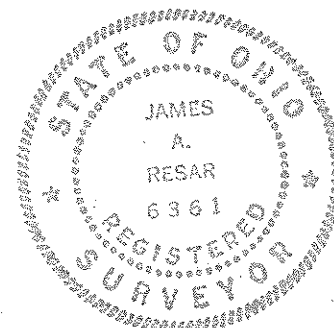


FAIRWAY ESTATES SUBDIVISION NO. 2

BEING PART OF ORIGINAL AVON TOWNSHIP LOT NO. 24, CITY OF AVON, COUNTY OF LORAIN STATE OF OHIO AND CONTAINING 10.6014 ACRES OF LAND OF WHICH 1.5704 ACRES ARE IN STREETS AND 0.8293 ACRES ARE IN BLOCK "B", AND 8.2017 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 28 TO 45 INCLUSIVE, AND BEING THE SAME TRACT AS CONVEYED TO MARION AND PAULINE MARSIGLIA AND DESCRIBED IN VOLUME 1381, PAGE 65, 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
CONSULTING ENGINEERS & SURVEYORS
24629 DETROIT ROAD
WESTLAKE, OHIO 44145

James A. Resar
JAMES A. RESAR, P.E., P.S.
REG. OHIO SURVEYOR # 6361

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ◆ MONUMENT BOX

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 10th DAY OF August 1995.

Steve C. Zwick
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11th DAY OF August 1995.

Paul Band
PLANNING COMMISSION-CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____ 1995. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Edward H. ...
COUNCIL PRESIDENT

TRANSFERRED
IN COMPLIANCE WITH SEC. 519-202
OHIO REV. CODE
SEP 26 1995
Teeth
MARK R. STEWART
LORAIN COUNTY AUDITOR

received for Record
at _____ o'clock _____ M. on _____ PLAT RECORD
VOL. 55 MARY ANN JAMISON
PAGE 53+54 LORAIN County Recorder
Bob James Resar 835-5666
H. L. Schneider
LORAIN COUNTY RECORDER 86.40

OWNERS CERTIFICATE AND ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, DOVERWOOD ESTATES INC., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS FAIRWAY ESTATES SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 28 TO 45 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS FAIRWAY DRIVE 60 FEET WIDE, AND BIRDIE LANE 60 FEET WIDE. 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, DOVERWOOD ESTATES INC. BY H.L. SCHNEIDER PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 7 DAY OF August 1995.

H. L. Schneider
DOVERWOOD ESTATES INC.
H.L. SCHNEIDER, PRESIDENT

STATE OF OHIO S.S.
COUNTY OF LORAIN

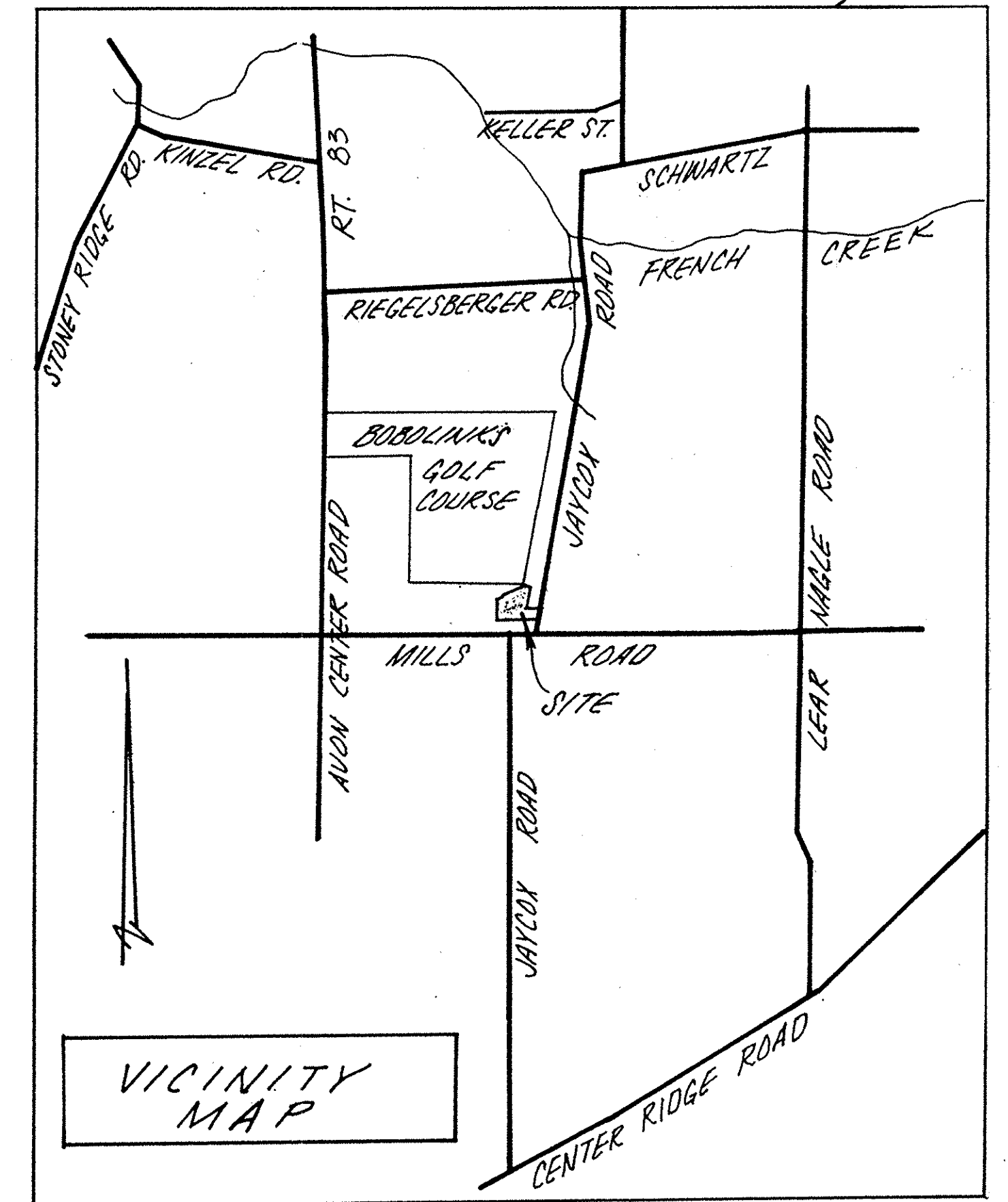
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF August 1995.

Sharon Goshorn
NOTARY PUBLIC
MY COMM. EXPIRES 6-17-97

SHARON GOSHORN
Notary Public - State of Ohio - Exp. 6/17/97

UTILITY EASEMENT

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 WIDTH 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 THEREFORE, 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 THIS EASEMENT GRANT.



DATE: NOVEMBER, 1994
SCALE: AS NOTED
SHEET NO. 1 OF 2

INDEX TO SHEETS

SHEET NO.1 COVER SHEET
SHEET NO.2 SUBLOTS 28 THRU 45

UNDERGROUND EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT-OF-WAY EASEMENT TEN FEET (10 FEET) IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS 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 GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITIONS AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, 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.

H. L. Schneider
DOVERWOOD ESTATES INC.
H. L. SCHNEIDER, PRESIDENT

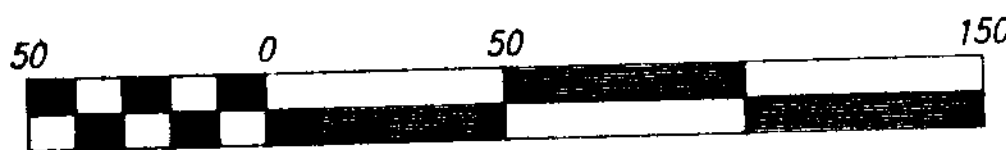
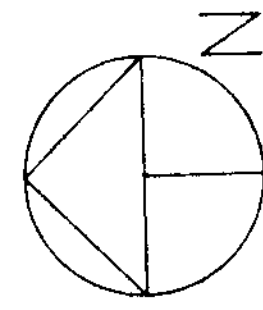
Donald H. ...
OHIO EDISON CO.

William P. ...
CENTURY TELEPHONE CO.

James P. ...
CABLEVISION

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

SHEET NO.
1 / 2



SCALE 1" = 50 ft

FAIRWAY ESTATES SUBDIVISION NO. 2

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN & STATE
OF OHIO & KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 24.

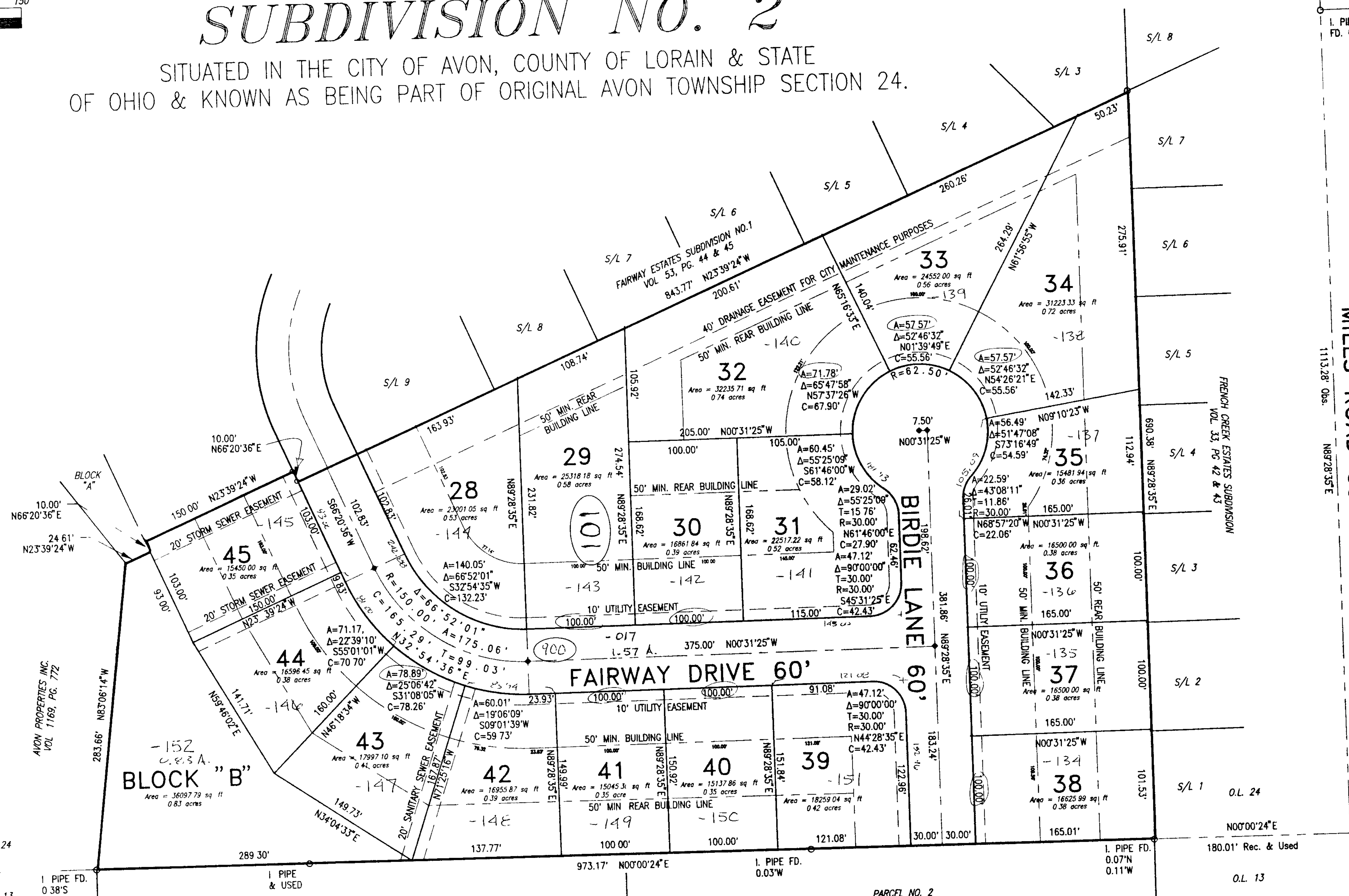
JAYCOX RD.

R.R. SPIKE
FD. & USED

JAYCOX RD.

1. PIPE IN MON.
FD. 0.056'S

MILLS ROAD 60'



AVON PROPERTIES INC.
VOL. 1169, PG. 772

FRENCH CREEK ESTATES SUBDIVISION
VOL. 33 PG. 42 & 43

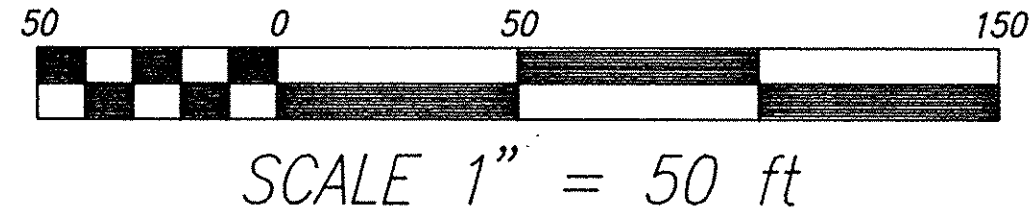
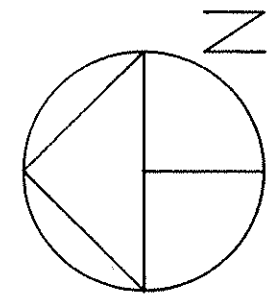
SMITH PELFREY PARTNERSHIP
VOL. 1064, PG. 88

OUT OF 04-00-024-101-133 10.60 A
INTO PLAT 10.60 A
REMAINDER - NONE - 0.00 A

#21376
APPROVED
LORAIN CO.
MAP DEPT.
DATE 9/26/95
PAGE 40 of 24 B
BY T. J. [Signature]
WHO DATED 9/21/95

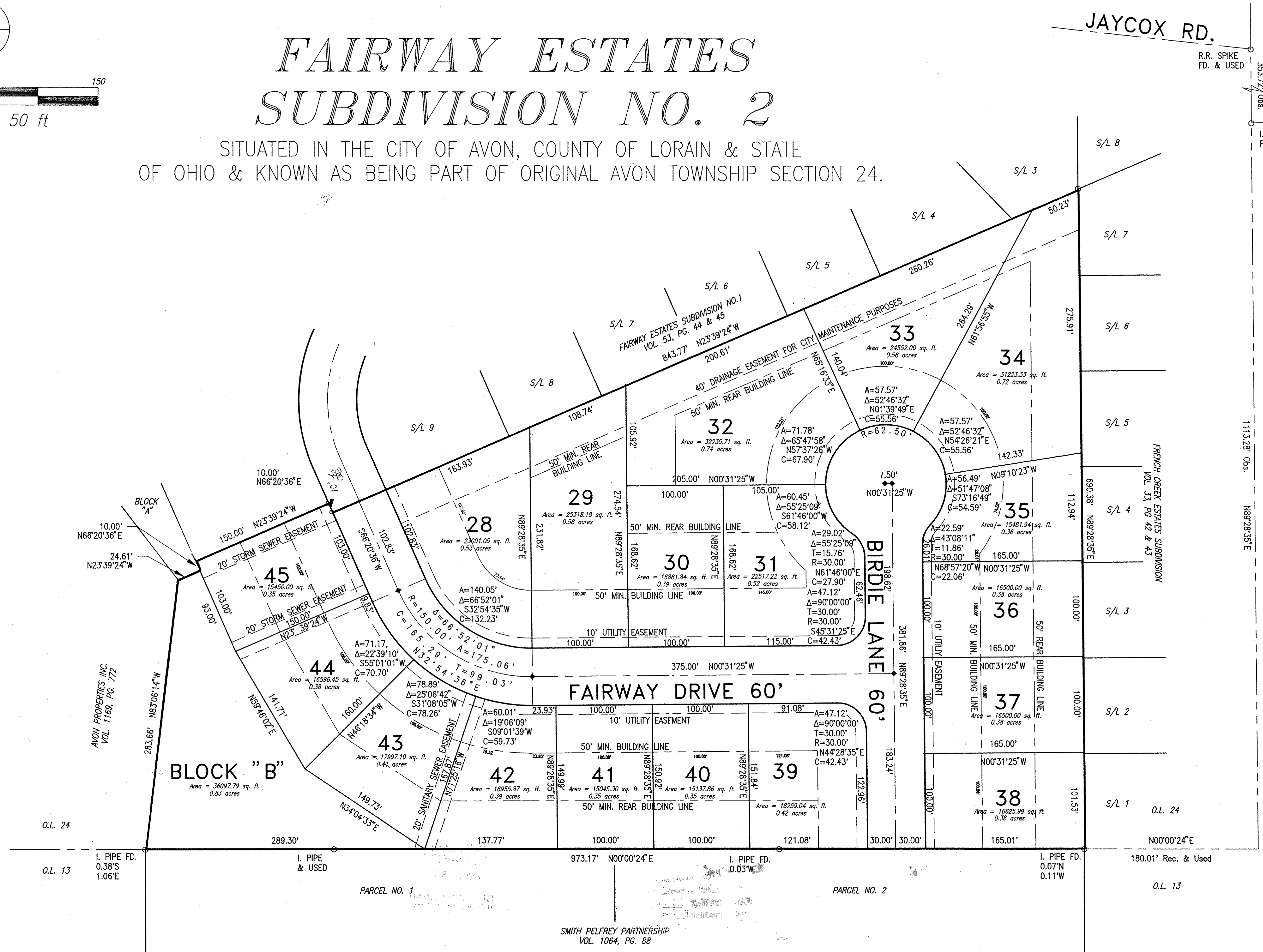
Resar & Associates
CONSULTING ENGINEERS & SURVEYORS
24629 DETROIT ROAD WESTLAKE, OHIO 44145
Phone: (216)-871-8345

55/53/54



FAIRWAY ESTATES SUBDIVISION NO. 2

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN & STATE
OF OHIO & KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 24.



JAYCOX RD.

R.R. SPIKE
FD. & USED

JAYCOX RD.

I. PIPE IN MON.
FD. 0.056'S

MILLS ROAD 60'

1113.28' Obs.
N89°28'35"E

FRENCH CREEK ESTATES SUBDIVISION
VOL. 33, PG. 42 & 43

AVON PROPERTIES INC.
VOL. 1169, PG. 772

SMITH PELFREY PARTNERSHIP
VOL. 1064, PG. 88

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

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