

#061665  
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# 061665

# AVON WOODS No. 1

PART OF ORIGINAL AVON TOWNSHIP SECTION No. 10 NOW IN THE...  
CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

### ACCEPTANCE & DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED SCHAFER IRWIN CO., INC., AN OHIO CORPORATION, BY DONALD SCHAFER, PRESIDENT AND JAMES IRWIN, SECRETARY HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS AVON WOODS NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 17 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL STREETS SHOWN HEREON AND DESIGNATED AS CARLEEN AVENUE, CANDLEWOOD DRIVE (60 FEET WIDE), AND OAKWOOD COURT (60 FEET WIDE).

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN AVON WOODS SUBDIVISIONS, CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "A" AND BLOCK "B" FOR RECREATION AND OTHER RELATED ACTIVITIES. SAID AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN AVON WOODS SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "AVON WOODS DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN VOLUME PAGE OF LORAIN COUNTY MISCELLANEOUS DOCUMENTS RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLLOT OWNER SHALL BE ENTITLED TO THE BENEFITS AND SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND CENTEL, THE CENTRAL TELEPHONE CO. OF OHIO, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLLOTS SHOWN HEREIN AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY 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 LAWN 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 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. ALL SUBLLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "DRAINAGE" AND "CITY ACCESS AND DRAINAGE" EASEMENTS AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO DRAINAGE FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE STORM SEWER PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "SANITARY SEWER EASEMENTS" AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO SANITARY SEWER FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE SANITARY SEWER PIPE, MANHOLES, AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN SANITARY SEWER EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

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, SCHAFER IRWIN CO., INC., HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY DONALD SCHAFER, ITS PRESIDENT AND JAMES IRWIN, ITS SECRETARY AT AVON, OHIO, THIS 1st DAY OF MAY, 1989.

*Donald Schaffer*  
DONALD SCHAFER, PRESIDENT  
*James P. Irwin*  
JAMES IRWIN, SECRETARY

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:  
*Ken W. Hadley* *Paul Keller*  
WITNESS  
*Ken W. Hadley* *Paul Keller*  
WITNESS

STATE OF OHIO )  
COUNTY OF LORAIN ) SS

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED THE ABOVE NAMED SCHAFER IRWIN CO., INC. BY DONALD SCHAFER, ITS PRESIDENT AND JAMES IRWIN, ITS SECRETARY WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO, THIS 1st DAY OF MAY, 1989.

*Dyan E. Slavin*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 8-28-92

JUN 12 1989  
44  
3435  
# 96 40 cmf

Box Lorain County Title  
Linda Murray

### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 1st DAY OF MAY, 1989.

*Mad Dunge*  
AVON CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 2nd DAY OF MAY, 1989.

*John C. Bredel*  
PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 1st DAY OF May, 1989. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*Donald L. Hubbard*  
COUNCIL PRESIDENT

### MORTGAGE RELEASE

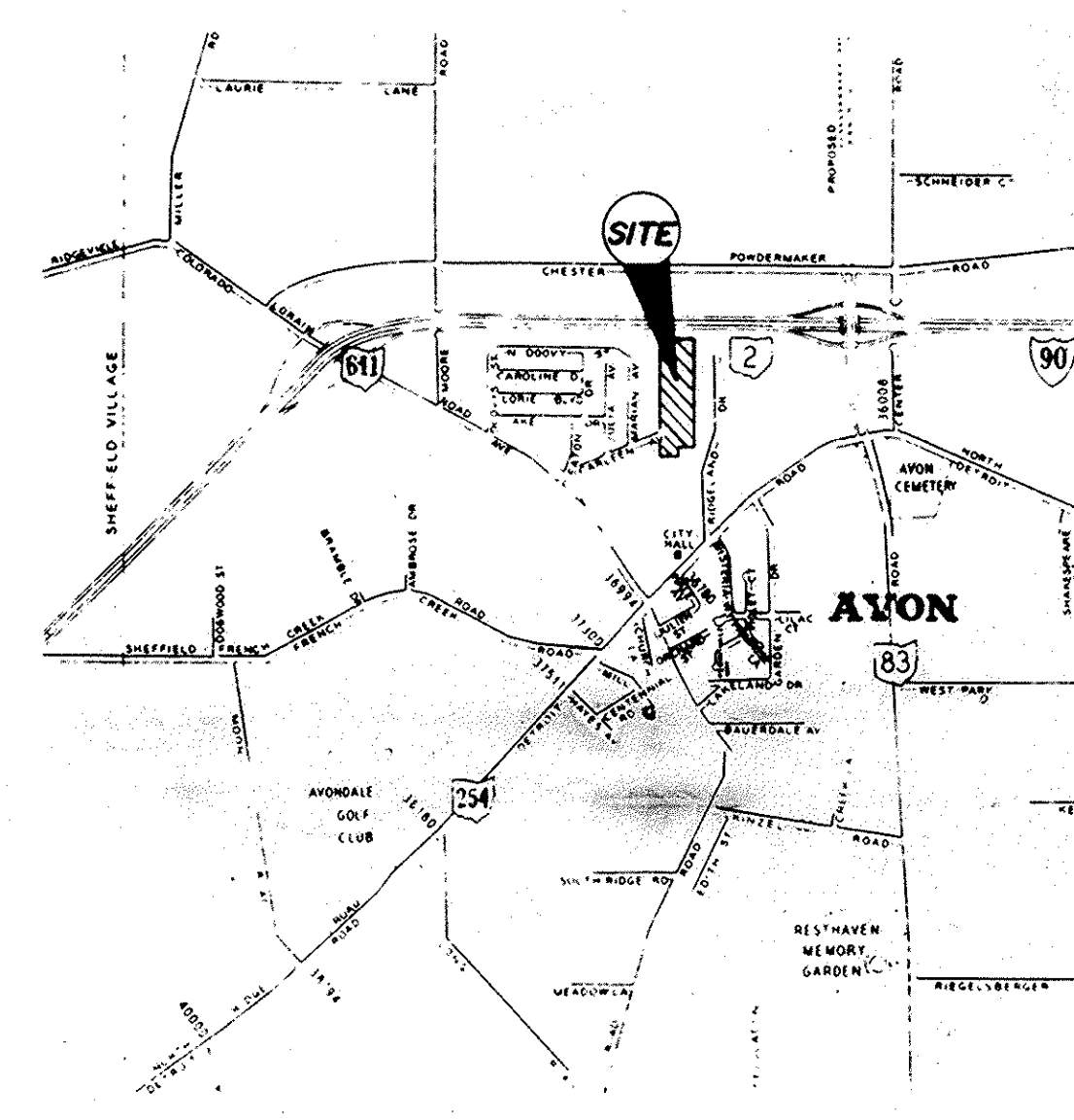
BE IT KNOWN THAT LORAIN NATIONAL BANK, MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN VOLUME PAGE OF COUNTY RECORD OF MORTGAGES, AND THE EASEMENTS HEREBY GRANTED AND RESERVED.

IN WITNESS WHEREOF, LORAIN NATIONAL BANK HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY, THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT, OHIO THIS DAY OF, 1989.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: LORAIN NATIONAL BANK  
*Joyce Wanda* BY: *John P. Poo*  
*Linda Schaeffer* BY: *A.A. Murray S.P.*

STATE OF OHIO ) SS  
COUNTY OF LORAIN )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED LORAIN NATIONAL BANK, THROUGH: *S.G. Pugh and W.H. Schaeffer*, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR COMPANY'S FREE ACT AND DEED.

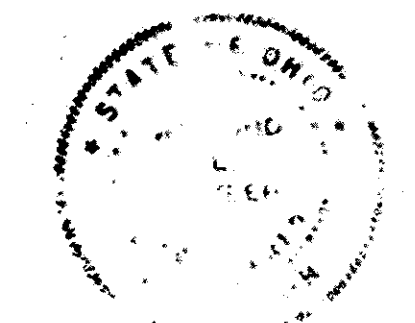
IN WITNESS WHEREOF, I HEREBY AFFIX MY HAND AND OFFICIAL SEAL AT LORAIN, OHIO THIS 20th DAY OF April, 1989.  
*Linda Schaeffer*  
NOTARY PUBLIC  
Exp. 2-14-94



AREA TABULATION	
LOTS	8.3062 Ac.
BLOCKS	1.9636 Ac.
R/W	1.8382 Ac.
TOTAL	12.1080 Ac.

I CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE UNDER MY SUPERVISION. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF, AND CONSCIENCE.  
*Wilford L. Mosier*  
WILFORD L. MOSIER P.S. No. 6832

TRANSFERRED  
JUN 12 1989  
ALAN A. MURRAY  
LORAIN COUNTY AUDITOR



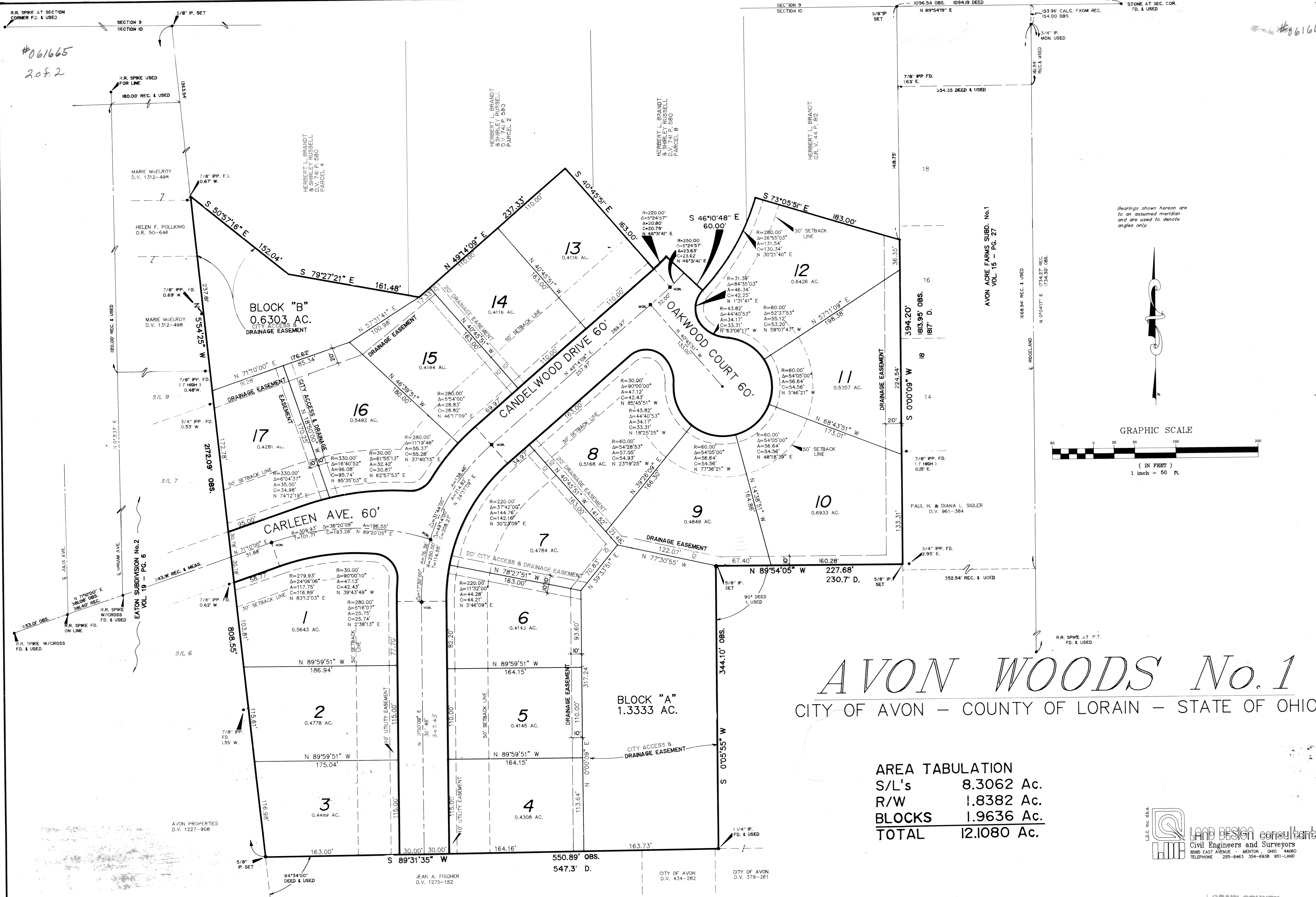
LAND DESIGN consultants  
Civil Engineers and Surveyors  
8585 EAST AVENUE - MENTOR, OHIO 44060  
TELEPHONE 255-8463 354-6938 951-LAND

LORAIN COUNTY TAX MAP DEPARTMENT

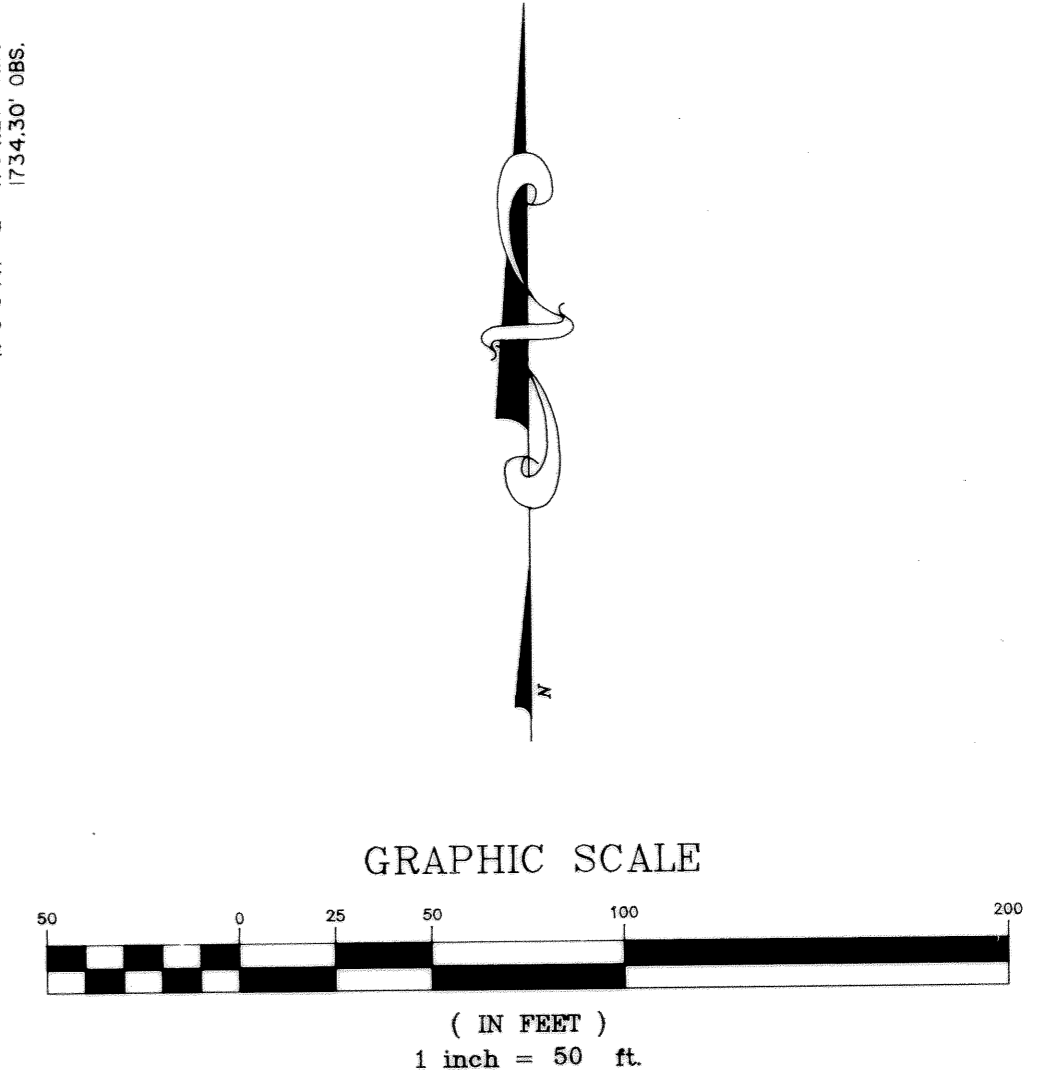
SHEET 1 OF 2

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Bearings shown herein are to an assumed meridian and are used to denote angles only.



# AVON WOODS No. 1

CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

AREA TABULATION	
S/L's	8.3062 Ac.
R/W	1.8382 Ac.
BLOCKS	1.9636 Ac.
<b>TOTAL</b>	<b>12.1080 Ac.</b>

**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
8585 EAST AVENUE - MENTOR, OHIO 44060  
TELEPHONE 255-8463 354-6938 951-LAND

LORAIN COUNTY TAX MAP DEPARTMENT