

SUMMER HILL SUBDIVISION NO. 2

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 24 AND
PART OF BLOCK B OF AVON MEADOWS SUBDIVISION, P.V. 23, P. 89*
NOW IN THE CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

ACCEPTANCE AND DEDICATION

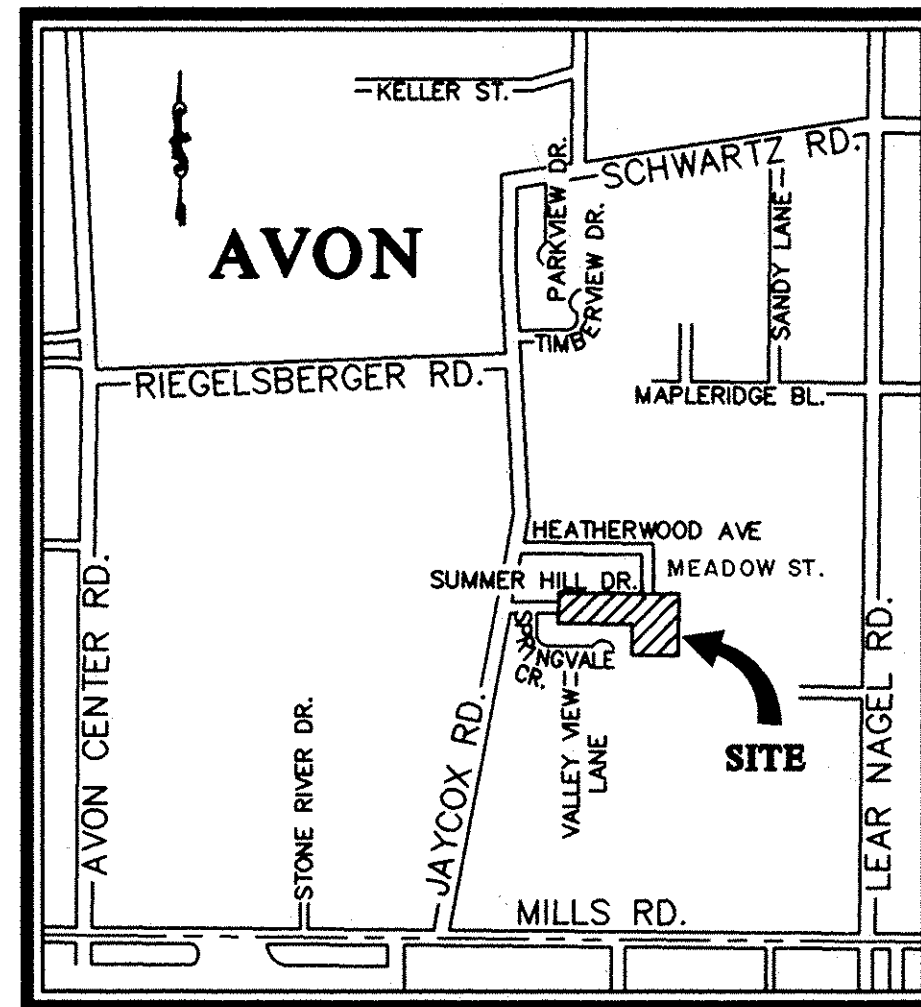
BE IT KNOWN THAT THE UNDERSIGNED, SCHAFFER DEVELOPMENT CO., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS SUMMER HILL SUBDIVISION NO. 2, A SUBDIVISION OF SUBLOTS 34 THROUGH 61 INCLUSIVE, AND BLOCKS "B" AND "C" AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS SUMMER HILL DRIVE AND WHITE PINE STREET SIXTY (60) FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN SUMMER HILL SUBDIVISION NO. 2 CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK A" IN SUMMER HILL SUBDIVISION NO. 1 FOR STORMWATER MANAGEMENT AND OTHER RELATED ACTIVITIES. SAID AREA IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN SUMMER HILL SUBDIVISION NO. 2 AS MORE FULLY PROVIDED IN THE "SUMMER HILL SUBDIVISION NO. 2 DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN VOLUME _____, PAGE _____ OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLot OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND THE CENTURY TELEPHONE CO. OF OHIO, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLots SHOWN HEREIN 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 GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS 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 OF 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.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON A "SANITARY SEWER" EASEMENT AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO LAY, MAINTAIN, REPLACE OR REMOVE A SANITARY SEWER PIPE, MANHOLES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN THE EASEMENT. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.



AREA MAP
NO SCALE

STEVE SCHAFFER - SDS 10-2-95
IN WITNESS WHEREOF, DON SCHAFFER, PRESIDENT, SCHAFFER DEVELOPMENT CO., HAS HEREUNTO SET HIS HAND AT AVON, OHIO, THIS 12TH DAY OF OCTOBER 1995.

SCHAFFER DEVELOPMENT CO.
BY: *Steve D. Schaffer*
STEVE D. SCHAFFER, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Nancy L. Maddock
WITNESS
Nancy L. Maddock
WITNESS

STATE OF OHIO

SS
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED STEVE D. SCHAFFER, PRESIDENT, SCHAFFER DEVELOPMENT CO., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF SCHAFFER DEVELOPMENT CO.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO, THIS 12TH DAY OF OCTOBER, 1995.

Nancy L. Maddock
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/25/97

MORTGAGE RELEASE

BE IT KNOWN THAT OHIO SAVINGS BANK, F.S.B.

MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN VOLUME _____, PAGE _____ OF LORAIN COUNTY RECORD OF MORTGAGES.

SUMMER HILL DRIVE AND WHITE PINE STREET AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY FRANK J. BOLOGNIA, SENIOR V.P. THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT CLEVELAND, OHIO, THIS 13TH DAY OF OCTOBER, 1995.

SIGNED AND ACKNOWLEDGED OHIO SAVINGS BANK, F.S.B.
IN THE PRESENCE OF:

Frank J. Bolognia
FRANK J. BOLOGNIA, SENIOR V.P.
Ruth Michaels
RUTH MICHAELS

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OHIO SAVINGS BANK, F.S.B. THROUGH: FRANK J. BOLOGNIA, SENIOR V.P. WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREBY AFFIX MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO, THIS 13TH DAY OF OCTOBER, 1995.

Ruth Michaels
NOTARY PUBLIC
COMM. EXPIRES 3-28-96

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11 DAY OF OCTOBER, 1995.

Peter C. Zwick
PETER ZWICK
AVON CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11 DAY OF OCTOBER, 1995.

Paul Burk
PAUL BURK
PLANNING COMMISSION
CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 10TH DAY OF OCTOBER, 1995. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Edward Krystowski
EDWARD KRYSZTOWSKI
COUNCIL PRESIDENT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "SUMMER HILL SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 13.9158 ACRES OF LAND IN ORIGINAL LOT No. 24 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTION HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT. BOUNDARY SURVEY OF ORIGINAL PARCEL CONDUCTED ON 6/26/91.

TRANSFERRED
IN COMPLIANCE WITH SEC. 310-202
OHIO REV. CODE
OCT 20 1995
FEE EX
A.C.S.

MARK R. STEWART
LORAIN COUNTY AUDITOR

David L. Elwell
DAVID L. ELWELL
REGISTERED SURVEYOR NO. 6333

LEGEND
● IRON PIN FOUND
○ IRON PIN SET

AREA IN 28 SUBLots 10.9459 ACRES
AREA IN BLOCKS 0.7116 ACRES
AREA IN STREETS 2.2583 ACRES
TOTAL AREA IN SUBDIVISION 13.9158 ACRES

received for Record OCT 20 1995
at 3:23 o'clock P.M. in PLAT RECORD
VOL. 52 MARY ANN JAMISON
PAGES 1 Lorain County Recorder
59 + 60 inc. 86 MR
BAX, LCT (LTM)



LORAIN COUNTY TAX
MAP DEPARTMENT COPY

DATE: 11-17-94	
DRAWN BY: ABR	
CHKD BY: PAR	
F.B. 137	
DWG. NAME: 91067-2.PLOT-2	
9/22/95	TAX MAPS COMMENTS
2/2/95	ORIGINAL ISSUE DATE

RECORD PLAT

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036
ELYRIA (216) 322-6317 * LORAIN (216) 244-5757

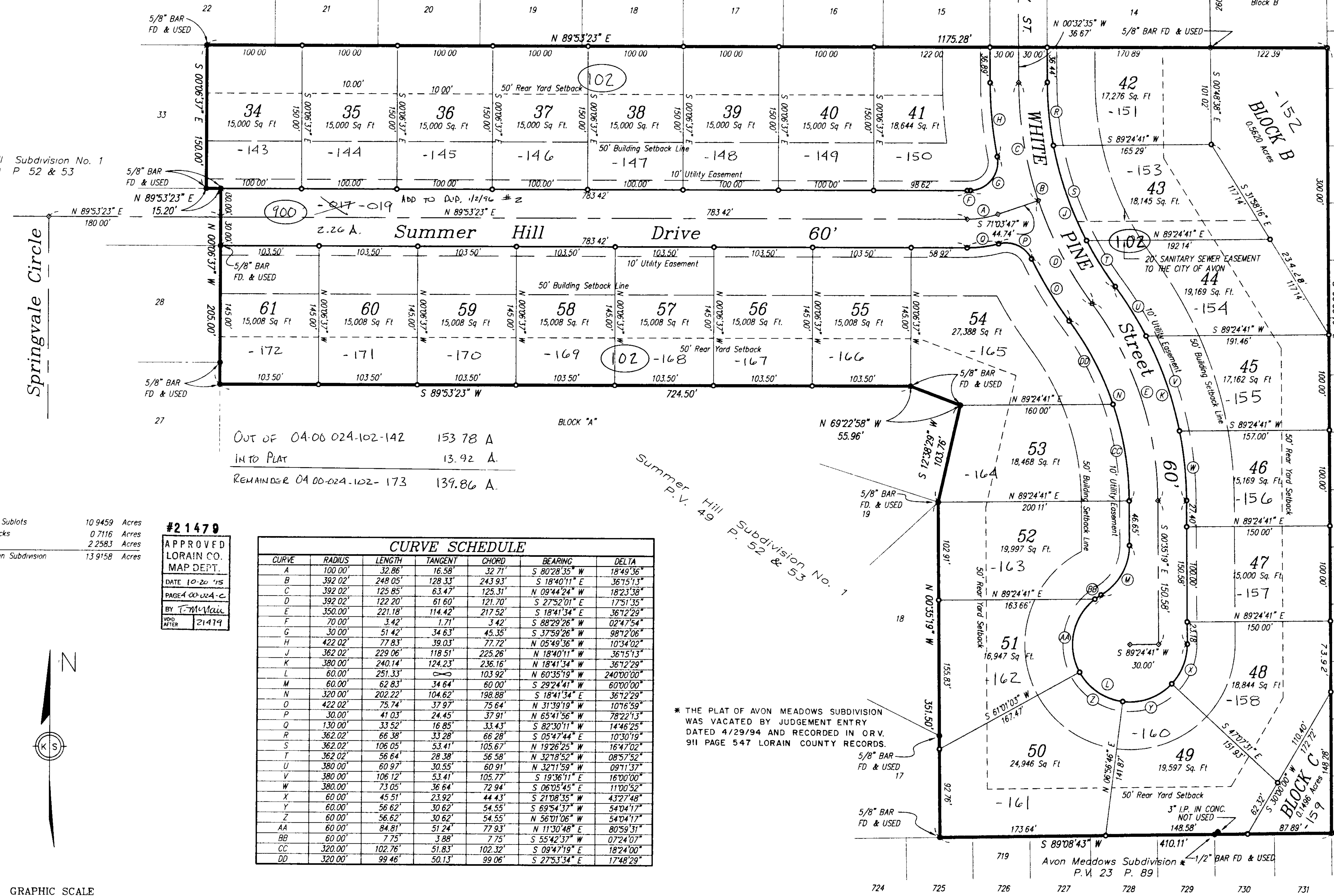


SHEET 1 OF 2
JOB NO. 91067-2

Meadow Acres Subdivision No. 1
P.V. 42 P. 61

Avon Meadows Subdivision *
P.V. 23 P. 89

Summer Hill Subdivision No. 1
P.V. 49 P. 52 & 53



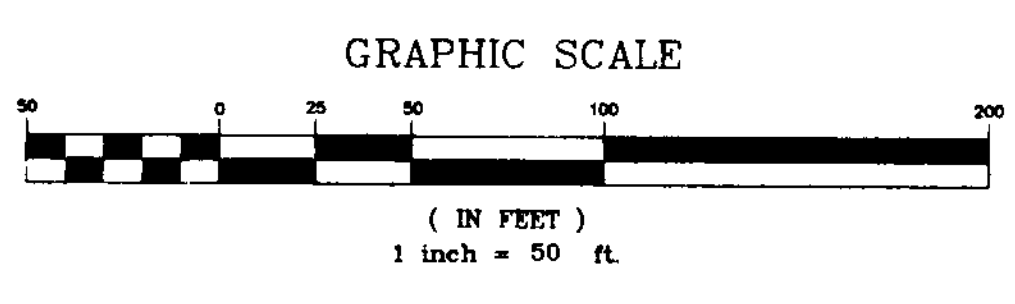
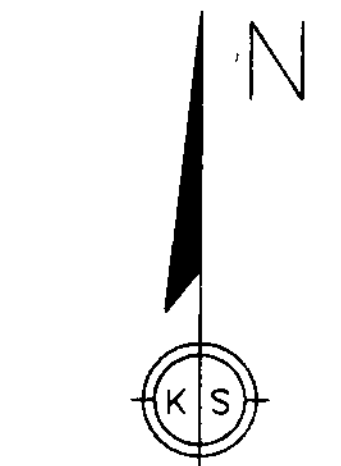
OUT OF 04-06 024-102-142 153.78 A
 INTO PLAT 13.92 A.
 REMAINDER 04-06-024-102-173 139.86 A.

Area in 28 Sublots 10.9459 Acres
 Area in Blocks 0.7116 Acres
 Area in RW 2.2583 Acres
 Total Area in Subdivision 13.9158 Acres

#21479
 APPROVED
 LORAIN CO.
 MAP DEPT.
 DATE 10-20-15
 PAGE 02 OF 04
 BY T. McNeil
 VOID AFTER 21479

CURVE SCHEDULE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	100.00'	32.86'	16.58'	32.71'	S 80°28'35" W	18°49'36"
B	392.02'	248.05'	128.33'	243.93'	S 18°40'11" E	36°15'13"
C	392.02'	125.85'	63.47'	125.31'	N 09°44'24" W	18°23'38"
D	392.02'	122.20'	61.60'	121.70'	S 27°52'01" E	17°51'35"
E	350.00'	221.18'	114.42'	217.52'	S 18°41'34" E	36°12'29"
F	70.00'	3.42'	1.71'	3.42'	S 88°29'26" W	02°47'54"
G	30.00'	51.42'	34.63'	45.35'	S 37°59'26" W	98°12'06"
H	422.02'	77.83'	39.03'	77.72'	N 05°49'36" W	10°34'02"
J	362.02'	229.06'	118.51'	225.26'	N 18°40'11" W	36°15'13"
K	380.00'	240.14'	124.23'	236.16'	N 18°41'34" W	36°12'29"
L	60.00'	251.33'	125.66'	250.66'	N 60°35'19" W	240°00'00"
M	60.00'	62.83'	34.64'	60.00'	S 29°24'41" W	60°00'00"
O	422.02'	75.74'	37.97'	75.64'	S 18°41'34" E	36°12'29"
P	30.00'	41.03'	24.45'	37.91'	N 31°39'19" W	10°16'59"
Q	130.00'	33.52'	16.85'	33.43'	N 65°41'56" W	78°22'13"
R	362.02'	66.38'	33.28'	66.28'	S 82°30'11" W	14°46'25"
S	362.02'	106.05'	53.41'	105.67'	S 05°47'44" E	10°30'19"
T	362.02'	56.64'	28.38'	56.58'	N 19°26'25" W	16°47'02"
U	380.00'	60.97'	30.55'	60.91'	N 32°18'52" W	08°57'52"
V	380.00'	106.12'	53.41'	105.77'	N 32°11'59" W	09°11'37"
W	380.00'	73.05'	36.64'	72.94'	S 19°36'11" E	16°00'00"
X	60.00'	45.51'	23.92'	44.43'	S 06°05'45" E	11°00'52"
Y	60.00'	56.62'	30.62'	54.55'	S 21°08'35" W	43°27'48"
Z	60.00'	56.62'	30.62'	54.55'	S 69°54'37" W	54°04'17"
AA	60.00'	84.81'	51.24'	77.93'	S 69°54'37" W	54°04'17"
BB	60.00'	7.75'	3.88'	7.75'	N 56°01'06" W	54°04'17"
CC	320.00'	102.76'	51.83'	102.32'	N 11°30'48" E	80°59'31"
DD	320.00'	99.46'	50.13'	99.06'	S 55°42'37" W	07°24'07"
					S 09°47'19" E	18°24'00"
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* THE PLAT OF AVON MEADOWS SUBDIVISION WAS VACATED BY JUDGEMENT ENTRY DATED 4/29/94 AND RECORDED IN OR.V. 911 PAGE 547 LORAIN COUNTY RECORDS.



DATE	REVISIONS	COMMENTS
09/22/95	TAX MAPS COMMENTS	
04/20/95	MISC. REV. PER CITY ENGINEER	
03/22/95	MISC. REV. PER CITY ENGINEER	
02/21/95	MISC. REV.	
02/02/95	ORIGINAL ISSUE DATE	

Summer Hill Subdivision No. 2
 Part of Original Avon Township Section No. 24
 and Part of Block B of Avon Meadows Subdivision, P.V. 23, P. 89 *
 Now in the City of Avon, Lorain County, State of Ohio
RECORD PLAT

KS ASSOCIATES, INC.
 ENGINEERS/SURVEYORS
 424 Middle Avenue
 P.O. Box 89
 Elyria, Ohio 44036
 ELYRIA (216) 322-6317 * LORAIN (216) 244-5757

SHEET 2 OF 2
 JOB NO. 91067-2

370868

Meadow Acres Subdivision No. 1
P.V. 42 P. 61

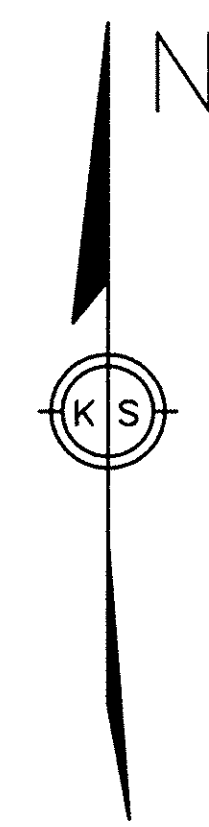
370868

Avon Meadows Subdivision *
P.V. 23 P. 89

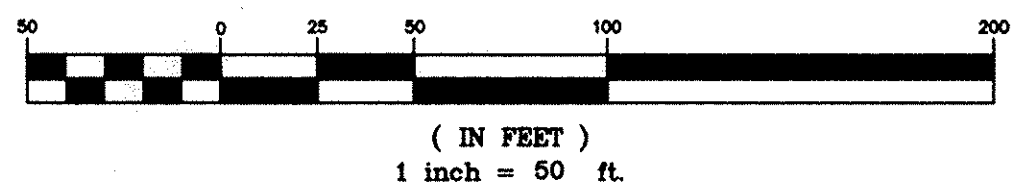
Summer Hill Subdivision No. 1
P.V. 49 P. 52 & 53

Springvale Circle

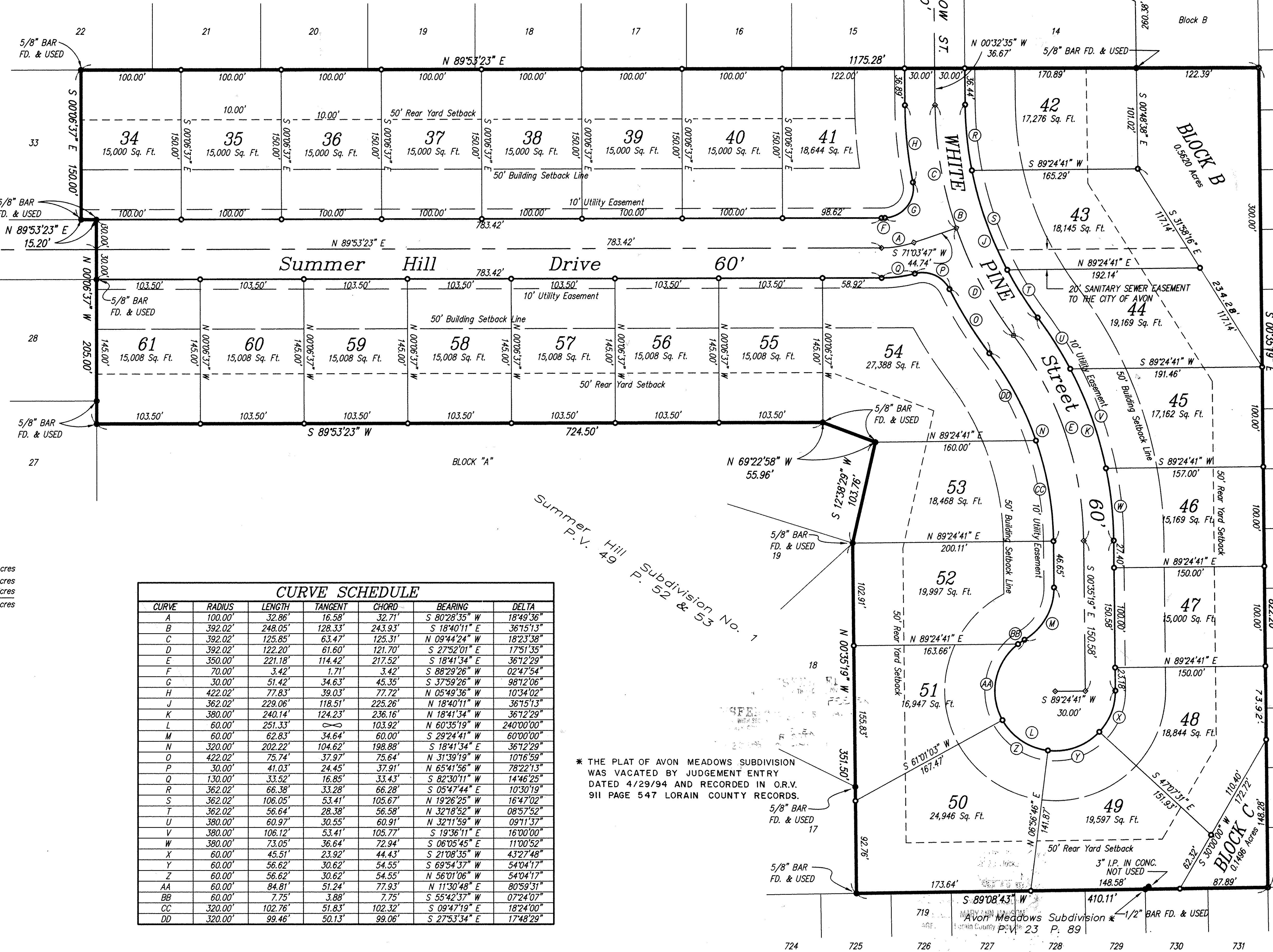
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GRAPHIC SCALE



LORAIN COUNTY TAX
MAP DEPARTMENT COPY



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SHEET 2 OF 2
JOB NO. 91067-2

55/60