

SWEETBRIAR SUBDIVISION NO. 7 PLAT

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

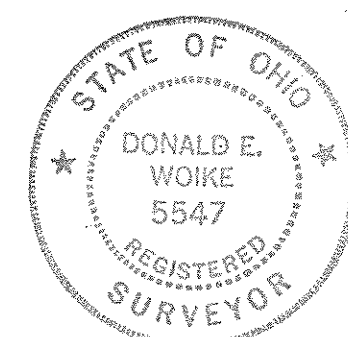
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, J. & W. DEVELOPMENT CO., I HAVE SURVEYED AND PLATTED THE SWEETBRIAR SUBDIVISION NO. 7 AS SHOWN HEREON AND CONTAINING 12.7396 ACRES IN ORIGINAL AVON TOWNSHIP SECTION NO. 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED 1" CAPPED IRON PIN MONUMENTS WERE SET.
AT ALL POINTS INDICATED 5/8" CAPPED (REITZ ENG.) IRON PINS WERE 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.

FEBRUARY, 1997

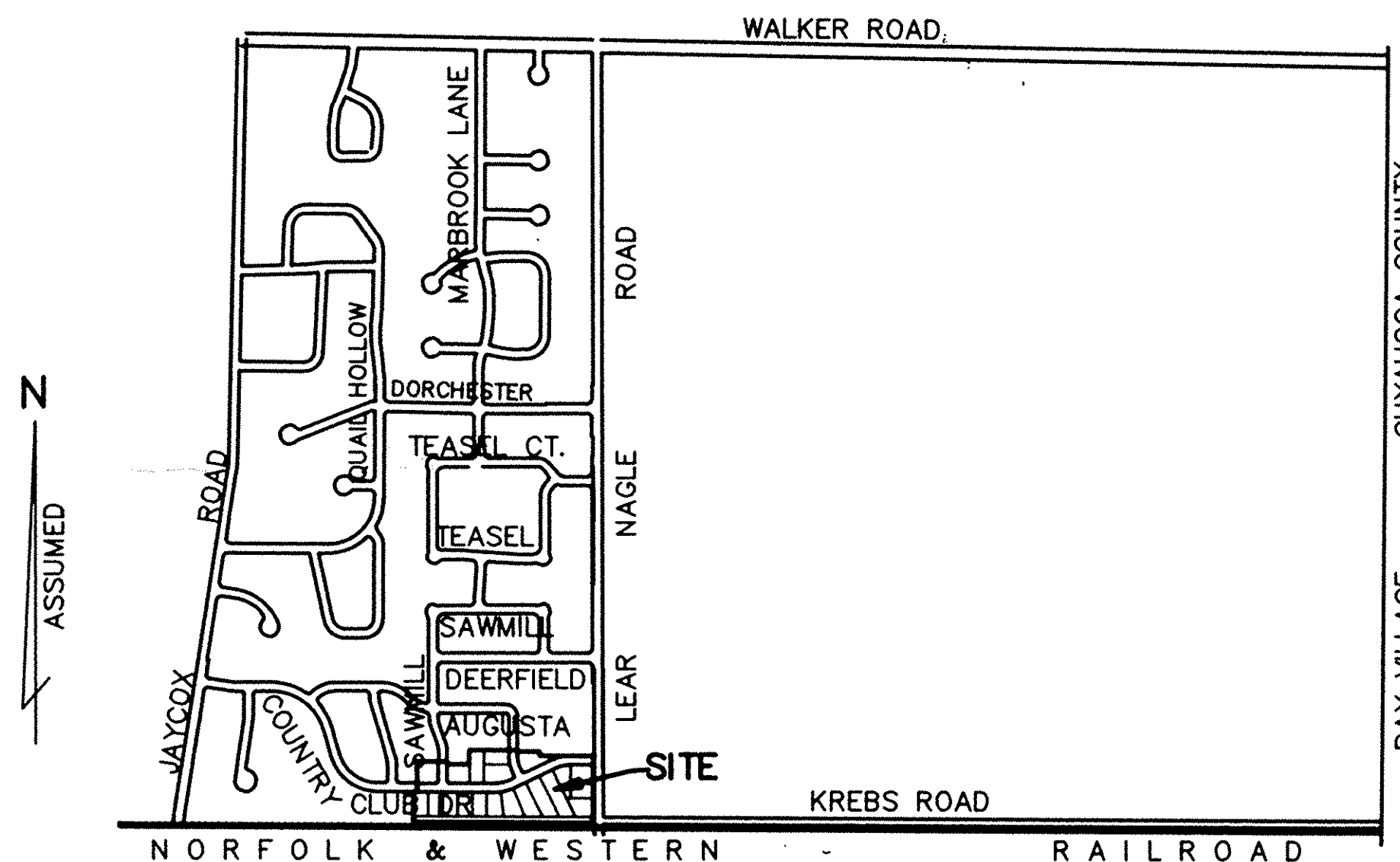


ACREAGE IN 20 LOTS 9.3422 AC.
ACREAGE IN 1 BLOCK 1.1230 AC.
ACREAGE IN STREETS 2.5909 AC.
TOTAL 13.0561 AC.

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

SITE MAP

1" = 1000'



ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 7 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.

Waide M. Mertz
AVON LAKE MUNICIPAL ENGINEER
WAIDE M. MERTZ, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 7 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 3RD DAY OF March, 19 98.

Albert J. Dispensa, 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 SWEETBRIAR SUBDIVISION NO. 7 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 50-98 PASSED THE 9 DAY OF MARCH, 19 98.

Vincent M. Urbin
MAYOR
VINCENT M. URBIN

Kathleen Lynch
CLERK OF COUNCIL
KATHLEEN LYNCH

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 7 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

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 COUNTRY CLUB DRIVE, SAWMILL DRIVE, AUGUSTA DRIVE AND LEAR-NAGLE ROAD.

J. & W. DEVELOPMENT CO.

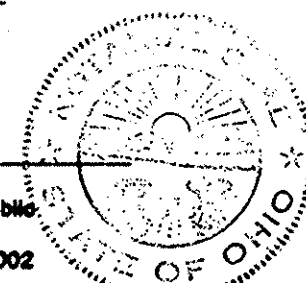
BY *Thomas L. Butts* Pres.

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 J. & W. DEVELOPMENT CO. BY: THOMAS L. BUTTS, PRESIDENT WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE SWEETBRIAR SUBDIVISION NO. 7 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 12th DAY OF JANUARY, 19 98.

Melinda M. Baldwin
NOTARY PUBLIC



MY COMMISSION EXPIRES November 27, 2002

10' UTILITY EASEMENT

J. & W. DEVELOPMENT CO., 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.

J. & W. DEVELOPMENT CO.

BY *Thomas L. Butts* Pres.

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT FIRSTMORT EST NATIONAL BANK MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE SWEETBRIAR SUBDIVISION NO. 7 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 COUNTRY CLUB DRIVE, SAWMILL DRIVE, AUGUSTA DRIVE AND LEAR-NAGLE ROAD.

BY: *Susan M. Grachen*
Commercial Loan Officer

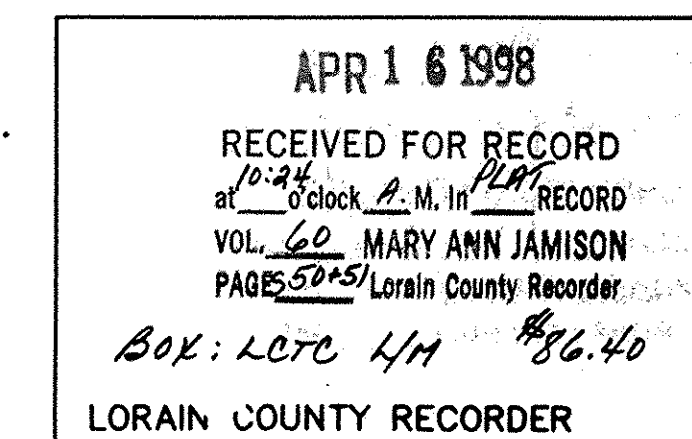
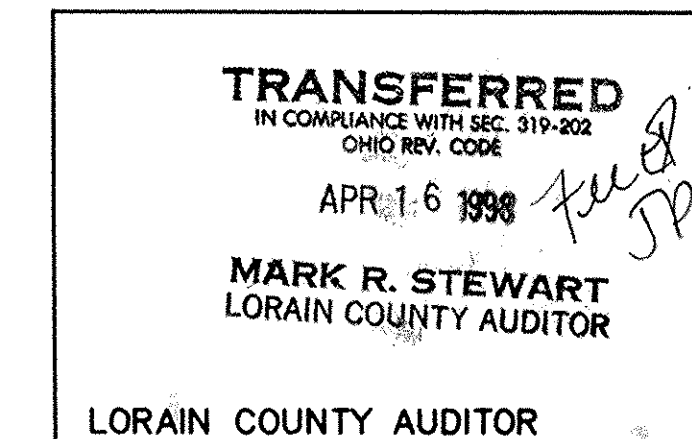
NOTARY PUBLIC

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 FIRSTMORT EST NATIONAL BANK BY: SUSAN M. GRACHEN WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE SWEETBRIAR SUBDIVISION NO. 7 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 18th DAY OF MARCH, 19 98.

Alvin G. Usher
NOTARY PUBLIC

MY COMMISSION EXPIRES July 19, 1998



REVISIONS	

SWEETBRIAR SUBDIVISION NO. 7 PLAT

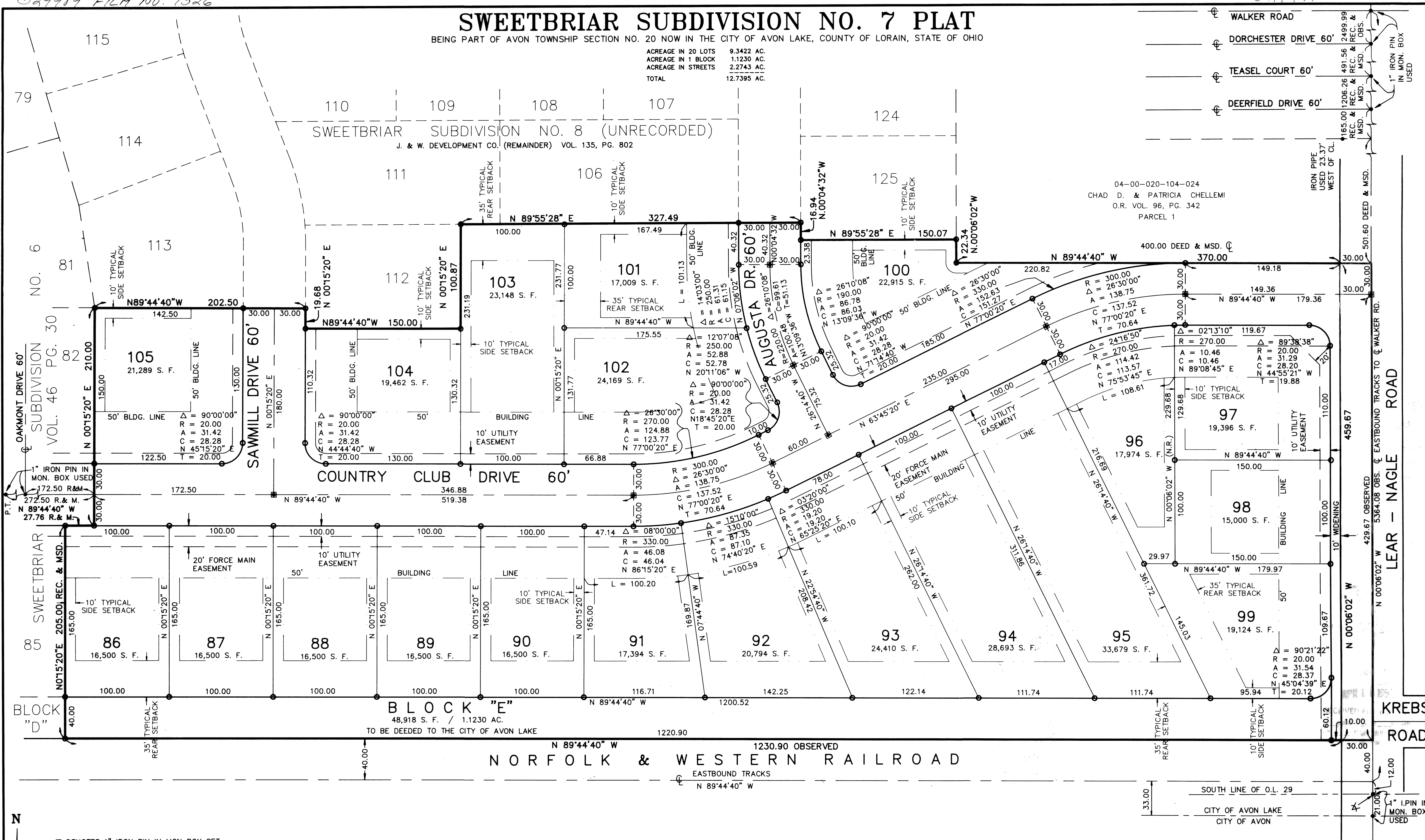
**THE HENRY G. REITZ
ENGINEERING COMPANY**
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
PHONE: (216) 251-3033

1
2
SEPTEMBER
1993

SWEETBRIAR SUBDIVISION NO. 7 PLAT

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

ACREAGE IN 20 LOTS	9.3422 AC.
ACREAGE IN 1 BLOCK	1.1230 AC.
ACREAGE IN STREETS	2.2743 AC.
TOTAL	12.7395 AC.



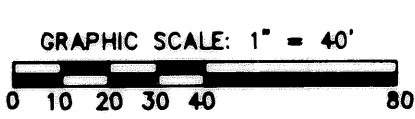
04-00-020-104-024
 CHAD D. & PATRICIA CHELLEMI
 O.R. VOL. 96, PG. 342
 PARCEL 1

1" IRON PIN IN MON. BOX USED

429.67 OBSERVED
 N 00°06'02" W 5364.08 OBS. E EASTBOUND TRACKS TO WALKER RD.

1" IRON PIN IN MON. BOX USED

- DENOTES 1" IRON PIN IN MON BOX SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET.



REVISIONS	

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 SEPTEMBER 1993