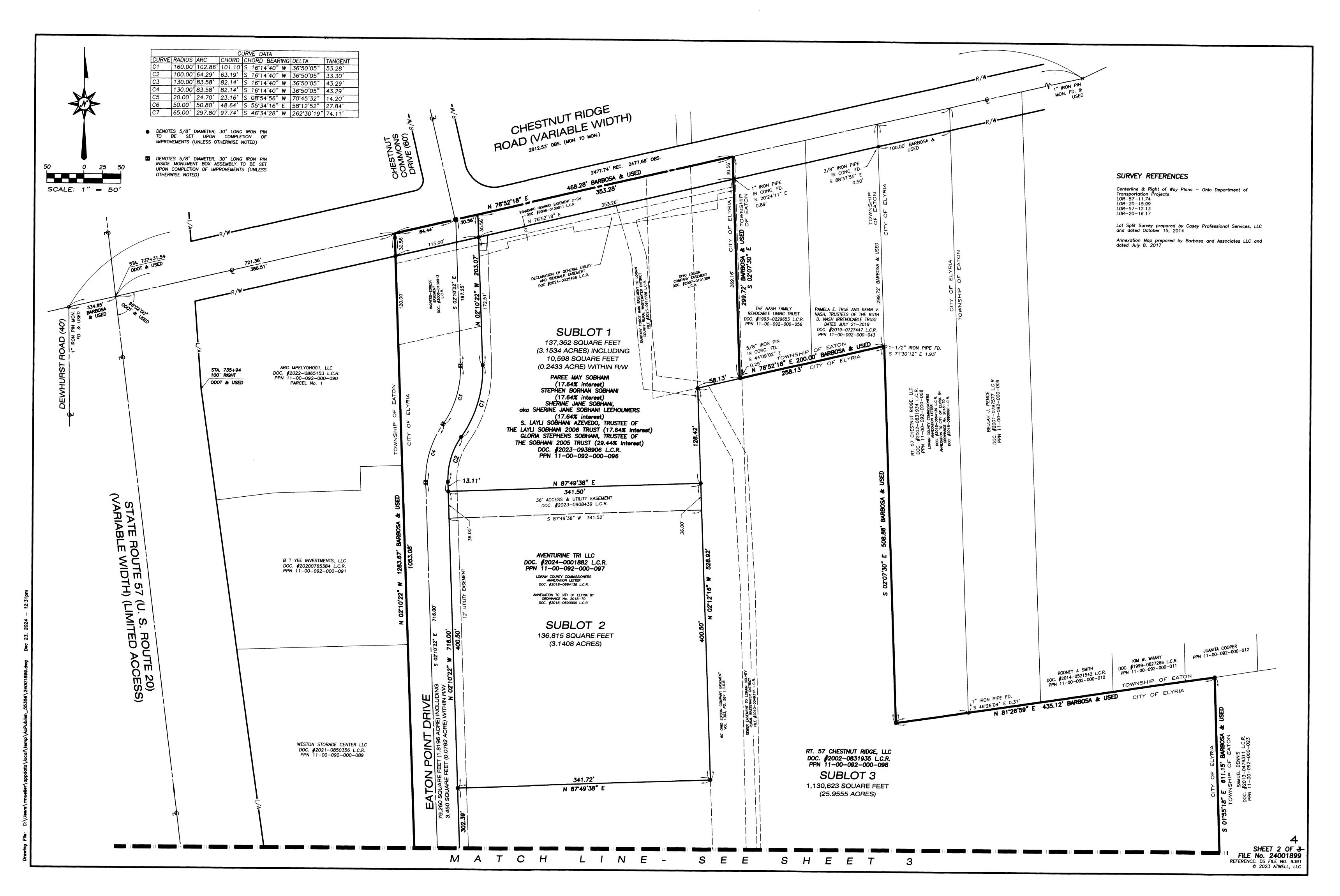
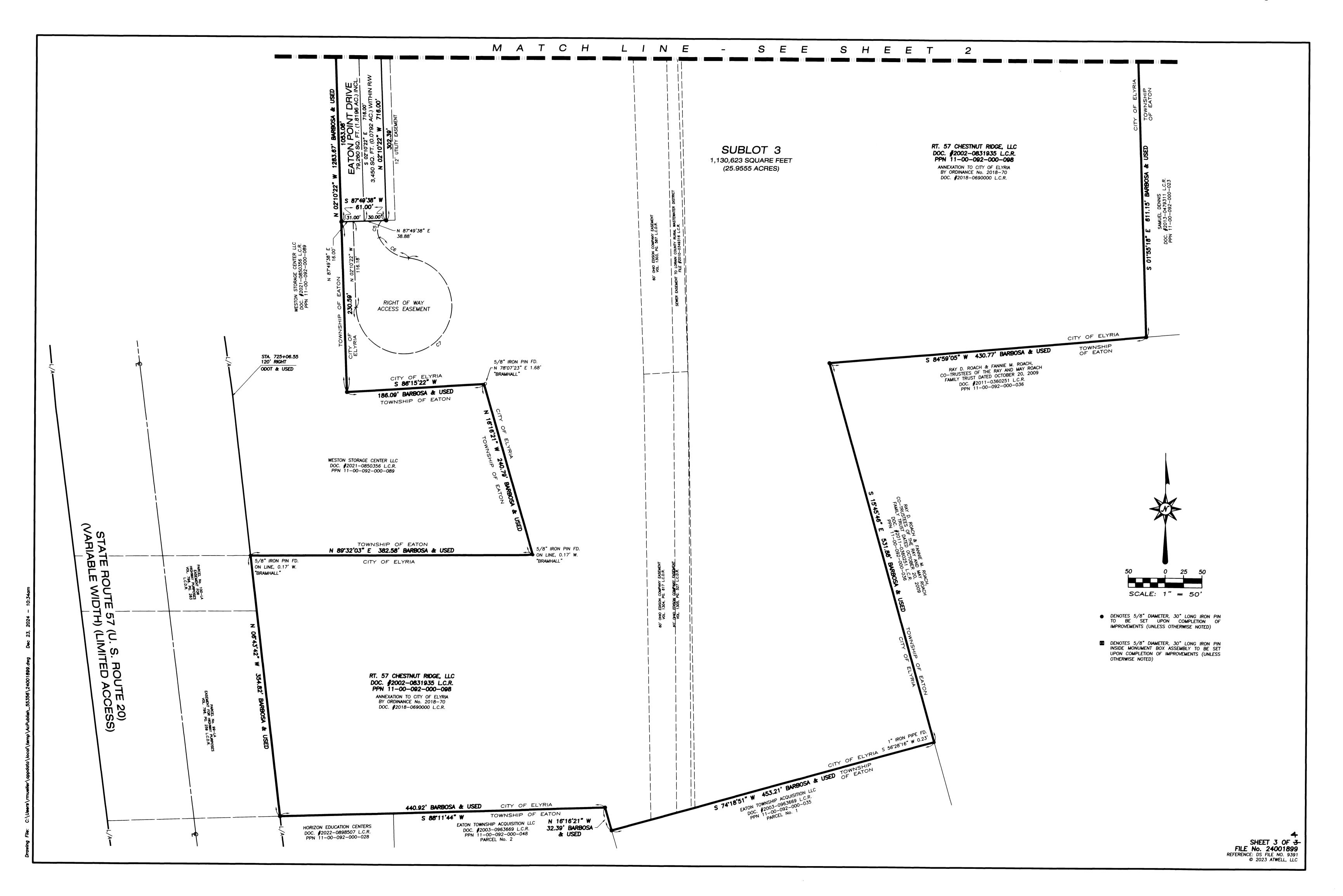
		EAT	ON POINT SUBDIVISION	•	
OWNERS CERTIFICATION AND ACCEPTANCE PSF ABC EATON POINT LLC	OWNERS CERTIFICATION AND ACCEPTANCE RT. 57 CHESTNUT RIDGE, LLC	OWNERS CERTIFICATION AND ACCEPTANCE AVENTURINE TRI LLC	-SUBDIVISION OF LANDS AND -DEDICATION OF EATON POINT DRIVE FOR	OWNERS CERTIFICATION AND ACCEPTANCE PAREE MAY SOBHANI, et. al.	PROPERTY OWNER PSF ABC EATON POINT LLC PAREE MAY SOBHANI
THE UNDERSIGNED OWNER, PSF ABC EATON POINT LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS THE	THE UNDERSIGNED OWNER, RT. 57 CHESTNUT RIDGE, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS	THE UNDERSIGNED OWNER, AVENTURINE TRI LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS THE	PSF ABC EATON POINT LLC; RT. 57 CHESTNUT RIDGE, LLC;	THE UNDERSIGNED OWNERS, PAREE MAY SOBHANI, STEPHEN BORHAN SOBHANI, SHERINE JANE SOBHANI, GKG SHERINE JANE SOBHANI	3955 CENTER ROAD STEPHEN BORHAN SOBHANI BRUNSWICK, OH 44212 SHERINE JANE SOBHANI, aka SHERINE JANE SOBHANI LEEHOUWERS
SUBDIVISION OF LANDS AND DEDICATION OF EATON POINT DRIVE FOR PSF ABC EATON POINT LLC; RT. 57 CHESTNUT RIDGE, LLC; AVENTURINE TRI LLC; AND PAREE MAY SOBHANI, et. al., A SUBDIVISION OF LOTS 1 TO 3 INCLUSIVE. AND DOES HEREBY	THE SUBDIVISION OF LANDS AND DEDICATION OF EATON POINT DRIVE FOR PSF ABC EATON POINT LLC; RT. 57 CHESTNUT RIDGE, LLC; AVENTURINE TRI LLC; AND PAREE MAY SOBHANI, et. al., A SUBDIVISION OF LOTS 1 TO 3 INCLUSIVE. AND DOES	SUBDIVISION OF LANDS AND DEDICATION OF EATON POINT DRIVE FOR PSF ABC EATON POINT LLC; RT. 57 CHESTNUT RIDGE, LLC; AVENTURINE TRI LLC; AND PAREE MAY SOBHANI, et. al., A SUBDIVISION OF LOTS 1 TO 3 INCLUSIVE. AND DOES HEREBY	AVENTURINE TRI LLC; AND	LEEHOUWERS, S. LAYLI SOBHANI AZEVEDO, TRUSTEE OF THE LAYLI SOBHANI 2006 TRUST, AND GLORIA STEPHENS SOBHANI, TRUSTEE OF THE SOBHANI 2005 TRUST, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SUBDIVISION OF LANDS AND DEDICATION	S. LAYLI SOBHANI AZEVEDO, TRUSTEE OF THE LAYLI SOBHANI 2006 TRU GLORIA STEPHENS SOBHANI,
ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.	HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS SHOWN HEREIN AND NOT	ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.	PAREE MAY SOBHANI, et. al.	OF EATON POINT DRIVE FOR PSF ABC EATON POINT LLC; RT. 57 CHESTNUT RIDGE, LLC; AVENTURINE TRI LLC; AND PAREE MAY SOBHANI, et. gl., A SUBDIVISION OF LOTS 1 TO 3 INCLUSIVE. AND DO HEREBY	TRUSTEE OF THE SOBHANI 2005 TRUST RT. 57 CHESTNUT RIDGE, LLC 204 RAMETTO ROAD 614 SUPERIOR AVENUE N. W. SANTA BARBARA, CA 93108
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING. HEALTH OR OTHER LAWFUL RULES	HERETOFORE DEDICATED. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY	THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING. HEALTH OR OTHER LAWFUL RULES	SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 92	ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.	SUITE 200 CLEVELAND, OH 44113
AND REGULATIONS INCLUDING THE APPLICABLE OFF—STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF ELYRIA, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER	WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF—STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF ELYRIA,	AND REGULATIONS INCLUDING THE APPLICABLE OFF—STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF ELYRIA, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER	OF ORIGINAL PATON TOWNSHIP LOT NOMBER 92	THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS	PROPERTY OWNER DEVELOPER
SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED. THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN	OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.	SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED. THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN	SURVEY CERTIFICATION '	INCLUDING THE APPLICABLE OFF—STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF ELYRIA, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.	AVENTURINE TRI LLC ABC DEVELOPMENT, LLC 5470 CASTLE HILLS DRIVE 3955 CENTER ROAD
ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE	THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR	ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE	I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT	THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE	SAN DIEGO, CA 92109 P. O. BOX 836 BRUNSWICK, OH 44212
OF THE GROUND.	PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.	OF THE GROUND.	ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON NORTH 76°52'18" EAST AS THE CENTERLINE OF CHESTNUT RIDGE ROAD, AS SHOWN ON AN ANNEXATION MAP PREPARED BY BARBOSA AND ASSOCIATES LLC AND DATED	RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. /	2025-0046686 PLAT Fee: \$345.60 Page 1 of 5
SIGNATURE SIGNATURE PRINTED NAME	1100	SIGNATURE PRINTED NAME	JULY 8, 2017.	Num M J.	Recorded: 3/25/2025 at 03:13 PM Receipt: T20250006180 Lorain County Recorder Mike Doran
Member TITLE	SIGNATURE PRINTED NAME HANA GETT	MANAGER TITLE	CHRISTOPHER IL DEMPSEY	PAREE MAY SOBHANI	TRANSFERRED
··· L	TITLE	THEE	CHRISTOPHER J. DEMPSEY PROFESSIONAL SURVEYOR NO. 6914 DATE OF SURVEY: JULY 24, 2023 J. DEMPSEY S-6914	STEPHEN BORHAN SOBHANI	MAR 2 5 2025 Plat Vol 117
NOTARY PUBLIC	NOTARY PUBLIC	NOTARY PUBLIC STATE OF CALIFORNIA)	ONAL MILLIONAL MILLIONAL	Shorted & e p	J. CRAIG SNODGRASS, CPA, CGFM 13, 74, 75, 74 LORAIN COUNTY AUDITOR
STATE OF OHIO) S.S. COUNTY OF CUYAHOGA)	STATE OF OHIO) S.S. COUNTY OF	county of San Diego) s.s.		SHËRINË JANE SOBHANI, aka SHERINE JANE SOBHANI LEEHOUWERS	LORAIN COUNTY AUDITUR
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND	BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND	BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND	ATWELL	Q 4 1.011)	
STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF PSF ABC EATON POINT LLC WHO ACKNOWLEDGED THATHE DID SIGN THE FOREGOING	STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF RT. 57 CHESTNUT RIDGE, LLC WHO ACKNOWLEDGED THATHE DID SIGN THE FOREGOING	STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF AVENTURINE TRI LLC WHO ACKNOWLEDGED THATHE DID SIGN THE FOREGOING INSTRUMENT AND THAT	906.850.4200 www.atwell-group.com	S. LAYLI SOBHANI AZEVEDO, TRUSTEE OF THE LAYLI SOBHANI 2006 TRUST	APPROVALS CITY OF ELYRIA ENGINEER
INSTRUMENT AND THAT THE SAME IS H FREE ACT AND DEED.	INSTRUMENT AND THAT THE SAME IS H <u>)S</u> FREE ACT AND DEED.	THE SAME IS H <u>IS</u> FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND	7100 E. PLEASANT VALLEY RD., SUITE 220 INDEPENDENCE, OH 44131 440.349.2000	Mirke Hahr a Alakai	THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS	IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 9 DAY OF September, 20_24.	OFFICIAL SEAL THIS <u>215T</u> DAY OF, 20 <u>24</u> .		GLORIA STEPHENS SOBHANI, TRUSTEE OF THE SOBHANI 2005 TRUST	THIS 9th DAY OF October, 20 24.
2.		000A - 2/23/2020		NOTARY PUBLIC STATE OF <u>California</u>	CITY ENGINEER
NOTARY/PUBLIC MY COMMISSION EXPIRES	No expiration NOTARY PUBLIC MY COMMISSION EXPIRES	NOTARY PUBLIC MY COMMISSION EXPIRES		countr of <u>Santa Barbara</u>) s.s.	CITY ENGINEER
MILES P. WELO Attorney at Law NOTARY PUBLIC		JESSE R. MCCADE COMM. #2398179 z	STILLMAN STILLMAN STILLMAN SOULENA COOLING COO	BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,	PLANNING COMMISSION
STATE OF OHIO My Commission Has		Notary Public - California San Diego County My Comm. Expires Mar. 23, 2026	CHESTNUT RIDGE ROAD	DID PERSONALLY APPEAR THE ABOVE SIGNED PAREE MAY SOBHANI, STEPHEN BORHAN SOBHANI, SHERINE JANE SOBHANI, aka SHERINE JANE SOBHANI LEEHOUWERS, S: LAXLL SOBHANI AZEVEDO, TRUSTEE OF W	THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE
Mo Expiration Data Section 147.03 O.R.C. MORTGAGEE'S CERTIFICATE	MORTGAGEE'S CERTIFICATE	MORTGAGEE'S CERTIFICATE		THE LAYLL SOBHANI 2006 TRUST, AND GLORIA STEPHENS SOBHANI, TRUSTEE OF THE SOBHANI 2005 TRUST WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS	THIS DAY OF OCTOBER . 20 24.
PSF ABC EATON POINT LLC	RT. 57 CHESTNUT RIDGE, LLC	AVENTURINE TRI LLC	SITE	THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL	_
THIS IS TO CERTIFY THAT, MORTGAGEE OF THE LANDS SHOWN HEREIN, DOES HEREBY	THIS IS TO CERTIFY THAT, MORTGAGEE OF THE LANDS SHOWN HEREIN, DOES HEREBY	THIS IS TO CERTIFY THAT, MORTGAGEE OF THE LANDS SHOWN HEREIN, DOES HEREBY	HAINES ST.	IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS	PLANNING COMMISSION PRESIDENT
ACCEPT THE "SUBDIVISION OF LANDS AND DEDICATION OF EATON POINT DRIVE FOR PSF ABC EATON POINT LLC; RT. 57 CHESTNUT RIDGE, LLC; AVENTURINE TRI LLC; AND PAREE MAY SOBHANI, et. al." TO BE CORRECT AND DOES HEREBY DEDICATE	ACCEPT THE "SUBDIVISION OF LANDS AND DEDICATION OF EATON POINT DRIVE FOR PSF ABC EATON POINT LLC; RT. 57 CHESTNUT RIDGE, LLC; AVENTURINE TRI LLC; AND PAREE MAY SOBHANI, et. ai." TO BE CORRECT AND DOES HEREBY DEDICATE	ACCEPT THE "SUBDIVISION OF LANDS AND DEDICATION OF EATON POINT DRIVE FOR PSF ABC EATON POINT LLC; RT. 57 CHESTNUT RIDGE, LLC; AVENTURINE TRI LLC; AND PAREE MAY SOBHANI. et. gi." TO BE CORRECT AND DOES HEREBY DEDICATE	SI PALE BOAD	Soui White 7/11/2026	Maria Arwatai
TO PUBLIC USE FOR STREET PURPOSES, THE STREETS AS SHOWN HEREON.	TO PUBLIC USE FOR STREET PURPOSES, THE STREETS AS SHOWN HEREON.	TO PUBLIC USE FOR STREET PURPOSES, THE STREETS AS SHOWN HEREON.		NOTARY PUBLIC MY COMMISSION EXPIRES LORIE WHITE 3 COMM. # 2408192	PLANNING COMMISSION SECRETARY
			INTE ROUTE ROAD	MORTGAGEE'S CERTIFICATE NOTARY PUBLIC - CALIFORNIA O SANTA BARBARA COUNTY O COMM. EXPIRES JULY 11, 2026	
SIGNATURE PRINTED NAME	SIGNATURE PRINTED NAME	SIGNATURE PRINTED NAME	SI AUTTE ANUT RIDGE	PAREE MAY SOBHANI, et. al.	
—————————————————————————————————————	 TITLE	TITLE		THIS IS TO CERTIFY THAT, MORTGAGEE OF THE LANDS SHOWN HEREIN, DOES HEREBY ACCEPT THE	MAYOR
			VICINITY MAP	"SUBDIVISION OF LANDS AND DEDICATION OF EATON POINT DRIVE FOR PSF ABC EATON POINT LLC; RT. 57 CHESTNUT RIDGE, LLC; AVENTURINE TRI LLC; AND PAREE MAY SOBHANI, et. al." TO BE CORRECT AND DOES HEREBY DEDICATE TO PUBLIC USE FOR STREET PURPOSES. THE	THIS PLAT IS APPROVED BY THE MAYOR OF THE CITY OF ELYRIA
			AREA TABULATION 137.362 SQUARE FEET 3.1534 ACRES	STREETS AS SHOWN HEREON.	THIS 9th DAY OF OCTOBER, 20 24.
NOTARY PUBLIC	NOTARY PUBLIC	NOTARY PUBLIC SUBLOT +	OT 1		MAYOR
STATE OF OHIO)) S.S.	STATE OF OHIO) S.S.	STATE OF	OTAL AREA 1,484,060 SQUARE FEET 34.0693 ACRES	SIGNATURE PRINTED NAME	
COUNTY OF)	COUNTY OF)	COUNTY OF)		TITLE	
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON	BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON	BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON	WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF ELYRIA	NOTARY PUBLIC	CITY COUNCIL THIS PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF ELYRIA
BEHALF OF SAID AFOREMENTIONED, AND BY AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE	BEHALF OF ASID AFOREMENTIONED, AND BY AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY. AND/OR AS SUCH OFFICER THE FREE	BEHALF OF SAID AFOREMENTIONED, AND BY AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY. AND/OR AS SUCH OFFICER THE FREE	DEPARTMENT OF UTILITIES, THE OHIO EDISON COMPANY, COLUMBIA GAS COMPANY, TIME WARNER CABLE AND CENTURY TELEPHONE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT OF WAY AND EASEMENT	STATE OF	THIS
ACT AND DEED OF SUCH ENTITY. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND	AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OF SUCH ENTITY. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND	ACT AND DEED OF SUCH ENTITY. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND	TWELVE FEET IN WIDTH AND LENGTH AS SHOWN ON THIS PLAT UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS TO CONSTRUCT, PLACE, OPERATE MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, PIPELINES,	COUNTY OF	
OFFICIAL SEAL THIS DAY OF, 20	IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS DAY OF, 20	OFFICIAL SEAL THIS DAY OF DAY OF	SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, STORM AND SANITARY SEWERS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND	BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID	CLERK OF COUNCIL
			COMMUNICATION SIGNALS, AND DISTRIBUTING NATURAL GAS INCLUDING OTHER UTILITIES (SANITARY SEWERS), FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES	AFOREMENTIONED, AND BY AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OF SUCH ENTITY.	
NOTARY PUBLIC MY COMMISSION EXPIRES	NOTARY PUBLIC MY COMMISSION EXPIRES	NOTARY PUBLIC MY COMMISSION EXPIRES	NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND	IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS DAY OF, 20	
			LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID SERVICES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS. INGRESS AND EGRESS TO AND FROM		
			ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL LOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.	NOTARY PUBLIC MY COMMISSION EXPIRES	SHEET FILE No. 2

SHEET 1 OF -3-FILE No. 24001899 REFERENCE: DS FILE NO. 9391 © 2023 ATWELL, LLC

MY COMMISSION EXPIRES

NOTARY PUBLIC





OWNERS CERTIFICATION AND ACCEPTANCE

S. LAYLI SOBHANI AZEVEDO, TRUSTEE OF THE LAYLI SOBHANI 2006 TRUST

THE UNDERSIGNED OWNER, S. LAYLI SOBHANI AZEVEDO, TRUSTEE OF THE LAYLI SOBHANI 2006 TRUST, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS THE SUBDIVISION OF LANDS AND DEDICATION OF EATON POINT DRIVE FOR PSF ABC EATON POINT LLC; RT. 57 CHESTNUT RIDGE, LLC; AVENTURINE TRI LLC; AND PAREE MAY SOBHANI, et. al., A SUBDIVISION OF LOTS 1 TO 3 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATES FOREVER TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE STREETS AND EASEMENTS SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF—STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF ELYRIA, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE SUBLOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

S. LAYLI SOBHANI AZEVEDO, TRUSTEE OF THE LAYLI SOBHANI 2006 TRUST

NOTARY PUBLIC
STATE OF Florida)

county of St. Johns) s.s.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS ______, 20_25.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Plat Sheet

Instrument # 202	25 0046686	Film#	<u> </u>
Name of Plat &	aton Point Subdiv	sion	
Owner:	Advinutine TRI L	LC RISTC	histnut Ridge UC
of Lorain and being part	Dituated in the City of State of Original Eaton	nd known as	
Acreage - 34	D1693		
	<u>- · </u>	· · · · · · · · · · · · · · · · · · ·	
Floor Plans:	-		
			
Comments: 7	Paree may Sobhani Sobhani AKA Shein	, Stephen Barh	an Sobhani, i Lee Houwers
S. Layl. Sobho	Sobhani AKA Sherin ini Azevedo Te L	Receiving Stamp	Ole Trust, Gloria Stephuns Sübhani.T
Pg. 73 79	1, 75, 76		Sobhan 2005 Trust
Amount: 345. Initials:	ω ^υ		