

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORPORATION, DOES HEREBY ACCEPT THIS PLAT OF THE SWEETBRIAR RESUBDIVISION NO. 4, TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: COUNTRY CLUB DRIVE AND FIRESTONE DRIVE AS SHOWN HEREON.

KOPF CONSTRUCTION CORPORATION, GRANTS TO THE CITY OF AVON LAKE, PERPETUAL UTILITY AND ACCESS 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, AND ACCESS TO BLOCK "F". 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 IN THE EASEMENTS EXCEPT GRASS.

KOPF CONSTRUCTION CORPORATION, THEIR HEIRS AND ASSIGNS, DOES HEREBY GRANT TO THE CITY OF AVON LAKE A PERPETUAL 100 FOOT WIDE EASEMENT FOR PUBLIC PASSAGEWAY AND OPEN SPACE PURPOSES THROUGH BLOCK "F" AS SHOWN HEREON, AND A RIGHT-OF-ENTRY FOR ACCESS AND EGRESS TO SAID BLOCK "F" FOR THE PURPOSE OF ROUTINE MAINTENANCE AND REPAIR AT THE DISCRETION OF SAID CITY AS IT MAY DEEM APPROPRIATE. FURTHER, BLOCK "F", WHOSE USE IS AS A RETENTION BASIN AND RECREATIONAL AREA, WILL BE ROUTINELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITH THE EXCEPTION OF THE STORM DRAINAGE STRUCTURES AND STORM DRAINAGE DITCH.

[Signature]
KOPF CONSTRUCTION CORPORATION

UNDERGROUND CABLE EASEMENT

KOPF CONSTRUCTION CORP., 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.

[Signature]
KOPF CONSTRUCTION CORP.

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 Kopf Construction Corp. BY H.R. Kopf WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING PLAT OF THE SWEETBRIAR RESUBDIVISION NO. 4 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 25 DAY OF May, 19 90.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-91

SWEETBRIAR RESUBDIVISION NO. 4

BEING A RESUBDIVISION OF SWEETBRIAR SUBDIVISION NO. 4, RECORDED IN VOLUME 45 PAGES 21-22 OF L.C.M.R., AND PART OF SWEETBRIAR SUBDIVISION NO. 5 RECORDED IN VOLUME 45 PAGES 23-24 OF L.C.M.R., BEING 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

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, KOPF CONSTRUCTION CORP. I HAVE SURVEYED AND PLATTED THE SWEETBRIAR RESUBDIVISION NO. 4 AS SHOWN HEREON AND CONTAINING 14.3399 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.

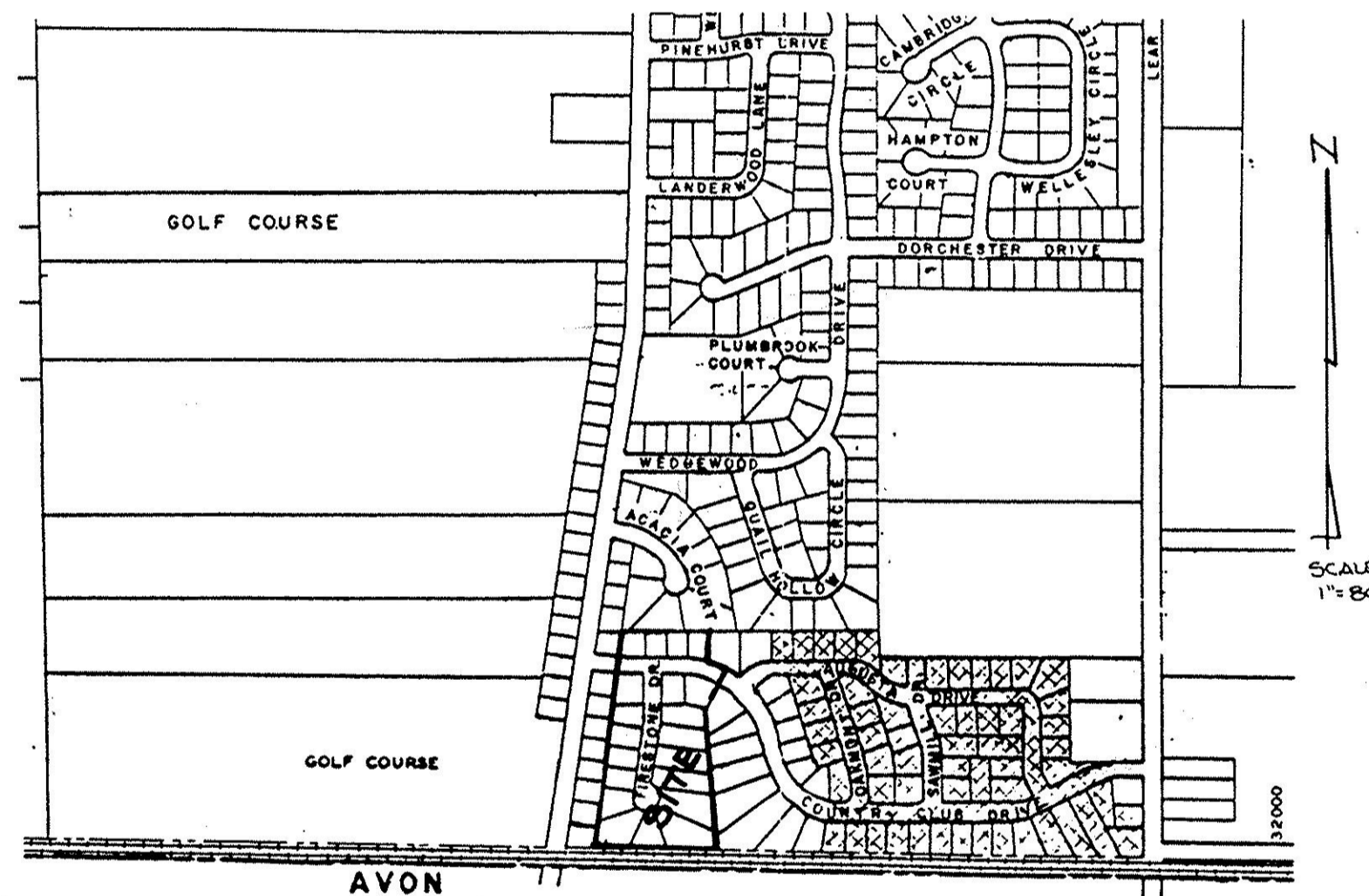
ACREAGE IN LOTS	7.3978 AC
ACREAGE IN BLOCKS	5.3202 AC
ACREAGE IN STREETS	1.6139 AC
TOTAL	14.3399 AC

[Signature]
PAUL T. SAYLER JR., REGISTERED SURVEYOR

JANUARY, 1989

REV. 3-30-90 B.L.K.R.
REV. 5-3-90 O.W.E.K.C.

NOTE:
● DENOTES IRON PIN SET



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
OCT 17 1990
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

Received for Record OCT 17 1990
at 4:18 o'clock P.M. in Plat RECORD
VOL 46 DOROTHY L. ESSEX
PAGE 32+33 Lorain County Recorder
Box: Lorain County Title
2 #16 SK #88.43
LORAIN COUNTY RECORDER

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT LORAIN COUNTY BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE SWEETBRIAR RESUBDIVISION NO. 4 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 FIRESTONE DRIVE AS SHOWN HEREON.

FOR LORAIN COUNTY BANK

[Signature]
V. PRES.

NOTARY PUBLIC

COUNTY OF LORAIN) SS
STATE OF OHIO)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR W.M.P. KILCOYLE, V. PRES. REPRESENTING LORAIN COUNTY BANK WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF SWEETBRIAR RESUBDIVISION NO. 4 AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 31 DAY OF MAY, 19 90.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/25/92

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE SWEETBRIAR RESUBDIVISION NO. 4 HAS BEEN ACCEPTED THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 96-90 PASSED THE 14 DAY OF May, 19 90.

[Signature]
CLERK OF COUNCIL

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE SWEETBRIAR RESUBDIVISION NO. 4 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 10 DAY OF MAY, 19 90.

[Signature]
SECRETARY

ENGINEER'S CERTIFICATE

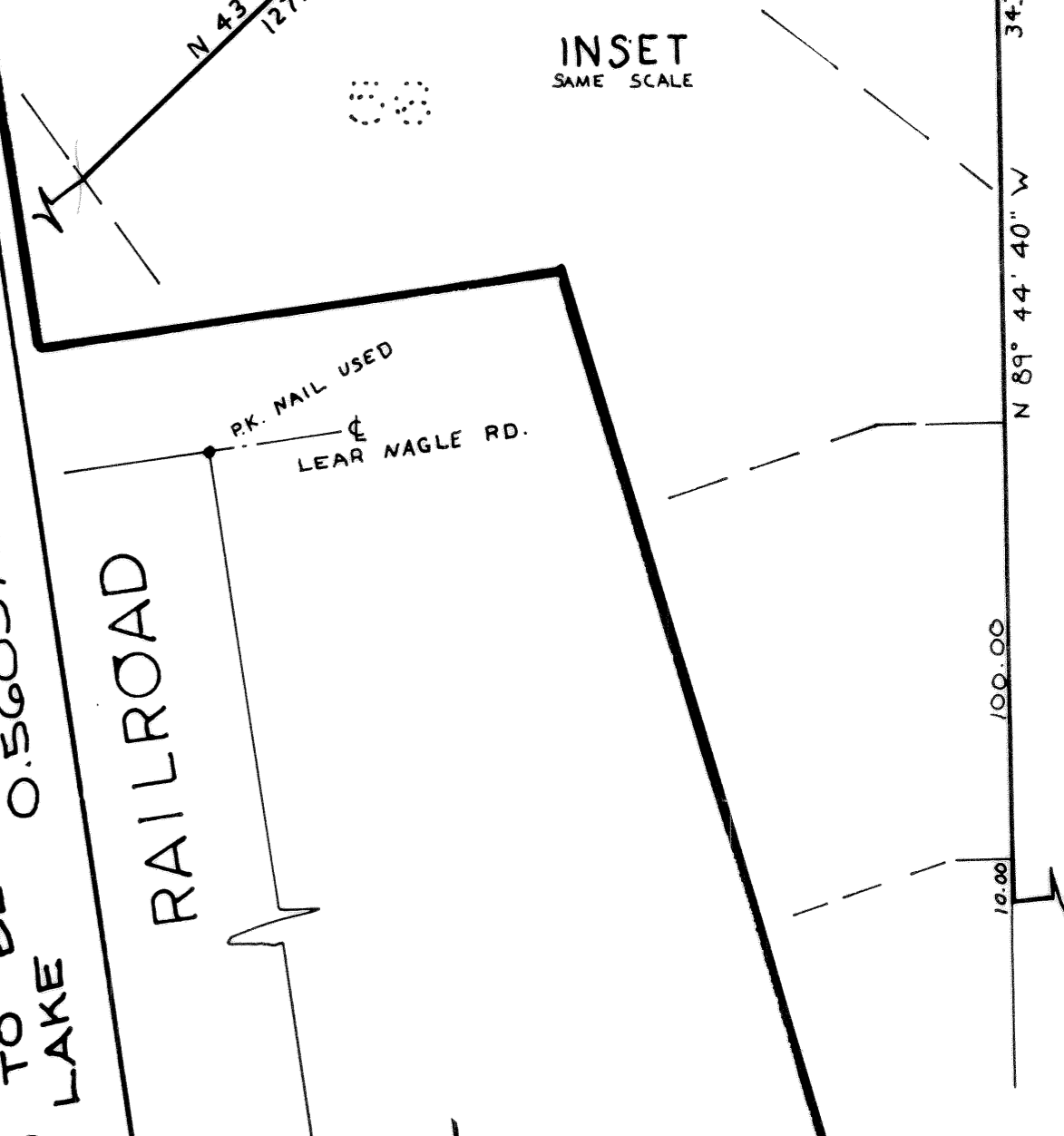
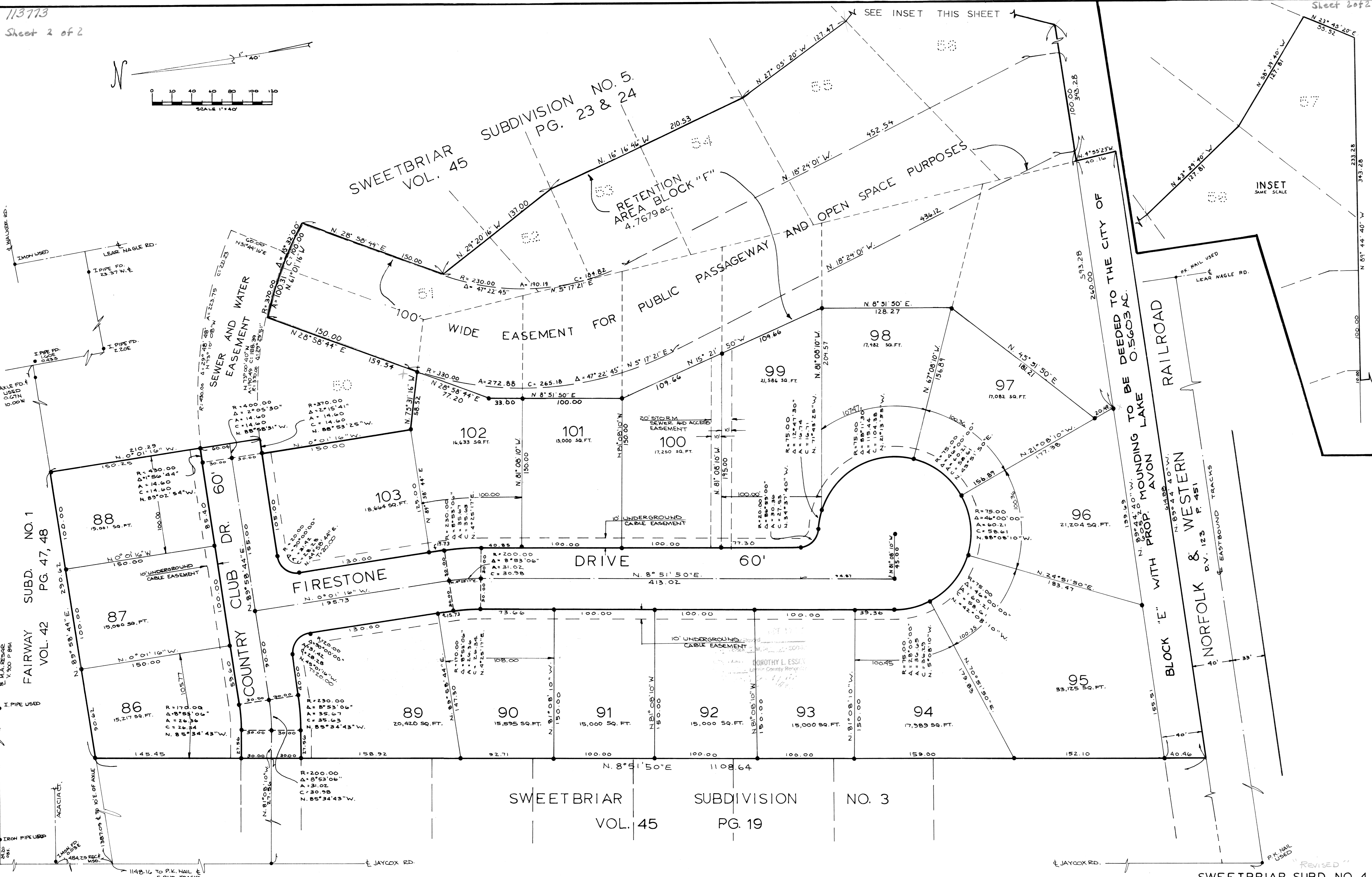
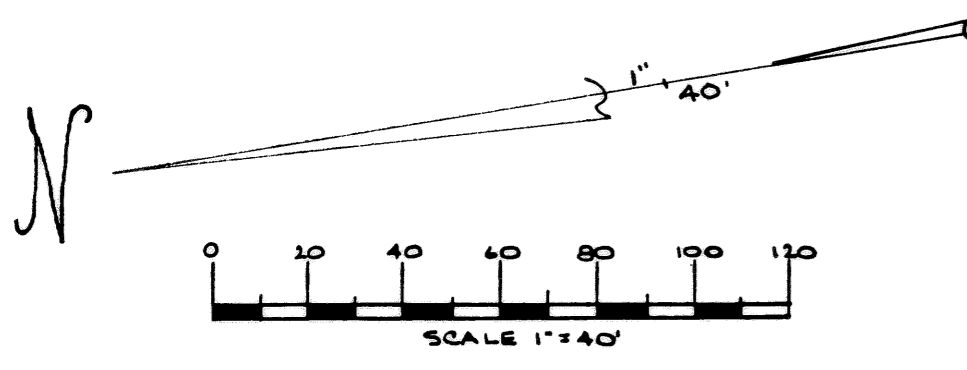
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE SWEETBRIAR RESUBDIVISION NO. 4 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

[Signature]
AVON LAKE MUNICIPAL ENGINEER

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE SWEETBRIAR RESUBDIVISION NO. 4 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature]
AVON LAKE LAW DIRECTOR



FAIRWAY SUBD. NO. 1
VOL. 42 PG. 47, 48

SWEETBRIAR VOL. 45
SUBDIVISION NO. 5
PG. 23 & 24

SWEETBRIAR SUBDIVISION NO. 3
VOL. 45 PG. 19

SWEETBRIAR SUBD. NO. 4
SHEET 2 OF 2

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

REV. 3-30-76 B.L.R.