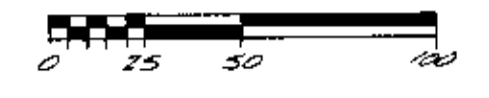
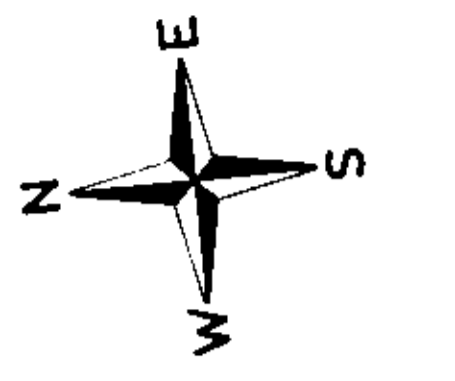


OWNERS CERTIFICATE & ACCEPTANCE & DEDICATION

Chestnut Creek Estates



DATE MAY, 1994
SCALE 1" = 50'

- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - ◻ MONUMENT BOX

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 CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT.

RESAR & ASSOCIATES, INC.
Consulting Engineers Surveyors
24629 Detroit Rd. Westlake, Ohio 44145

James A. Resar, P.E., P.S.
Reg. Ohio Surveyor No. 6361

BEING PART OF ORIGINAL AVON TOWNSHIP LOT NO. 24, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 5.3383 ACRES OF LAND OF WHICH 1.1766 ACRES ARE IN STREETS AND 4.1617 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 TO 11, INCLUSIVE, AND BEING THE SAME TRACT AS CONVEYED TO CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION AND DESCRIBED IN O.R. VOL.911, PG.805, LORAIN COUNTY DEED RECORDS.

WE, THE UNDERSIGNED OWNERS, CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS CHESTNUT CREEK ESTATES, A SUBDIVISION OF LOTS 1 TO 11 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS SAINT MARON BOULEVARD 80 FT. AND JAYCOX ROAD 60 FT. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON 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

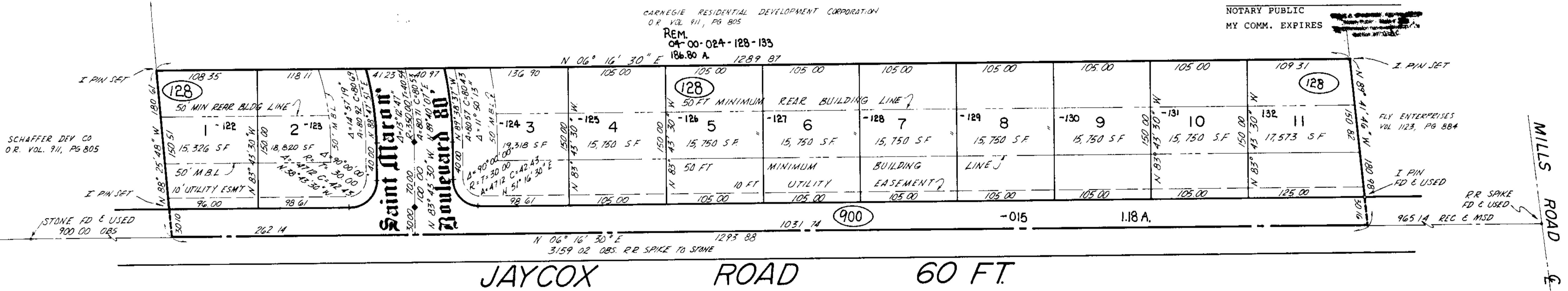
IN WITNESS WHEREOF, WE CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION, BY MARY KHOURI, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS DAY OF 1994.

MARY KHOURI, PRESIDENT

STATE OF OHIO S.S.
COUNTY OF LORAIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 1994.

NOTARY PUBLIC
MY COMM. EXPIRES



APPROVALS
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF 1994.

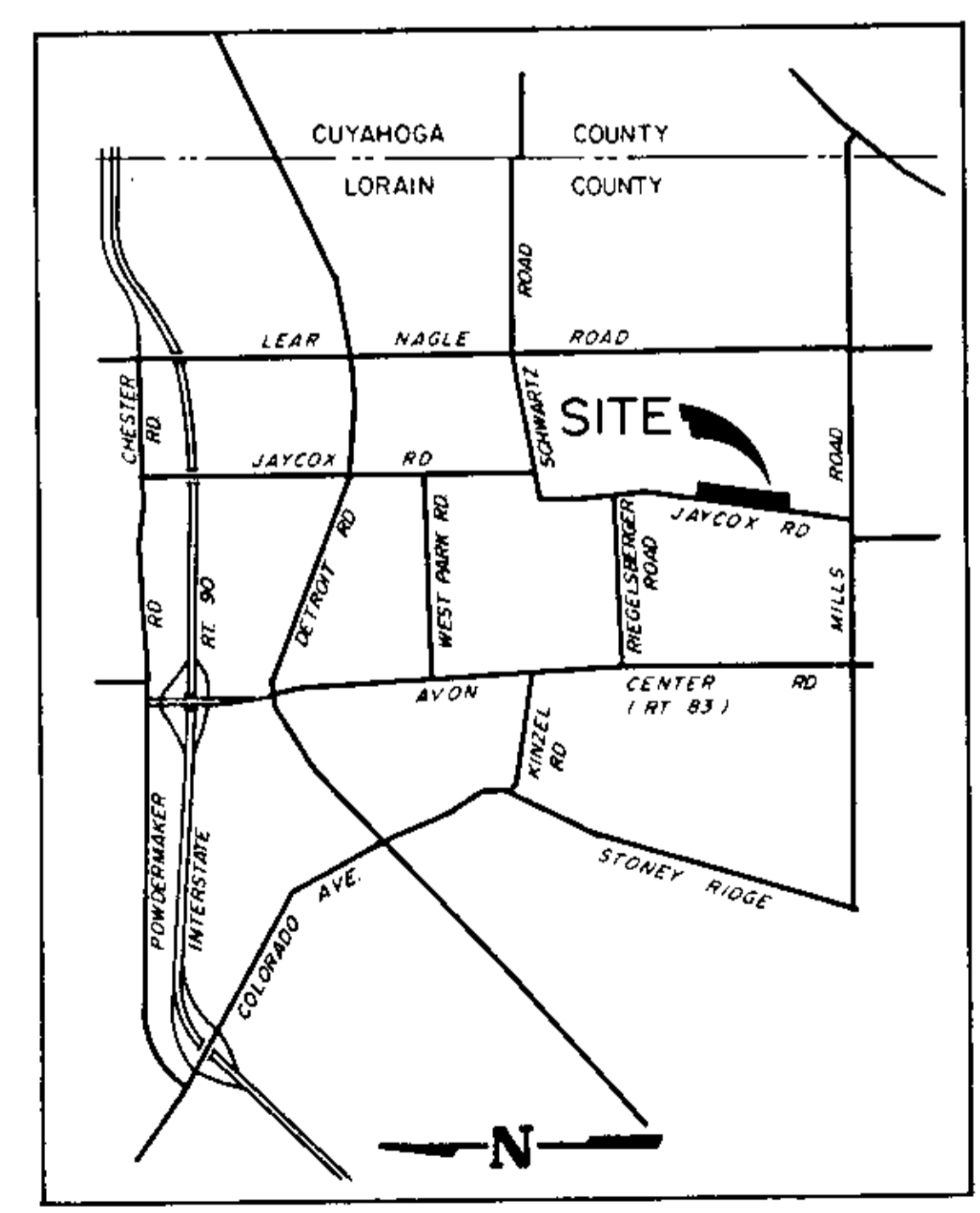
CITY ENGINEER
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF 1994.

PLANNING COMMISSION-CHAIRPERSON
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF 1994. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT

TRANSFERRED
FEB 27 1995
MARK STEWART
LORAIN COUNTY AUDITOR

FEB 27 1995
LORAIN COUNTY RECORDER



UNDERGROUND EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTRAL TELEPHONE COMPANY AND CONTINENTAL CABLE COMPANY, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER, AND THROUGH ALL SUB-LOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS 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 EASEMENT RIGHTS INDICATED HEREIN. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE 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 GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.