SCHAFER COUNTRYSIDE ESTATES

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 10 NOW IN THE

CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED DONALD SCHAFER HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS SCHAFER COUNTRYSIDE ESTATES, A SUBDIVISION OF SUBLOTS 1 THROUGH 14 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS CANDLEWOOD DRIVE (60 FEET WIDE)

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN SCHAFER COUNTRYSIDE ESTATES CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK A" FOR STORMWATER MANAGEMENT AND OTHER RELATED ACTIVITIES. SAID AREA IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN SCHAFER COUNTRYSIDE ESTATES AS MORE FULLY PROVIDED IN THE "SCHAFER COUNTRYSIDE ESTATES 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 GRANTEES) 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 GRANTEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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 OF 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.

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

IN WITNESS WHEREOF, DONALD SCHAFER HAS HEREUNTO SET HIS HAND AT LINE OHIO, THIS 9 DAY OF DONALD

SIGNED AND ACKNOWLEDGED

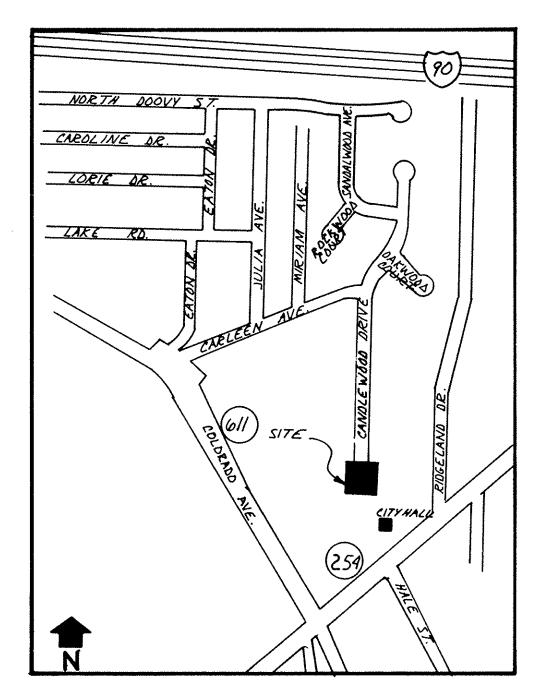
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED DONALD SCHAFER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT

NOTARY PUBLIC



MY COMMISSION EXPIRES 10-4-24



VICINITY MAP NO SCALE

APPROVALS

B DAY OF MAY

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF May PLAMNING COMMISSION

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

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.

DAVID L. ELWELL REGISTERED SURVEYOR #6333

LEGEND

-.... IRON PIN SET -O-.... IRON PIN FOUND

> AREA IN BLOCK A = 0.7322 ACRES = 5.2449 ACRES AREA IN SUBLOTS = 1.0244 ACRES AREA IN R/W

TOTAL AREA IN SUBDIVISION

₹ 7.0015 ACRES

TRANSFERRE IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE JULIAN A. PIJOR LORAIN COUNTY AUDITOR

BOX: L.CT.

RECORD PLAT

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89 Elyria, Ohio 44038

ELYRIA (216) 322-6317 * LORAIN (216) 244-5757

LORAIN COUNTY TAX MAP DEPARTMENT COPY

