

SUMMER HILL SUBDIVISION NO. 3

BEING A RESUBDIVISION OF PART OF BLOCK "C" IN SUMMER HILL SUBDIVISION NO. 2 AS RECORDED IN VOL. 55, PG. 59 AND A SUBDIVISION OF MORE LAND IN 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 SUMMER HILL SUBDIVISION NO. 3, A SUBDIVISION OF SUBLOTS 62 THROUGH 117 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS VALLEY VIEW LANE AND FALL LAKE DRIVE, ALL SIXTY (60) FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN SUMMER HILL SUBDIVISION NO. 3 CERTAIN AREAS OF LAND DESIGNATED AS 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 SUMMER HILL SUBDIVISION NO. 3 AS MORE FULLY PROVIDED IN THE "SUMMER HILL SUBDIVISION NO. 3 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 SUBLLOT 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 SUBLLOTS 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 SUBLLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "STORM 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 L. Maddock
WITNESS

Connetta Stuebing
WITNESS

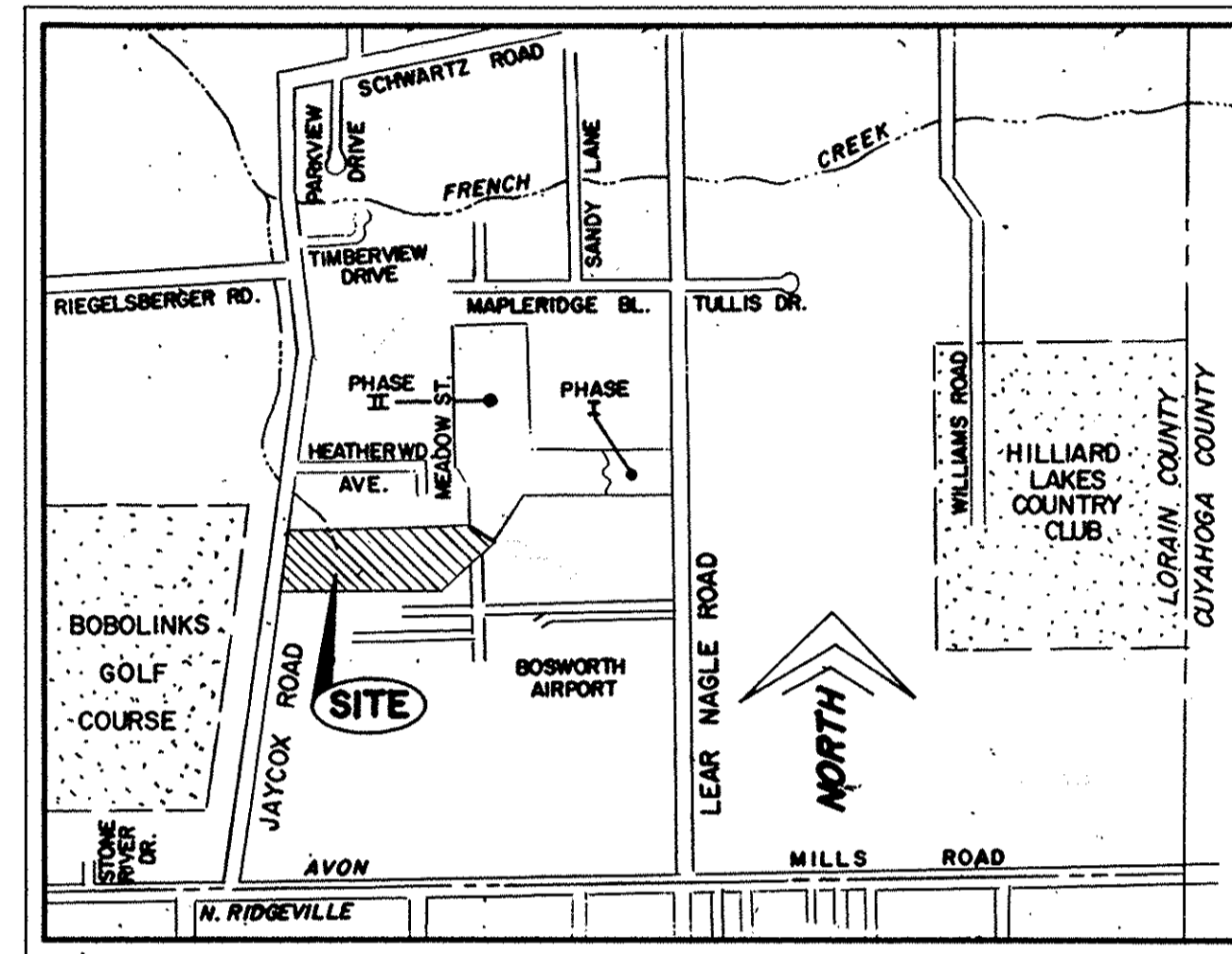
STATE OF OHIO }
COUNTY OF LORAIN }

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 L. Maddock
NOTARY PUBLIC

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



VICINITY MAP (N.T.S.)

AREA TABULATION	
SUBLOTS	25.2803 AC.
BLOCK "D"	6.0748 AC.
RIGHT-OF-WAY	4.6448 AC.
TOTAL	35.9999 AC.

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 1328, PAGE 638 OF LORAIN COUNTY RECORD OF MORTGAGES, DATED 8/15/96

RESERVED. IN WITNESS WHEREOF Ohio Savings Bank AND THE EASEMENTS HEREIN GRANTED AND ITS NAME BY Frank S. Belogian and Carl A. Fisher HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Cleveland, OHIO, THIS 13th DAY OF September, 1996.

SIGNED AND ACKNOWLEDGED

IN THE PRESENCE OF:

South Brown
South Brown

Frank S. Belogian
BY: Frank S. Belogian SA, U.P.
Carl A. Fisher
BY: Carl A. Fisher SA, 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 S. Belogian and Carl A. Fisher THROUGH: 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.

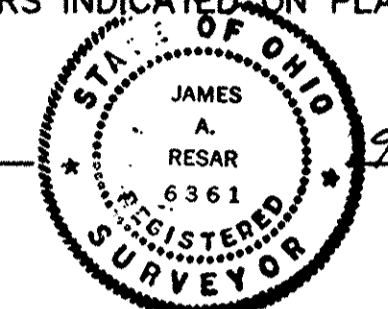
South Brown
NOTARY PUBLIC

FAITH E. POWE, Notary Public
State of Ohio
My Commission Expires April 20, 1999

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. Pecoraro
JAMES R. PECORARO, P.S. NO. 5368

9/10/96
DATE

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11th DAY OF August, 1996.

Peter 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

DEC 18 1996

RECEIVED FOR RECORD
at 2:27 o'clock P.M. in PLAT RECORD
VOL. 58 MARY ANN JAMISON
PAGE 5 Lorain County Recorder
28, 29 + 30 inc.

131 60 me
1 mlf.
130 x 1.0 T.
(L.M.)

REV'D.	DATE	BY	CHK'D
REV'D. VICINITY MAP	11-25-96	G.S.V.	

LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE - MENTOR, OHIO 44060
TELEPHONE 225-8463 354-8938 951-LAND

SUMMER HILL SUBDIVISION
NO. 3
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

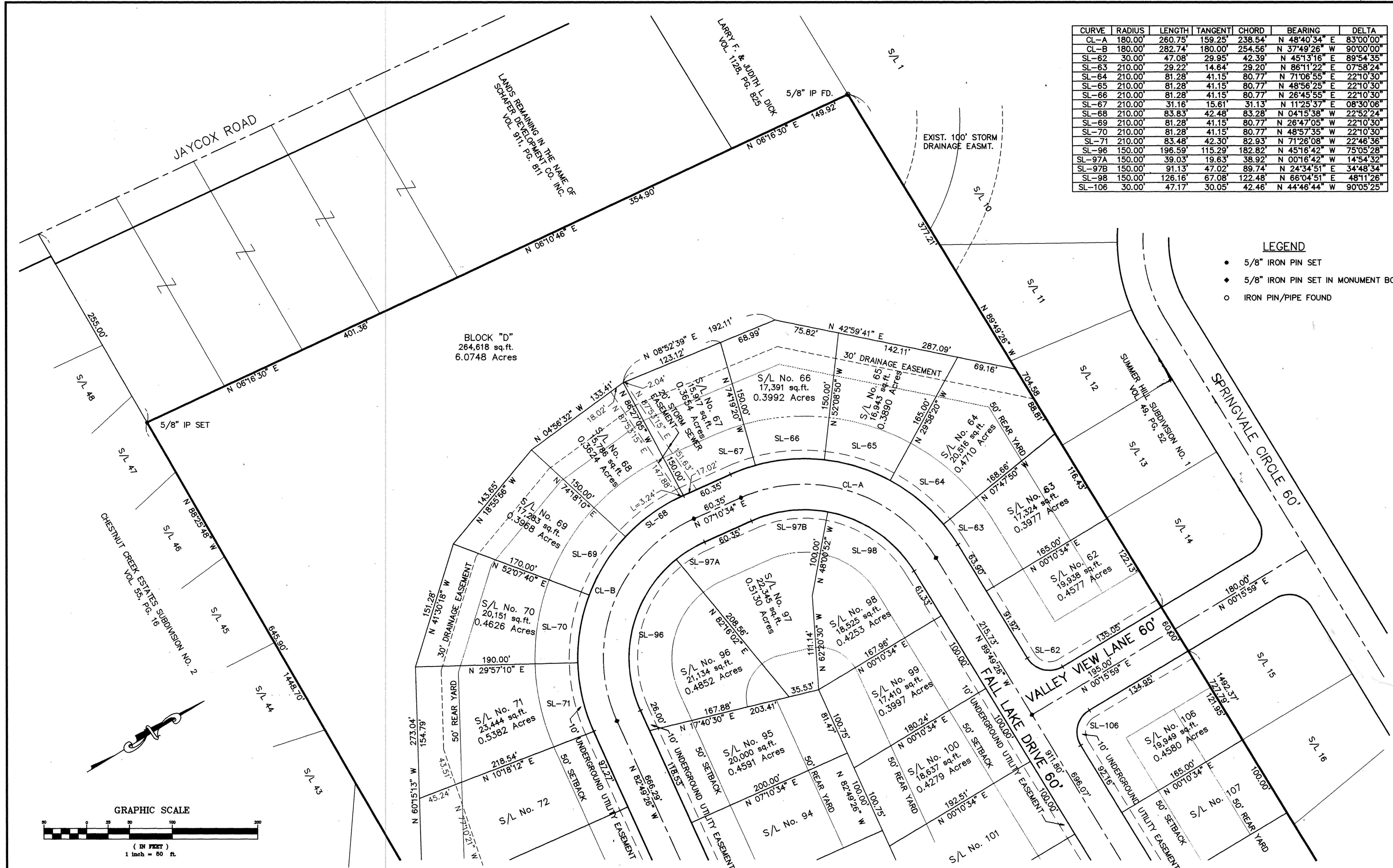
DATE 8-1-98
SCALE: HOR. N/A
VERT. N/A
FILENAME WM PLATS-1
CHK'D BY _____
F.B. No. _____

RECORD PLAT

SHEET OF
P1 P3
CONTRACT No.
schad16i

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL-A	180.00'	260.75'	159.25'	238.54'	N 48°40'34" E	83°00'00"
CL-B	180.00'	282.74'	180.00'	254.56'	N 37°49'26" W	90°00'00"
SL-62	30.00'	47.08'	29.95'	42.39'	N 45°13'16" E	89°54'35"
SL-63	210.00'	29.22'	14.64'	29.20'	N 86°11'22" E	07°58'24"
SL-64	210.00'	81.28'	41.15'	80.77'	N 71°08'55" E	22°10'30"
SL-65	210.00'	81.28'	41.15'	80.77'	N 48°56'25" E	22°10'30"
SL-66	210.00'	81.28'	41.15'	80.77'	N 26°45'55" E	22°10'30"
SL-67	210.00'	31.16'	15.61'	31.13'	N 11°25'37" E	08°30'06"
SL-68	210.00'	83.83'	42.48'	83.28'	N 04°15'38" W	22°52'24"
SL-69	210.00'	81.28'	41.15'	80.77'	N 26°47'05" W	22°10'30"
SL-70	210.00'	81.28'	41.15'	80.77'	N 48°57'35" W	22°10'30"
SL-71	210.00'	83.48'	42.30'	82.93'	N 71°26'08" W	22°46'36"
SL-96	150.00'	196.59'	115.29'	182.82'	N 45°16'42" W	75°05'28"
SL-97A	150.00'	39.03'	19.63'	38.92'	N 00°16'42" W	14°54'32"
SL-97B	150.00'	91.13'	47.02'	89.74'	N 24°34'51" E	34°48'34"
SL-98	150.00'	126.16'	67.08'	122.48'	N 66°04'51" E	48°11'26"
SL-106	30.00'	47.17'	30.05'	42.46'	N 44°46'44" W	90°05'25"

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



REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
 Civil Engineers and Surveyors
 8585 EAST AVENUE - MENTOR, OHIO 44060
 TELEPHONE 228-9463 354-9936 961-LAND

SUMMER HILL SUBDIVISION
 NO. 3
 CITY OF AVON, LORAIN COUNTY, OHIO

DATE 12-10-98
 SCALE: HOR. 1" = 50'
 VERT. none
 FILENAME WM PLATS-2
 CH'KD BY
 F.B. No.

RECORD PLAT

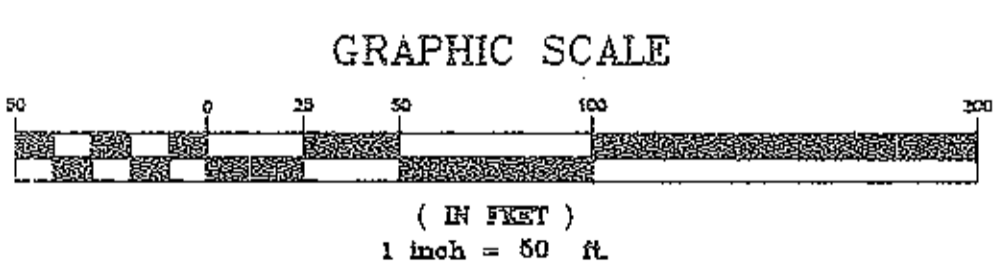
SHEET OF P2 P3
 CONTRACT No. schad16i

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL-C	200.00	229.63	129.35	217.22	N 64°17'02" E	65°47'04"
CL-D	300.00	179.48	92.52	176.82	N 14°15'09" E	34°16'43"
CL-E	279.35	286.61	157.36	274.20	N 60°47'02" E	58°47'04"
CL-F	279.35	14.93	7.47	14.93	N 88°38'41" E	03°03'47"
CL-G	279.35	271.68	147.66	261.10	N 59°15'09" E	55°43'17"
SL-78	230.00	33.74	16.90	33.71	N 87°01'36" W	08°24'21"
SL-79	230.00	82.59	41.74	82.14	N 78°29'01" E	20°34'23"
SL-80	230.00	83.28	42.10	82.83	N 57°49'26" E	20°44'48"
SL-81	230.00	64.46	32.45	64.25	N 39°25'16" E	16°03'32"
SL-83	330.00	87.09	43.80	86.84	N 23°49'51" E	15°07'18"
SL-84	330.00	87.09	43.80	86.84	N 08°42'33" E	15°07'18"
SL-85A	330.00	23.24	11.63	23.24	N 00°52'09" W	04°02'07"
SL-85B	30.00	41.79	25.09	38.49	N 37°01'16" E	79°48'58"
SL-85C	309.35	78.41	38.40	76.21	N 69°51'13" E	14°09'05"
SL-86A	30.00	45.52	28.44	41.28	N 46°21'19" W	86°56'13"
SL-86B	270.00	25.35	12.68	25.34	N 00°11'51" W	05°22'43"
SL-87	270.00	136.19	69.58	134.75	N 16°56'30" E	28°54'00"
SL-88	170.00	52.31	26.36	52.11	N 40°12'26" E	17°37'52"
SL-89	170.00	142.87	75.96	138.71	N 73°05'58" E	48°09'12"
SL-112	249.35	95.12	48.14	94.54	N 79°14'53" E	21°51'22"
SL-113	249.35	160.71	83.26	157.95	N 49°51'21" E	36°55'42"
SL-115	30.00	47.12	30.00	42.43	N 76°23'30" E	90°00'00"
SL-116	309.35	83.09	41.80	82.85	N 39°05'12" E	15°23'24"
SL-117	309.35	86.37	43.47	86.09	N 54°46'47" E	15°59'46"



CARNEGIE RESIDENTIAL DEVELOPMENT CORP.
O.R. 911, PG. 544

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



RED TAIL DEVELOPMENT SUBDIVISION NO. 1 VOL. 57, PG. 44 & 45

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
Civil Engineers and Surveyors
9585 EAST AVENUE • MENTOR, OHIO 44060
TELEPHONE 228-8483 FAX 883-8311-LAND

SUMMER HILL SUBDIVISION
NO. 3
CITY OF AVON, LORAIN COUNTY, OHIO

DATE 12-10-88
SCALE: HOR. 1" = 60'
VERT. none
FILENAME W.M. PLATS-3
CHK'D BY
F.B. No.

SHEET	OF
P3	P3
CONTRACT No. schad16	

RECORD PLAT

58/28-30