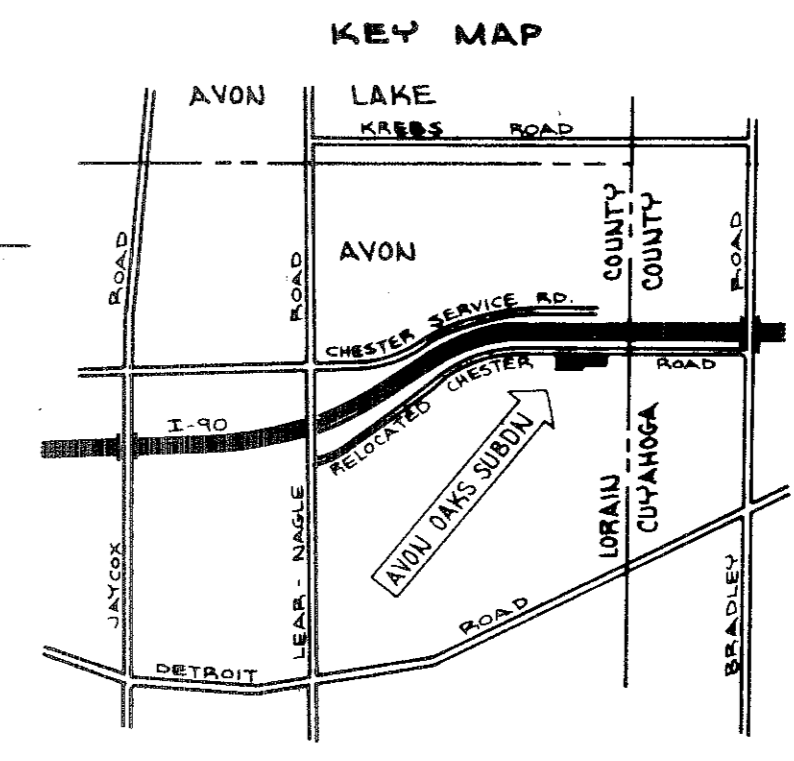


THE SUBDIVIDERS, OWNERS, AND GRANTORS AGREE THAT ALL PRESENT AND SUBSEQUENT OWNERS OF RECORD OF THE PROPERTY HEREIN SUBDIVIDED AND PLATTED, SHALL PARTICIPATE IN ANY AND ALL MUNICIPAL WATER INSTALLATIONS AND/OR WATER LINES BY CONSTRUCTION OF THIS LEGEND AS AUTHORITY FOR THE CITY OF AVON TO SUBSCRIBE ON A PETITION FOR THE FOREGOING IMPROVEMENTS AS IF THE SUBDIVIDERS, OWNERS, AND GRANTORS HAD SUBSCRIBED ON SAID PETITION; THEY DO FURTHER AGREE TO APPROVE AND PAY BY CASH OR ASSESSMENT OR IN ANY OTHER LEGALLY PROPER METHOD, THE TOTAL COST, WHICH SHALL BE PROPORTIONED AMONG THE LOTS OF THIS SUBDIVISION ON A PROPORTIONATE BASIS, OF SUCH WATER INSTALLATION AND/OR WATER LINES AND/OR TAP-IN CHARGE, WHICH MAY HEREINAFTER BENEFIT SAID PROPERTY OR ANY AND ALL STREETS UPON WHICH PROPERTY FRONTS OR IS CONSTRUCTED THEREIN, AND AS A CONDITION PRECEDENT, FOR SALE AND TRANSFER, THE OWNER, SUBDIVIDER, AND/OR GRANTOR SHALL REQUIRE ALL SUBSEQUENT GRANTEEES TO EXECUTE A SEPARATE NOTARIZED INSTRUMENT WITH EACH DEED AGREEING TO THE FOREGOING TERMS. IT IS FURTHER AGREED THAT THE SEPARATE INSTRUMENTS AND ALL DEEDS WITHIN THE AVON OAKS SUBDIVISION SHALL INCLUDE THE FOLLOWING LEGEND: (SEE RIGHT)

"GRANTEES (BY NAME) AGREE FOR CONSIDERATION TO THE TERMS AND CONDITIONS OF THE LEGEND SUBSCRIBED ON THE RECORDED PLAT OF AVON OAKS SUBDIVISION AND FURTHER AGREE THEIR SIGNATURES ON THIS INSTRUMENT SHALL BE CONSTRUCTED AS SIGNATURES ON PETITIONS FOR WATER INSTALLATION AND/OR WATER LINES, PER LEGEND AND, FURTHER, THE CITY OF AVON SHALL BE (HIS, HER, OR OURS) AGENT FOR THE EXECUTION OF OUR SIGNATURES ON SAID PETITIONS."

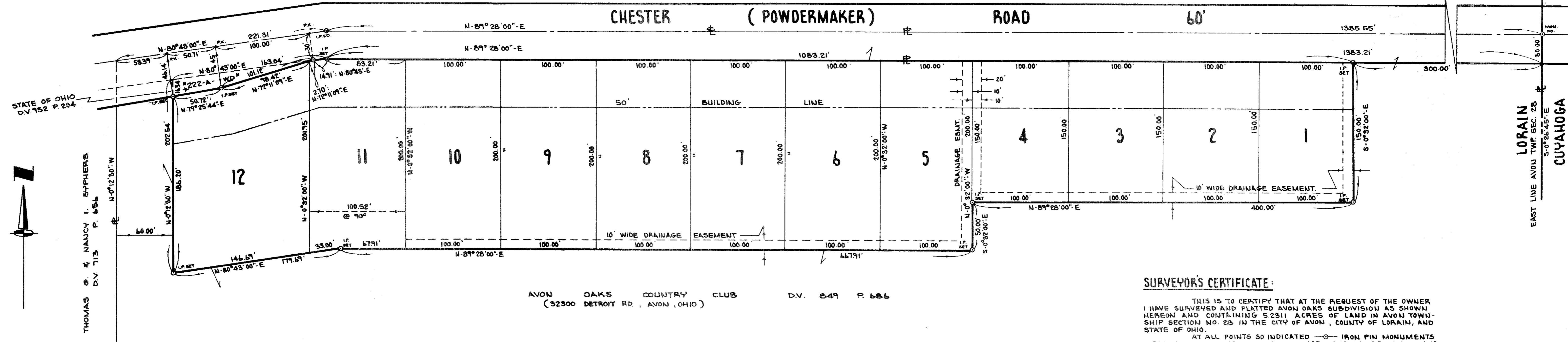
THE SEPARATE EXECUTED INSTRUMENTS SHALL BE RECORDED IN THE MISCELLANEOUS RECORDS OF THE LORAIN COUNTY RECORDER PRIOR TO RECORDING OF ANY DEEDS FOR THIS SUBDIVISION THIS BENEFIT INURES TO THE BENEFIT AND OBLIGATION OF THE OWNERS, THEIR SUCCESSORS, AND ASSIGNS, AND SHALL RUN WITH THE LAND UNTIL RELEASED BY AVON CITY COUNCIL ACTION.



340878 #940675

INTERSTATE ROUTE No 90

CHESTER (POWDERMAKER) ROAD 60'



AVON OAKS COUNTRY CLUB D.V. 849 P. 686 (32300 DETROIT RD., AVON, OHIO)

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED AVON OAKS SUBDIVISION AS SHOWN HEREON AND CONTAINING 5.2311 ACRES OF LAND IN AVON TOWNSHIP SECTION NO. 28 IN THE CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO.

AT ALL POINTS SO INDICATED — O — IRON PIN MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT. THE EXTERIOR BOUNDARY OF SAID SUBDIVISION CLOSSES WITH AN ACCURACY OF GREATER THAN 1 FOOT IN 10,000 FEET.

Robert E. Krasner
REGISTERED SURVEYOR
NO. 4345

NOTE: THIS SUBDIVISION INCLUDES ALL OF THAT PARCEL CONVEYED TO WALTER ROTHGERY BY DEED RECORDED IN VOLUME 1144, PAGE 130 OF LORAIN COUNTY DEED RECORDS AND NO NEW STREETS ARE BEING CREATED BY SAID SUBDIVISION.

OWNER & SUBDIVIDER: WALTER R. ROTHGERY
5211 HILGROVE DR.
LORAIN, OHIO

SURVEYED & PLATTED BY: KLEINOEDER-SCHMIDT & ASSOC.
424 MIDDLE AVE.
ELYRIA, OHIO

AVON OAKS SUBDIVISION

PART OF AVON TOWNSHIP SECTION NUMBER 28
CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

SCALE: 1" = 50'
AUGUST 1976
REVISED OCT. 20, 1976 - NOTE RE WATER LINES.

PREPARED BY
KLEINOEDER-SCHMIDT & ASSOC.
CONSULTING ENGINEERS & SURVEYORS

TRANSFERRED
IN COMPLIANCE WITH S.B.C. 319-202
OHIO REV. 1968
MAR 18 1977
JULIAN A. BLUMER
LORAIN COUNTY RECORDER

Received for Record
at 1:35 p.m. in RECORD
Plat Vol. 32 Dorothy L. Caser
PAGE 25 Lorain County Recorder
17.28

Bro. Lorain County Title - L.A.

OWNERS CERTIFICATE:

THE UNDERSIGNED:
WALTER R. ROTHGERY & LILLIAN M. ROTHGERY
HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS HIS AVON OAKS SUBDIVISION, A SUBDIVISION OF LOTS 1 THROUGH 12, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

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.

Walter R. Rothgery
Lillian M. Rothgery

NOTARY PUBLIC:

COUNTY OF LORAIN } S.S.
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR, THE ABOVE SIGNED

Walter R. Rothgery & Lillian M. Rothgery
WHO ACKNOWLEDGED THAT they DID SIGN THE FOREGOING PLAT AND THAT IT WAS their OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 19th DAY OF August 19 76.

David C. Maturo
NOTARY PUBLIC
MY COMMISSION EXPIRES:

DAVID C. MATURO, Notary Public
for Madras, Ashland, Cuyahoga,
Lorain, Huron and Erie Counties.
My commission expires 8-18-78

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT
WILLIAM T. CUMMINGS
MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF AVON OAKS SUBDIVISION HAS EXAMINED THE SAME AND ACCEPTS IT TO BE CORRECT AND CONSENTS TO SAID SUBDIVISION.

William T. Cummings

NOTARY PUBLIC:

COUNTY OF LORAIN } S.S.
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR, THE ABOVE SIGNED

William T. Cummings
WHO ACKNOWLEDGED THAT he DID SIGN THE FOREGOING PLAT AND THAT IT WAS his OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 19th DAY OF August 19 76.

David Maturo
NOTARY PUBLIC
MY COMMISSION EXPIRES:

DAVID C. MATURO, Notary Public
for Madras, Ashland, Cuyahoga,
Lorain, Huron and Erie Counties.
My commission expires 8-18-78

APPROVALS:

REVIEWED THIS DAY OF 19 .

APPROVED THIS 2 DAY OF NOVEMBER 19 76.
Alvin Krasner
AVON CITY ENGINEER.

APPROVED THIS 23 DAY OF August 19 76.
Victor G. G. G. G.
LORAIN COUNTY COM. OF HEALTH

APPROVED THIS 16th DAY OF Aug 19 76.
J. B. G. G.
AVON PLANNING COMMISSION CHAIRMAN

APPROVED THIS 22nd DAY OF Sept 19 76.
Thomas J. Weasch
AVON COUNCIL PRESIDENT

SIGNED THIS 4 DAY OF Nov 19 76.
Donald L. Hubbard
MAYOR