

OWNERS CERTIFICATE, GRANT OF EASEMENTS AND COVENANTS

- 1. THIS IS TO CERTIFY THAT BROCK CORPORATION, TRUSTEE FOR DAKOTAS LIMITED, DOES HEREBY ACCEPT THIS PLAT OF THE DAKOTAS SUBDIVISION NO. 1 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: DAKOTA RUN, CHEYENNE FALLS AND BLOCK B SHOWN HEREON.
2. THE DAKOTAS SUBDIVISION, NO. 1 IS SUBJECT TO DECLARATION OF RESTRICTIONS, RESERVATIONS AND COVENANTS, ("DECLARATION") RECORDED IN LORAIN COUNTY RECORDERS FILE NO. 077881 OF LORAIN COUNTY DEED RECORDS. THE DECLARATION PROVIDES FOR THE FORMATION OF THE HOMEOWNERS ASSOCIATION FOR THE DAKOTAS SUBDIVISION ("ASSOCIATION") AND CONTAINS DETAILED PROVISIONS FOR ASSESSMENTS AGAINST THE LOT OWNERS FOR THE PAYMENT OF ASSOCIATION OBLIGATIONS.
3. BROCK CORPORATION TRUSTEE FOR DAKOTAS LIMITED, GRANTOR, HEREBY RESERVES A PERPETUAL EASEMENT IN, UPON AND OVER THE AREA DESIGNATED ON THE PLAT AS NATURAL LANDSCAPED GREENBELT EASEMENT AREA ("GREENBELT") TO AND FOR THE BENEFIT OF THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE ASSOCIATION AND LOT OWNERS OF THE ASSOCIATION. FOR THE USE, ENJOYMENT, AND MAINTENANCE OF THE GREENBELT, THE GREENBELT, AND OTHER COMMON AREAS DESIGNATED ON THE PLAT, AND ALL IMPROVEMENTS THEREON, SHALL BE MAINTAINED BY AND AT THE EXPENSE OF THE ASSOCIATION.
4. THE HOMEOWNERS ASSOCIATION FOR THE DAKOTAS SUBDIVISION SHALL MAINTAIN, AT ITS EXPENSE, THE IMPROVEMENTS ON BLOCK B, INCLUDING THE GATE HOUSE, ELECTRICAL LINES TO THE LIGHT POSTS, LANDSCAPING, TREES, SHRUBS AND SPECIAL PLANTINGS AND RESTORE, AT ITS OWN EXPENSE, ANY SUCH IMPROVEMENTS ON BLOCK B AS ARE DAMAGED AS A RESULT OF ANY MAINTENANCE OR REPAIRS OF THE STREET AND UNDERGROUND STORM AND SANITARY SEWERS, OR WATER MAIN IN DAKOTA RUN BLOCK B BY THE CITY OF AVON LAKE.

#084114
1082

THE DAKOTAS SUBDIVISION NO.1

#084114
1082

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 19
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

PREPARED BY
THE HENRY G. REITZ ENGINEERING COMPANY

BROCK CORPORATION, TRUSTEE FOR DAKOTAS LIMITED
BY: Sam B. Walls, President

DAKOTAS LIMITED, AN OHIO GENERAL PARTNERSHIP
BY: Brock Corporation, A Partner
BY: Sam B. Walls, President

BY: Mandilakis Portfolio Homes, Inc., A Partner
BY: Michael A. Mandilakis, President

UNDERGROUND CABLE EASEMENT

BROCK CORPORATION, TRUSTEE FOR DAKOTAS LIMITED, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC COMPANY, CONTINENTAL CABLEVISION INC., AND THE LORAIN TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TEN (10) FEET IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREETS 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 NECESSARY AND CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATION FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENTS RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES. EXCEPT GRANTEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BROCK CORPORATION, TRUSTEE FOR DAKOTAS LIMITED
BY: Sam B. Walls, President

DAKOTAS LIMITED, AN OHIO GENERAL PARTNERSHIP
BY: Brock Corporation, A Partner
BY: Sam B. Walls, President

BY: Mandilakis Portfolio Homes, Inc., A Partner
BY: Michael A. Mandilakis, President

NOTARY PUBLIC

COUNTY OF LORAIN) SS
STATE OF OHIO)
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR BROCK CORPORATION, TRUSTEE FOR DAKOTAS LIMITED BY SAM WALLS, PRESIDENT WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING PLAT OF THE DAKOTAS SUBDIVISION NO. 1 AND THAT IT WAS HIS OWN FREE ACT AND DEED, AND FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO THIS 8th DAY OF December, 19 89.

Barbara E. Mash, Notary Public

MY COMMISSION EXPIRES May 23, 1994

NOTARY PUBLIC

COUNTY OF LORAIN) SS
STATE OF OHIO)
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AFORESAID COUNTY AND STATE DID PERSONALLY APPEAR DAKOTAS LIMITED, AN OHIO GENERAL PARTNERSHIP, BY BROCK CORPORATION, A PARTNER, BY SAM WALLS, PRESIDENT, AND BY MANDILAKIS PORTFOLIO HOMES, INC., A PARTNER, BY MICHAEL A. MANDILAKIS, PRESIDENT, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF THE DAKOTAS SUBDIVISION NO. 1 AND THAT IT WAS THEIR OWN FREE ACT AND DEED, AND FREE ACT AND DEED OF SAID PARTNERSHIP.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO THIS 8th DAY OF December, 19 89.

Barbara E. Mash, Notary Public

MY COMMISSION EXPIRES May 23, 1994

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, BROCK CORPORATION, TRUSTEE FOR DAKOTAS LIMITED, WE HAVE SURVEYED AND PLATTED THE DAKOTAS SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 12.8212 ACRES IN AVON TOWNSHIP SECTION NO. 19 NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

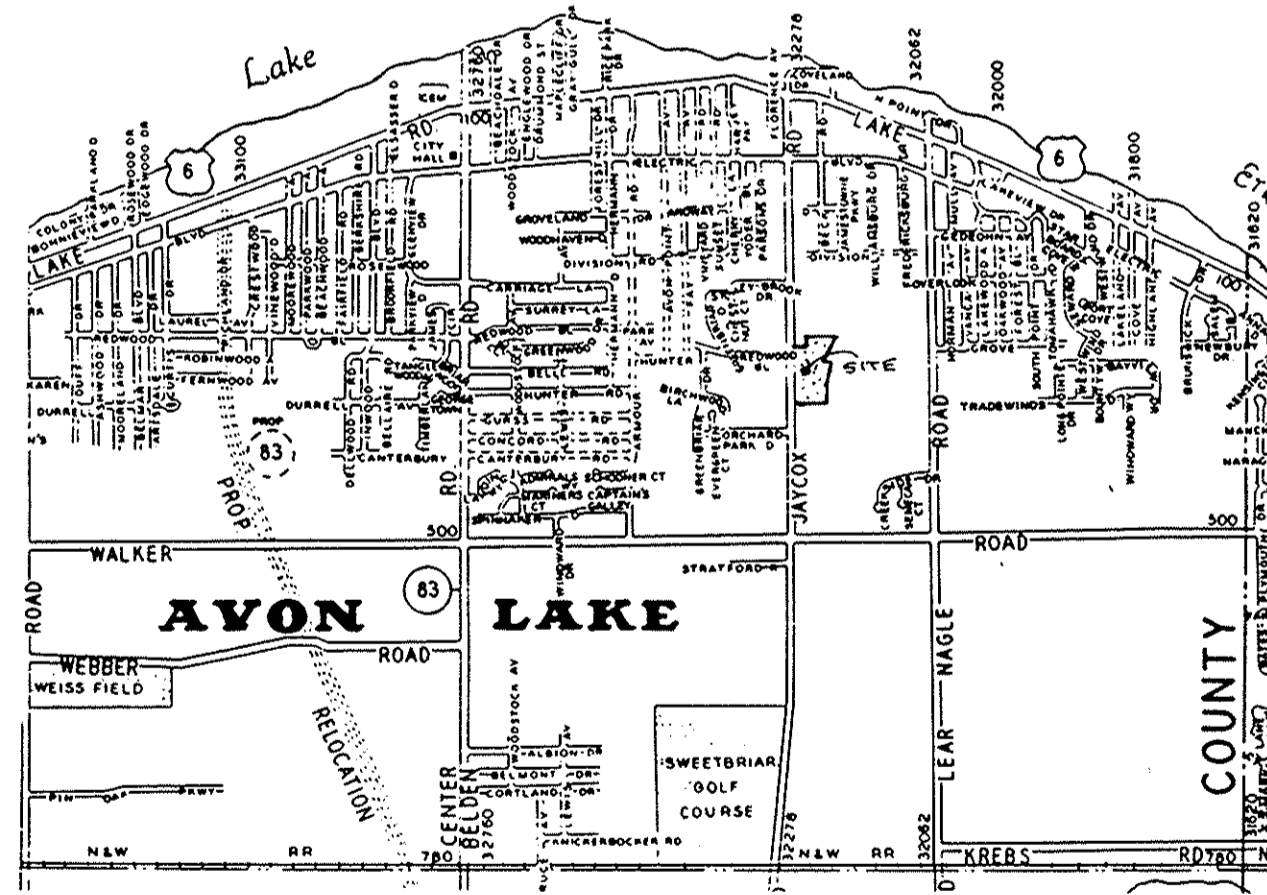
AT ALL POINTS INDICATED IRON PIN MONUMENTS WERE EITHER FOUND OR SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH WE CERTIFY TO BE CORRECT.

Table with 2 columns: Measurement Type, Value. Includes Acreage in Lots (10.7560 AC.), Acreage in Blocks & B (0.1284 AC.), Acreage in Streets (1.9368 AC.), and TOTAL (12.8212 AC.).

Paul T. Sayler Jr., Registered Surveyor No. 4505
SEPTEMBER 22, 1989 SCALE 1"=50'

NOTE: DENOTES IRON PIN SET AT PROPERTY CORNERS AND POINTS OF CURVATURE. (TYPICAL THROUGHOUT)



TRANSFERRED IN COMPLIANCE WITH SEC. 319.022
JULIAN A. PIJOR, LORAIN COUNTY AUDITOR

Received for Record JAN 11 1990
LORAIN COUNTY RECORDER

MORTGAGEE'S CERTIFICATE

ELYSIA SAVINGS AND TRUST NATIONAL BANK AND VICTOR AND OLGA ANDRO, MORTGAGEES OF LANDS CONTAINED WITHIN THIS PLAT OF THE DAKOTAS SUBDIVISION NO. 1 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE CHEYENNE FALLS AND DAKOTA RUN AS SHOWN HEREON.

BY: Arnold E. McPhail, V.P., Notary Public

NOTARY PUBLIC

COUNTY OF LORAIN) SS
STATE OF OHIO)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR VICTOR AND OLGA ANDRO WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF DAKOTAS SUBDIVISION NO. 1 AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 19th DAY OF December, 19 89.

Barbara E. Mash, Notary Public

MY COMMISSION EXPIRES May 23, 1994

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE DAKOTAS SUBDIVISION NO. 1 HAS BEEN ACCEPTED THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 222-89, PASSED THE 27 DAY OF November, 19 89.

Kathleen Lynch, Clerk of Council

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE DAKOTAS SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 14th DAY OF November, 19 89.

Thomas James Coker, P.E., Secretary

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE DAKOTAS SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

Thomas James Coker, P.E., Avon Lake Municipal Engineer

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE DAKOTAS SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Avon Lake Law Director

NOTARY PUBLIC

COUNTY OF LORAIN) SS
STATE OF OHIO)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR ELYSIA SAVINGS AND TRUST NATIONAL BANK BY Arnold E. McPhail, V.P. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF DAKOTAS SUBDIVISION NO. 1 AND THAT IT WAS HIS OWN FREE ACT AND DEED, AND FREE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 14th DAY OF December, 19 89.

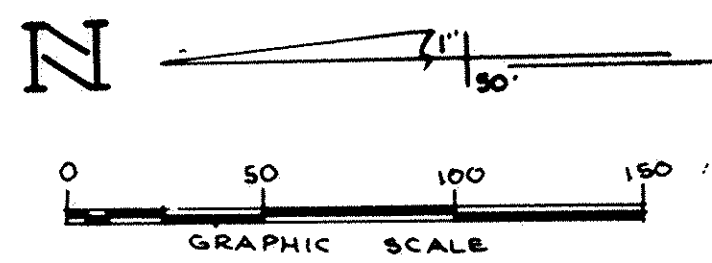
Notary Public

MY COMMISSION EXPIRES 4-1-90

THE DAKOTAS SUBD. NO.1
SHEET 1 OF 2

45/16

45/16



DAKOTAS LIMITED, AN OHIO GENERAL PARTNERSHIP
PAGE 894

BROCK CORPORATION, TRUSTEE FOR
O.R. VOLUME 170 (REMAINDER)

BROCK CORPORATION, TRUSTEE FOR DAKOTAS LIMITED,
AN OHIO GENERAL PARTNERSHIP O.R. VOL. 170 PG. 834
PARCEL # 3

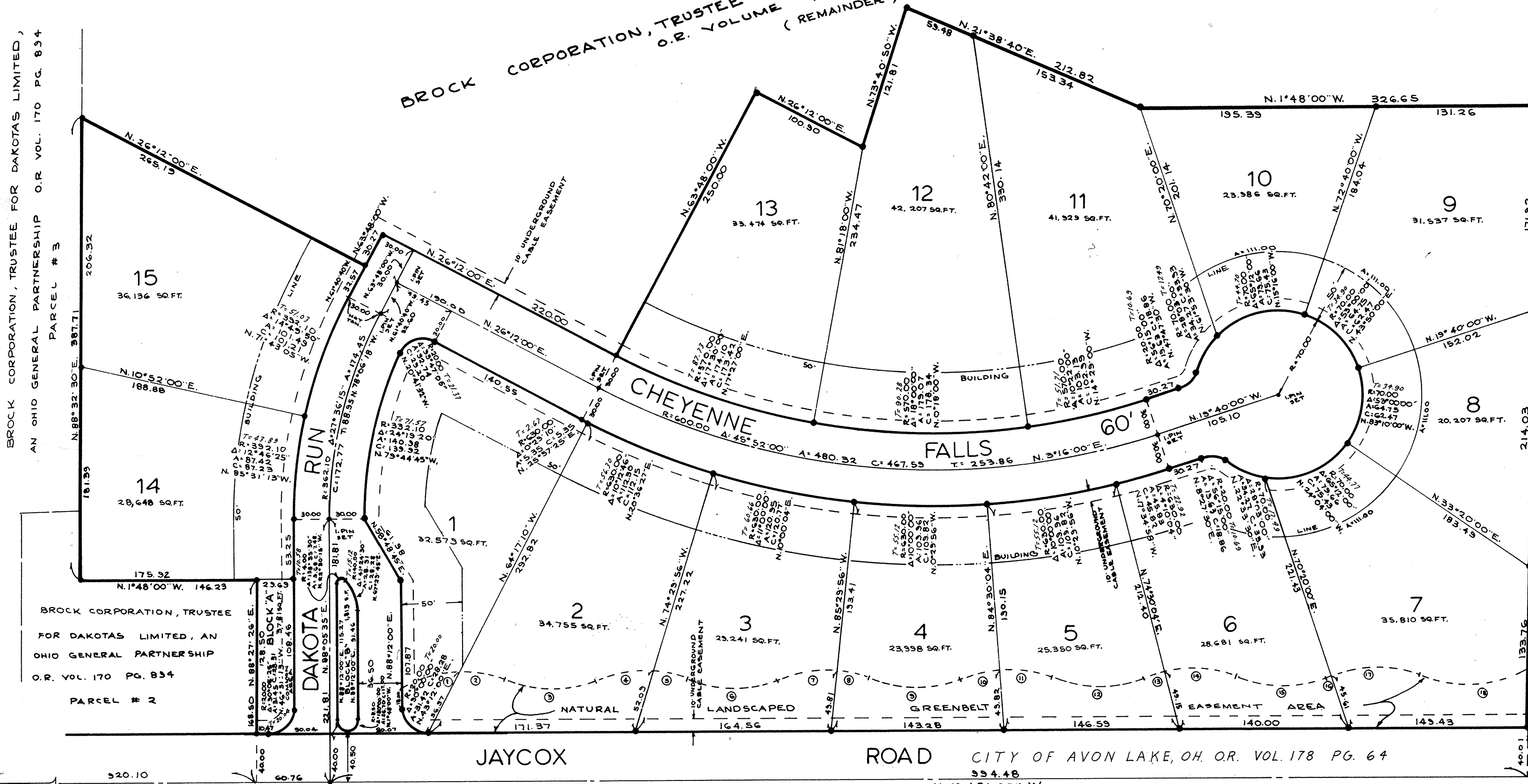
BROCK CORPORATION, TRUSTEE
FOR DAKOTAS LIMITED, AN
OHIO GENERAL PARTNERSHIP
O.R. VOL. 170 PG. 834
PARCEL # 2

CURVE DATA
FOR NATURAL LANDSCAPE
EASEMENT

① R=100.00 Δ=27°31'06" A=48.03 C=47.56 N.16°24'03"W.	⑩ R=100.00 Δ=23°10'30" A=40.45 C=40.17 N.8°56'45"E.
② R=100.00 Δ=44°40'00" A=77.56 C=76.00 N.1°48'00"W.	⑪ R=100.00 Δ=26°33'00" A=46.34 C=45.93 N.10°51'30"W.
③ R=100.00 Δ=18°07'00" A=31.62 C=31.43 N.8°31'30"E.	⑫ R=100.00 Δ=44°40'00" A=77.56 C=76.00 N.1°48'00"W.
④ R=100.00 Δ=28°00'30" A=48.88 C=48.33 N.10°07'50"W.	⑬ R=100.00 Δ=16°39'40" A=29.08 C=28.38 N.7°47'50"E.
⑤ R=100.00 Δ=44°40'00" A=77.56 C=76.00 N.1°48'00"W.	⑭ R=100.00 Δ=18°01'40" A=31.44 C=31.34 N.15°07'10"W.
⑥ R=100.00 Δ=26°38'30" A=46.43 C=46.08 N.7°12'50"E.	⑮ R=100.00 Δ=44°40'00" A=77.56 C=76.00 N.1°48'00"W.
⑦ R=100.00 Δ=10°08'50" A=17.71 C=17.63 N.15°03'35"W.	⑯ R=100.00 Δ=14°40'00" A=24.8 C=24.8 N.23°25'25"W.
⑧ R=100.00 Δ=44°40'00" A=77.56 C=76.00 N.1°48'00"W.	⑰ R=100.00 Δ=54°06'45" A=54.44 C=50.97 N.6°31'23"W.

● DENOTES IRON PIN SET

STEVEN L. & MICHELE A. SYLVESTER
O.R. 0127 P. 0061
(WINDERMERE SUBDIVISION PROPOSED)



STONY BROOK
4464.62 OBS & WALKER
4464.88 REC.

JAYCOX ROAD CITY OF AVON LAKE, OH. OR. VOL. 178 PG. 64
334.48
N.1°48'00"W.

CABLE DR.
2471.40
OBS. WALKER
1955.81 OBS.
1956.22 REC.