

AVON WOODS No. 2

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. 2, A SUBDIVISION OF SUBLOTS 18 THROUGH 33 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL STREETS SHOWN HEREON AND DESIGNATED AS CANDLEWOOD DRIVE (60 FEET WIDE).

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN AVON WOODS SUBDIVISIONS, CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "C" 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 SUBLOT 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 SUBLOTS 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 LAWNS 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 SUBLOTS 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.

APPROVALS

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

Mark Skolnig
AVON CITY ENGINEER

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

J.P. Hubbard
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 _____ 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 HEREIN GRANTED AND RESERVED.

IN WITNESS WHEREOF _____ 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:
Joyce W. ... BY: *Lorain National Bank*
... BY: *S.A. ...*

STATE OF OHIO)
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. ... and W.H. ... 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 2nd DAY OF April, 1989.
Donald L. Hubbard
NOTARY PUBLIC
exp. 2-14-94

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:

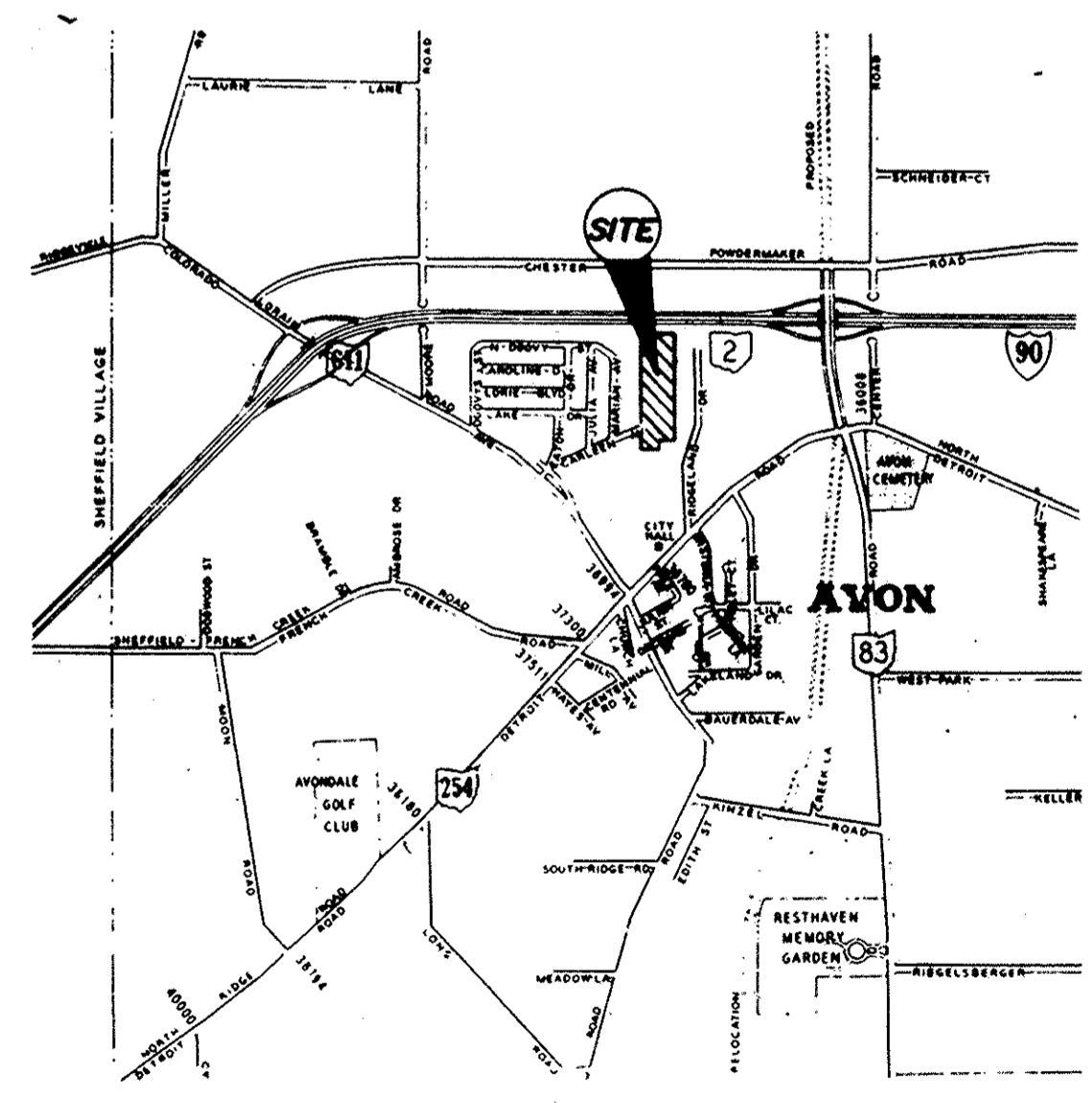
Dyan E. Slavin
WITNESS

K.W. Handley
WITNESS

STATE OF OHIO)
COUNTY OF Lorain)

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 ESKDA, OHIO, THIS 1st DAY OF MAY, 1989.

Dyan E. Slavin
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-25-92



AREA TABULATION	
LOTS	7.5054 Ac.
BLOCKS	1.0006 Ac.
R/W	1.3923 Ac.
TOTAL	9.8985 Ac.

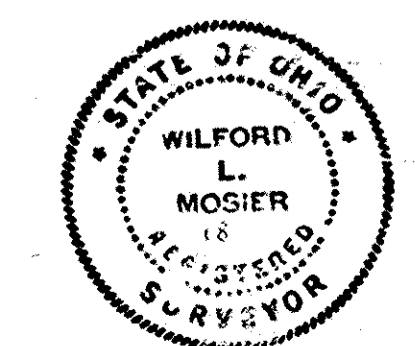
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

JUN 13 1989

JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

Received for Record
at 2:40'clock P.M. in PLAT RECORD
VOL 44
Dorothy L. Essex
PAGE 36 of 37 Lorain County Recorder

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, INFORMATION, AND BELIEF.
W. L. Mosier
WILFORD L. MOSIER P.S. No. 6832

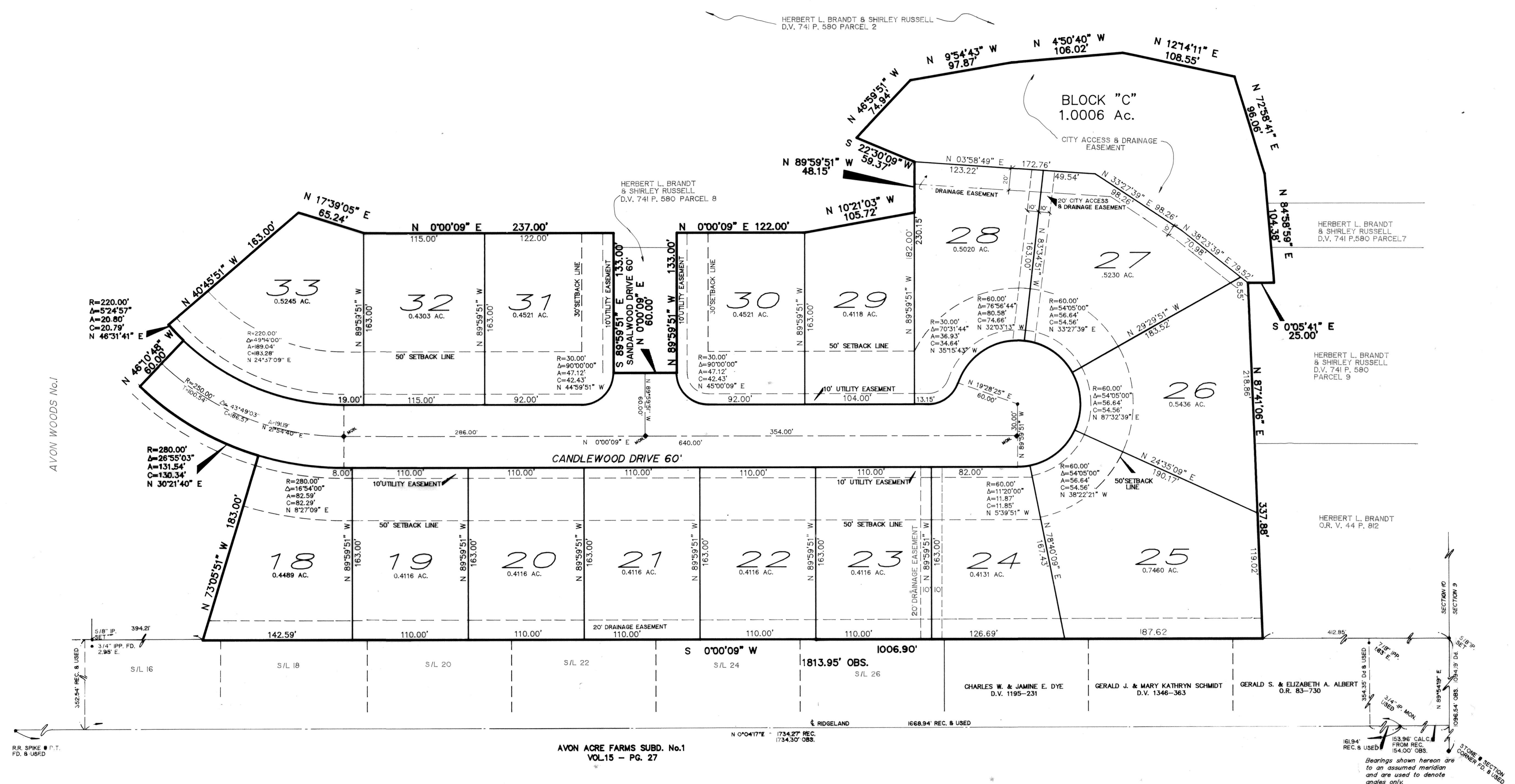


LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE - MENTOR, OHIO 44060
TELEPHONE 255-8463 354-6938 951-LAND

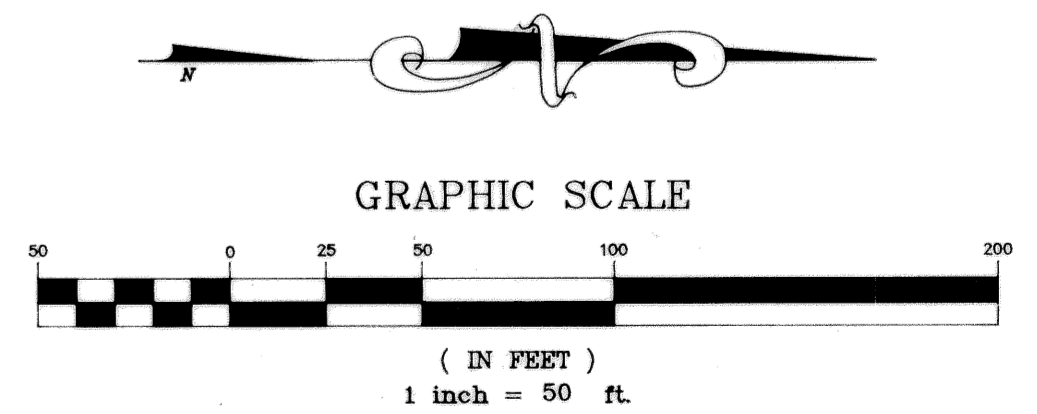
Boys L.C.T.C.
(Donak)

86.40

LORAIN COUNTY
TAX MAP DEPARTMENT



AREA TABULATION
 S/L's 7.5054 Ac.
 R/W 1.3925 Ac.
 BLOCKS 1.0006 Ac.
 TOTAL 9.8985 Ac.



AVON WOODS No. 2

CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

LAND DESIGN consultants
 Civil Engineers and Surveyors
 8585 EAST AVENUE MENTOR, OHIO 44060
 TELEPHONE 255-8463 354-6938 951-1480