

# BRIAR LAKES SUBDIVISION NO. 1

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TWP. SECTION NO. 11.

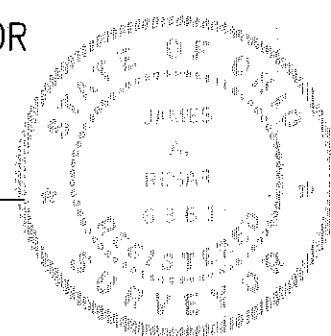
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 11, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 22.37 ACRES OF LAND OF WHICH 4.46 ACRES ARE IN STREETS AND 16.74 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 TO 39, INCLUSIVE, AND 1.17 ACRES ARE WITHIN BLOCKS "A" & "B", AND BEING THE SAME TRACT AS CONVEYED TO LAKE POINTE CONSTRUCTION CO., INC., DESCRIBED IN FILE NO. 517889.

IN LORAIN COUNTY DEED RECORDS.

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. ALL OF WHICH I CERTIFY TO BE CORRECT.

J.A.R. ENGINEERING & SURVEYING, INC.  
24629 DETROIT ROAD  
WESTLAKE, OH. 44145

*James A. Resar*  
JAMES A. RESAR, P.E., P.S.  
REG. OHIO SURVEYOR #6361



- LEGEND
- IRON PIN SET
  - IRON PIN FOUND
  - ◆ MONUMENT BOX SET
  - ◇ MONUMENT BOX FOUND

## OWNERS CERTIFICATE FOR ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, LAKE POINTE CONSTRUCTION CO., INC., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS BRIAR LAKES SUBDIVISION, A SUBDIVISION OF LOTS 1 TO 39 INCLUSIVE AND BLOCKS "A" & "B", AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS CENTURY LANE 60FT., BRIAR LAKES DRIVE 60FT., FOUNTAIN CIRCLE 60FT., HATTERAS WAY 60FT., AND EGG HARBOR 60FT. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

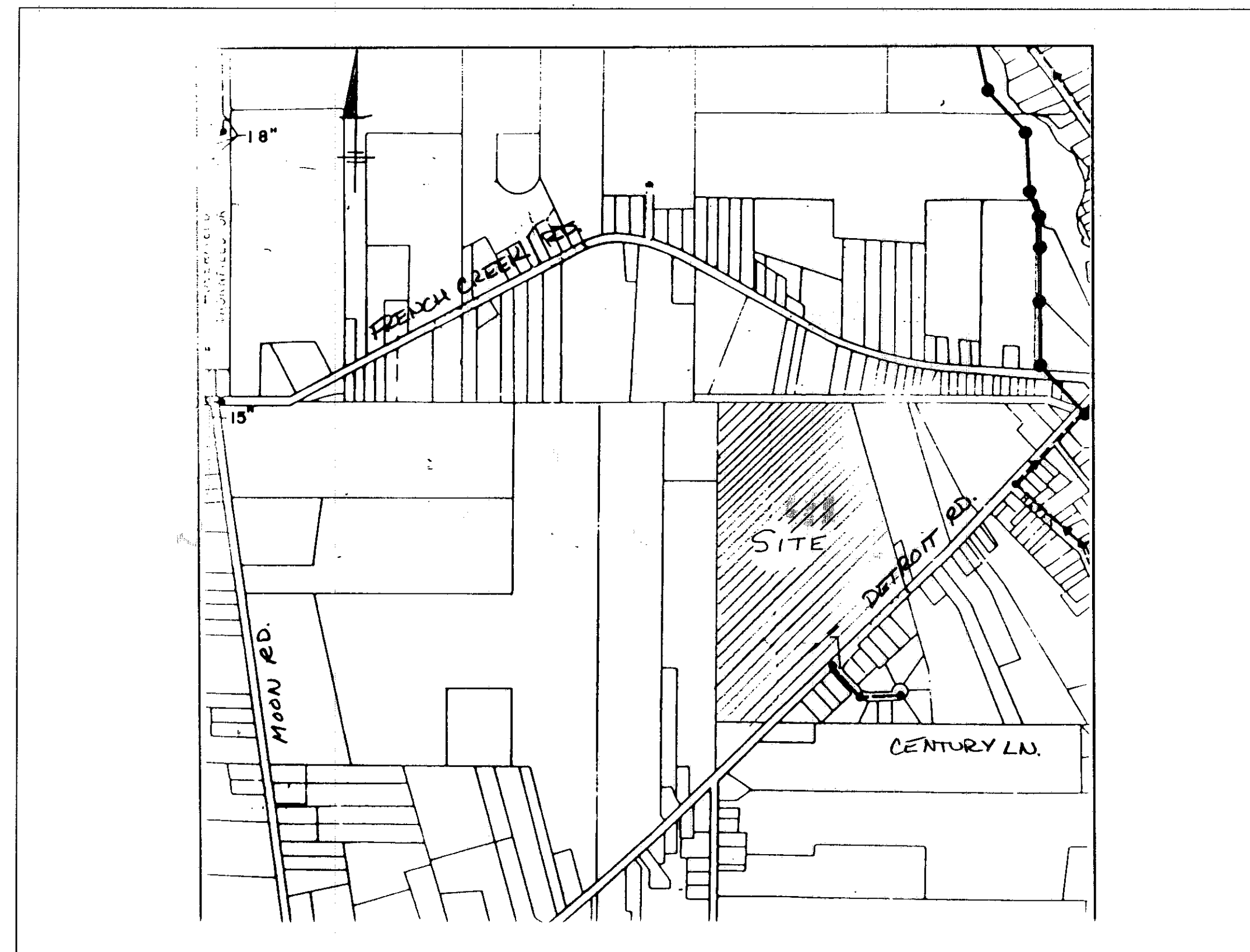
IN WITNESS WHEREOF, WE, LAKE POINTE CONSTRUCTION CO., INC., BY GREG ROMES, HAVE HEREUNTO SET OUR HANDS THIS 19 DAY OF May 1998.

*Greg Romes*  
LAKE POINTE CONSTRUCTION CO., INC.  
BY: GREG ROMES

NOTARIAL SEAL  
STATE OF OHIO  
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF May 1998.

NOTARY PUBLIC *Bernice K. Clancy*  
MY COMM. EXPIRES 2-15-2000



VICINITY MAP

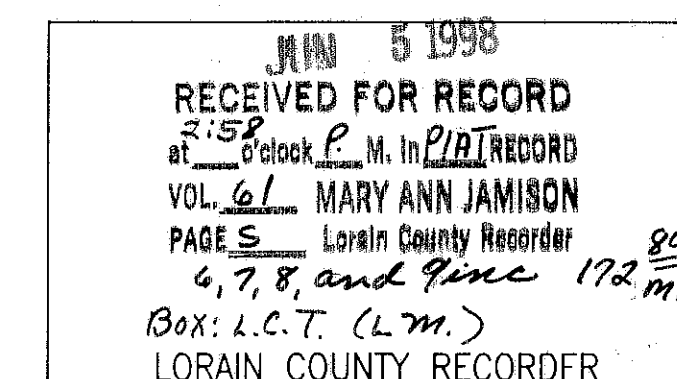
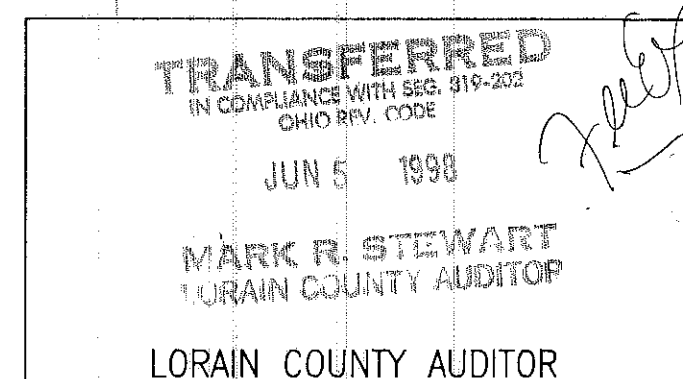
## UNDERGROUND EASEMENT

LAKE POINTE CONSTRUCTION CO., INC. THE OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, AMERITECH & CABLEVISION ALL THREE OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON 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 DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

*Greg Romes*  
LAKE POINTE CONSTRUCTION CO., INC.  
BY: GREG ROMES

*John F. Ziegler*  
C.E.I.

*Darryl Ziegler*  
AMERITECH



## APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 18 DAY OF May 1998.  
*John B. ...*  
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. \_\_\_\_\_ ON THIS 10<sup>th</sup> DAY OF MAY 1998.  
*Edward ...*  
COUNCIL PRESIDENT

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 15<sup>th</sup> DAY OF MAY 1998.  
*Michael ...*  
CITY ENGINEER

## UTILITY EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT STRONGSVILLE SAVINGS BANK AS MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF "BRIAR LAKES SUBDIVISION" TO BE CORRECT AND DOES DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

*Thomas B. ...*  
WITNESS  
*John F. Ziegler E.V.P.*  
WITNESS

NOTARIAL SEAL  
STATE OF OHIO  
COUNTY OF LORAIN S.S.

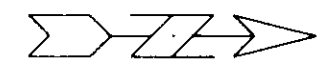
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11<sup>th</sup> DAY OF May 1998.

*Paul ...*  
NOTARY PUBLIC  
MY COMM. EXPIRES \_\_\_\_\_

1/4

Date: Feb. 5, 1998  
Scale 1" = 80 ft



PROPERTY PHASE MAP  
FOR  
**BRIAR LAKES**  
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN  
& STATE OF OHIO & KNOWN AS BEING PART OF ORIGINAL  
AVON TOWNSHIP SECTION NO. 11.

N00°04'08"W 2301.77 REC. 2301.35 OBS.

WEST LINE SEC 11

8.12 REC. & MSD.

I. PIN  
FD. & USED

N47°12'00"E 192.18

THOMAS F. & LAURA  
WOJCIECHOWSKI  
O.R. VOL. 1012, PG. 563

N42°48'00"W  
302.88 REC. 300.83 OBS.

I. PIN FD.  
575°07'40"W 3.91

LAKE POINTE CONSTRUCTION CO.  
FILE NO. 517.889  
31.08 ACRES TO C/L

A=61.63  
Δ=10°42'04"  
T=30.91  
R=330.00  
N76°46'55"E  
C=61.54

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
65.82

N18°34'07"W  
60.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

N18°34'07"W  
150.00

N71°25'53"E  
6.61

BRIAR LAKES SUBDIVISION NO. 1  
22.37 ACRES TO C/L

A=96.46  
Δ=45°43'18"  
T=50.96  
R=120.88  
C=93.92

BRIAR LAKES CLUSTER NO. 1  
4.89 ACRES

EGG HARBOR 60'

HALTERAS WAY 60'

ST. RT. 254  
DETROIT RD.

CENTURY LN. 60'

FOUNTAIN CIRCLE 60'

BRIAR LAKES DR. 60'

SHEET NO. 3

SHEET NO. 4

Area = 166254.48 sq. ft.  
3.82 acres

P.P.B.

MON. FD. & USED

MON. FD. & USED

I. PIN FD.

1/2" CAPPED I. PIN SET

1/2" CAPPED I. PIN SET

I. PIPE FD. & USED

I. PIPE FD. & USED

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

I. PIN SET

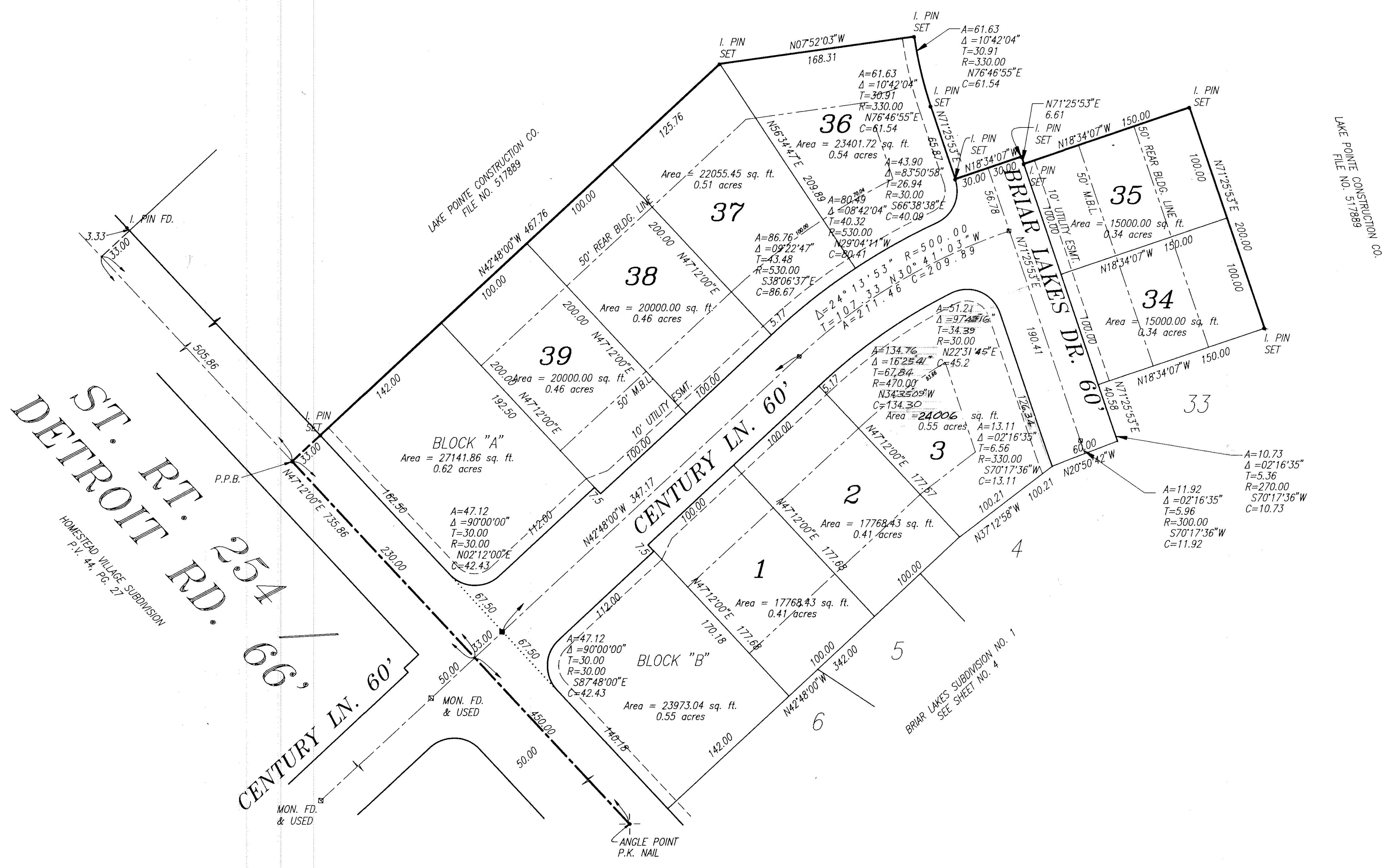
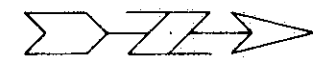
J.A.R. Engineering & Surveying, Inc.  
CONSULTING ENGINEERS / SURVEYORS  
24629 DETROIT ROAD WESTLAKE, OHIO 44145  
Phone:(216)-871-8345

2  
4  
02/98





Scale 1" = 50 ft



ST. RT. 254  
 DETROIT RD. 66'  
 HOMESTEAD VILLAGE SUBDIVISION  
 P.V. 44, Pg. 27

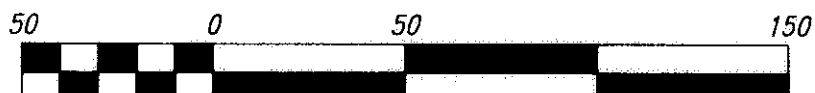
LAKE POINTE CONSTRUCTION CO.  
 FILE NO. 517889

2-6-98	1. ADDED SURVEY INFO.
4-23-98	2. ADDED CURVE INFO.
5-8-98	3. REVISED PER COUNTY COMMENTS.

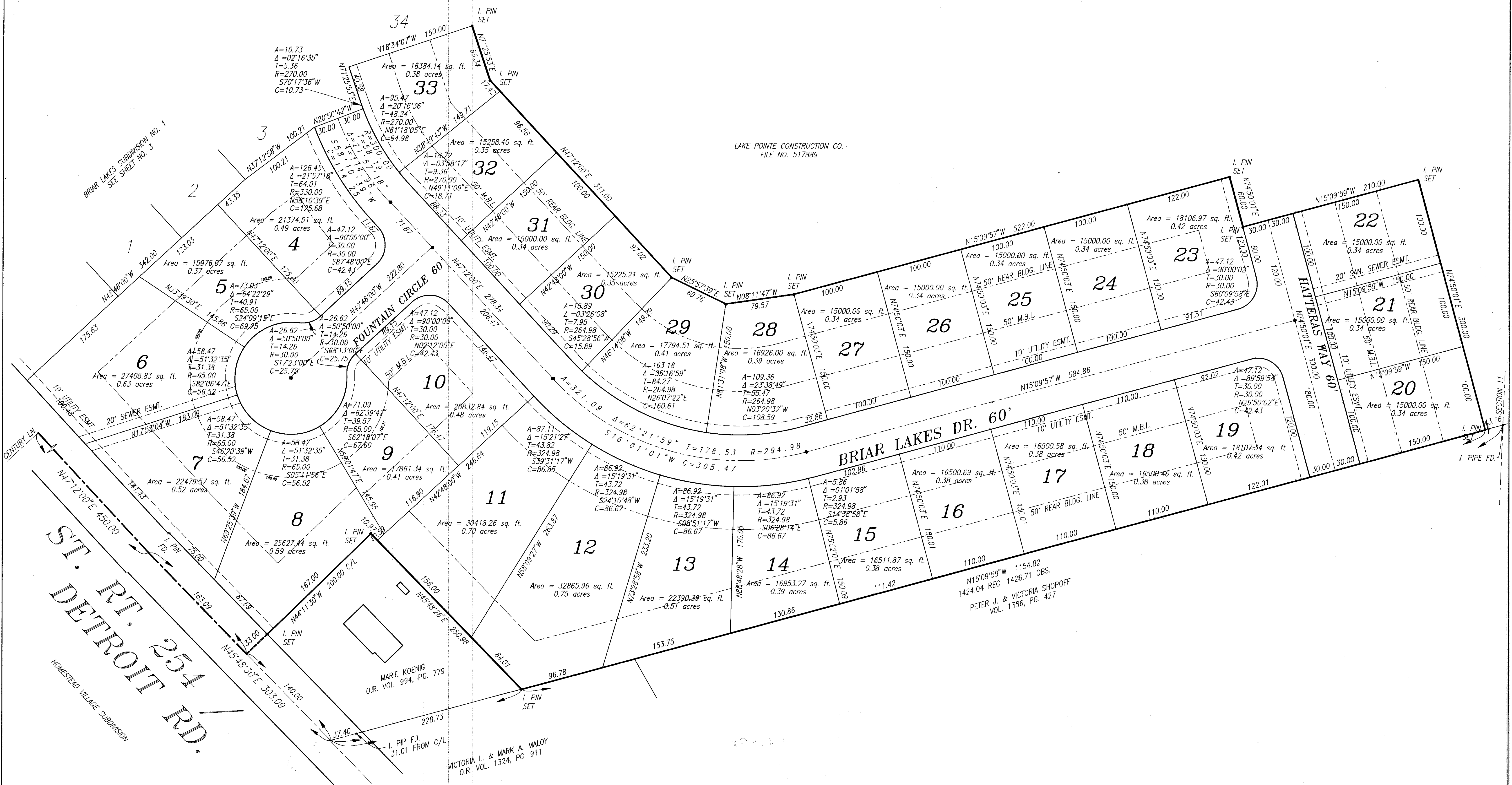
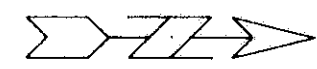
**BRIAR LAKES SUBDIVISION NO. 1**  
 SINGLE FAMILY  
 AVON, OHIO

**J.A.R. Engineering & Surveying, Inc.**  
 CONSULTING ENGINEERS / SURVEYORS  
 24629 DETROIT ROAD WESTLAKE, OHIO 44145  
 Phone: (216)-871-8345

3/4  
 07/97



Scale 1" = 50 ft



LAKE POINTE CONSTRUCTION CO.  
FILE NO. 517889

ST. RT. DETROIT RD. 254  
HOMESTEAD VILLAGE SUBDIVISION

9-23-97	1. REVISED LOT SIZE OF S/L 20, 21, & 22.
12-5-97	2. MOVED SAN SEWER ESMT. TO S/L 20/21.
2-6-98	3. ADDED SURVEY INFO.
4-23-98	4. ADDED SURVEY INFO.
5-8-98	5. REVISED PER COUNTY COMMENTS.

**BRIAR LAKES SUBDIVISION NO. 1**  
**SINGLE FAMILY**  
**AVON, OHIO**

**J.A.R. Engineering & Surveying, Inc.**  
CONSULTING ENGINEERS / SURVEYORS  
24629 DETROIT ROAD WESTLAKE, OHIO 44145  
Phone: (216)-871-8345

4  
4  
07/97