

The Reserve of Avon Lake

APPROVALS

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE RESERVE OF AVON LAKE 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.

Wade M. Mertz
AVON LAKE MUNICIPAL ENGINEER
WADE M. MERTZ, P.E.

THIS IS TO CERTIFY THAT THIS PLAT OF THE RESERVE OF AVON LAKE SUBDIVISION NO.1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 7th DAY OF December 1993.

Albert J. Dispenza Jr.
AVON LAKE PLANNING COMMISSION SECRETARY
ALBERT J. DISPENZA JR.

THIS IS TO CERTIFY THAT THIS PLAT OF THE RESERVE OF AVON LAKE SUBDIVISION NO.1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 178-93 PASSED THE 13 DAY OF December 1993.

Kathleen Lynch
CLERK OF COUNCIL
KATHLEEN LYNCH

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

Russell D. Provenza
AVON LAKE LAW DIRECTOR
RUSSELL D. PROVENZA

SURVEYORS CERTIFICATE

SUBDIVISION NO. 1

FINAL PLAT

BEING PART OF

ORIGINAL AVON TOWNSHIP SECTION 7

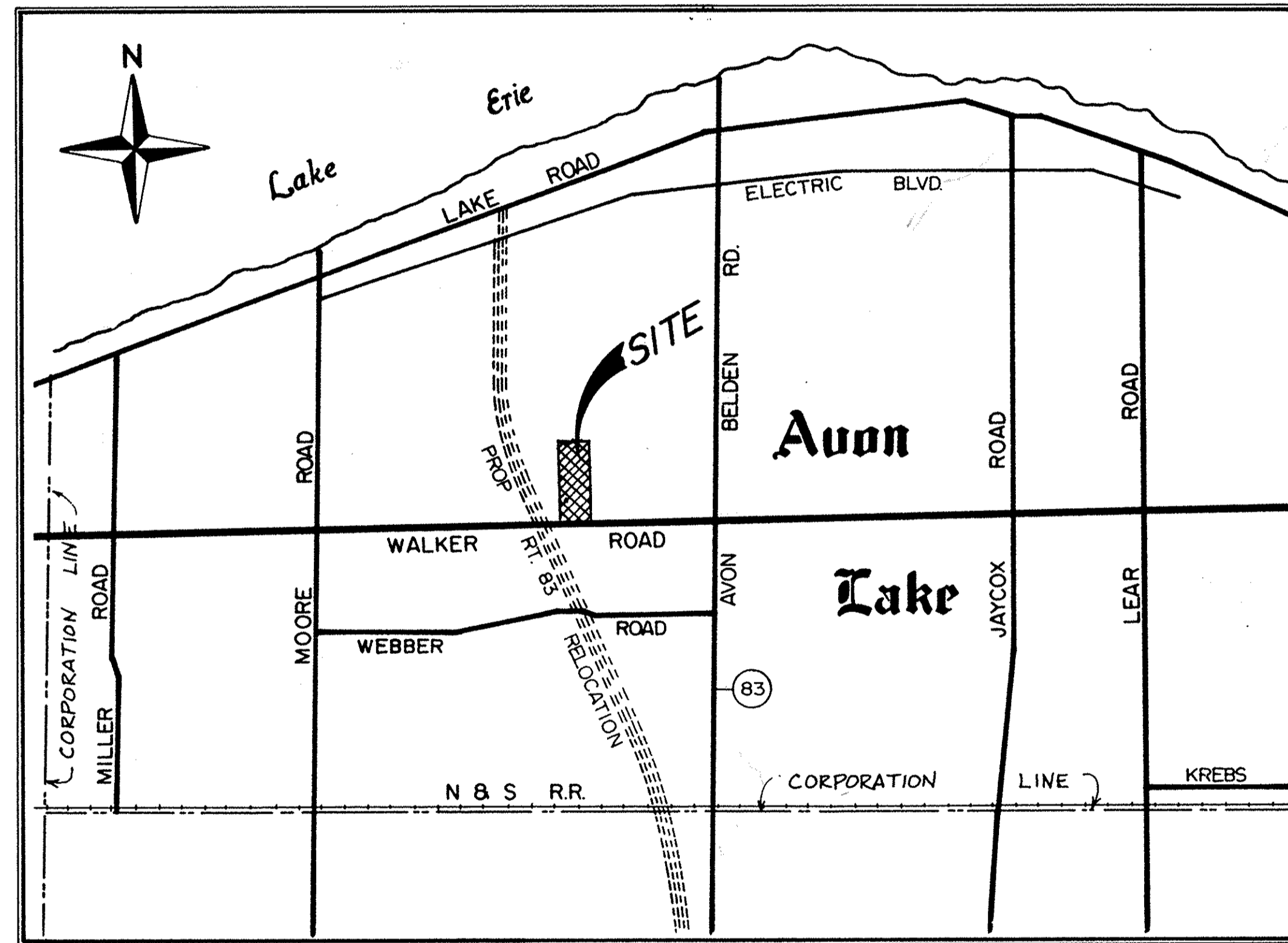
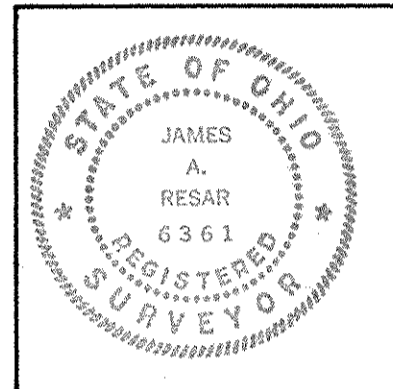
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP, BY PARK CITY REALTY CORPORATION GENERAL PARTNER, I HAVE SURVEYED AND PLATTED THE RESERVE OF AVON LAKE SUBDIVISION NO.1, AS SHOWN HEREON AND CONTAINING 15.7458 ACRES IN AVON TOWNSHIP SECTION NO.7, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED \longleftarrow , IRON PIN MONUMENTS WERE EITHER FOUND OR SET AS NOTED. MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

ACREAGE IN LOTS 12.2674 ACRES
ACREAGE IN BLOCK "A" 0.0361 ACRES
ACREAGE IN STREETS 3.4423 ACRES
TOTAL 15.7458 ACRES

James A. Resar, P.E., P.S.
JAMES A. RESAR, P.E., P.S.
REG. OHIO SURVEYOR NO. 6361



VICINITY MAP
SCALE: 1" = 2200' ±

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN IN THE PLAT AND SURVEY FOR THE RESERVE OF AVON LAKE SUBDIVISION NO. 1 DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON, AND DESIGNATED AS MOOREWOOD AVENUE 60 FT., CRESTWOOD DRIVE 60 FT., AND MAPLEWOOD CIRCLE 60 FT. AND WALKER ROAD 50 FT.

WE DO HEREBY CERTIFY THAT THE ENTRANCE ISLAND DESIGNATED ON SAID PLAT AS BLOCK "A" SHALL BE OWNED AND MAINTAINED BY THE OWNERS AND/OR THEIR NOMINEES UNTIL SUCH TIME AS THE RESERVE OF AVON LAKE HOMEOWNERS ASSOCIATION IS FORMED (THE "ASSOCIATION"), AND THEREAFTER BY THE ASSOCIATION PURSUANT TO THE TERMS AND CONDITIONS TO BE SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS (THE "DECLARATION") WHICH WILL BE FILED FOR RECORD WITH THE RECORDER OF LORAIN COUNTY, OHIO.

THE OWNERS AND/OR THEIR NOMINEES FOR THE PERIOD OF TIME THAT THEY OWN BLOCK "A" AND THE ASSOCIATION THEREAFTER (AS SHALL BE SET FORTH IN THE DECLARATION) SHALL IDENMIFY AND SAVE HARMLESS THE CITY OF AVON LAKE FROM ANY AND ALL CLAIMS AND EXPENSES RELATING TO THE OPERATION AND MAINTENANCE OF BLOCK "A".

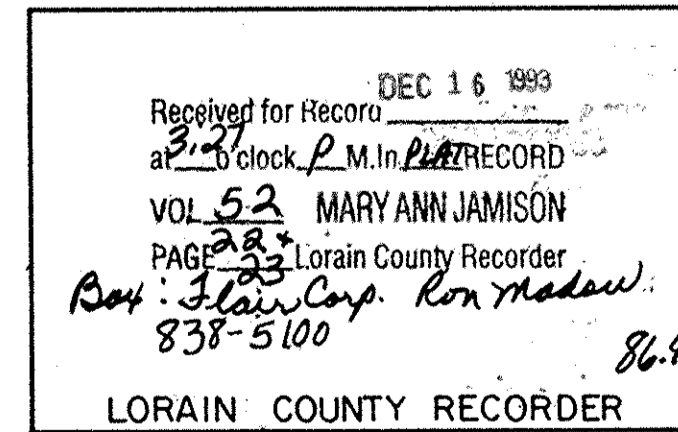
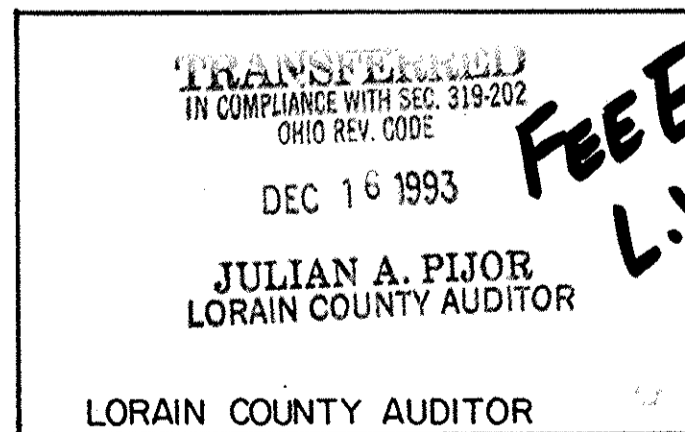
THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP
BY PARK CITY REALTY CORPORATION, GENERAL PARTNER

Ronald Madow
RONALD MADOW, VICE PRESIDENT
PARK CITY REALTY CORPORATION, GENERAL PARTNER

NOTARY PUBLIC
COUNTY OF LORAIN S.S.
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP, BY PARK CITY REALTY CORPORATION GENERAL PARTNER BY RONALD MADOW, VICE PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF THE RESERVE OF AVON LAKE SUBDIVISION NO. 1, AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10th DAY OF DECEMBER 1993.

NOTARY PUBLIC *Karen A. Harrison*
MY COMMISSION EXPIRES May 4, 1998



LORAIN COUNTY TAX MAP DEPARTMENT COPY

THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP
BY PARK CITY REALTY CORPORATION, GENERAL PARTNER

Ronald Madow
RONALD MADOW, VICE PRESIDENT
PARK CITY REALTY CORPORATION, GENERAL PARTNER

REVISIONS	

THE RESERVE OF AVON LAKE
SUBDIVISION NO. 1
FINAL PLAT

RESAR & ASSOCIATES, INC.
CONSULTING ENGINEERS SURVEYORS
24629 DETROIT ROAD WESTLAKE, OH. 44145
(216) 871-8345

1
2
DATE: FEB. 1993

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT DAVID MOSKOWITZ, TRUSTEE, MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF "THE RESERVE OF AVON LAKE, SUBDIVISION NO. 1" TO BE CORRECT AND DOES DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON: CRESTWOOD DRIVE, MOOREWOOD AVENUE, MAPLEWOOD CIRCLE, AND WALKER ROAD.

NOTARIAL SEAL

STATE OF OHIO COUNTY OF LORAIN s.s.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY THEREON I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10th DAY OF DECEMBER 1993.

NOTARY PUBLIC Karen A. Hanson

MY COMMISSION EXPIRES: KARLENA HANSON Notary Public - State of Ohio My Commission Expires May 9, 1999

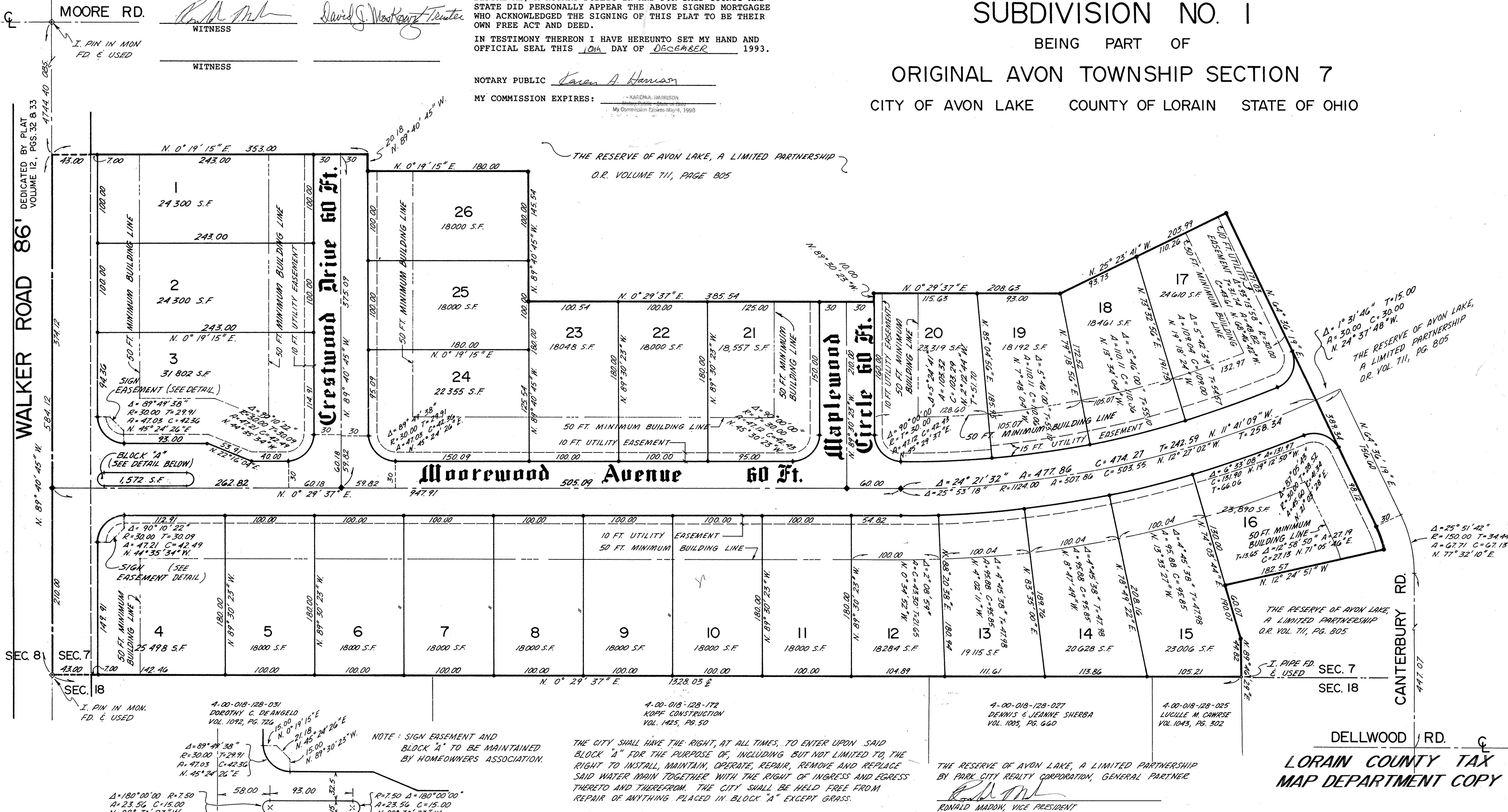
The Reserve of Avon Lake

SUBDIVISION NO. 1

BEING PART OF

ORIGINAL AVON TOWNSHIP SECTION 7

CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO



THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP O.R. VOLUME 711, PAGE 805

THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP O.R. VOL. 711, PG. 805

THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP O.R. VOL. 711, PG. 805

THE CITY SHALL HAVE THE RIGHT, AT ALL TIMES, TO ENTER UPON SAID BLOCK "A" FOR THE PURPOSE OF, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REMOVE AND REPLACE SAID WATER MAIN TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THEREON AND THEREFROM. THE CITY SHALL BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN BLOCK "A" EXCEPT GRASS.

THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP BY PARK CITY REALTY CORPORATION, GENERAL PARTNER

RONALD MADON, VICE PRESIDENT

DELLWOOD RD. LORAIN COUNTY TAX MAP DEPARTMENT COPY

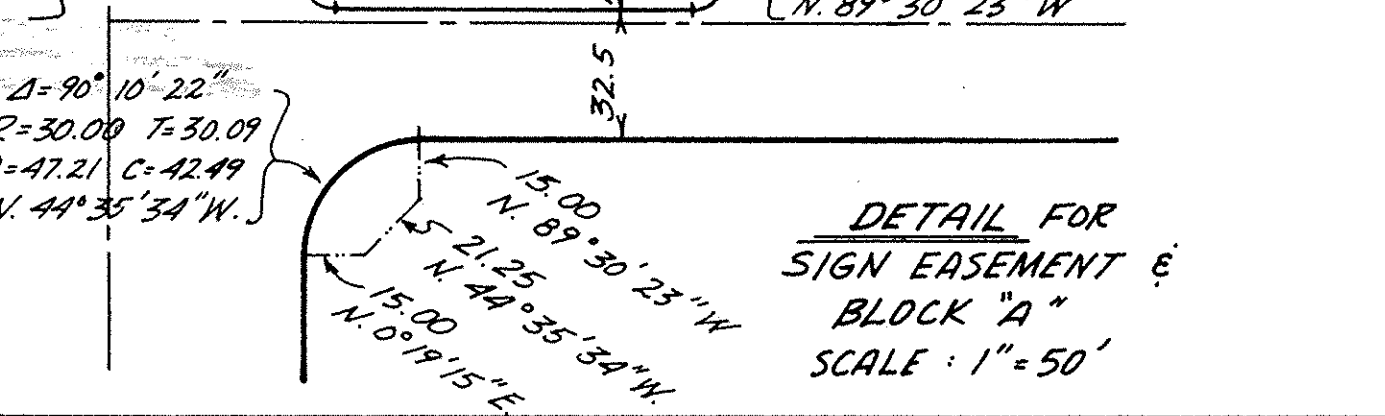
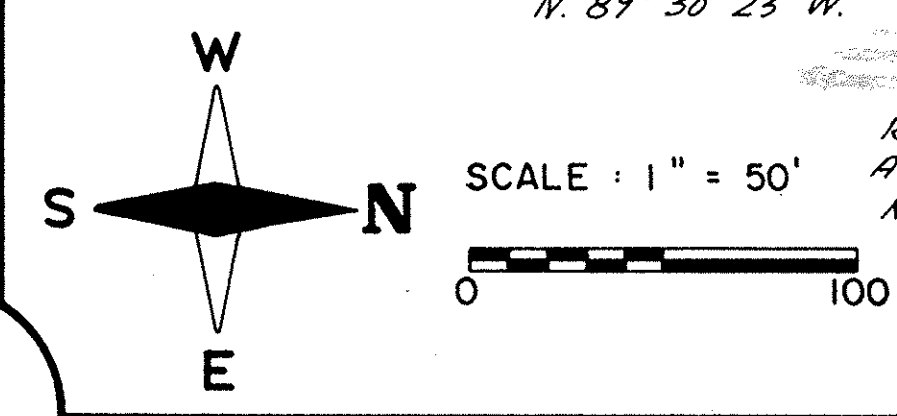


Table with 2 columns: REVISIONS, and 2 empty rows for recording changes.

THE RESERVE OF AVON LAKE SUBDIVISION NO. 1 FINAL PLAT

RESAR & ASSOCIATES, INC. CONSULTING ENGINEERS SURVEYORS 24629 DETROIT ROAD WESTLAKE, OH. 44145 (216) 871-8345

2 2 DATE: FEB. 1993