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SWEETBRIAR SUBDIVISION NO. 6

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

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT J & W DEVELOPMENT COMPANY, DOES HEREBY ACCEPT THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 6 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: COUNTRY CLUB DRIVE, AUGUSTA DRIVE AND OAKMONT DRIVE AS SHOWN HEREON.

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

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. 6 AS SHOWN HEREON AND CONTAINING 9.1941 ACRES 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.

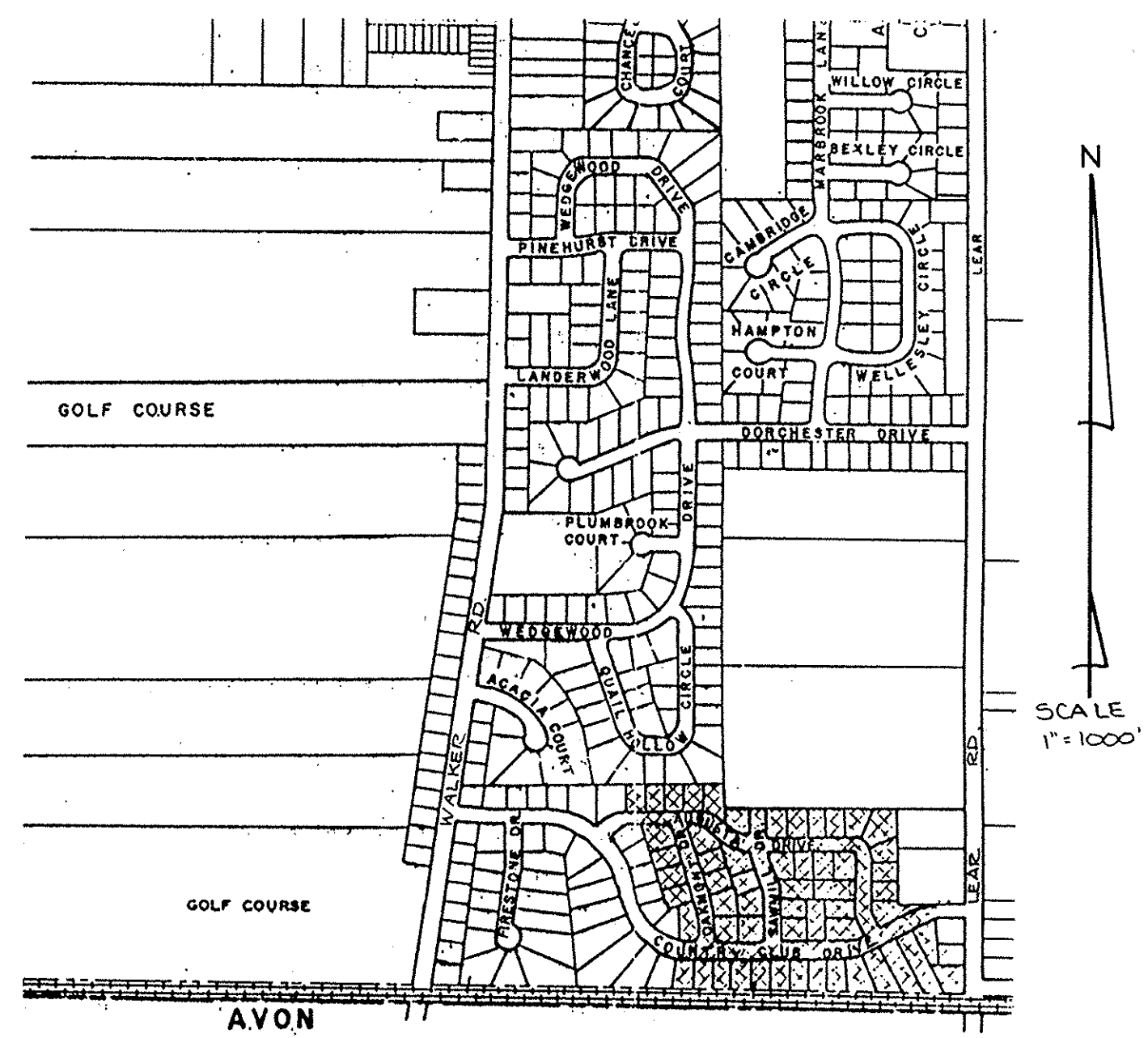
MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH WE CERTIFY TO BE CORRECT.

ACREAGE IN LOTS	6.9067 AC.
ACREAGE IN BLOCK	0.2940 AC.
ACREAGE IN STREETS	1.9934 AC.
TOTAL	9.1941 AC.

Paul T. Saylor Jr.
PAUL T. SAYLER JR., REGISTERED SURVEYOR
AUGUST 1990



NOTE:
● DENOTES IRON PIN SET
VICINITY MAP



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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES 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 GRANTEEES. 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. 6 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 21st DAY OF September, 19 90.

Linda M. Mitchell
NOTARY PUBLIC

MY COMMISSION EXPIRES Aug 23, 1994

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT ELYRIA SAVINGS & TRUST CO, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 6 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, OAKMONT DRIVE AND AUGUSTA DRIVE AS SHOWN HEREON.

FOR *Elyria Savings + Trust 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. 6 AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 21st DAY OF September, 19 90.

Linda M. Mitchell
NOTARY PUBLIC

MY COMMISSION EXPIRES Aug 23, 1994

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 6 HAS BEEN ACCEPTED THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 181-90 PASSED THE 10 DAY OF September, 19 90.

Kathleen Lynch
KATHLEEN LYNCH
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 6 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 4th DAY OF SEPTEMBER, 19 90.

Thomas James Ciha, P.E.
THOMAS JAMES CIHA P.E.
SECRETARY

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 6 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 Ciha, P.E.
THOMAS JAMES CIHA P.E.
AVON LAKE MUNICIPAL ENGINEER

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 6 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Russell Provenza
RUSSELL PROVENZA
AVON LAKE LAW DIRECTOR

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.02
OHIO REV. CODE
OCT 12 1990
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

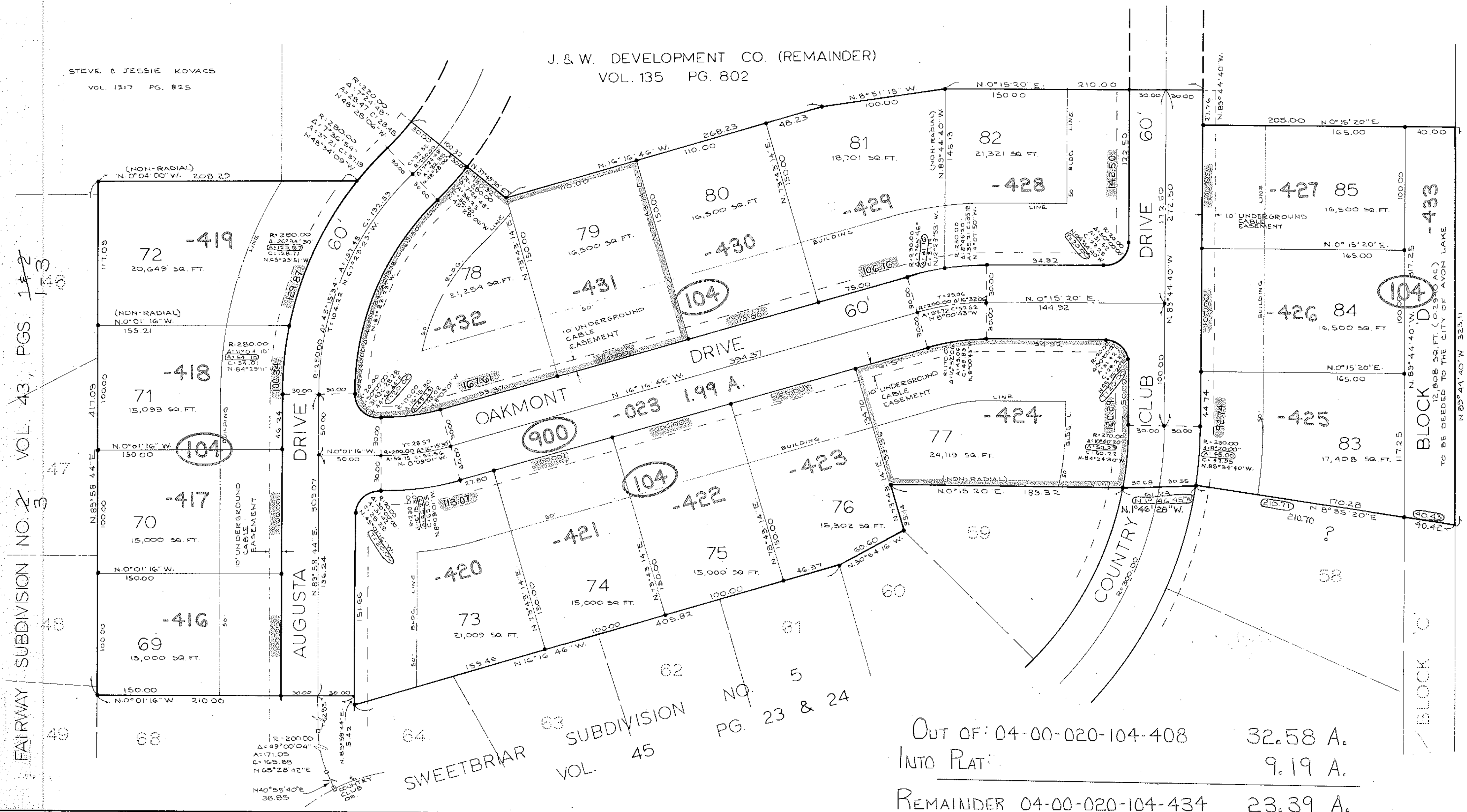
Received for Record OCT 12 1990
2:10 clock P.M. in PLH RECORD
VOL. 46 DOROTHY L. ESSEX
PAGES 28 of 31 LORAIN County Recorder
Box: L.C.T. 80th MR
LORAIN COUNTY RECORDER

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

N SCALE 1"=40'

STEVE & JESSIE KOVACS
VOL. 1317 PG. 825

J. & W. DEVELOPMENT CO. (REMAINDER)
VOL. 135 PG. 802



FAIRWAY SUBDIVISION NO. 2 VOL. 43, PGS. 1 & 2
47
40
40

NORFOLK & WESTERN RAILROAD
Vol. 123 Pg. 451

#19159
APPROVED
LORAIN CO.
MAP DEPT.
DATE 10/12/30
PAGE 4-00-020
BY T. HOLLIS
VOID AFTER 19159

OUT OF: 04-00-020-104-408 32.58 A.
INTO PLAT: 9.19 A.
REMAINDER 04-00-020-104-434 23.39 A.

SWEETBRIAR SUBD. NO. 6
SHEET 2 OF 2

46/30131