

047487

047487

EDISON VILLAGE ESTATES SUBDIVISION NO. 1

Original Lot 1 Brownhelm Township

City Of Vermilion, Lorain County, Ohio

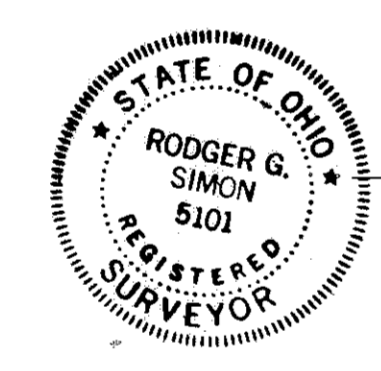
July 1979

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY, THAT, AT THE REQUEST OF THE OWNER, WE HAVE SURVEYED AND PLATTED EDISON VILLAGE ESTATES SUBDIVISION NO. 1 AS SHOWN HEREON, EMBRACING 16.4023 ACRES OF LAND IN ORIGINAL LOT 1 OF BROWNHELM TOWNSHIP, NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF VERMILION, OHIO, OF WHICH 2.97 ACRES LIE WITHIN STREET DEDICATION, AND 10.8051 ACRES LIE IN BUILDING LOTS. MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS USED ARE ASSUMED AND FOR PURPOSES OF DESCRIBING ANGLES ONLY ALL OF WHICH WE CERTIFY TO BE CORRECT.

ACREAGE BREAKDOWN

DEDICATED STREETS	2.9700
BUILDING LOTS	10.8051
PARK	2.6272
TOTAL	16.4023 ACRES



LAUNDON SIMON, CAHN & ASSOCIATES
Rodger G. Simon
RODGER G. SIMON
REGISTERED SURVEYOR NO. 5101

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WE EDISON VILLAGE, INC, OWNERS OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF EDISON VILLAGE ESTATES SUBDIVISION NO. 1, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE DRIVES AND STREETS AS SHOWN HEREIN.

WITNESSES:
Luciana L. Wells
Wilfred Brown

OWNER:
Edison Village, Inc
Kenneth Conrad, President

NOTARIAL SEAL

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 OWNER, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 28th DAY OF August, 1979.

Luciana L. Wells
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-29-84

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT WE R.T. Bowman AS PRESIDENT AND D.P. Malek AS SECRETARY OF The Loan-Commitment Trust Co. MORTGAGEES OF LANDS EMBRACED IN THIS FOREGOING PLAT OF EDISON VILLAGE ESTATES SUBDIVISION NO. 1, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE DRIVES AND STREETS AS SHOWN HEREON.

WITNESSES:
Beth Jones
Virginia Massey

R.T. Bowman
D.P. Malek

NOTARIAL SEAL

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 MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 28 DAY OF August, 1979.

Virginia Massey
NOTARY PUBLIC
VIRGINIA HOBBY, NOTARY PUBLIC
MY COMMISSION EXPIRES NOV 30 1981

COUNTY AUDITOR

ENTERED FOR TRANSFER _____
TRANSFERRED ON _____
FEE OF \$ _____ PAID.
LORAIN COUNTY AUDITOR

COUNTY RECORDER

RECEIVED FOR RECORDING ON Nov. 8, 1979, AT 2:57 O'CLOCK P.M.
RECORDED ON Nov. 8, 1979, IN VOLUME 35, PAGE 72 & 73
OF LORAIN COUNTY PLAT RECORDS.

Virginia Massey
LORAIN COUNTY RECORDER

34.56

CITY ENGINEER

APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY ON THIS 20th DAY OF Aug, 1979.

James R. Gilla
CITY ENGINEER

PLANNING COMMISSION

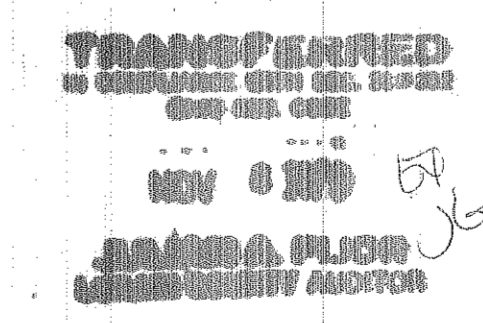
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF VERMILION, OHIO, FOR RECORDING PURPOSES ON THIS 20th DAY OF AUG., 1979.

Leonard J. Brill
CHAIRMAN
Dale L. Hensler
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF EDISON VILLAGE ESTATES SUBDIVISION NO. 1 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF VERMILION, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 20th DAY OF AUGUST, 1979.

Jimmy J. O'Brien
MAYOR
Gene C. Bice
CLERK OF COUNCIL



047487

R/W CURVE DATA

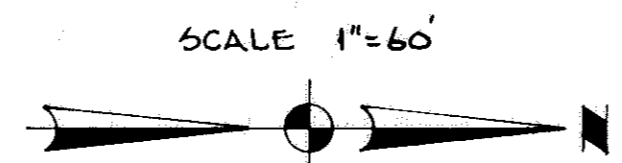
MARK	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	92°50'	25.00	40.61	26.27	36.22	S.44°56'W.
2	87°10'	"	38.03	23.79	34.47	S.43°02'E.
3	89°55'	"	39.09	24.82	35.23	N.44°14'30"W.
4	92°50'	"	40.61	26.27	36.22	N.44°58'E.
5	90°25'	"	39.45	25.18	35.48	S.45°45'30"W.
6	87°10'	"	38.03	23.79	34.47	S.43°02'E.
7	90°00'	"	39.27	25.00	35.36	N.45°33'E.
8	5°25'20"	502.95	47.60	23.82	47.58	S.86°44'20"E.
9	5°25'20"	552.95	52.35	26.18	52.31	S.86°44'20"E.
10	90°00'	25.00	39.27	25.00	35.36	S.44°27'E.
11	90°29'	"	39.48	25.21	35.56	N.44°41'30"W.
12	90°00'	"	39.27	25.00	35.36	N.45°33'E.
13	89°31'	"	39.06	24.79	35.21	S.45°18'30"W.
14	90°00'	"	39.27	25.00	35.36	S.44°27'E.
15	"	"	"	"	"	N.45°33'E.
16	28°57'18"	50.00	25.27	12.91	25.00	N.13°55'39"W.
17	50°06'31"	"	43.73	23.37	42.35	N.3°21'02.5"W.
18	47°26'12"	"	41.40	21.97	40.22	N.45°25'19"E.
19	50°21'53"	"	43.95	23.51	42.55	S.85°40'36.5"E.
20	28°57'18"	"	25.27	12.91	25.00	S.74°56'21"E.
21	4°04'	600.00	42.99	21.30	42.58	N.87°25'W.
22	4°04'	650.00	46.13	23.08	46.13	N.87°25'W.

ε CURVE DATA

A	B	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
5°25'20"	527.95	49.76	25.00	49.94	5.86°44'20"E.		
4°04'	625.00	44.36	22.19	44.35	N.87°25'W.		

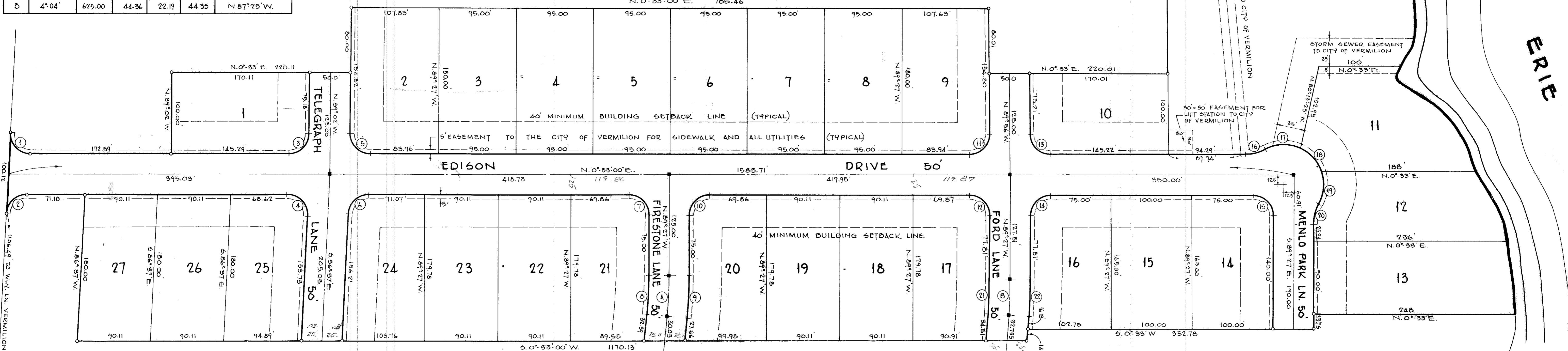
EDISON VILLAGE ESTATES HOMEOWNER'S ASSOCIATION PARK

THE OWNER(S) OF EACH LOT IN THE SUBDIVISION SHALL PARTICIPATE IN THE EDISON VILLAGE ESTATES HOMEOWNER'S ASSOCIATION AND SHALL HAVE ONE (1) VOTE PER LOT OWNED, WHETHER INDIVIDUALLY OR JOINTLY, IN THE ORGANIZATION AND MANAGEMENT OF SUCH ASSOCIATION. THE OWNER(S) OF A LOT SHALL BE ELIGIBLE TO SERVE UPON THE ASSOCIATION'S GOVERNING BODY. SUCH ASSOCIATION SHALL BECOME ACTIVE WHEN % OR MORE OF THE LOTS HAVE BEEN SOLD AND SHALL THEREAFTER COMMENCE TO OWN, OPERATE, MANAGE, AND MAINTAIN CERTAIN COMMON RECREATION LAND DESCRIBED AND DEDICATED UPON THIS PLAT TOGETHER WITH SUCH IMPROVEMENTS AS IT SHALL DEEM APPROPRIATE THEREAFTER AND WHICH MAY INCLUDE A SWIMMING POOL, RECREATION HALL, PICNIC FACILITIES, ETC. EACH LOT OWNER SHALL BE UNIFORMLY ASSESSED ANNUAL DUES PER LOT IN AN AMOUNT APPROVED BY THE ASSOCIATION WHICH SHALL BE SUFFICIENT TO REASONABLY AND PROPERLY MANAGE, OPERATE, REPAIR AND MAINTAIN SUCH COMMON RECREATION LAND AND ITS IMPROVEMENTS. FAILURE OF ANY LOT OWNER(S) TO PAY THE DULY ADOPTED PRORATA SHARE THEREOF SHALL OPERATE AS A LIEN UPON THE DEFAULTED OWNER'S PARCEL. IN THE EVENT THE ASSOCIATION SHOULD FAIL TO REASONABLY MAINTAIN, OPERATE AND MANAGE SUCH RECREATION FACILITIES, THE LAND SHALL THEREUPON REVERT TO EDISON VILLAGE, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION OF DWELLING UNITS THEREUPON.

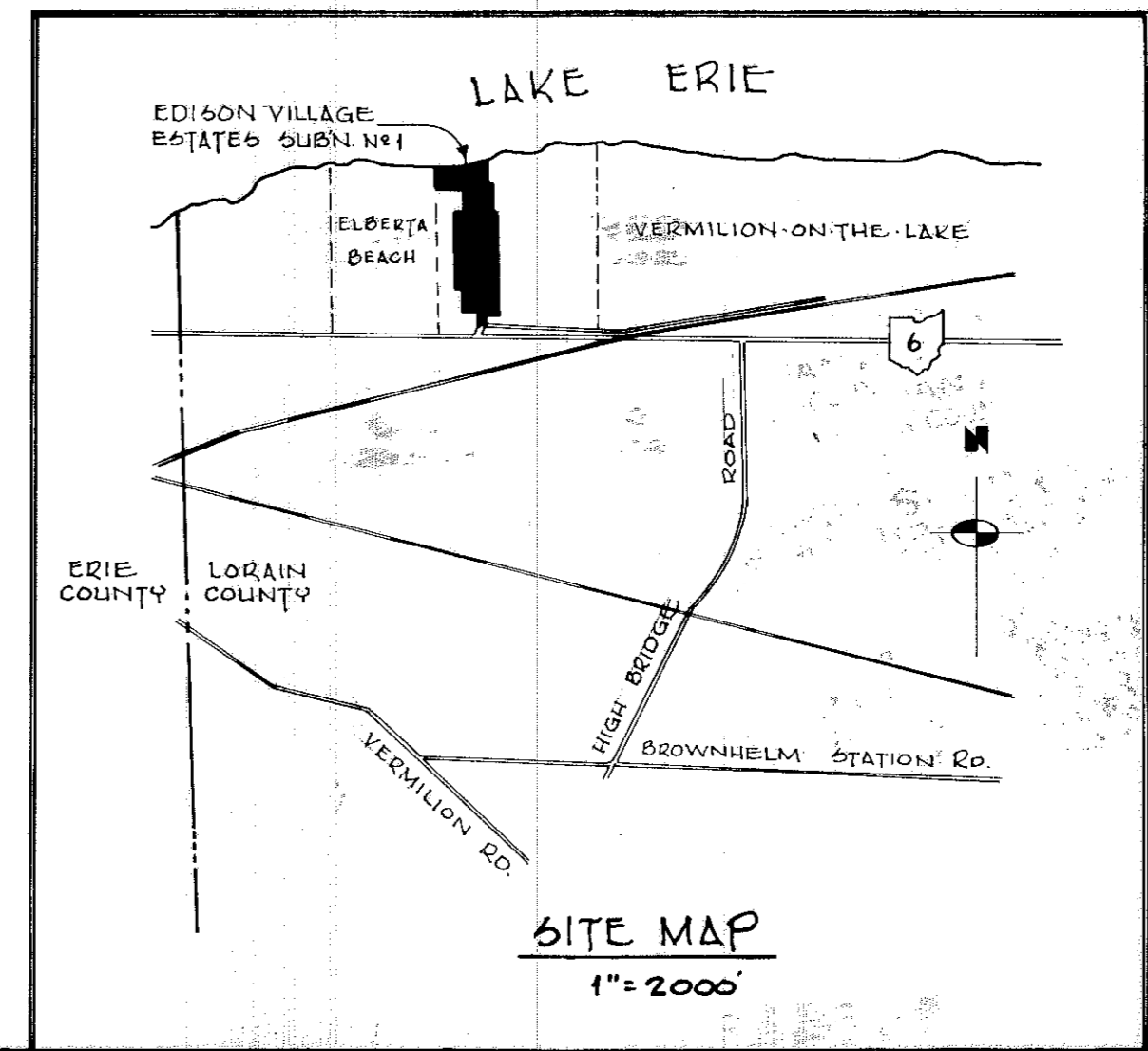


EDISON VILLAGE INC.
V. 1224 P. 757

BERKLEY ROAD
N.86°57'W.
100.00'
104.47' TO WIDE LN. VERMILION ON THE LAKE SUBN.



EDISON VILLAGE INC.
V. 1224 P. 757



TRANSFERRED
IN COMPLIANCE WITH SEC. 310-202
AND REV. 0006
NOV 8 2006
JAMES A. PLOCH
LORAIN COUNTY AUDITOR