

FRENCH CREEK MEDICAL CAMPUS

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 15 NOW IN THE
CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, COMPREHENSIVE HEALTHCARE OF OHIO, INC., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS FRENCH CREEK MEDICAL CAMPUS A SUBDIVISION OF SUBLOTS 1 THROUGH 6 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREIN AND DESIGNATED AS HEALTHWAY DRIVE, SEVENTY (70) FEET IN WIDTH

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE CENTURY TELEPHONE CO. OF OHIO, AND CABLEVISION THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) 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 CREATED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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 ADJUNCT 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 "STORM SEWER" AND "SANITARY SEWER" EASEMENTS AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO DRAINAGE FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE STORM 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.

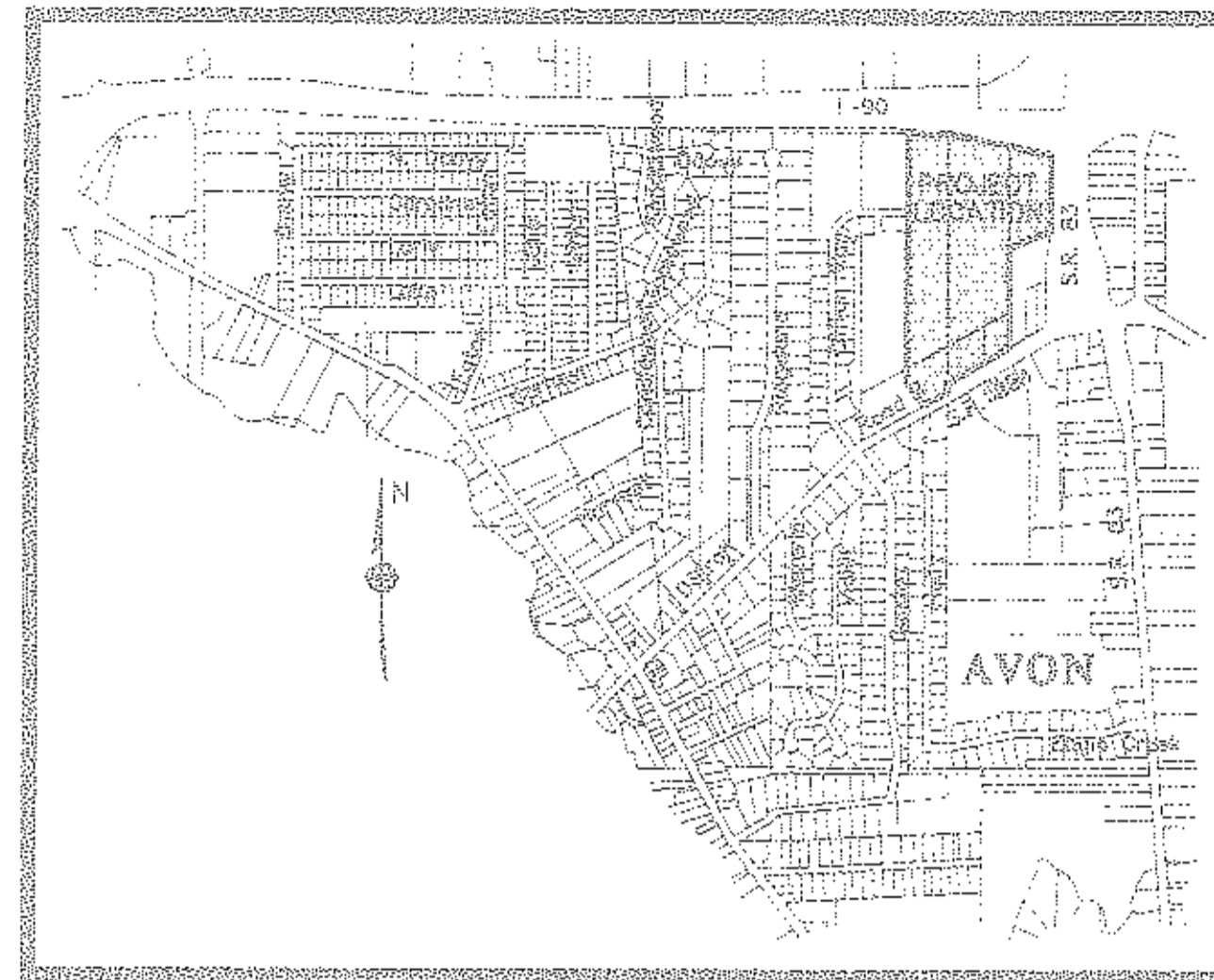
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF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

IN WITNESS WHEREOF, JAMES KEEGAN, PRESIDENT, COMPREHENSIVE HEALTHCARE OF OHIO, INC., HAS HEREUNTO SET HIS HAND AT Avon, OHIO, THIS 12th DAY OF December, 1996.

COMPREHENSIVE HEALTHCARE OF OHIO, INC.
BY: James Keegan
JAMES KEEGAN, PRESIDENT & C.E.O.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Robert X. Manderson WITNESS
Paul Burk WITNESS



AREA MAP
1" = 100'

STATE OF OHIO
SS
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, JAMES KEEGAN, PRESIDENT & C.E.O., COMPREHENSIVE HEALTHCARE OF OHIO, INC., 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 COMPREHENSIVE HEALTHCARE OF OHIO, INC. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT ELYRIA, OHIO, THIS 12th DAY OF December, 1996.

Don A. By
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/28/02

MORTGAGE RELEASE
BE IT KNOWN THAT

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.

AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF _____ HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY _____ THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT _____, OHIO, THIS _____ DAY OF _____, 199__.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

N/A

STATE OF OHIO
SS
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED _____ 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 _____, OHIO, THIS _____ DAY OF _____, 199__.

NOTARY PUBLIC

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 1996.

Gar E. Kormanig
AVON CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 1996.

Paul Burk
PAUL BURK
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 Kryskowski
EDWARD KRYSKOWSKI
COUNCIL PRESIDENT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "FRENCH CREEK MEDICAL CAMPUS" AS SHOWN HEREON AND CONTAINING 47.482 ACRES OF LAND IN ORIGINAL LOT NO. 15 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.

David L. Elwell
DAVID L. ELWELL
REGISTERED SURVEYOR NO. 5333



RECEIVED FOR RECORD
BY: HEATHER A. JARVIS
COUNTY CLERK
LORAIN COUNTY
12/14/96

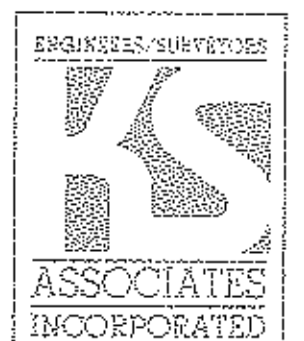
| | |
|------------------------|--|
| DATE: 3-5-96 | |
| DRAWN BY: ELK | |
| CHK'D BY: WAN | |
| P.B. | |
| DWG. NAME: 000001SUB1 | |
| REVISIONS | |
| 12-3-96 ORIGINAL ISSUE | |

RECORD PLAT

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44035

ELYRIA (216) 322-6317 LORAIN (216) 244-9757



SHEET
1 OF
2
JOB NO.
92608

