

# AVON RESERVE AT SUMMER HILL - SUBDIVISION NO. 1

PART OF ORIGINAL AVON TOWNSHIP SECTION No. 24 NOW IN THE CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

## ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, SCHAFFER DEVELOPMENT COMPANY, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS AVON RESERVE AT SUMMER HILL SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 9 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS RESERVE WAY, SIXTY (60) FEET IN WIDTH AND VARIES.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN AVON RESERVE AT SUMMER HILL SUBDIVISION NO. 1 CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK A, BLOCK B, BLOCK C, AND BLOCK D", 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 AVON RESERVE AT SUMMER HILL SUBDIVISION NO. 1 AS MORE FULLY PROVIDED IN THE "AVON RESERVE AT SUMMER HILL SUBDIVISION NO. 1 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, OHIO EDISON, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLots AS SHOWN HEREIN, 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 ALSO GRANT UNTO THE CITY OF AVON "BIKEWAY EASEMENT" AS SHOWN HEREON.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "SANITARY SEWER" EASEMENTS AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO DRAINAGE FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE SEWER PIPE, MANHOLES, DITCHES, SWALES AND/ OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE EASEMENTS. 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.

IN WITNESS WHEREOF, STEVE SCHAFFER, PRESIDENT OF SCHAFFER DEVELOPMENT COMPANY, HAS HEREUNTO SETS HIS HAND AT Avon OHIO, THIS 11th DAY OF SEPTEMBER, 1996.

BY: Steve Schaffer  
STEVE SCHAFFER, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Nancy R. Maddock  
WITNESS

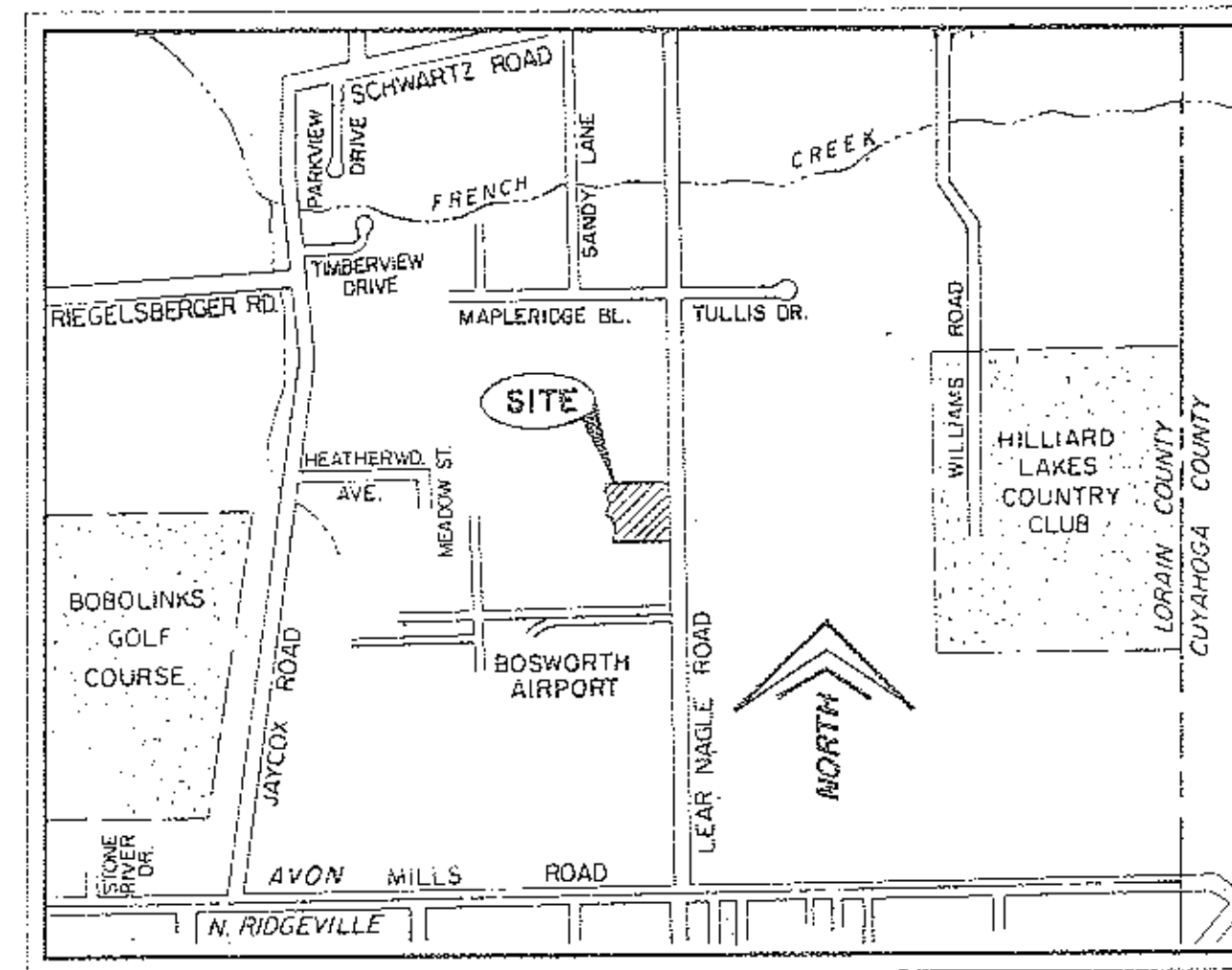
Annette M. ...  
WITNESS

STATE OF OHIO }  
COUNTY OF LORAIN }  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, STEVE SCHAFFER, PRESIDENT, SCHAFFER DEVELOPMENT COMPANY, 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 COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO, THIS 11th DAY OF SEPTEMBER, 1996.

Nancy R. Maddock  
NOTARY PUBLIC

NANCY L. MADDOCK  
Notary Public, State of Ohio  
My Commission Expires 5/25/97



VICINITY MAP  
(N.T.S.)

## MORTGAGE RELEASE

BE IT KNOWN THAT Ohio Savings Bank

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 OR 1329 PAGE 698 OF LORAIN COUNTY RECORD OF MORTGAGES, DATED 8/18/96

AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF Ohio Savings Bank

ITS NAME BY Frank J. Bolonia and Paul A. Gilbert HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN HEREUNTO AFFIXED AT Cleveland, OHIO, THIS 13th DAY OF September, 1996.

SIGNED AND ACKNOWLEDGED

IN THE PRESENCE OF:

Nancy R. Maddock  
Annette M. ...

Frank J. Bolonia  
BY: Frank J. Bolonia S.R.U.P.  
Paul A. Gilbert  
BY: Paul A. Gilbert S.R.U.P.

STATE OF OHIO }  
COUNTY OF LORAIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, Frank J. Bolonia and Paul A. Gilbert 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 September, 1996.

Nancy R. Maddock  
NOTARY PUBLIC

FRANK J. BOLONIA, Notary Public, State of Ohio  
My Commission Expires April 20, 1999

## APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13th DAY OF August, 1996.

John C. Zwick  
AVON CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13th DAY OF August, 1996.

Paul Burik  
PAUL BURIK  
PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Edward Krystowski  
EDWARD KRYSZTOWSKI  
COUNCIL PRESIDENT

## BOUNDARY SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 367.2386 ACRE PARCEL OF LAND LOCATED BETWEEN JAYCOX ROAD AND LEAR-NAGLE ROAD IN THE CITY OF AVON, OHIO FOR CARNEGIE RESIDENTIAL DEVELOPMENT CORP. AND SCHAFFER DEVELOPMENT COMPANY, INC. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE BOUNDARY DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, BASED ON A SURVEY ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS WERE FOUND OR SET AT ALL CORNERS INDICATED ON PLAT SHOWING A REVISION DATE OF APRIL 28, 1994.

James A. Resar  
JAMES ALLEN RESAR, P.S. NO. 6361



9-6-96  
DATE

## PLAT SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE, BASED ON A SURVEY BY JAMES ALLEN RESAR, P.S. NO. 6361 AND THE DIMENSIONS OF THE LOTS AND ROAD ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James R. Pegoraro  
JAMES R. PEGORARO, P.S. NO. 5368

9/10/96  
DATE

AREA TABULATION	
SUBLOTS	2.8557 AC.
BLOCKS	4.0223 AC.
RIGHT/OF/WAY	1.1791 AC.
TOTAL	7.8571 AC.

9 UNITS = 1.15 UNITS/ACRE DENSITY  
7.8571 ACRES

DATE	BY	CHK'D

**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
2838 EAST AVENUE - NENTON, OHIO 44060  
TELEPHONE 256-8463 FAX-6938 931-LAND

AVON RESERVE @ SUMMER HILL  
SUBDIVISION NO. 1  
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

DATE 8-1-96  
SCALE: HOR. N/A  
VERT. N/A  
FILENAME WM-PLAT-1  
CHK'D BY \_\_\_\_\_  
F.B. No. \_\_\_\_\_

RECORD PLAT

SHEET 1 OF 2  
CONTRACT No. schad15a

57/68



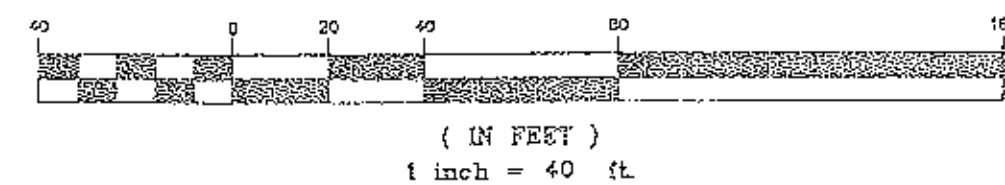
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BL-F1	59.00'	41.19'	21.47'	40.36'	N 33°54'35" E	40°00'00"
BL-F2	398.01'	32.20'	16.11'	32.19'	N 78°24'29" W	04°38'08"
BL-F3	44.00'	59.37'	35.20'	54.97'	N 30°50'08" W	77°19'00"
CL-1	952.97'	149.69'	75.00'	149.54'	N 85°24'35" E	09°00'00"
CL-2	952.97'	99.79'	49.94'	99.75'	N 83°54'35" E	06°00'00"
CL-3	368.01'	109.19'	55.00'	108.79'	N 84°35'25" W	17°00'00"
SL-A	997.97'	13.09'	6.55'	13.09'	N 87°40'34" E	00°45'06"
SL-B	217.30'	48.77'	24.49'	48.66'	N 80°51'44" E	12°52'33"
SL-10	84.00'	20.83'	10.42'	20.82'	N 77°40'01" E	06°29'07"
SL-10	59.00'	47.34'	25.03'	46.08'	N 36°31'48" W	45°58'17"
SL-2	59.00'	29.59'	15.11'	29.28'	N 73°52'59" W	28°44'06"
SL-3	59.00'	5.51'	2.76'	5.51'	N 89°04'25" E	05°21'07"
SL-5	59.00'	33.45'	17.19'	33.01'	N 70°09'13" E	32°29'16"
SL-6	44.00'	18.84'	9.58'	18.69'	N 81°45'28" W	24°31'39"
SL-9A	982.97'	40.36'	20.18'	40.35'	N 82°05'09" E	02°21'08"
SL-9B	84.00'	20.42'	10.22'	20.41'	N 84°05'19" E	06°21'29"

**LEGEND**

- 5/8" IRON PIN SET
- ◆ 5/8" IRON PIN SET IN MONUMENT BOX
- IRON FIN/PIPE FOUND

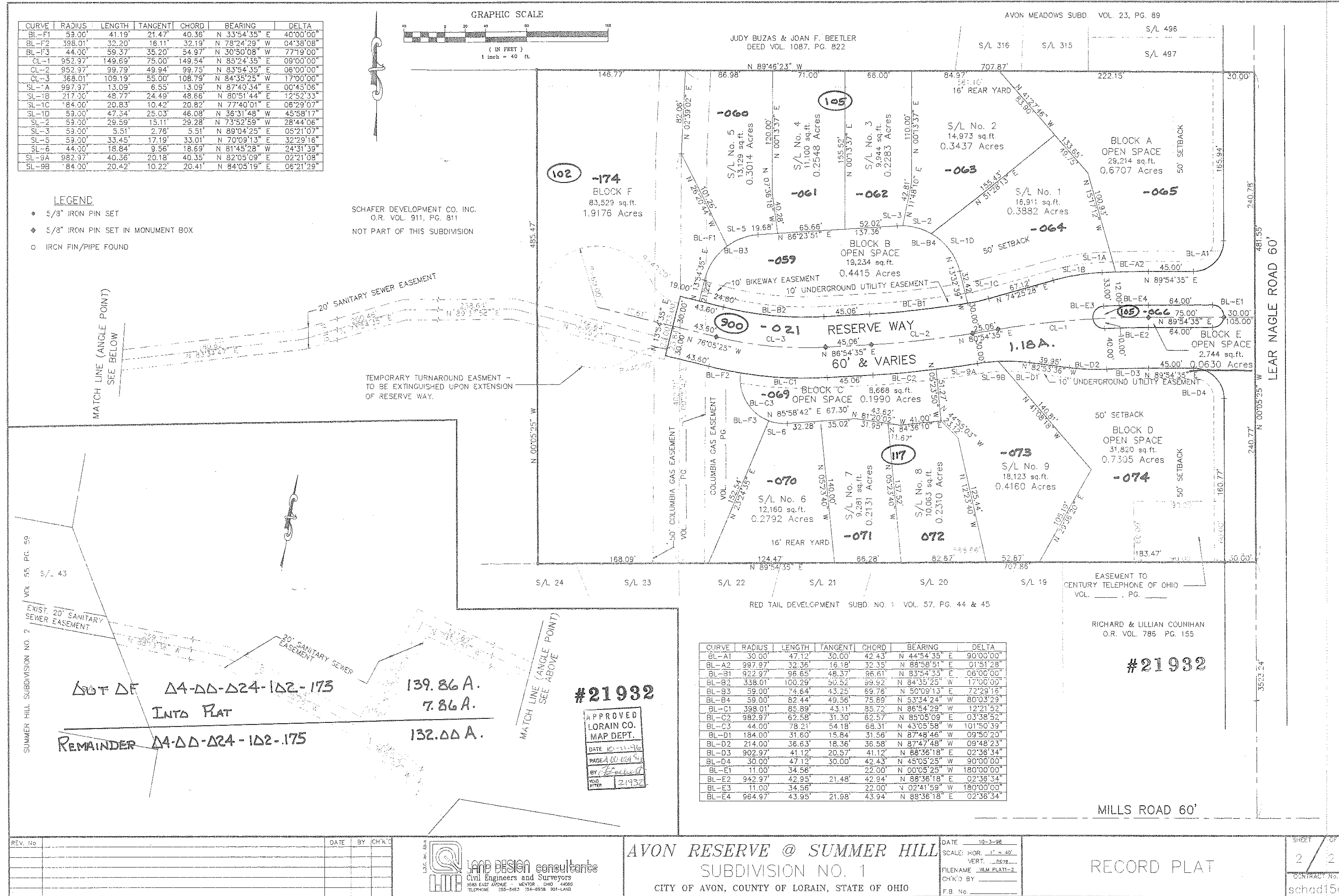
SCHAFFER DEVELOPMENT CO. INC.  
O.R. VOL. 911, PG. 811  
NOT PART OF THIS SUBDIVISION

**GRAPHIC SCALE**



AVON MEADOWS SUBD. VOL. 23, PG. 89

JUDY BUZAS & JOAN F. BEETLER  
DEED VOL. 1087, PG. 822

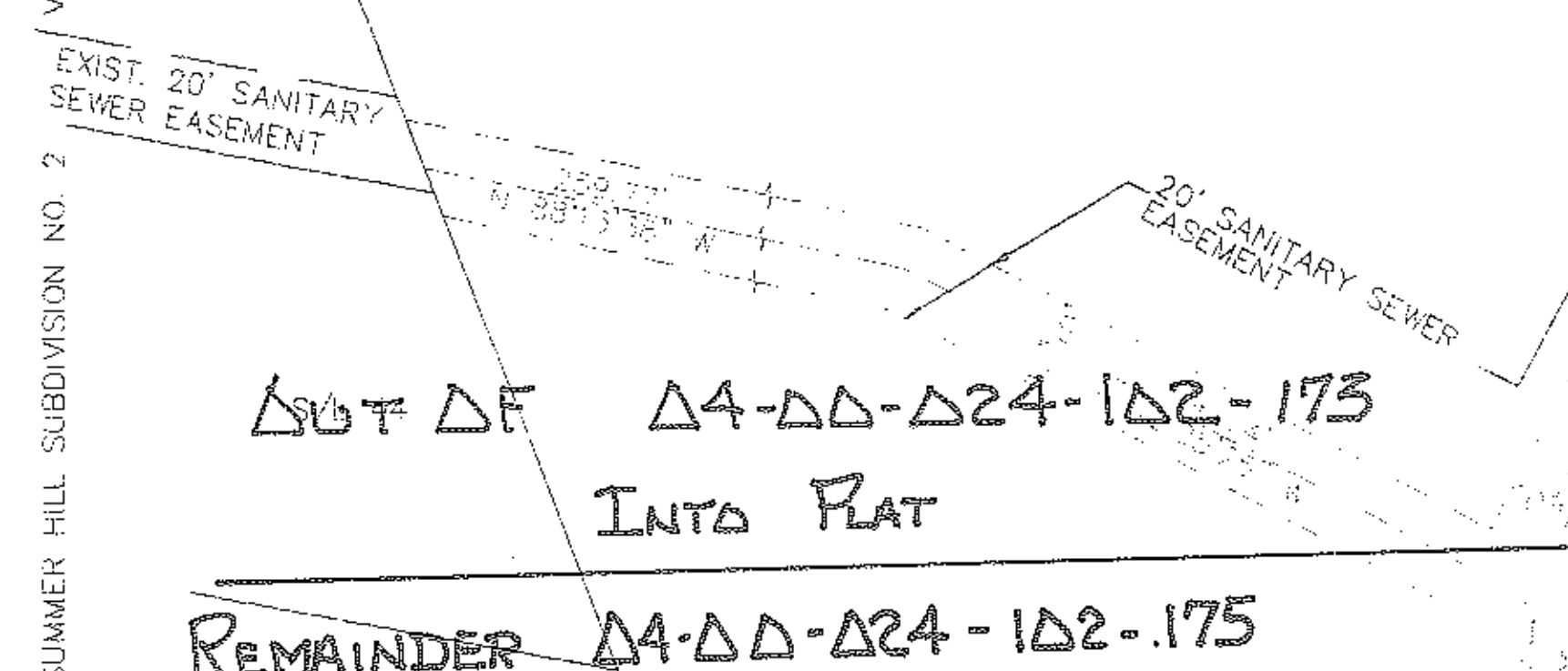


MATCH LINE (ANGLE POINT)  
SEE BELOW

TEMPORARY TURNAROUND EASEMENT -  
TO BE EXTINGUISHED UPON EXTENSION  
OF RESERVE WAY.

MATCH LINE (ANGLE POINT)  
SEE ABOVE

SUMMER HILL SUBDIVISION NO. 2  
VOL. 55, PG. 59  
S/L 43



Δ 07 Δ F Δ 4-Δ Δ-Δ 24-1 Δ 2-175  
INTO PLAT  
REMAINDER Δ 4-Δ Δ-Δ 24-1 Δ 2-175  
139.86 A.  
7.86 A.  
132.Δ Δ A.

**#21932**

APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 10-11-98  
PAGE 4 OF 24  
BY [Signature]  
VOID AFTER 21932

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BL-A1	30.00'	47.12'	30.00'	42.43'	N 44°54'35" E	96°00'00"
BL-A2	997.97'	32.36'	16.18'	32.35'	N 88°58'51" E	01°51'28"
BL-B1	922.97'	96.65'	48.37'	96.61'	N 83°54'35" E	06°00'00"
BL-B2	338.01'	100.29'	50.52'	99.92'	N 84°35'25" W	17°00'00"
BL-B3	59.00'	74.64'	43.25'	69.78'	N 50°09'13" E	72°29'16"
BL-B4	59.00'	82.44'	49.36'	75.69'	N 53°34'24" W	80°03'29"
BL-C1	398.01'	85.89'	43.11'	85.72'	N 86°54'29" W	12°21'52"
BL-C2	982.97'	62.58'	31.30'	62.57'	N 85°05'09" E	03°38'52"
BL-C3	44.00'	78.21'	54.18'	68.31'	N 43°05'58" W	101°50'39"
BL-D1	184.00'	31.60'	15.84'	31.56'	N 87°48'46" W	09°50'20"
BL-D2	214.00'	36.63'	18.36'	36.58'	N 87°47'48" W	09°48'23"
BL-D3	902.97'	41.12'	20.57'	41.12'	N 88°36'18" E	02°36'34"
BL-D4	30.00'	47.12'	30.00'	42.43'	N 45°05'25" W	90°00'00"
BL-E1	11.00'	34.56'	22.00'	22.00'	N 00°05'25" W	180°00'00"
BL-E2	942.97'	42.95'	21.48'	42.94'	N 88°36'18" E	02°36'34"
BL-E3	11.00'	34.56'	22.00'	22.00'	N 02°41'59" W	180°00'00"
BL-E4	964.97'	43.95'	21.98'	43.94'	N 88°36'18" E	02°36'34"

RICHARD & LILLIAN COUNIHAN  
O.R. VOL. 786 PG. 155

**#21932**

AVON RESERVE @ SUMMER HILL  
SUBDIVISION NO. 1  
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

DATE 10-3-98  
SCALE: HOR. 1" = 40'  
VERT. AS SHOWN  
FILENAME WLM PLAT1-2  
CHK'D BY  
F.B. No.

RECORD PLAT

SHEET 2 OF 2  
CONTRACT No. schad15a

57/69