

CHESTNUT CREEK ESTATES NO. 2

PART OF ORIGINAL AVON TOWNSHIP LOT NO. 24, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, CONTAINING 20.5137 ACRES OF LAND, OF WHICH 4.1405 ACRES ARE DEDICATED STREETS, 0.0822 ACRES ARE IN BLOCK "A" AND 16.2910 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 12 TO 48 INCLUSIVE.

UNDERGROUND EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDSION COMPANY, CENTURY TELEPHONE COMPANY, AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNEES (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND 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

OWNERS CERTIFICATION & ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNER, CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS CHESTNUT CREEK ESTATES - NO. 2, A SUBDIVISION OF LOTS 12 TO 48 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS SAINT MARON BOULEVARD LAUREL WAY BELLERIVE COURT WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THIS 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 1995.

CARNEGIE RESIDENTIAL DEVELOPMENT CORPORATION

MARY KHOURI, PRESIDENT

STATE OF OHIO
COUNTY OF LORAIN SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 1995.

NOTARY PUBLIC
MY COMM. EXPIRES

LEGEND

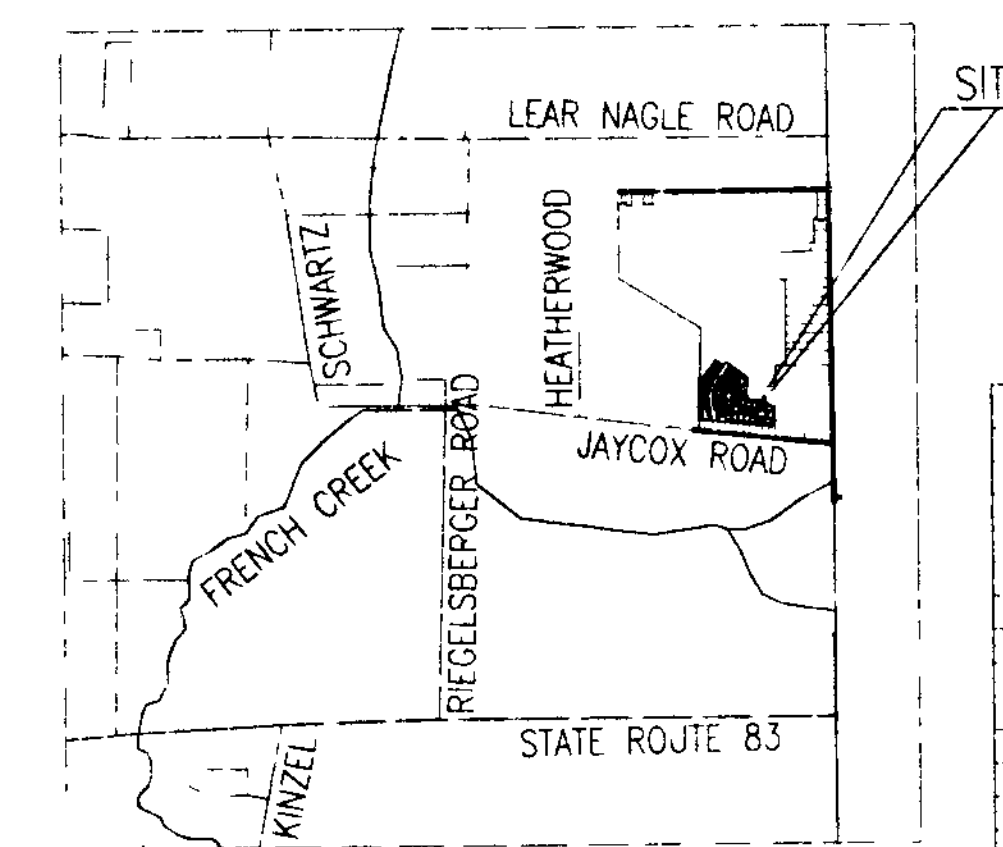
- 1/2" IRON ROD SET
- MONUMENT FOUND AS NOTED
- MONUMENT BOX

NOTE. BLOCK "A" DEDICATED FOR INGRESS AND EGRESS BY THE GRANTOR AND LAND OWNERS IN LOTS 12 THROUGH 48.

CARNEGIE RESIDENTIAL DEVELOPMENT CORP
O.R. 911, PG. 544

OUT OF 04-00-024-128-133 INTO PLAT
REMAINING 04-00-024-128-172

186.80 Ac.
- 20.51 Ac.
166.29 Ac.



FLY ENTERPRISES
DV 1123, PG 884

#21290

APPROVED LORAIN CO. MAP DEPT.
DATE 7-10-95
PAGE 4-00-024-F
BY T. McLean
21290

R.R. SPIKE FND & USED

965.14' REC. & MDS.

CURVE NO	RADIUS	DELTA	ARC	TAN	CHORD
C1	390.00'	6°03'45"	41.27'	20.65'	N81°24'23"E 41.25'
C2	30.00'	90°00'00"	47.12'	30.00'	S56°37'30"E 42.43'
C3	920.00'	7°10'02"	115.08'	57.62'	S 80°22'29"E 115.00'
C4	920.00'	6°59'06"	112.16'	56.15'	S 07°57'55"E 112.09'
C5	920.00'	6°55'15"	111.13'	55.63'	S 5°59'16"W 111.08'
C6	920.00'	6°59'14"	112.19'	56.17'	S12°56'30"W 112.12'
C7	920.00'	6°59'20"	112.22'	56.18'	S19°55'47"W 112.15'
C8	920.00'	3°23'08"	54.36'	27.19'	S28°07'01"W 54.35'
C9	60.00'	26°17'17"	27.53'	14.01'	S13°39'58"W 27.28'
C10	60.00'	53°30'19"	56.03'	30.25'	S26°13'50"E 54.02'
C11	60.00'	57°45'23"	55.25'	29.76'	N46°47'03"E 53.32'
C12	60.00'	66°35'16"	69.73'	39.40'	S79°54'36"E 54.34'
C13	60.00'	68°06'11"	35.66'	20.28'	N12°07'48"W 33.60'
C14	980.00'	1°45'21"	30.03'	15.02'	N21°02'37"E 30.03'
C15	980.00'	5°33'54"	95.18'	47.63'	N17°23'00"E 95.15'
C16	980.00'	5°33'54"	95.18'	47.63'	N11°49'06"E 95.14'
C17	980.00'	5°33'54"	95.18'	47.63'	N 6°16'10"E 94.60'
C18	980.00'	5°33'54"	95.18'	47.63'	N46°48'02"E 41.15'
C19	30.00'	86°35'39"	45.34'	28.27'	N46°36'20"W 41.15'
C20	30.00'	86°35'39"	45.34'	28.27'	N 6°56'35"W 124.26'
C21	980.00'	1°02'49"	17.91'	8.96'	N11°06'05"W 17.91'
C22	30.00'	90°00'00"	47.12'	30.00'	N33°22'30"E 42.43'
C23	485.00'	15°11'11"	126.55'	64.65'	N85°58'05"E 128.13'
C24	485.00'	14°55'27"	126.33'	63.53'	S78°58'36"E 125.97'
C25	485.00'	14°55'27"	126.33'	63.53'	S78°58'36"E 125.97'
C26	485.00'	14°55'27"	126.33'	63.53'	S84°03'09"E 125.97'
C27	485.00'	14°55'27"	126.33'	63.53'	S55°17'42"E 219.3'
C28	30.00'	90°00'00"	47.12'	30.00'	S 9°00'00"E 42.43'
C29	170.00'	5°05'55"	160.51'	86.80'	S63°02'58"W 154.62'
C30	230.00'	8°30'27"	34.15'	17.11'	N85°50'42"E 34.12'
C31	230.00'	22°12'43"	89.16'	45.15'	N70°29'07"E 88.61'
C32	230.00'	4°59'04"	20.01'	10.01'	N56°53'13"E 20.00'
C33	230.00'	18°23'41"	73.84'	37.24'	N45°11'50"E 73.52'
C34	30.00'	90°00'00"	47.12'	30.00'	N81°00'00"E 42.43'
C35	310.00'	2°56'39"	15.93'	7.97'	N79°50'50"E 15.93'
C36	565.00'	6°24'03"	63.12'	31.56'	N81°34'32"E 63.09'
C37	565.00'	9°19'36"	91.97'	46.09'	N89°26'21"E 91.87'
C38	565.00'	9°19'36"	91.97'	46.09'	S81°14'03"E 91.87'
C39	565.00'	9°19'36"	91.97'	46.09'	S71°54'27"E 91.87'
C40	565.00'	9°19'36"	91.97'	46.09'	S62°34'57"E 91.87'
C41	565.00'	3°55'04"	38.64'	19.33'	S55°57'37"E 38.63'