

357913

# FRENCH CREEK RESERVE SUBDIVISION NO. 2

357913

## ACCEPTANCE & DEDICATION

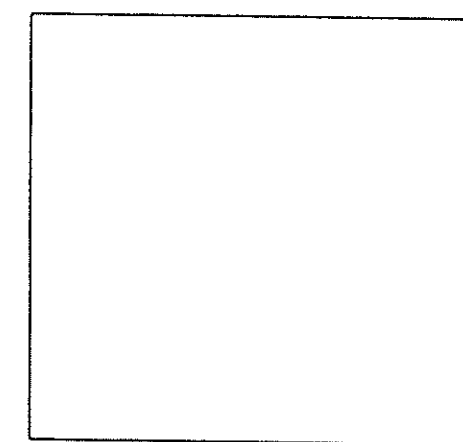
We, the undersigned owners, French Creek Development Corp. hereby certify that the attached plat correctly represents French Creek Reserve Subdivision No. 2, a subdivision of lots 34 to 61 inclusive, and do hereby accept this plat of same and dedicate to public use all streets shown hereon and designated as Lake Pointe Drive 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 French Creek Development Corp. have hereunto set our hands this 17 day of July, 1995.

Greg Romes  
Greg Romes, President  
FRENCH CREEK DEVELOPMENT CORP.

STATE OF OHIO, COUNTY OF LORAIN

The foregoing instrument was acknowledged before me this 17 day of July, 1995.



Sharon Goshorn  
Notary Public  
My commission expires 6-17-97

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT ELYRIA SAVINGS & TRUST BANK AS MORTGAGEE OF LANDS HEREON, DOES HEREBY ACCEPT THIS PLAT OF "FRENCH CREEK RESERVE SUBDIVISION NO. 2 TO BE CORRECT AND DOES DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

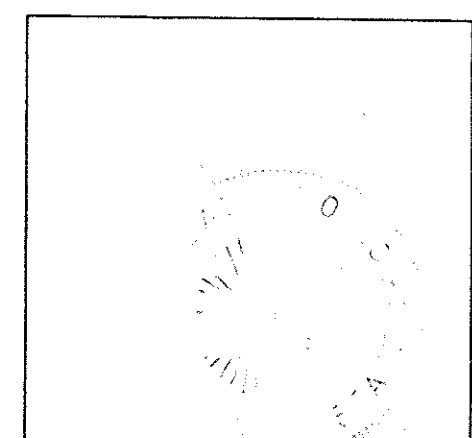
Patricia Dow      Raymond E. Albaugh V.P.  
WITNESS

Sharon M. Brown  
WITNESS

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 THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25 DAY OF July, 1995.



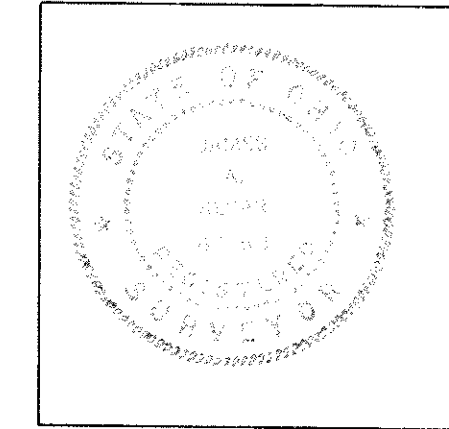
Sharon Marie Brown  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 2-27-2000

BEING PART OF ORIGINAL AVON TOWNSHIP LOTS NOS 10 & 15, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO CONTAINING 12.5702 ACRES OF LAND WHICH 2.0486 ACRES ARE IN STREETS AND 10.3839 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 34 THROUGH 61 INCLUSIVE, AND BEING THE SAME TRACT AS DESCRIBED IN DEED VOLUME 1301, PAGE 188, LORAIN COUNTY DEED RECORDS.

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.

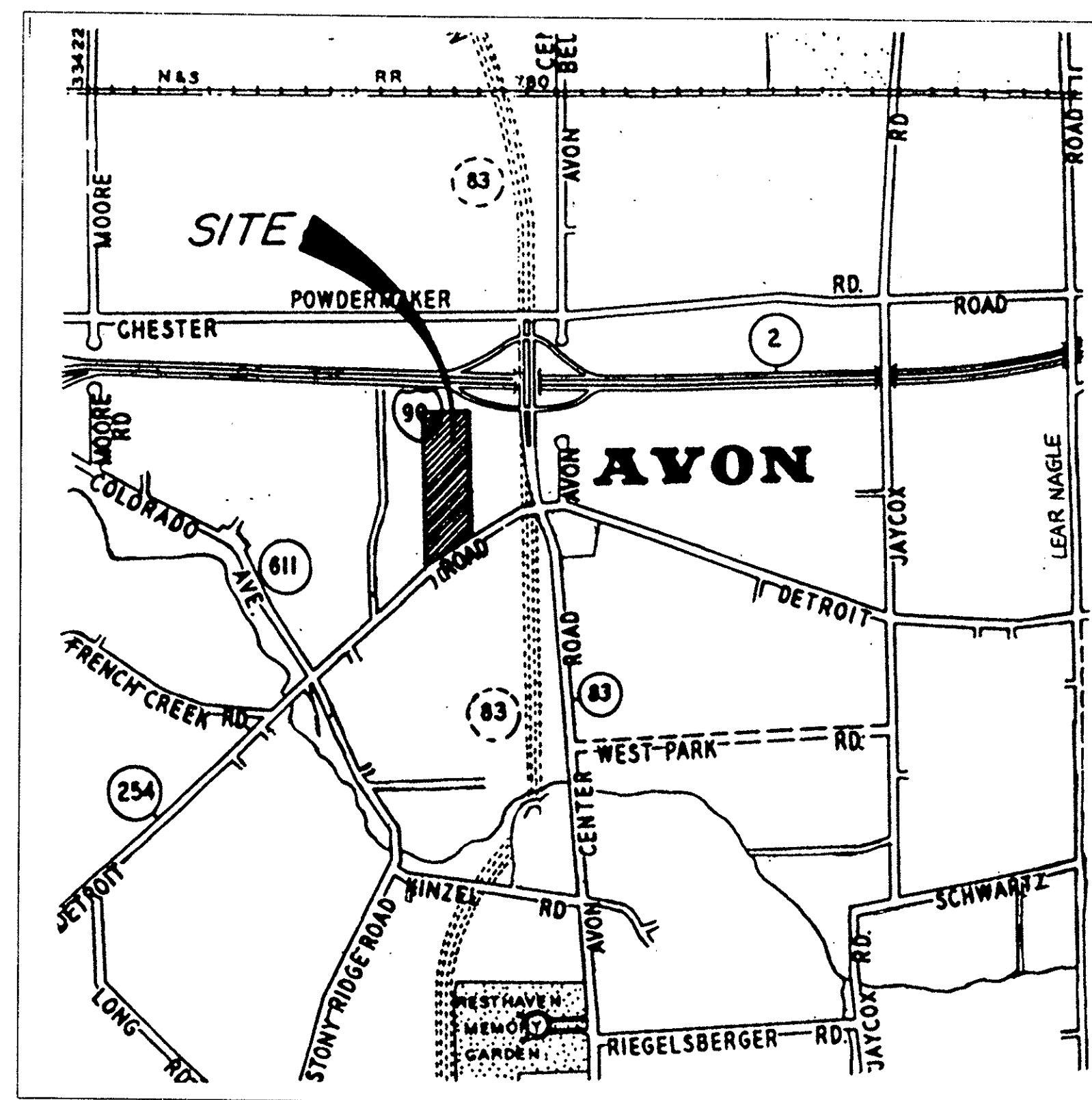
RESAR & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
24629 DETROIT ROAD  
WESTLAKE, OHIO 44145

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



### LEGEND

- IRON PINS SET
- IRON PIN FOUND
- ◇ MONUMENT BOX



### VICINITY MAP

NOT TO SCALE

### INDEX TO SHEETS

- SHEET NO. 1 ..... COVER SHEET
- SHEET NO. 2 ..... S/L NO.S 43 THRU 56
- SHEET NO. 3 ..... S/L NO.S 34 THRU 42, and 57 THRU 61

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-207  
OHIO REV. CODE  
AUG 1 1995  
MARK R. STEWART  
LORAIN COUNTY AUDITOR  
LORAIN COUNTY AUDITOR

Received for Record AUG-1 1995  
at 10:03 AM  
VOL 55 MARY ANN JAMISON  
PAGE 5  
Lorain County Recorder  
BOX: LCT (M.R.) INC 129 60 BH  
LORAIN COUNTY RECORDER

## ACREAGE BREAKDOWN

TOTAL AREA IN SUBLOTS	.....	10.3839 ACRES
AREA OF SUBLOTS IN O.L.10	.....	0.5272 ACRES
AREA OF SUBLOTS IN O.L.15	.....	9.8567 ACRES
TOTAL AREA IN STREETS	.....	2.0486 ACRES <sup>2.1863</sup>
AREA OF STREETS IN O.L.10	.....	0.1787 ACRES
AREA OF STREETS IN O.L.15	.....	<del>1.8699</del> ACRES
		2.0076

## APPROVALS

This plat is approved for recording purposes only this 17th day of July, 1995.

Steve C. Zwick  
City Engineer

This plat is approved for recording purposes only this 25th day of July, 1995.

Paul B. Buehl  
Planning Commission - Chairperson

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

This plat is approved for recording purposes only this 25 day of July, 1995.

This approval does not constitute an acceptance of the dedication of any public street or highway dedicated hereon.

Edmund K. Zuparko  
Council President

**UNDERGROUND EASEMENTS**

FRENCH CREEK DEVELOPMENT CORPORATION, the owners of the within platted land, do hereby grant unto THE CLEVELAND ELECTRIC ILLUMINATING COMPANY and CENTURY TELEPHONE OF OHIO, INC. and CABLEVISION all Ohio corporations, their successors and assigns, (hereinafter referred to as the Grantees) a permanent right of way and easement ten (10) feet in width under, over and through all sublots and all lands shown hereon and parallel with and contiguous to all street lines to construct, place, operate, maintain, repair, reconstruct cables, ducts, conduits, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient and relocate such underground electric and communications by the Grantees for distributing and transmitting electricity and communication signals, for public and private use at such locations as Grantees may determine, upon, within and across the easement premises. Said easement rights shall include the right, without liability therefore to remove trees and landscaping including lawns, within and without said easement premises which may interfere with the installation, maintenance, repair 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 with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right of way and easement grant. All sublots and all lands shall be restricted to underground utility service.

FRENCH CREEK DEVELOPMENT CORPORATION

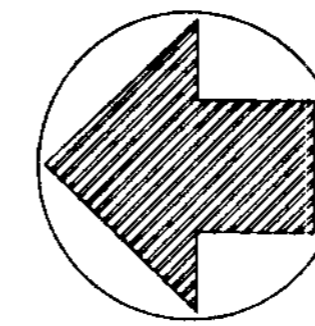
GREG ROMES, PRESIDENT  
FRENCH CREEK DEVELOPMENT CORP.

by owner or officer CENTURY TELEPHONE

by owner or officer CABLEVISION

CLEVELAND ELECTRIC ILLUMINATING CO.

**FRENCH CREEK RESERVE  
SUBDIVISION NO. 2**



DATE: 25 MARCH 1994

SCALE: 1" = 50'

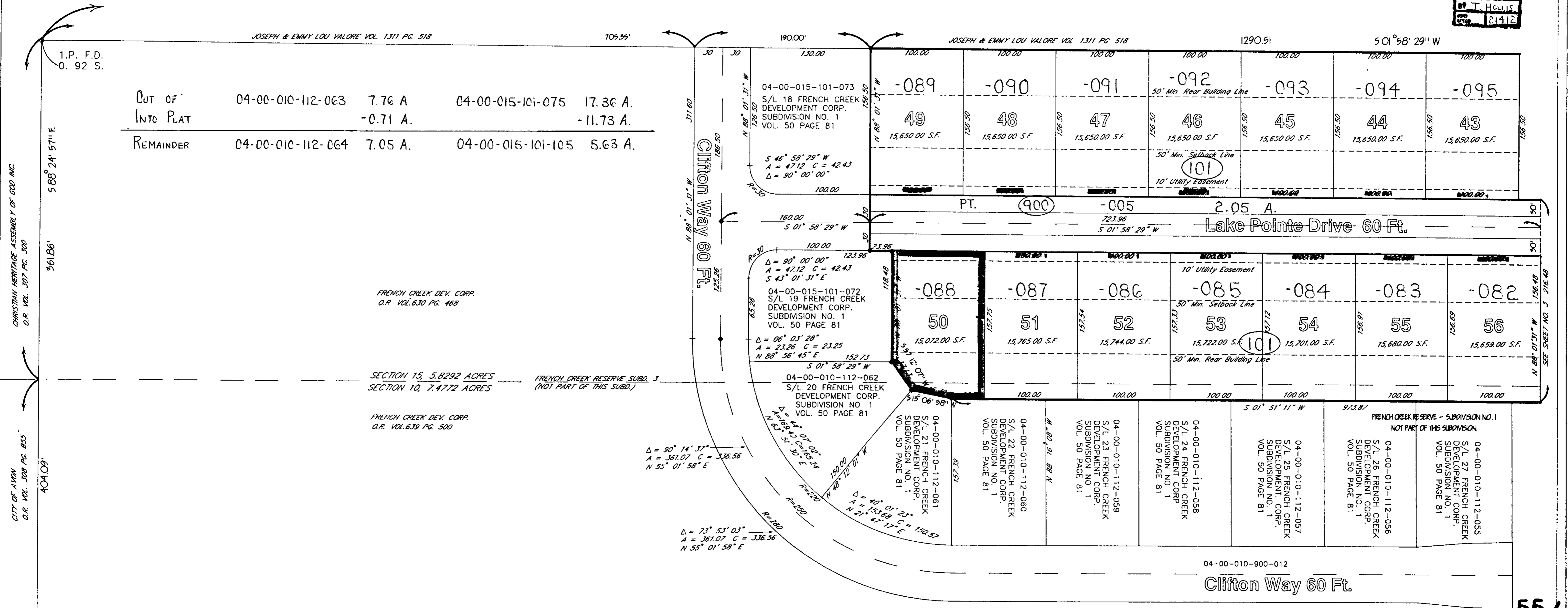


PAGE 2 OF 3

NOTE:  
PERIMETER NEEDS HEAVIEST LINE AROUND PLAT &  
OVERALL DIMENSIONING MUST APPEAR ALONG PERIMETER.

021412

APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 8-1-95  
PAGE 4-00 85.2  
BY T. HOLLIS  
021412



357913

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FRENCH CREEK DEVELOPMENT CORPORATION

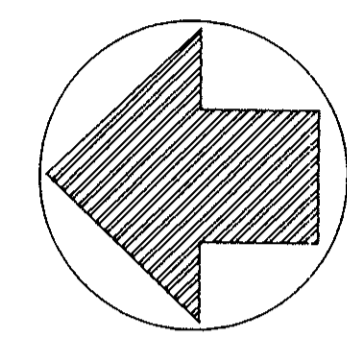
GREG ROMES, PRESIDENT  
FRENCH CREEK DEVELOPMENT CORP.

by owner or officer CENTURY TELEPHONE

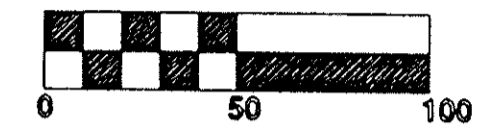
by owner or officer CABLEVISION

CLEVELAND ELECTRIC ILLUMINATING CO.

# FRENCH CREEK RESERVE SUBDIVISION NO. 2

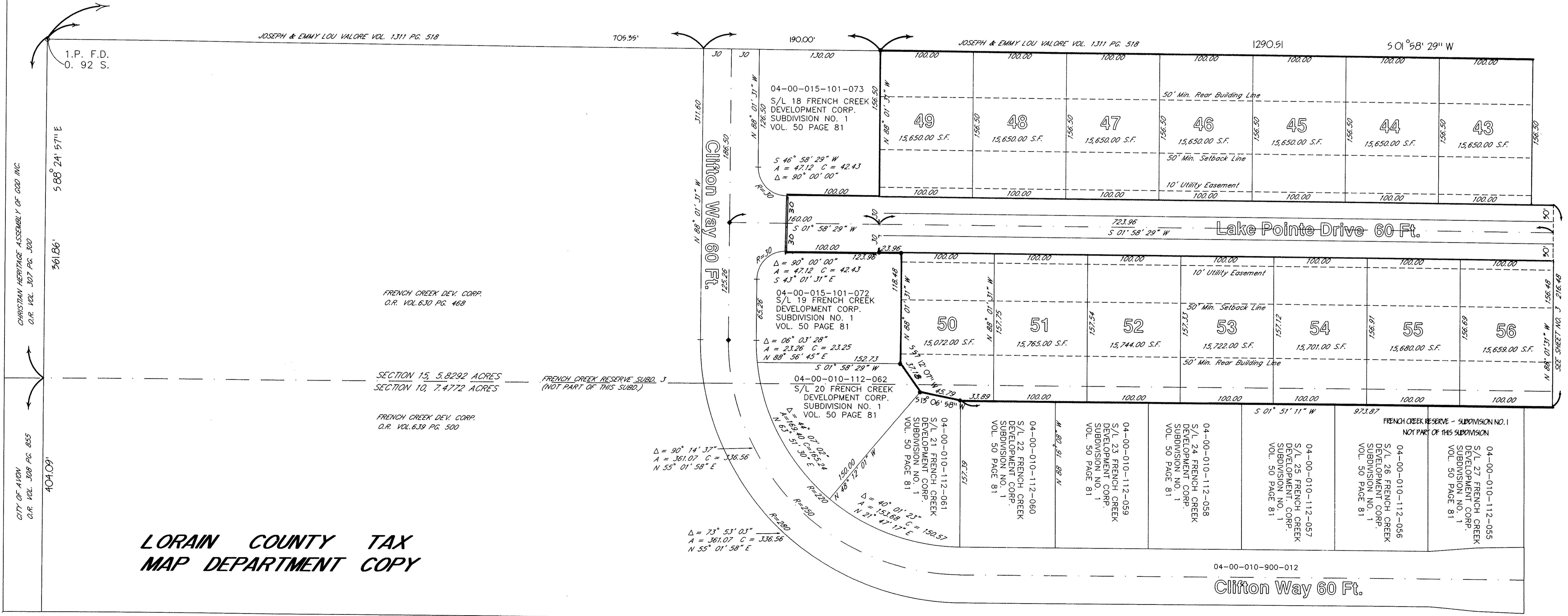


DATE: 25 MARCH 1994  
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PAGE 2 OF 3

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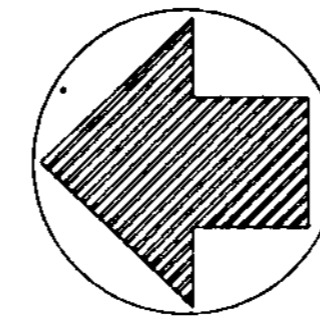


LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

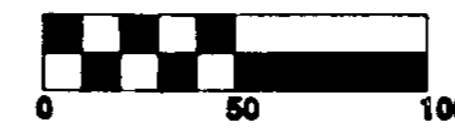
**UTILITY EASEMENTS**

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THE EASEMENT GRANT.

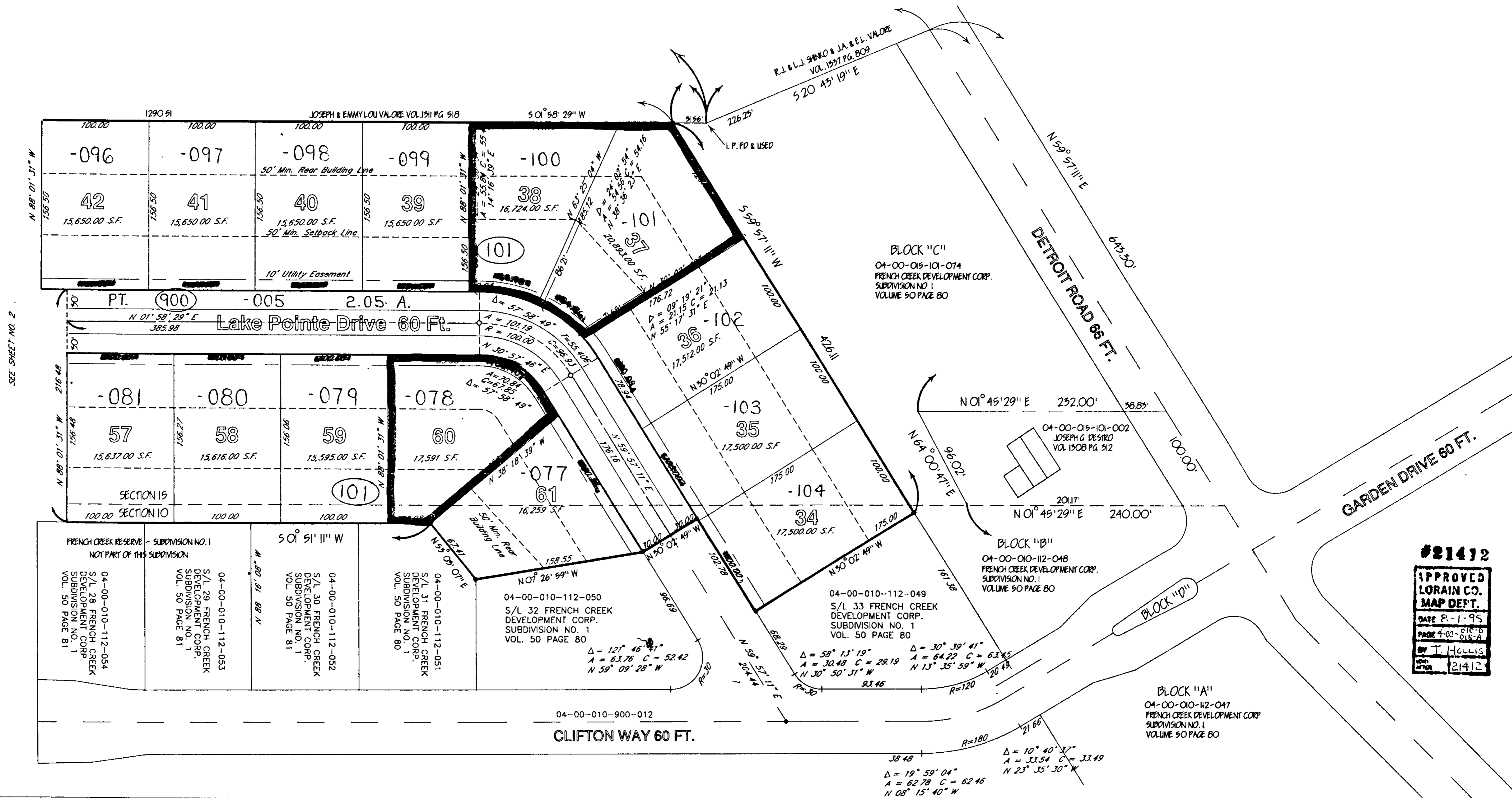
# FRENCH CREEK RESERVE SUBDIVISION NO. 2



DATE: 25 MARCH 1984  
SCALE: 1" = 50'



PAGE 3 OF 3



**#21412**  
APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 8-1-95  
PAGE 4-00-010-2  
BY T. HOLLIS  
21412