

183474

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# AVON WOODS No. 3

PART OF ORIGINAL AVON TOWNSHIP SECTION No. 9 & 10 NOW IN THE...  
CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

### ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED SCHAFER IRWIN CO., AN OHIO CORPORATION BY DONALD SCHAFER, ITS PRESIDENT AND JAMES IRWIN, ITS SECRETARY, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS AVON WOODS NO. 3, A SUBDIVISION OF SUBLOTS 34 THROUGH 68 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS ROCKWOOD COURT (60 FEET WIDE), NORTH DOOBY STREET (60 FEET WIDE) AND SANDALWOOD DRIVE (60 FEET WIDE).

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

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 ELURIA, OHIO, THIS 14th DAY OF November, 1989.

Donald Schafar  
DONALD SCHAFER, PRESIDENT

James Irwin  
JAMES IRWIN, SECRETARY

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Dyan E. Slavin  
WITNESS

Michelle A. Newport  
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 ELURIA, OHIO, THIS 14th DAY OF November, 1989.

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

### 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:

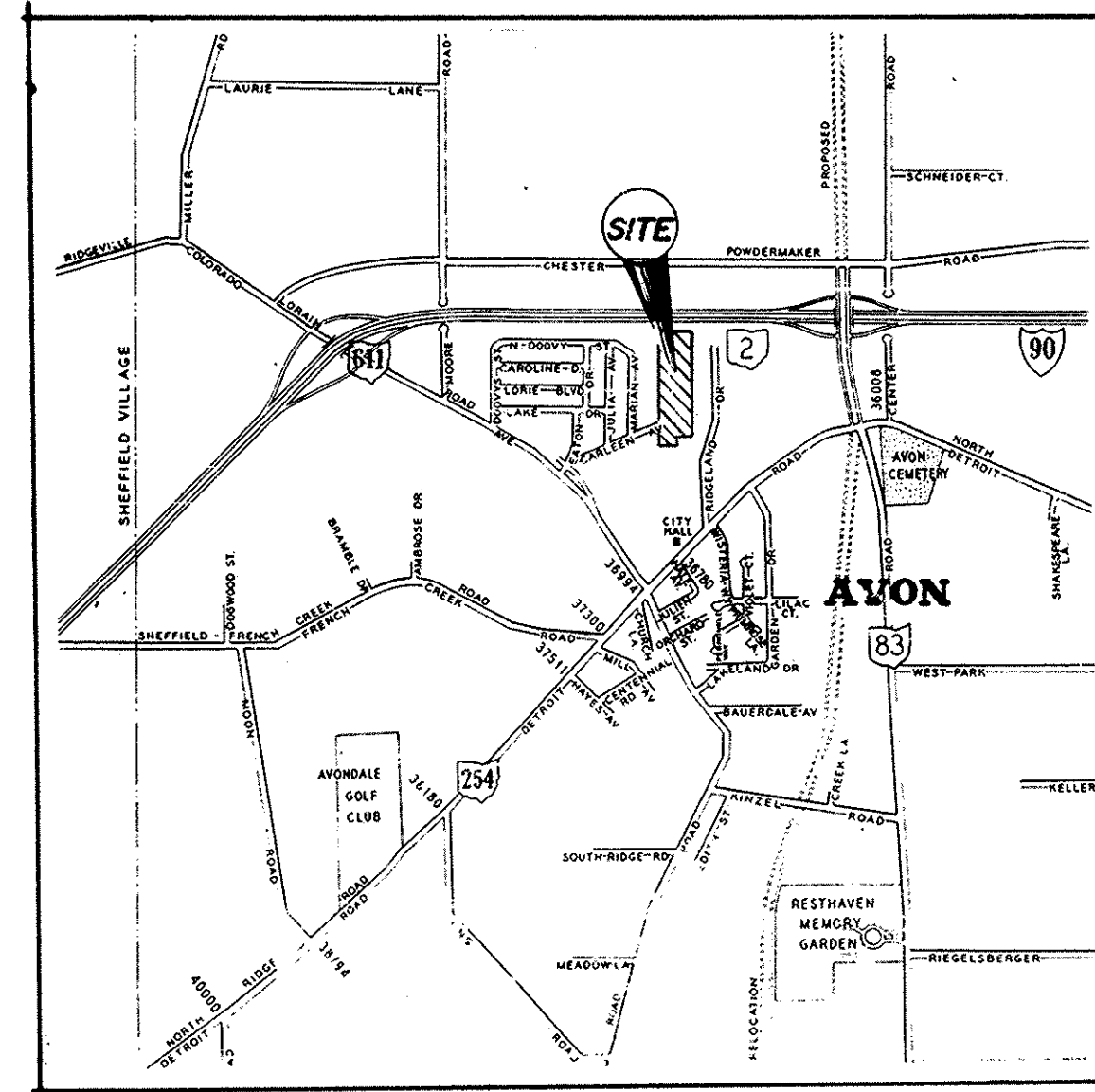
James W. Wanda BY: St. Peter's Bank  
WITNESS BY: St. A. Anthony Sup  
Linda Sekouropoulos BY: \_\_\_\_\_  
WITNESS BY: \_\_\_\_\_

STATE OF OHIO )  
COUNTY OF LORAIN ) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED LORAIN NATIONAL BANK THROUGH: S.C. PATOR, PRES AND W.N. DOBRANE, SR. VICE PRES 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 13 DAY OF SEPT, 1989.

Linda Sekouropoulos  
NOTARY PUBLIC  
IN \_\_\_\_\_  
No. \_\_\_\_\_



VICINITY MAP

LORAIN COUNTY TAX MAP DEPARTMENT

### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 23rd DAY OF October, 1989

Mark Holmberg I.E.  
AVON CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 23rd DAY OF October, 1989

J.L. Bellard  
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 23rd DAY OF Oct, 1989. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Donald J. Hubbard  
COUNCIL PRESIDENT

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. I HEREBY DECLARE THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT.

JAMES R. PEÇORARO P.S. No. 5368

AREA TABULATION	
SUBLOTS	17.7865 Ac.
BLOCK "D"	0.384 Ac.
R/W	3.3823 Ac.
<b>TOTAL</b>	<b>21.3072 Ac.</b>

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

JAN 4 1990

TULIAN A. PIJOR  
LORAIN COUNTY AUDITOR

Received for Record  
2:16 o'clock P.M. in P.I.B.T. RECORDS  
VOL 46  
PAGE 13-14  
15 in

JAN 04 1990  
LAND DESIGN consultants  
Civil Engineers and Surveyors  
8585 EAST AVENUE - MENTOR, OHIO 44060  
TELEPHONE 235-8463 354-6938 951-LAND

LORAIN COUNTY TAX MAP DEPARTMENT COPY

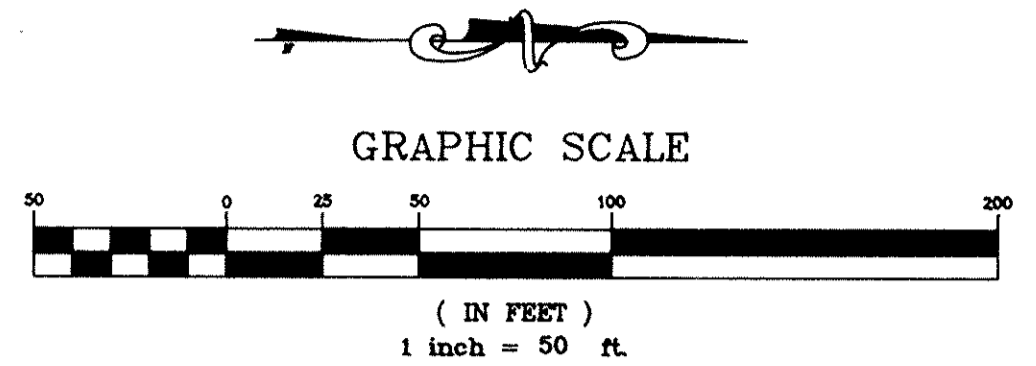
12960 MR.  
BOX: L.C.T.

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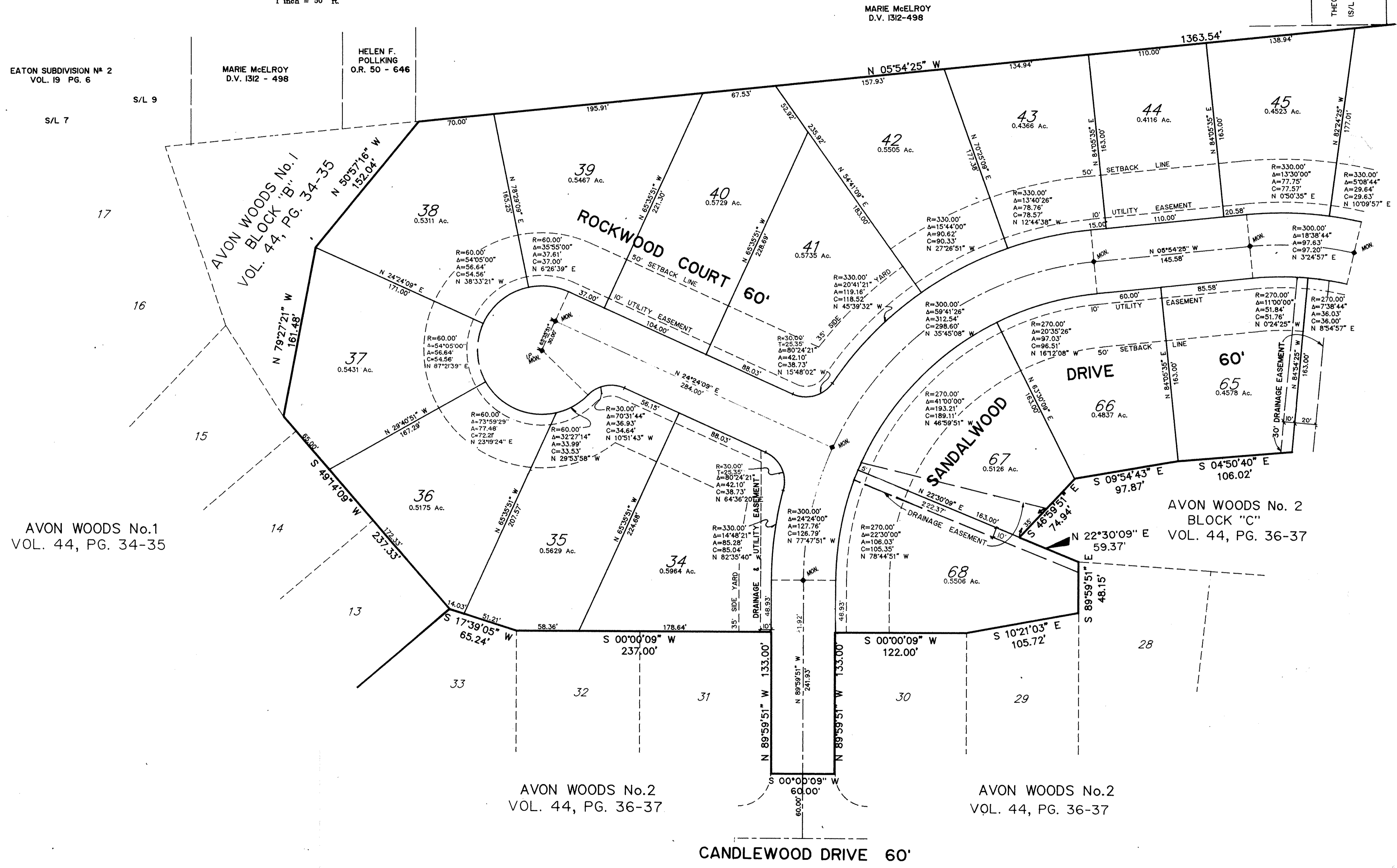
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THEODORE E. & VICTORIA J.  
DUCKWORTH  
S/L 25 EATON SUBD. No. 2  
D.V. 194 - 197



# AVON WOODS No. 3

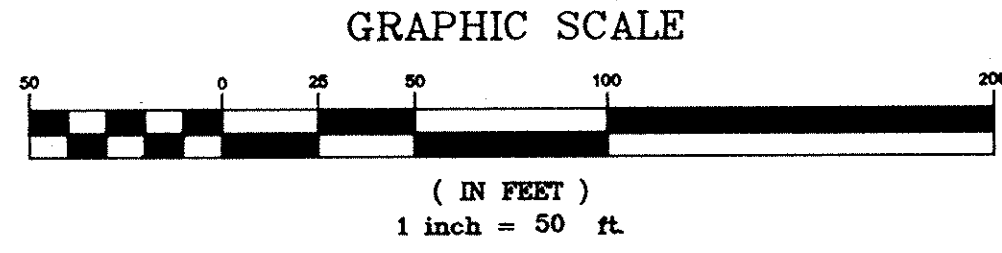
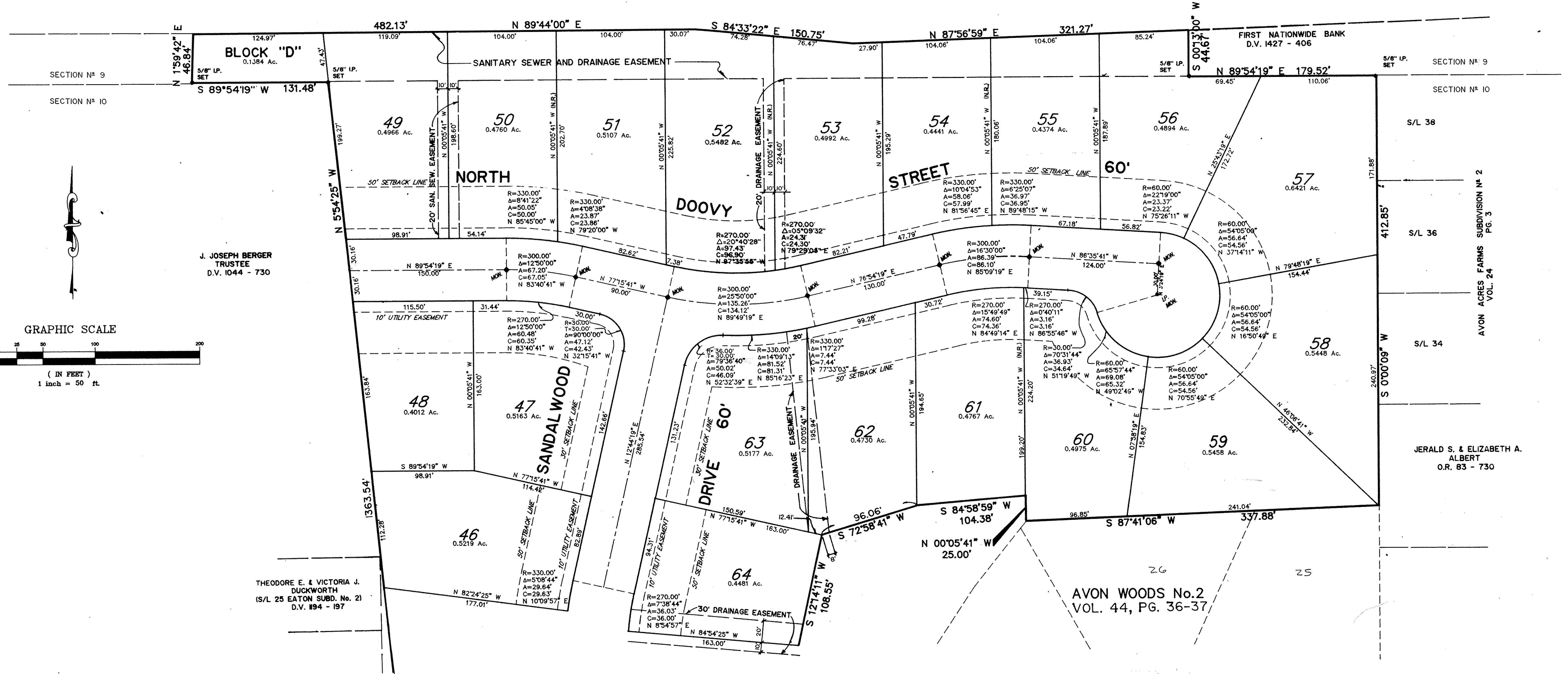
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# AVON WOODS No. 3

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45/15

STATE OF OHIO  
D.V. 936-410



LAND DESIGN consultants  
Civil Engineers and Surveyors  
8595 EAST AVENUE - MENTOR, OHIO 44060  
TELEPHONE 255-8463 354-6938 951-LAND

LORAIN COUNTY  
TAX MAP DEPARTMENT

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

SHEET 3 OF 3

45/15