

EDISON VILLAGE ADULT HOUSING SUBDIVISION NO 2

PART OF BROWNHELM TOWNSHIP ORIGINAL LOT 1 CITY OF VERMILION COUNTY OF LORAIN STATE OF OHIO

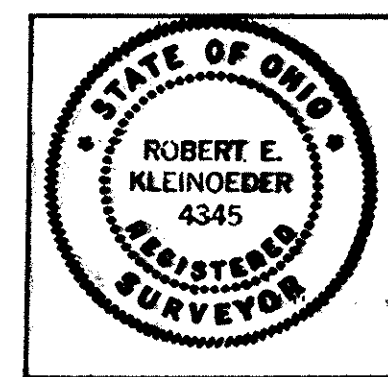
SURVEYORS CERTIFICATE :

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, EDISON VILLAGE INC., I HAVE SURVEYED AND PLATTED EDISON VILLAGE ADULT HOUSING SUBDIVISION NO. 2 AS SHOWN HEREON AND CONTAINING 5.4649 ACRES OF LAND IN ORIGINAL BROWNHELM TOWNSHIP LOT NO. 1 NOW IN THE CITY OF VERMILION, COUNTY OF LORAIN, AND STATE OF OHIO. MEASUREMENTS 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.

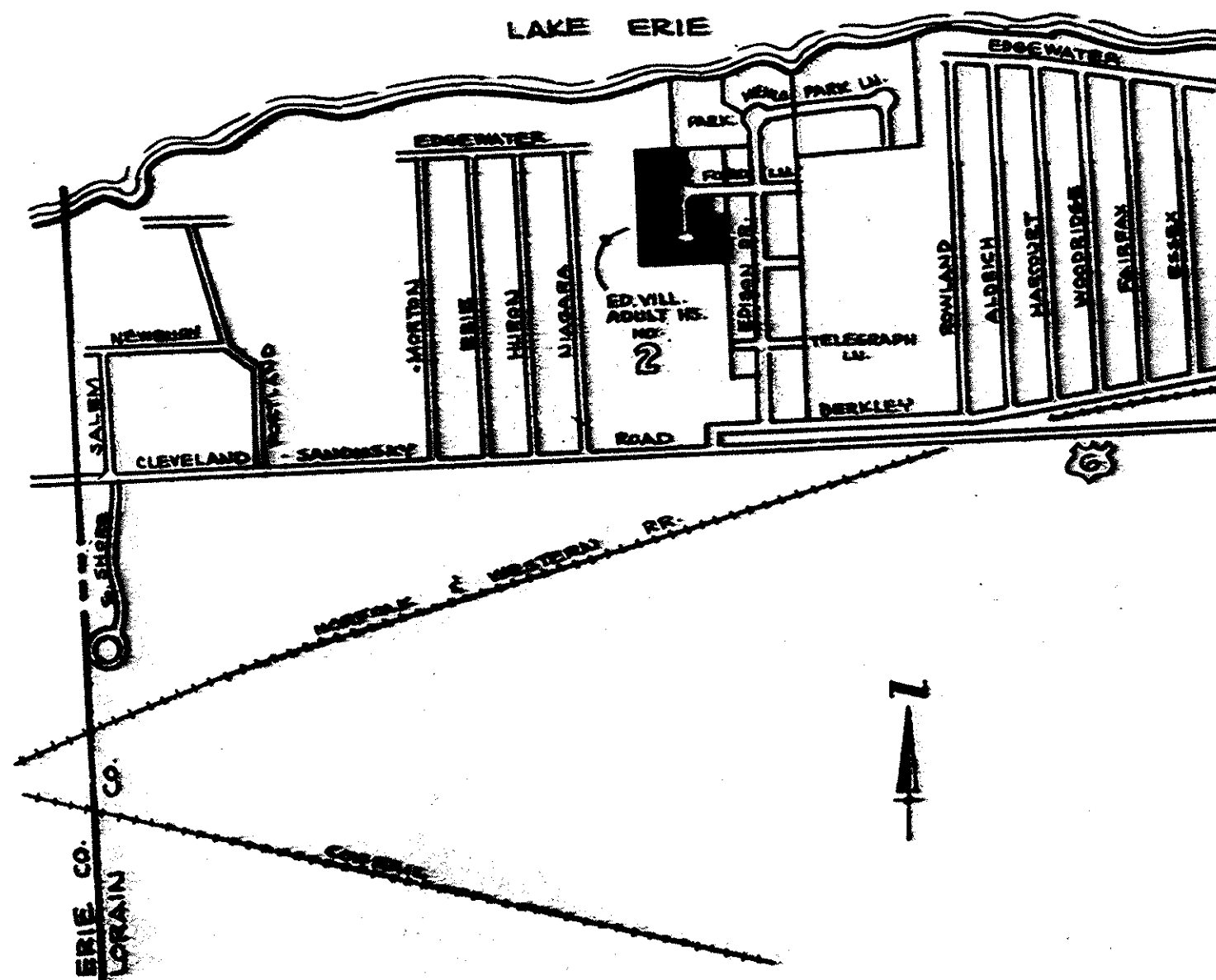
I FURTHER CERTIFY THAT THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARY OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS CLOSED WITHIN A LIMIT OF ERROR OF 1 FOOT IN 10,000 FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY, AND THAT ALL OF THE REQUIRED SURVEY MONUMENTS ARE CORRECTLY SHOWN HEREON AND THAT THOSE WHICH ARE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS ARE IN PLACE ON THE SITE WITH ANY REMAINING SURVEY MONUMENTS TO BE PROPERLY PLACED ON COMPLETION OF CONSTRUCTION.

AREA IN LOTS 4.0426 AC.
 AREA IN STREET 0.6223 AC.
 TOTAL AREA 5.4649 AC.

Robert E. Kleinoeder
 ROBERT E. KLEINOEDER
 REG. SURVEYOR NO. 4346



LOCATION MAP NO SCALE



CITY ENGINEER :

APPROVED BY THE ENGINEER OF THE CITY OF VERMILION FOR RECORDING PURPOSES ONLY ON THIS 29th DAY OF April 1986.

Dwight H. Velocky
 VERMILION CITY ENGINEER

PLANNING COMMISSION :

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF VERMILION FOR RECORDING PURPOSES ON THIS 29th DAY OF April 1986.

Jack R. Armstrong
 CHAIRMAN

N/A
 SECRETARY

CITY COUNCIL :

THIS IS TO CERTIFY THAT THIS PLAT OF EDISON VILLAGE ADULT HOUSING SUBDIVISION NO. 2 WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF VERMILION, OHIO FOR RECORDING PURPOSES ONLY ON THE 29th DAY OF April 1986.

Robert A. Johnson
 MAYOR

Clara Duland
 CLERK OF COUNCIL

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 MAY 6 1986
 JULIAN A. PIJOR
 LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD
 AT 1:35 P.M.
 MAY 6 1986
 RECORDED IN LORAIN COUNTY RECORDS
 Plot Vol. 441 Page 15 & 16
 DOROTHY L. ESSEX
 LORAIN COUNTY RECORDER

LORAIN COUNTY ALIEN

LORAIN COUNTY RECORDERS 86.40

Bot: Lorain Co. Title
 (Sarah Keller)

OWNER'S CERTIFICATE :

THIS IS TO CERTIFY THAT EDISON VILLAGE INC., OWNER OF LAND CONTAINED WITHIN THIS PLAT OF EDISON VILLAGE ADULT HOUSING SUBDIVISION NO. 2, DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

Kenneth Cassell
 KENNETH CASSELL - PRESIDENT, EDISON VILLAGE INC.

NOTARY PUBLIC :

COUNTY OF } 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 KENNETH CASSELL 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 29th DAY OF April 1986.

Margaret L. Gassen
 NOTARY PUBLIC
 COMMISSION EXPIRES July 31, 1989

MORTGAGEE'S CERTIFICATE :

THIS IS TO CERTIFY THAT Lorain County Bank MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF EDISON VILLAGE ADULT HOUSING SUBDIVISION NO. 2 DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

Bobby Jones, Sr. V.P.

NOTARY PUBLIC :

COUNTY OF LORAIN } S.S.
 STATE OF OHIO

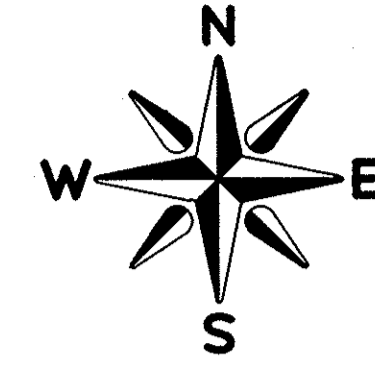
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED Bobby Jones, Sr. V.P. of Lorain County Bank WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 30th DAY OF April 1986.

Dona L. Chambers
 NOTARY PUBLIC
 COMMISSION EXPIRES Oct. 23, 1990

LORAIN COUNTY TAX
 MAP DEPARTMENT COPY

216674

216674



SCALE: 1" = 40'

EDISON VILLAGE ADULT HOUSING SUBDIVISION NO.2

PART OF BROWNHELM TOWNSHIP ORIGINAL LOT 1
CITY OF VERMILION COUNTY OF LORAIN
STATE OF OHIO

PREPARED BY
KLEINOEDER - SCHMIDT AND ASSOCIATES
ENGINEERS AND SURVEYORS

FEBRUARY 1986

LEGAL DESCRIPTION:

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, AND STATE OF OHIO, BEING KNOWN AS PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NO. 1 AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING IN THE WESTERLY LINE OF EDISON VILLAGE ESTATES SUBDIVISION NO. 1 AS RECORDED IN VOLUME 35, PAGES 72 AND 73 OF LORAIN COUNTY PLAT RECORDS AT THE NORTHEASTERLY CORNER OF LAND CONVEYED TO LAUDVER PROPERTIES LTD. AS RECORDED IN VOLUME 942, PAGE 37 OF LORAIN COUNTY DEED RECORDS.

THENCE NORTH 89°02'00" WEST IN LAUDVER PROPERTIES NORTHERLY LINE, A DISTANCE OF 412.31 FEET TO A POINT IN THE EASTERLY LINE OF LAND CONVEYED TO THE CITY OF VERMILION AS RECORDED IN VOLUME 942, PAGE 37 OF LORAIN COUNTY DEED RECORDS.

THENCE NORTH 0°05'00" EAST IN THE CITY OF VERMILION'S EASTERLY LINE, A DISTANCE OF 673.05 FEET TO A POINT.

THENCE SOUTH 89°54'00" EAST IN THE CITY OF VERMILION'S SOUTHERLY LINE, A DISTANCE OF 134.23 FEET TO THE SOUTHEASTERLY CORNER THEREOF AND THE SOUTHWESTERLY CORNER OF THE EDISON VILLAGE ESTATES HOMEOWNERS ASSOCIATION PARK.

THENCE SOUTH 89°56'00" EAST IN THE SOUTHERLY LINE OF SAID PARK, A DISTANCE OF 136.95 FEET TO THE NORTHWESTERLY CORNER OF SUBLOT NO. 3 IN EDISON VILLAGE ADULT HOUSING SUBDIVISION NO. 1 AS RECORDED IN VOLUME 40, PAGES 51 AND 52 OF LORAIN COUNTY PLAT RECORDS.

THE FOLLOWING FOUR COURSES ARE IN THE WESTERLY AND SOUTHERLY LINES OF SAID SUBDIVISION:

THENCE SOUTH 0°04'00" WEST, A DISTANCE OF 220.00 FEET TO A POINT.

THENCE SOUTH 89°56'00" EAST, A DISTANCE OF 69.56 FEET TO A POINT.

THENCE SOUTH 0°04'00" WEST, A DISTANCE OF 141.23 FEET TO A POINT.

THENCE SOUTH 89°27'00" EAST, A DISTANCE OF 73.81 FEET TO A POINT IN THE WESTERLY LINE OF EDISON VILLAGE ESTATES SUBDIVISION NO. 1, RECORDED AS AFORESAID.

THENCE SOUTH 0°33'00" WEST IN THE WESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 317.60 FEET TO THE PLACE OF BEGINNING.

ENCLOSING A PARCEL CONTAINING 5.4449 ACRES OF LAND BUT SUBJECT TO ALL LEGAL HIGHWAYS AS SURVEYED BY KLEINOEDER - SCHMIDT AND ASSOC. CONSULTING ENGINEERS AND SURVEYORS.

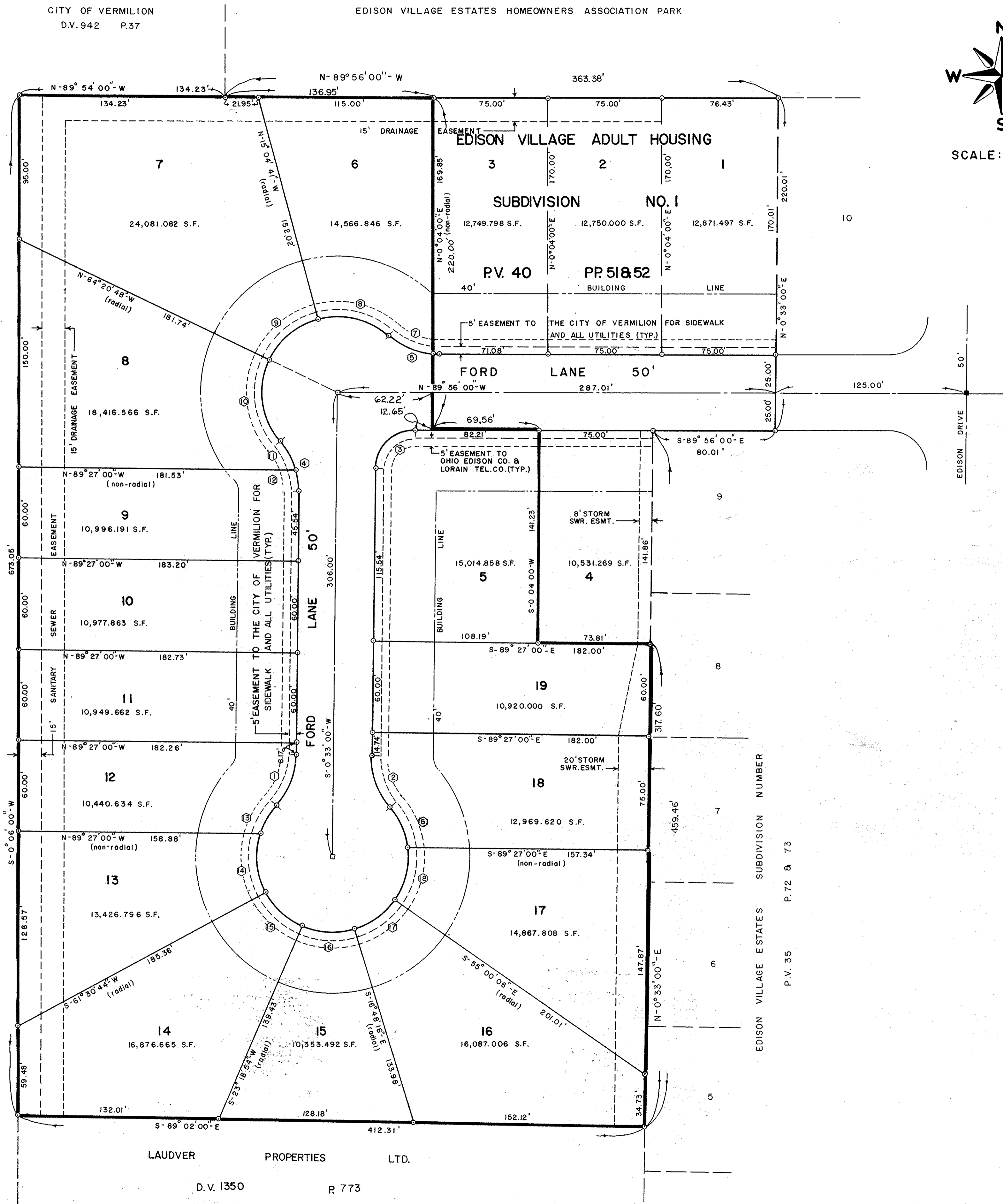
NOTE: AT ALL POINTS INDICATED THUS , IRON PIN MONUMENTS WERE EITHER FOUND OR SET.

CURVE DATA						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
①	50.00'	41° 24' 35"	36.14'	18.90'	35.36'	N 21° 15' 17" E
②	50.00'	41° 24' 35"	36.14'	18.90'	35.36'	N 20° 09' 17" W
③	25.00'	89° 31' 00"	39.06'	24.79'	35.21'	N 45° 18' 30" E
④	50.00'	41° 24' 35"	36.14'	18.90'	35.36'	N 20° 09' 17" W
⑤	50.00'	41° 24' 35"	36.14'	18.90'	35.36'	N 69° 13' 37" W
⑥	50.00'	34° 39' 03"	30.24'	15.60'	29.78'	N 23° 32' 03" W
⑦	50.00'	36° 54' 35"	32.21'	16.69'	31.66'	N 66° 58' 41" W
⑧	50.00'	56° 33' 16"	49.35'	26.90'	47.37'	N 76° 48' 04" W
⑨	50.00'	49° 16' 07"	43.00'	22.93'	41.68'	N 50° 17' 16" E
⑩	50.00'	66° 30' 47"	58.04'	32.79'	54.84'	N 7° 36' 11" W
⑪	50.00'	24° 35' 47"	21.46'	10.90'	21.30'	N 28° 35' 41" W
⑫	50.00'	16° 48' 48"	14.67'	7.39'	14.62'	N 7° 51' 24" W
⑬	50.00'	24° 45' 34"	21.61'	10.97'	21.44'	N 29° 34' 47" E
⑭	50.00'	45° 41' 17"	39.87'	21.06'	38.82'	N 5° 38' 38" W
⑮	50.00'	38° 11' 50"	33.33'	17.31'	32.72'	N 47° 35' 11" W
⑯	50.00'	40° 07' 10"	35.01'	18.26'	34.30'	N 86° 44' 41" W
⑰	50.00'	38° 11' 50"	33.33'	17.31'	32.72'	N 54° 05' 49" E
⑱	50.00'	41° 12' 26"	35.96'	18.80'	35.19'	N 14° 23' 41" E

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 50% 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 THEREFORE 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.

41/16



P. 13 & 14

ELBERTA BEACH SUBDIVISION

EDISON VILLAGE ESTATES SUBDIVISION NUMBER P. 72 & 73 P.V. 35

CITY OF VERMILION D.V. 942 P. 37 EDISON VILLAGE ESTATES HOMEOWNERS ASSOCIATION PARK

LAUDVER PROPERTIES LTD. D.V. 1350 P. 773