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45/23

SWEETBRIAR SUBDIVISION NO. 5

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 20
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

PREPARED BY
THE HENRY G. REITZ ENGINEERING COMPANY

RETENTION EASEMENT

J & W DEVELOPMENT COMPANY, OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE SWEETBRIAR HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, A PERMANENT "RETENTION EASEMENT" FOR THE MAINTENANCE OF A RETENTION BASIN ON LOTS AND LANDS AS SHOWN HEREON. SUBJECT, HOWEVER, TO A RIGHT OF ENTRY FOR ACCESS AND EGRESS TO SAID RETENTION BASIN HEREBY GRANTED TO THE CITY OF AVON LAKE FOR THE PURPOSE OF ROUTINE MAINTENANCE AND REPAIR AT THE DISCRETION OF SAID CITY AS IT MAY DEEM APPROPRIATE. NO BUILDINGS OR TREES ARE TO BE INSTALLED ON SAID EASEMENT AND SAID CITY IS TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN THE EASEMENT EXCEPT GRASS.

Thomas L. Butts
THOMAS L. BUTTS - PRESIDENT
J & W DEVELOPMENT COMPANY

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT J & W DEVELOPMENT COMPANY DOES HEREBY ACCEPT THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 5 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: AUGUSTA DRIVE AND COUNTRY CLUB DRIVE AS SHOWN HEREON.

J & W DEVELOPMENT COMPANY FURTHER GRANTS TO THE CITY OF AVON LAKE, PERPETUAL UTILITY EASEMENTS OF THE WIDTHS AND LOCATIONS AS SHOWN UNDER, OVER, AND THROUGH THE SUBLOTS AND LAND, AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. NO BUILDINGS OR TREES ARE TO BE INSTALLED IN EASEMENTS AND THE CITY OF AVON LAKE IS TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN THE EASEMENTS EXCEPT GRASS.

Thomas L. Butts
THOMAS L. BUTTS - PRESIDENT
J & W DEVELOPMENT COMPANY

UNDERGROUND CABLE EASEMENT

J & W DEVELOPMENT COMPANY, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING 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.

Thomas L. Butts
THOMAS L. BUTTS - PRESIDENT
J & W DEVELOPMENT COMPANY

NOTARY PUBLIC

COUNTY OF LORAIN)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR J. & W. DEVELOPMENT COMPANY BY Thomas L. Butts WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING PLAT OF THE SWEETBRIAR SUBDIVISION NO. 5 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 4th DAY OF December, 19 89.

Substantival
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-23-94

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, J. & W. DEVELOPMENT CO. I HAVE SURVEYED AND PLATTED THE SWEETBRIAR SUBDIVISION NO. 5 AS SHOWN HEREON AND CONTAINING 12.1927 ACRES IN AVON TOWNSHIP SECTION NO. 20 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.

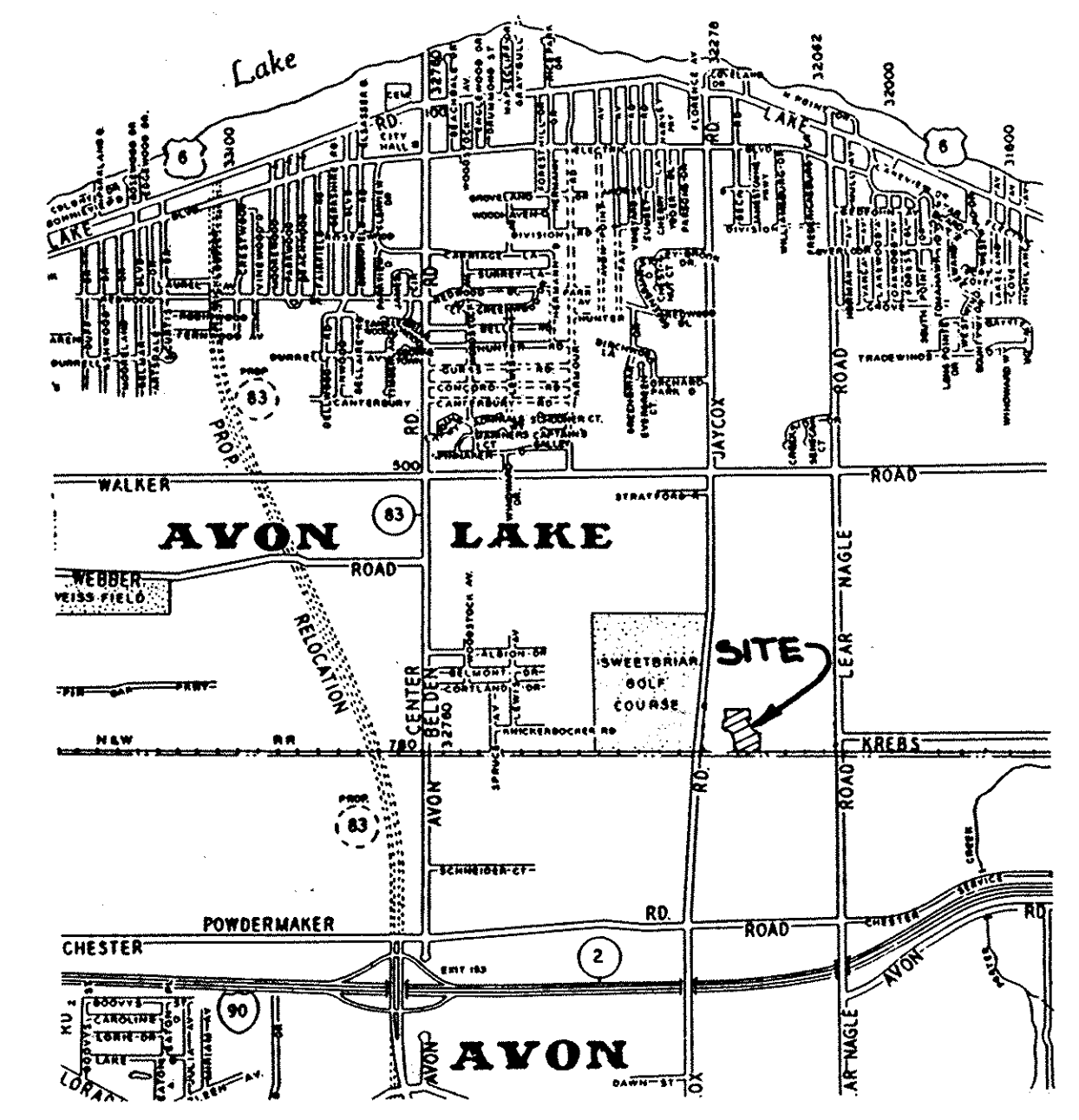
ACREAGE IN LOTS	10.4370 Ac.
ACREAGE IN BLOCK	0.4419 Ac.
ACREAGE IN STREETS	1.7358 Ac.
TOTAL	12.6344 Ac.

P.T. Sayler Jr.
PAUL T. SAYLER JR., REGISTERED SURVEYOR

APRIL, 1989

NOTE:
• DENOTES IRON PIN SET

NOTE:
OWNERS OF THE LOTS ON THIS PLAT ARE SUBJECT TO THE SAME COVENANTS AND RESTRICTIONS AS SHOWN BY THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SWEETBRIAR SUBDIVISION NO. 5 AS RECORDED IN VOLUME _____, PAGE _____ ET SEQ OF THE LORAIN COUNTY DEED RECORDS.



MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT ELYRIA SAVINGS & TRUST CO., MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 5 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE COUNTRY CLUB DRIVE AND AUGUSTA DRIVE AS SHOWN HEREON.

FOR Elyria Savings & Trust National Bank

Thomas Beal, Mgr.

NOTARY PUBLIC

COUNTY OF LORAIN)
STATE OF OHIO) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Thomas Beal REPRESENTING ELYRIA SAVINGS & TRUST WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF SWEETBRIAR SUBDIVISION NO. 5 AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 4th DAY OF December, 19 89.

Substantival
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-23-94

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 5 HAS BEEN ACCEPTED THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 226-89 PASSED THE 27 DAY OF December, 19 89.

Karlson A. Lyzack
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 5 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 21st DAY OF November, 19 89.

Thomas James Pika, P.E.
SECRETARY

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 5 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 Pika, P.E.
11-27-89
AVON LAKE MUNICIPAL ENGINEER

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 5 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Donald J. ...
AVON LAKE LAW DIRECTOR

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
JAN 31 1990
JULIAN A. FJOR
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

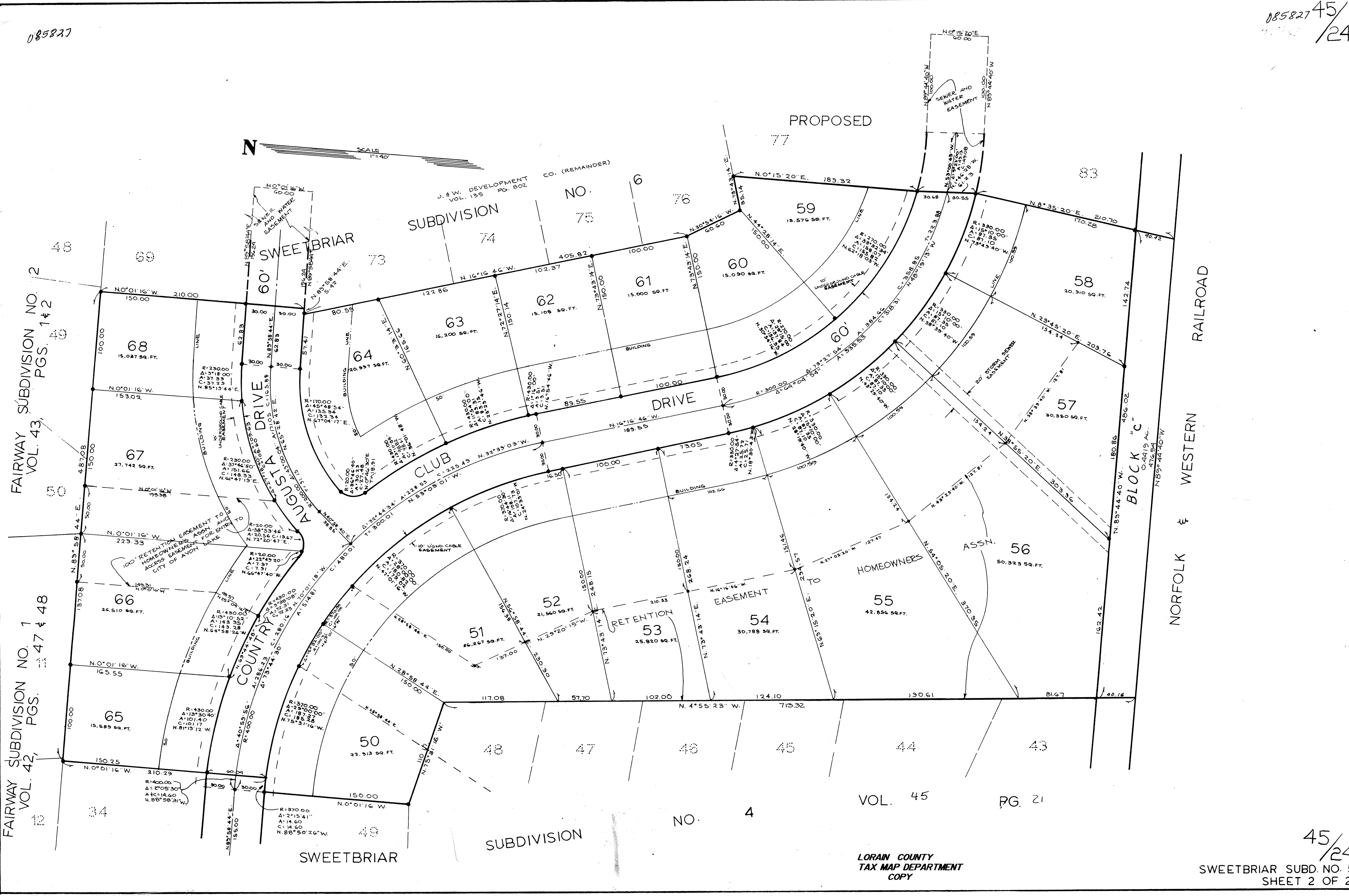
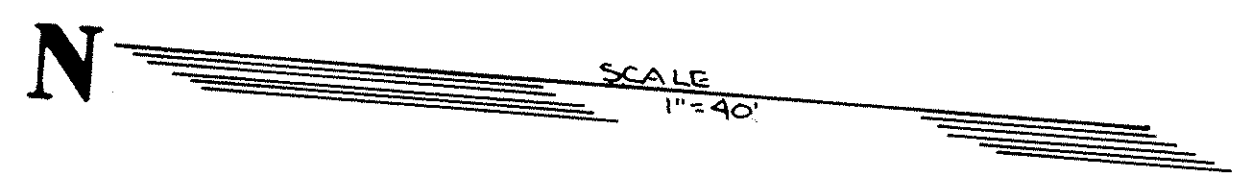
Received for Record JAN 31 1990
at 11:40 clock A.M. in Plat RECORD
VOL 45 DOROTHY L. ESSEX
PAGE 23-24 Lorain County Recorder
LORAIN COUNTY RECORDER

\$86.40

LORAIN COUNTY
TAX MAP DEPARTMENT
COPY

Box: Lorain County Title Co.
SK

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SWEETBRIAR SUBD. NO. 5
SHEET 1 OF 2



FAIRWAY SUBDIVISION NO. 2
VOL. 43, PGS. 1 & 2

FAIRWAY SUBDIVISION NO. 1
VOL. 42, PGS. 47 & 48

VOL. 45 PG. 21

SUBDIVISION

NO. 4

LORAIN COUNTY
TAX MAP DEPARTMENT
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45/24
SWEETBRIAR SUBD. NO. 5
SHEET 2 OF 2