

41766
 DATE: 6 SEPT. 1995
 SCALE: AS NOTED
 SHEET NO. 1 OF 2
 REV: 21 SEPT. 1995

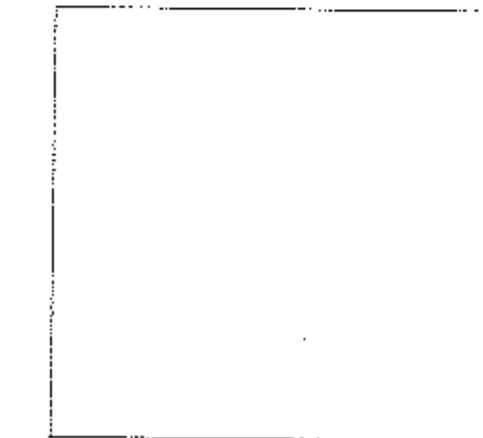
TOWNHOMES OF FRENCH CREEK RESERVE SUBDIVISION

BEING PART OF ORIGINAL AVON TOWNSHIP LOTS NO.S 10 & 15, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO
 CONTAINING 13.3086 ACRES OF LAND 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
 JAMES A. RESAR, P.E., P.S.
 REG. OHIO SURVEYOR NO. 6361



LEGEND

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

ACCEPTANCE & DEDICATION

We, the undersigned owners, Lake Pointe Construction Inc., hereby certify that the attached plat correctly represents French Creek Townhomes Subdivision, a subdivision of lots 1 to 17, 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 Lake Pointe Construction Inc. have hereunto set our hands this 21st day of Sept, 1995.

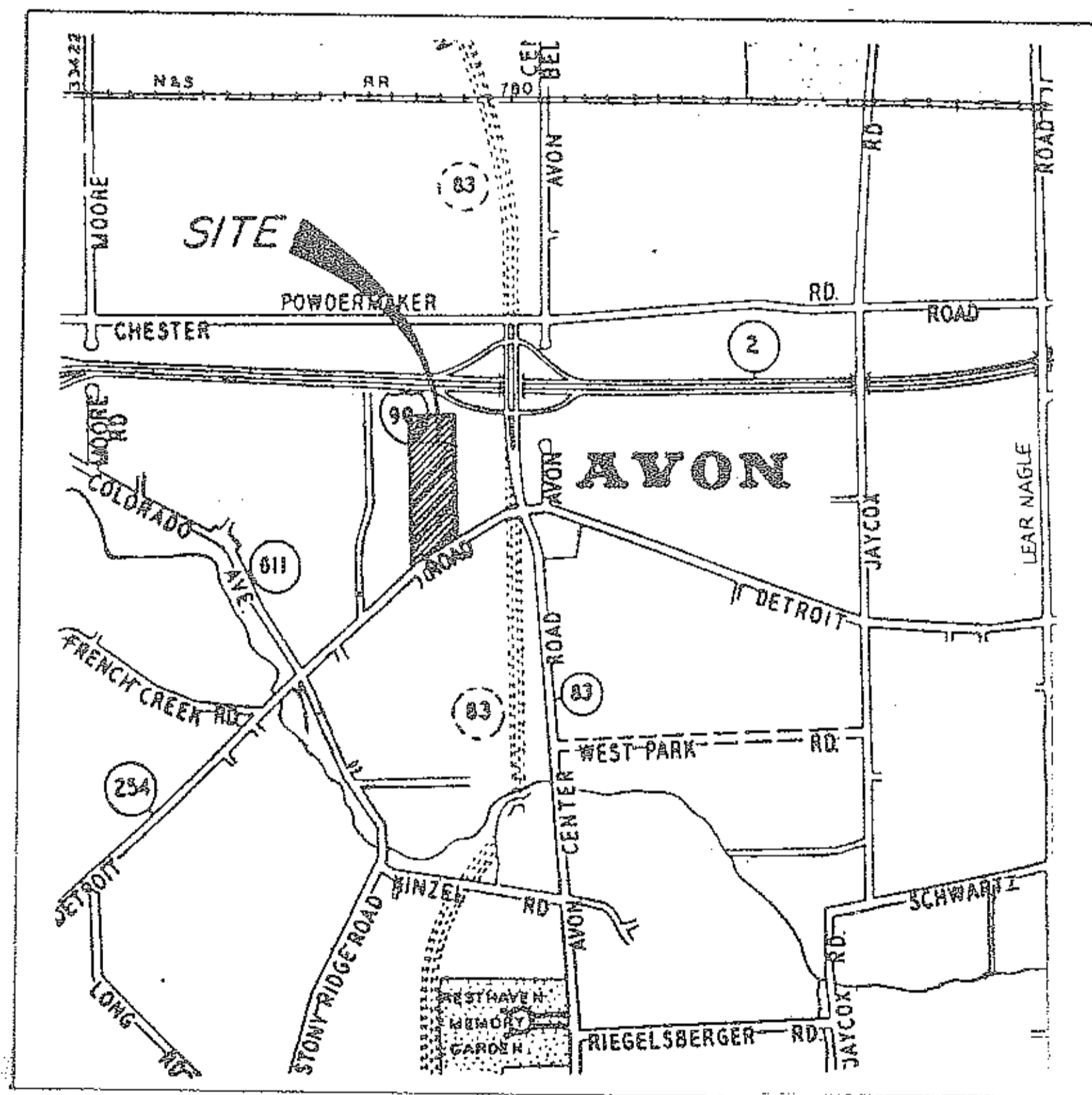
Greg Rontes
 Greg Rontes, President
 LAKE POINTE CONSTRUCTION, INC.

STATE OF OHIO, COUNTY OF LORAIN

The foregoing instrument was acknowledged before me this 21st day of Sept, 1995.

Mark R. Stewart
 Notary Public
 My commission expires 8-12-96

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319.202
 OHIO R.S. CODE
 JUL 3 1996
 MARK R. STEWART
 LORAIN COUNTY AUDITOR



VICINITY MAP

NOT TO SCALE

INDEX TO SHEETS

- SHEET NO. 1 COVER SHEET
- SHEET NO. 2 S/L NO.S 1 THRU 92

ACREAGE BREAKDOWN

TOTAL AREA	.....	13.3086 ACRES
AREA OF UNITS IN SECTION 14	.....	2.1437 ACRES
COMMON AREA IN SECTION 14	.....	5.3408 ACRES
AREA OF UNITS IN SECTION 15	.....	1.4045 ACRES
COMMON AREA IN SECTION 15	.....	3.4637 ACRES
AREA OF BLOCK "A" IN SECTION 15	.....	0.9559 ACRES

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

APPROVALS

This plat is approved for recording purposes only this
21st day of September, 1995.

[Signature]
 City Engineer

This plat is approved for recording purposes only this
19th day of October, 1995.

[Signature]
 Planning Commission - Chairperson

This plat is approved for recording purposes only this
18th day of October, 1995.

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

LORAIN COUNTY TAX
 MAP DEPARTMENT COPY

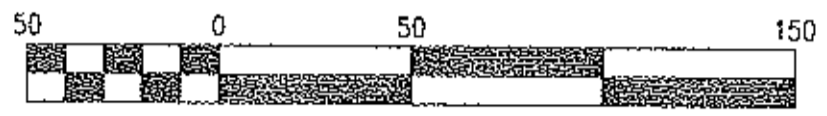
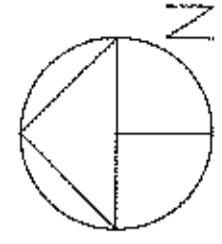
[Signature]
 Council President

57/22

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TOWNHOMES OF FRENCH CREEK RESERVE SUBDIVISION

#21751

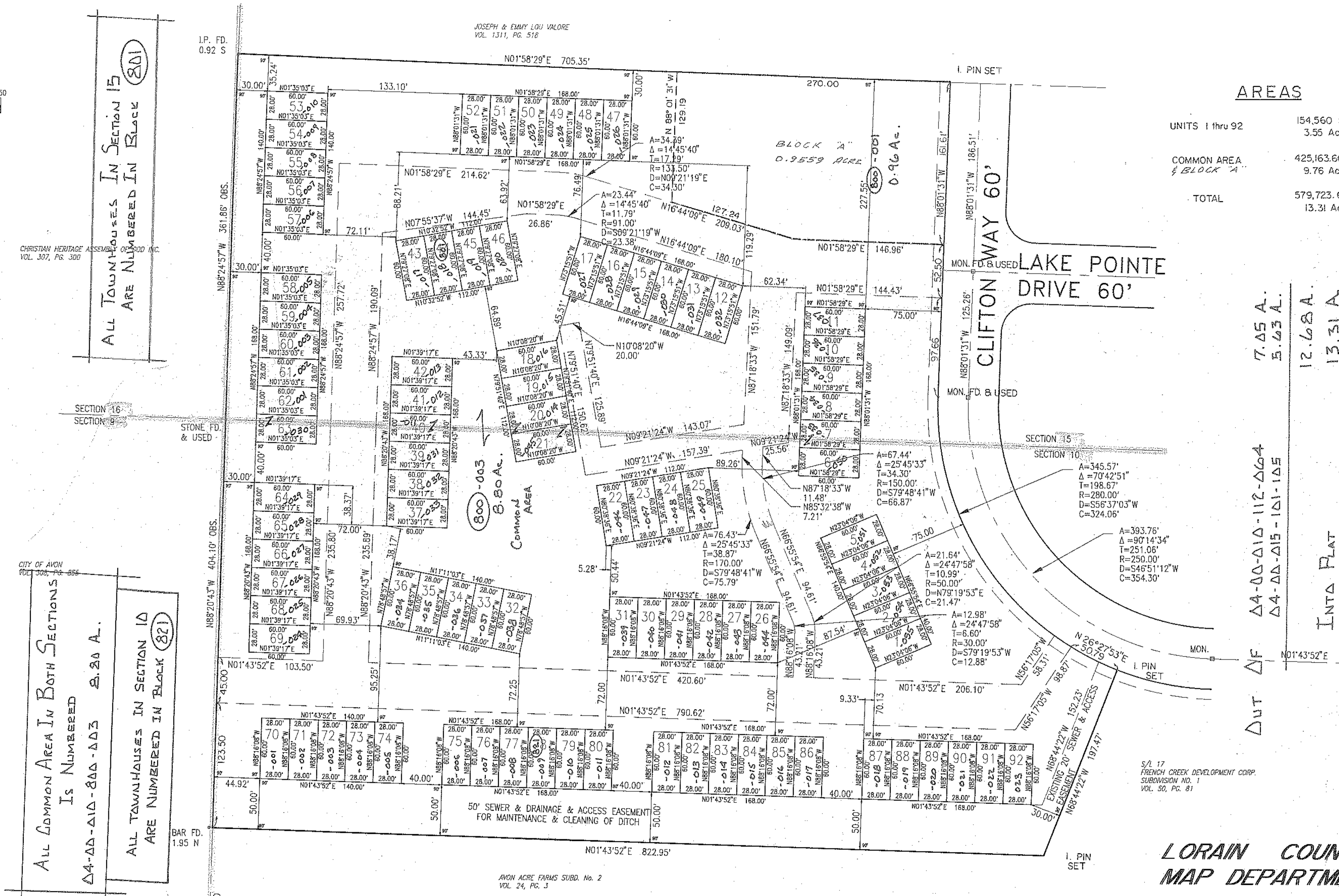


Scale 1" = 50 ft

ALL TOWNHOUSES IN SECTION 15 ARE NUMBERED IN BLACK (201)

CHRISTIAN HERITAGE ASSEMBLY OF GOD INC. VOL. 307, PG. 300

ALL COMMON AREA IN BOTH SECTIONS IS NUMBERED Δ4-00-Δ10-Δ00-Δ03 8.20 A.
ALL TOWNHOUSES IN SECTION 10 ARE NUMBERED IN BLACK (21)



AREAS

UNITS 1 thru 92	154,560 S.F. 3.55 Ac.
COMMON AREA & BLOCK "A"	425,163.60 S.F. 9.76 Ac.
TOTAL	579,723.60 S.F. 13.31 Ac.

7.05 A.	12.68 A.	NONE
5.63 A.	13.31 A.	REMAINDER
Δ4-00-Δ10-112-Δ064	INTO FLAT	
Δ4-00-Δ15-101-105		

JOSEPH & EMMA LOU VALORE VOL. 1311, PG. 518

AVON ACRE FARMS SUBD. No. 2 VOL. 24, PG. 3

SA 17 FRENCH CREEK DEVELOPMENT CORP. SUBDIVISION NO. 1 VOL. 50, PG. 81

APPROVED FOR LORAIN CO. MAP DEPT. DATE: 9-13-95 BY: [Signature] AFTER: 21571

LORAIN COUNTY TAX MAP DEPARTMENT COPY

REVISIONS	9-14-95	RENUMBERED & REDIMENSIONED LOTS.
	9-21-95	REVISED DIMENSIONS, ADDED LOT 93 & CHANGED TITLE

TOWNHOMES OF FRENCH CREEK RESERVE SUBDIVISION PLAT

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

2/2
09/95