

CANEEL RUN SUBDIVISION NO. 1 PLAT

BEING PART OF
AVON TOWNSHIP SECTION NO. 20
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

SURVEYOR'S CERTIFICATE

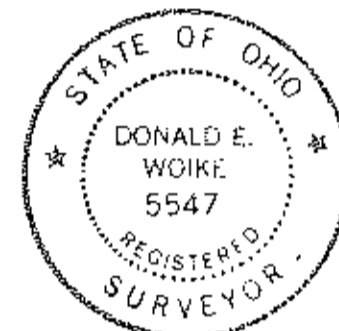
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, BRIARWOOD INVESTMENT INC., I HAVE SURVEYED AND PLATTED THE CANEEL RUN SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 18.5827 ACRES IN AVON TOWNSHIP SECTION NO. 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED ϕ 1" CAPPED IRON PIN MONUMENTS WERE FOUND OR WERE TO BE SET. AT ALL POINTS INDICATED \bullet 5/8" CAPPED IRON PINS WERE TO BE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING 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 DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

SEPTEMBER, 1996

ACREAGE IN 39 LOTS	14.3890 AC.
ACREAGE IN STREETS	4.1937 AC.
TOTAL	18.5827 AC.



Donald E. Woike
DONALD E. WOIKE, REGISTERED SURVEYOR NO. 5547

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS BUTTON BUSH, SAWMILL DRIVE, DEERFIELD DRIVE AND LEAR NAGLE ROAD.

THE UNDERSIGNED OWNERS DO HEREBY GRANT THE 20' DRAINAGE AND SEWER EASEMENT "A" JOINTLY TO THE OWNERS OF SUBLOTS 19, 20, 21, 22, 23, 24, 25, 38, 39, AND THE REMAINDER OF THE PARCEL OF LAND CONVEYED TO BRIARWOOD INVESTMENT INC. BY DEED RECORDED IN VOLUME 908, PAGE 544 OF LORAIN COUNTY RECORDS OF DEEDS, THEIR SUCCESSORS AND ASSIGNS (INCLUDING THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES) AND DO HEREBY GRANT THE 20' DRAINAGE AND SEWER EASEMENT "B" JOINTLY TO THE OWNERS OF SUBLOTS 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 AND 37, THEIR SUCCESSORS AND ASSIGNS (INCLUDING THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES) FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF STORM SEWERS AND SURFACE DRAINAGE AND DO HEREBY GRANT UNTO THE CITY OF AVON LAKE SAID 20' DRAINAGE EASEMENTS "A" AND "B" (INCLUDING RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES) FOR THE PURPOSE OF MAINTAINING THE UNDERGROUND RETENTION PIPES IN THE EVENT THAT THE OWNERS RESPONSIBILITY OF MAINTENANCE IS NEGLECTED, IN THE LOCATION SHOWN UNDER, OVER AND THROUGH THE SUBLOTS AND ALL ITS LANDS SHOWN HEREON.

BRIARWOOD INVESTMENT INC.

BY *James A. Camella* *President*

NOTARY PUBLIC

COUNTY OF LORAIN)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR BRIARWOOD INVESTMENT INC. BY: *James A. Camella, its President* WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE CANEEL RUN SUBDIVISION NO. 1 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF November, 19 96.

Calvinbeck R. Gross
NOTARY PUBLIC

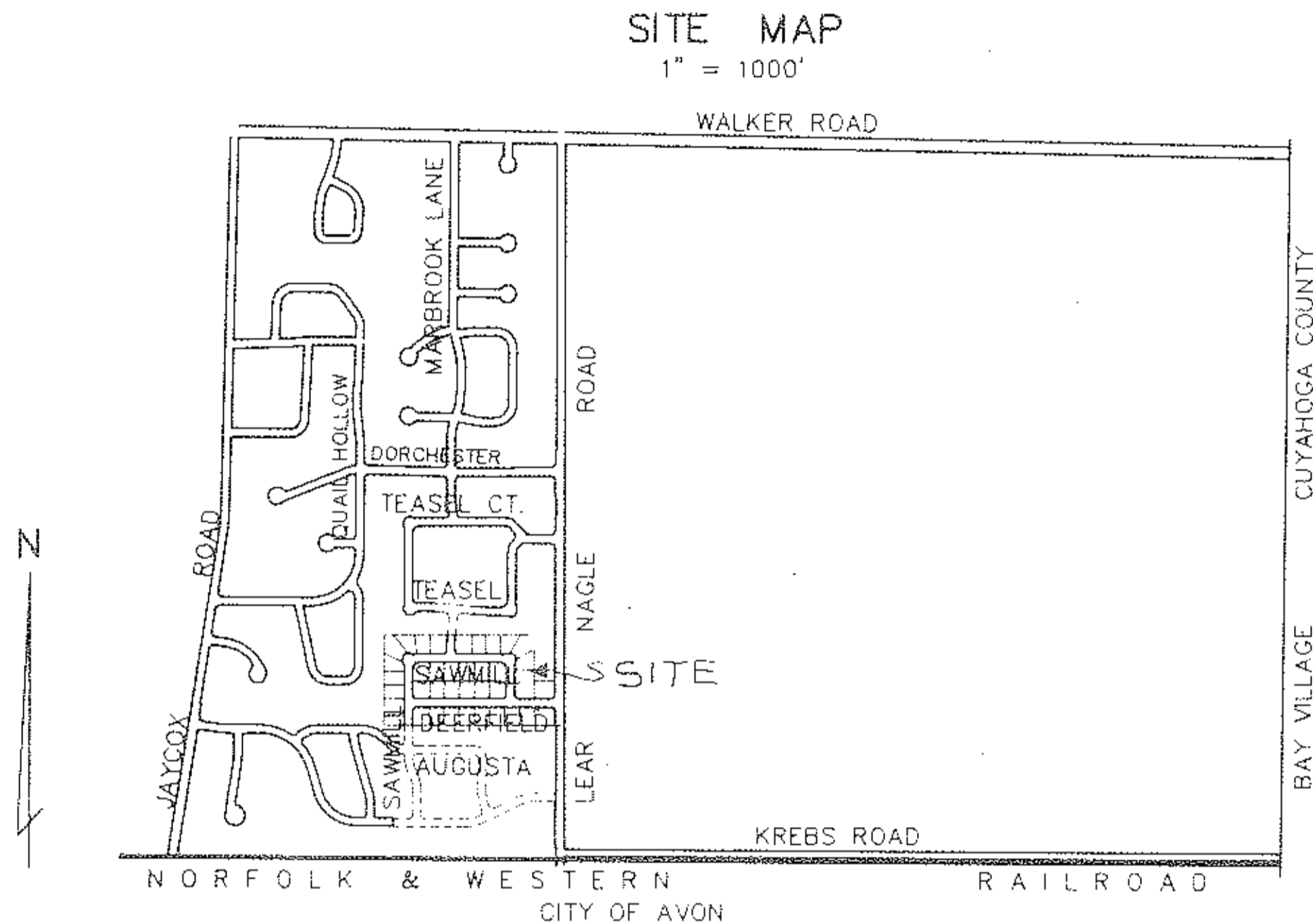
MY COMMISSION EXPIRES July 25, 2001

10' UTILITY EASEMENT

BRIARWOOD INVESTMENT INC., THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTURY TELEPHONE COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS 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 NECESSARY AND 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 COMMUNICATION 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 EASEMENTS RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEES 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 GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BRIARWOOD INVESTMENT INC.

BY *James A. Camella* *President*



ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE CANEEL RUN SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

Wade M. Mertz 1-9-97
AVON LAKE MUNICIPAL ENGINEER
WADE M. MERTZ, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE CANEEL RUN SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE DECEMBER DAY OF DECEMBER 3, 19 96.

Albert J. Dispenza, Jr.
AVON LAKE PLANNING COMMISSION SECRETARY
ALBERT J. DISPENZA, JR. A.I.C.P.

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE CANEEL RUN SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 221-96 PASSED THE 2 DAY OF December, 19 96.

Vincent M. Urlin
MAYOR
VINCENT M. URLIN

Kathleen Lynch
CLERK OF COUNCIL
KATHLEEN LYNCH

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE CANEEL RUN SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Geoffrey R. Smith
AVON LAKE LAW DIRECTOR
GEOFFREY R. SMITH

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT First Merit EST. BANK MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF CANEEL RUN SUBDIVISION NO. 1 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS BUTTON BUSH, SAWMILL DRIVE, DEERFIELD DRIVE AND LEAR NAGLE ROAD.

BY: *George W. Doughty*

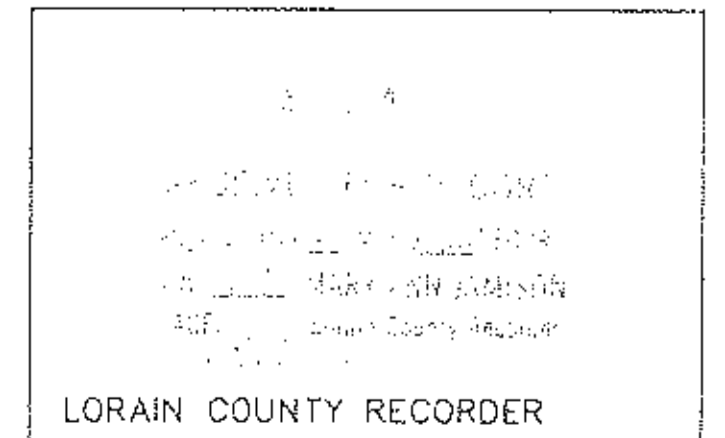
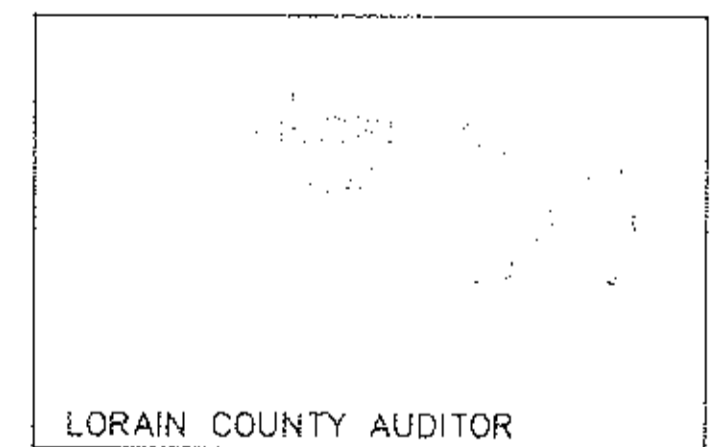
NOTARY PUBLIC

COUNTY OF LORAIN)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR George W. Doughty BY: George W. Doughty WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE CANEEL RUN SUBDIVISION NO. 1 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25 DAY OF November, 19 96.

Paula A. Morales
NOTARY PUBLIC

MY COMMISSION EXPIRES May 30, 2000



REVISIONS	

CANEEL RUN SUBDIVISION NO. 1 PLAT

**THE HENRY G. REITZ
ENGINEERING COMPANY**
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
PHONE: (216) 251-3033

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SEPTEMBER
1996

