

SURVEYOR'S CERTIFICATE

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE SHOWN TO DEFINE ANGLES ONLY. IRON PINS WERE SET OR FOUND AT ALL POINTS MARKED THUS [Symbol] ALL OF WHICH I CERTIFY TO BE CORRECT.

GILES NELSON, # 4630



EATON SUBDIVISION NO. 5 BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 10 NOW IN THE CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

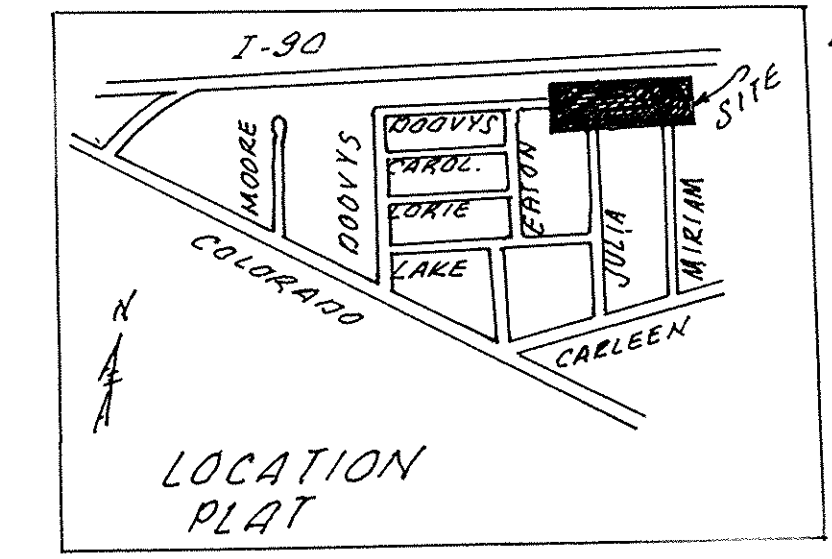
CONTAINING 7.1336 ACRES OF LAND OF WHICH 1.6099 ACRES ARE IN STREETS AND 5.5239 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 - 16, INCLUSIVE, AND BEING THE SAME TRACT AS CONVEYED TO JOSEPH BERGER, TRUSTEE AND DESCRIBED IN VOLUME 1044, PAGE 730 OF LORAIN COUNTY DEED RECORDS.

AUGUST, 1993 REV. 1-94

SCALE 1" = 50'

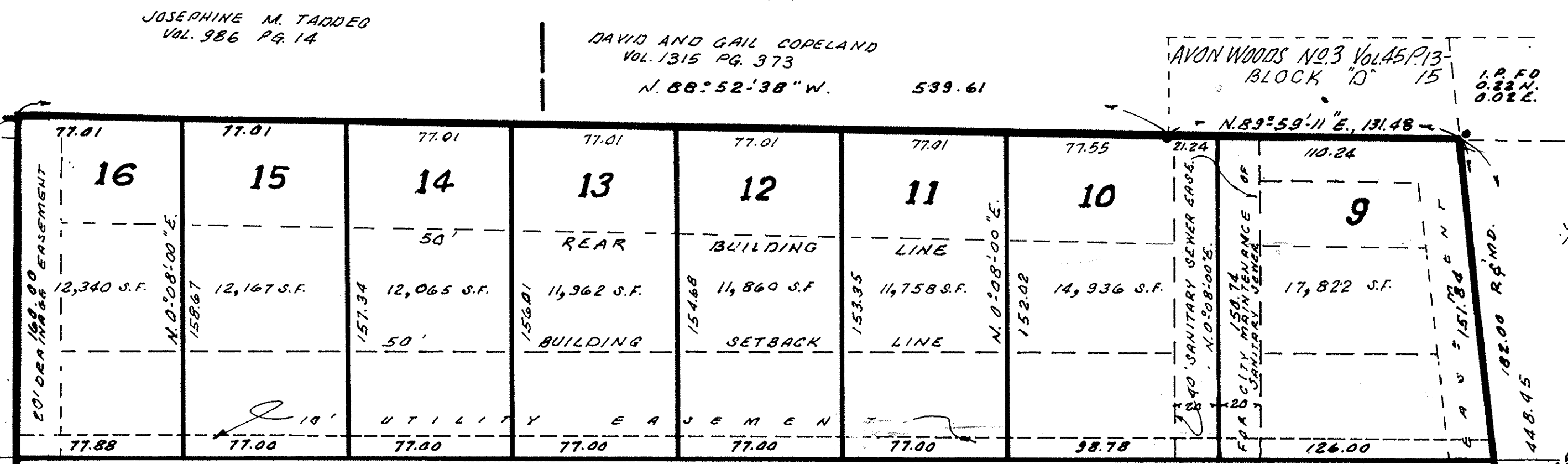
GILES NELSON CIVIL ENGINEER & SURVEYOR 4402 WEST 215th STREET FAIRVIEW PARK, OHIO 44128 PHONE 331-9110

- LEGEND - N. DENOTES NORTH S. SOUTH E. EAST W. WEST I.M. IRON MONUMENT BOX P.C. POINT OF CURVE VOL. VOLUME PG. PAGE REC. RECORD OBS. OBSERVED MD. MEASURED F.O. FOUND I.P. IRON PIN U.E. UTILITY EASEMENT S.F. SQUARE FEET A. ARC C. CHORD T. TANGENT DELTA DELTA SECTION BUILDING LINE



EATON SUBD. NO. 4 VOL. 17 PG. 37

SECT. 9 SECT. 10



AVON WOODS CONDOMINIUM PHASE X VOL. 47 PG. 36-38

AVON WOODS CONDOMINIUM PHASE VIII VOL. 46 PG. 52-55

AVON WOODS CONDOMINIUM PHASE VII VOL. 46 PG. 20-23

DRAINAGE EASEMENT

I, JOSEPH BERGER, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CITY OF AVON, OHIO A PERMANENT EASEMENT ACROSS THE REAR 20 FEET OF SUBLOT NOS. 1, 2, 7, 8 AND 9 AND A 20 FOOT STRIP ALONG THE EASTERLY AND WESTERLY SIDELINE OF SAID SUBLOT NO. 9 AND ALONG THE WESTERLY SIDELINE OF SUBLOT NO. 16 AND THE REAR 10 FEET OF SUBLOTS NOS. 3, 4, 5 AND 6 TO CONSTRUCT, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE A DRAINAGE SWALE, CATCH BASINS AND SEWER LINES WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID UTILITIES. 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.

UTILITY EASEMENT

I, JOSEPH BERGER, THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING CO. AND THE LORAIN TELEPHONE CO., BOTH OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT EASEMENT TEN (10) FEET IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS SHOWN HEREON 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 GRANTEE FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LANS 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 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.

IN WITNESS WHEREOF, I, JOSEPH BERGER HAVE HEREUNTO SET MY HAND THIS 22nd DAY OF November 1993. Joseph Berger Trustee

WITNESS William T. Cummings

COUNTY OF LORAIN } S.S. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE STATE OF OHIO } ME THIS 22nd DAY OF November 1993.

MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

LORAIN COUNTY TAX MAP DEPARTMENT COPY

DEVELOPER'S CERTIFICATE

I, THE UNDERSIGNED OWNER, JOSEPH BERGER, TRUSTEE, HEREBY CERTIFY THAT THE WITHIN PLAT CORRECTLY REPRESENTS EATON SUBDIVISION NO. 2 - ADDITION, A SUBDIVISION OF LOTS 1 - 16, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS JULIA AVENUE, MIRIAM AVENUE AND NORTH DOOVY'S STREET. WE GRANT ALL EASEMENTS SHOWN HEREON, FOR SEWERS AND DRAINAGE, TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, I, JOSEPH BERGER, HAVE HEREUNTO SET MY HAND THIS 22nd DAY OF November 1993.

Witness: William T. Cummings

Joseph Berger Trustee

WITNESSES: COUNTY OF LORAIN } S.S. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE STATE OF OHIO } ME THIS 22nd DAY OF November 1993.

MY COMMISSION EXPIRES: [Signature] NOTARY PUBLIC

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TRANSFERRED TO COMPLIANCE WITH SEC. 3192.22 OF R.V. CODE FEB 8 1994

JULIAN A. PIOR LORAIN COUNTY AUDITOR

APPROVALS: THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 6th DAY OF Dec 1993. [Signatures: Steve C. Zwick, Dawn A.K. West, John R. Tordella, Russell L. M. Laughlin]

4320 MR BOX: LCT (L.M.)