

AVON RESERVE AT SUMMER HILL - SUBDIVISION NO. 3

BEING A RESUBDIVISION OF ALL OF BLOCK "R" IN AVON RESERVE @ SUMMER HILL SUBDIVISION NO. 2 AS RECORDED IN VOL. 58 , PG. 23-27

AND A SUBDIVISION OF MORE LAND IN
PART OF ORIGINAL AVON TOWNSHIP SECTION No. 23 & 24 NOW IN THE
CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, SCHAFER DEVELOPMENT COMPANY, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS AVON RESERVE AT SUMMER HILL SUBDIVISION NO. 3, A SUBDIVISION OF SUBLOTS 75 THROUGH 172 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS RESERVE WAY AND MAPLERIDGE BOULEVARD, SIXTY (60) FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN AVON RESERVE AT SUMMER HILL SUBDIVISION NO. 3 CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK S" THROUGH "BLOCK FF" INCLUSIVE 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 AVON RESERVE AT SUMMER HILL SUBDIVISION NO. 3 AS MORE FULLY PROVIDED IN THE "AVON RESERVE AT SUMMER HILL SUBDIVISION NO. 3 DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN VOLUME 58, PAGE 23-27 OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLot OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

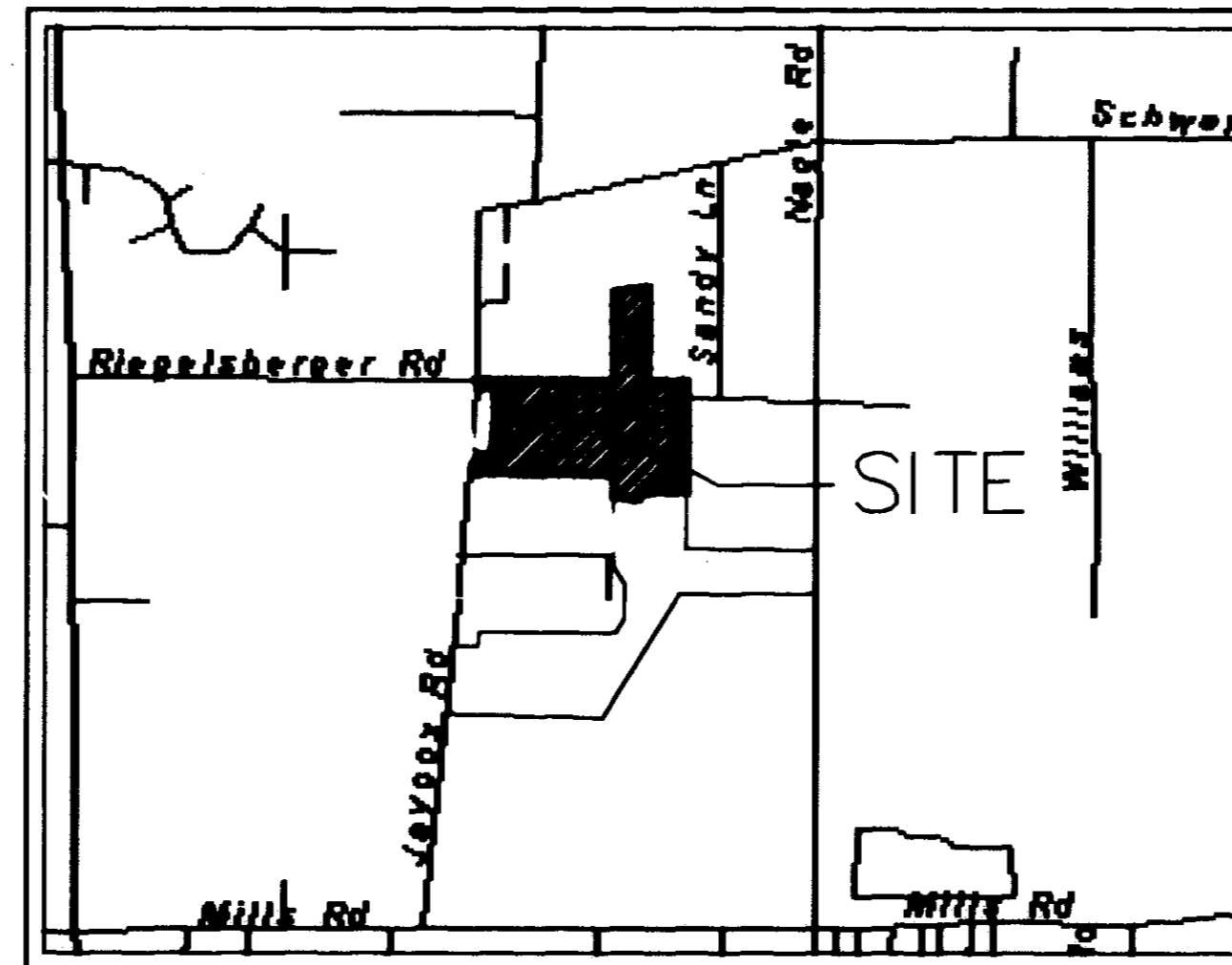
AND DOES HEREBY GRANT UNTO THE CITY OF AVON, OHIO EDISON, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLots AS SHOWN HEREIN, PARALLEL 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 SUBLots SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A TEN (10) FOOT WIDE EASEMENT ALONG, PARALLEL TO, AND IMMEDIATELY OUTSIDE THE LIMITS OF ALL STREETS AND HIGHWAYS WITHIN THIS ALLOTMENT SHALL BE RESERVED FOR THE OHIO EDISON COMPANY, TO BE USED FOR INSTALLING, OPERATING, MAINTAINING AND SERVICING OF UNDERGROUND CABLES AND CONDUITS. THE CHARACTER OF THE INSTALLATION AND STRUCTURES WHICH MAY BE CONSTRUCTED, RECONSTRUCTED, REMOVED AND MAINTAINED IN, ON, AND THROUGH THESE EASEMENTS SHALL INCLUDE ALL INCIDENTAL APPURTENANCES SUCH AS CONDUITS, TRANSFORMERS, PADS, HANDHOLES, SWITCHING CABINETS, ETC. SAID EASEMENT SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO AND FROM ANY OF THE WITHIN PREMISES, FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "SANITARY SEWER", "STORM SEWER", AND "WATER MAIN" EASEMENTS AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE 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.

AND DOES ALSO GRANT UNTO THE CITY OF AVON "BIKEWAY EASEMENTS" AS SHOWN HEREON.

AND DOES ALSO GRANT UNTO THE HOMEOWNERS WITHIN AVON RESERVE AT SUMMERHILL SUBDIVISION NO. 3, "CONSERVATION EASEMENTS" AS SHOWN HEREON AS MORE FULLY DESCRIBED IN SAID DECLARATION OF COVENANTS AND RESTRICTIONS.



VICINITY MAP

AREA TABULATION - PHASE 3

SUBLots	29.2005 AC.
BLOCKS	29.1260 AC.
RIGHT/OF/WAY	4.7909 AC.
TOTAL	63.1174 AC.

AND DOES ALSO GRANT UNTO THE ADJOINING HOMEOWNERS IN THIS SUBDIVISION OF EACH EASEMENTED AREA EQUAL RIGHTS AND RESPONSIBILITIES FOR "COMMON DRIVE EASEMENTS" AS SHOWN HEREON WITHIN "AVON RESERVE AT SUMMER HILL SUBDIVISION NO. 3."

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 SCHAFER, PRESIDENT OF SCHAFER DEVELOPMENT COMPANY, HAS HEREUNTO SET HIS HAND AT AVON OHIO, THIS 24th DAY OF October, 1998.

BY: Steve Schaffer
STEVE SCHAFER, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Eugene J. Eckenrode
WITNESS

Christine Strickling
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 SCHAFER, PRESIDENT, SCHAFER 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 SCHAFER DEVELOPMENT COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO, THIS 24th DAY OF OCTOBER, 1998.

Nancy S. Maddock
NOTARY PUBLIC

NANCY S. MADDOCK
Notary Public, State of Ohio
My Commission Expires 6/22/2002

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 PAGE OF LORAIN COUNTY RECORD OF MORTGAGES, RESERVE WAY AND MAPLERIDGE BOULEVARD, 60 FEET WIDE, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF Ohio Savings Bank HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY Eric Edlund and Steven S. Swartz thereunto duly authorized and its seal hereunto affixed at Cleveland, OHIO, THIS 29th DAY OF October, 1998.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Eric Edlund
Steven S. Swartz
BY: ERIC EDLUND, VP
BY: Steven S. Swartz, VP

STATE OF OHIO }
COUNTY OF LORAIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, ERIC EDLUND AND STEVEN S. SWARTZ, VICE PRESIDENTS OF OHIO SAVINGS BANK, 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 29th DAY OF OCTOBER, 1998.

Patricia A. Haupt
NOTARY PUBLIC

PATRICIA A. HAUPT, Notary Public
My Commission Expires 6-26-2001

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
NOV 4 1998

MARK R. STEWART
LORAIN COUNTY AUDITOR

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 26th DAY OF October, 1998.

Michael Brakall

AVON CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 26th DAY OF October, 1998.

Jim ...
PLANNING COMMISSION CHAIRPERSON

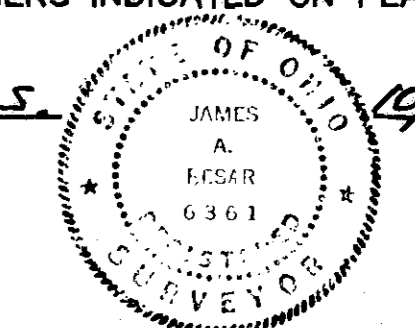
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 26th DAY OF October, 1998. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

John ...
COUNCIL PRESIDENT

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 SCHAFER 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.

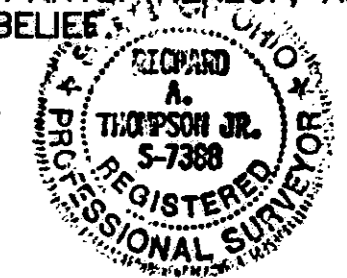
James Allen Resar, P.S.
JAMES ALLEN RESAR, P.S. NO. 6361



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 ROADS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard A. Thompson Jr.
RICHARD A. THOMPSON JR., P.S. NO. 7388



OVERALL DENSITY - CLUSTER HOMES

172 UNITS = 1.687 UNITS/ACRE DENSITY
101.9852 ACRES

COMBINED DENSITY - SUMMERHILL DEVELOPMENT

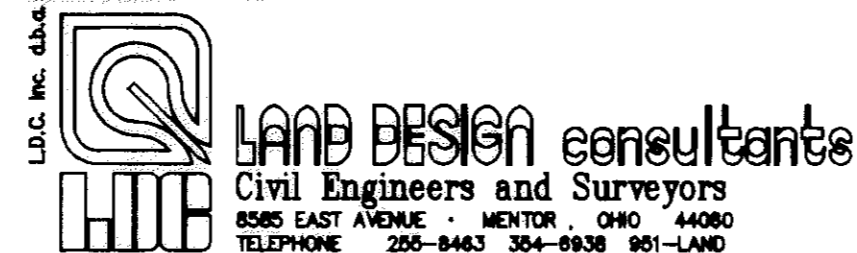
235 UNITS = 1.651 UNITS/ACRE DENSITY
142.3769 ACRES

NOV 4 1998

RECEIVED FOR RECORD
at 2:51
by Block P. M. In Plat Record
VOL. 62 MARY ANN JAMISON
PAGE 5 Lorain County Recorder
1-5 me

218 1/2 ME
Box: L.C.T. (L.M.)

REV. No.	DATE	BY	CHK'D

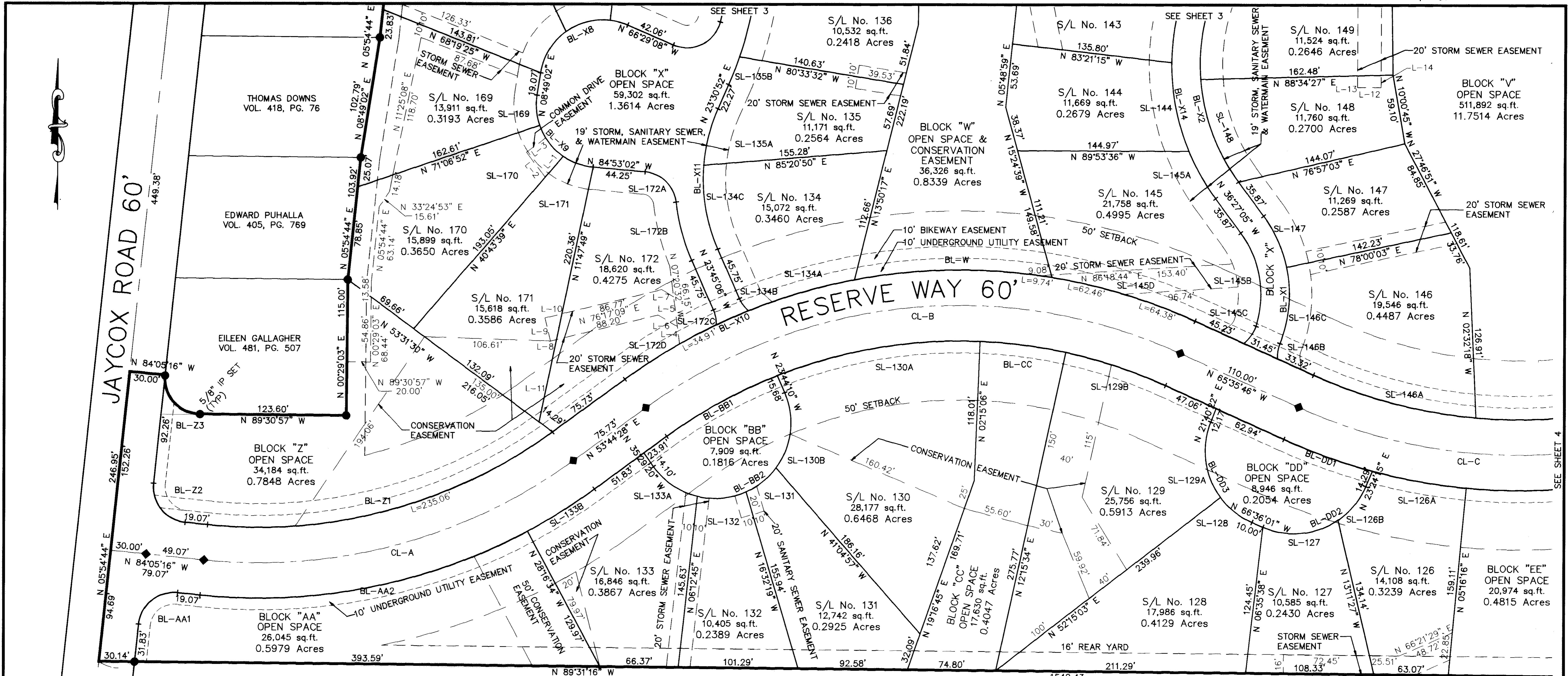


AVON RESERVE @ SUMMER HILL
SUBDIVISION NO. 3
CITY OF AVON - LORAIN COUNTY - OHIO

DATE SEPTEMBER 2, 1998
SCALE: HOR. 1" = 1'
VERT. 1" = 10'
FILENAME WOP-PLAT3-1
CHK'D BY
F.B. No.

RECORD PLAT

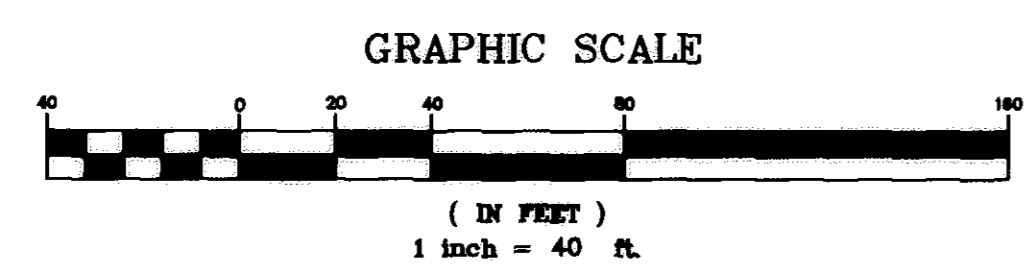
SHEET 1 OF
P1 / P5
CONTRACT No.
schad1-9626



JAYCOX ROAD 60'

RESERVE WAY 60'

LINE	DIRECTION	DISTANCE
L-1	N 40°43'39" E	23.41'
L-2	N 36°54'48" W	26.28'
L-3	N 53°05'12" E	20.29'
L-4	N 07°20'32" W	14.88'
L-5	N 07°20'32" W	25.31'
L-6	N 59°32'27" W	19.18'
L-7	N 59°32'27" W	11.78'
L-8	N 76°17'09" E	5.23'
L-9	N 13°42'51" W	20.00'
L-10	N 76°17'09" E	14.77'
L-11	N 11°47'49" E	71.30'
L-12	N 89°57'50" W	20.00'
L-13	N 00°02'10" E	9.74'
L-14	N 00°02'10" E	10.26'



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BL-Z1	420.00'	309.13'	161.94'	302.20'	N 74°49'36" E	42°10'16"
BL-Z2	30.00'	47.12'	30.00'	42.43'	N 39°05'16" W	90°00'00"
BL-Z3	30.00'	49.97'	32.99'	44.39'	N 41°48'06" W	95°25'41"
BL-AA1	30.00'	47.12'	30.00'	42.43'	N 50°54'44" E	90°00'00"
BL-AA2	480.00'	286.41'	147.61'	282.18'	N 78°49'05" E	34°11'18"
BL-BB1	420.00'	106.92'	53.75'	106.64'	N 61°02'04" E	14°35'11"
BL-BB2	64.00'	187.93'	621.83'	127.33'	N 60°23'15" E	168°14'51"
BL-CC	420.00'	73.36'	36.77'	73.27'	N 82°44'40" W	100°00'28"
BL-DD1	480.00'	79.67'	39.93'	79.58'	N 70°21'05" W	09°30'38"
BL-DD2	66.00'	103.67'	65.99'	93.33'	N 68°24'07" E	89°59'44"
BL-DD3	66.00'	101.68'	64.04'	91.92'	N 22°27'50" W	88°16'22"
BL-W	480.00'	168.14'	84.94'	167.28'	N 89°13'39" E	20°04'13"
BL-X1	112.00'	113.39'	62.09'	108.61'	N 07°26'50" W	58°00'29"
BL-X2	168.00'	156.71'	84.58'	151.09'	N 09°43'46" W	53°26'38"
BL-X8	53.00'	96.85'	68.69'	83.92'	N 61°09'57" E	104°41'50"
BL-X9	53.00'	86.68'	56.54'	77.33'	N 38°02'00" W	93°42'04"
BL-X10	480.00'	29.69'	14.85'	29.69'	N 66°14'54" E	03°32'40"
BL-X11	148.00'	122.09'	64.76'	118.66'	N 00°07'07" W	47°15'58"
BL-X14	192.00'	179.09'	96.66'	172.67'	N 09°43'46" W	53°26'38"

JAMES A. FIFE, TRUSTEE
VOL. 1333, PG. 665

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL-A	450.00'	331.21'	173.51'	323.79'	N 74°49'36" E	42°10'16"
CL-B	450.00'	476.44'	263.29'	454.50'	N 84°04'21" E	60°39'46"
CL-C	450.00'	287.11'	148.63'	282.27'	N 83°52'27" W	36°33'22"
SL-126A	480.00'	80.61'	40.40'	80.52'	N 79°55'04" W	09°37'20"
SL-126B	66.00'	37.17'	19.09'	36.68'	N 39°32'21" E	32°16'11"
SL-127	66.00'	66.50'	36.38'	63.72'	N 84°32'13" E	57°43'33"
SL-128	66.00'	34.37'	17.58'	33.98'	N 51°41'01" W	29°50'00"
SL-129A	66.00'	67.32'	36.92'	64.44'	N 07°32'50" W	58°26'22"
SL-129B	420.00'	89.02'	44.68'	88.86'	N 71°40'06" W	12°08'40"
SL-130A	420.00'	175.37'	88.98'	174.10'	N 80°17'22" E	23°55'26"
SL-130B	64.00'	67.24'	37.09'	64.19'	N 06°21'37" E	60°11'34"
SL-131	64.00'	32.76'	16.75'	32.41'	N 51°07'21" E	29°19'55"
SL-132	64.00'	42.07'	21.83'	41.32'	N 84°37'18" E	37°39'59"
SL-133A	64.00'	45.86'	23.96'	44.89'	N 56°01'01" W	41°03'22"
SL-133B	480.00'	66.88'	33.49'	66.82'	N 57°43'57" E	07°58'58"
SL-134A	480.00'	93.59'	46.95'	93.45'	N 73°36'23" E	11°10'19"
SL-134B	29.00'	12.95'	6.59'	12.84'	N 36°32'45" W	25°35'19"
SL-134C	148.00'	72.73'	37.11'	72.00'	N 09°40'26" W	28°09'19"
SL-135A	148.00'	49.36'	24.91'	49.14'	N 13°57'33" E	19°06'39"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
SL-135B	300.00'	25.28'	12.65'	25.27'	N 21°06'03" E	04°49'38"
SL-144	192.00'	76.93'	38.99'	76.42'	N 11°11'50" W	22°57'25"
SL-145A	192.00'	46.16'	23.19'	46.05'	N 29°33'49" W	13°46'32"
SL-145B	88.00'	83.00'	44.87'	79.95'	N 09°25'57" W	54°02'17"
SL-145C	29.00'	18.06'	9.33'	17.77'	N 35°25'41" E	35°40'59"
SL-145D	480.00'	126.85'	63.79'	126.48'	N 73°10'00" W	15°08'28"
SL-146A	420.00'	142.78'	72.09'	142.10'	N 75°20'07" W	19°28'42"
SL-146B	29.00'	13.17'	6.70'	13.08'	N 08°32'51" E	26°01'07"
SL-146C	112.00'	65.59'	33.77'	64.66'	N 04°46'44" E	33°33'21"
SL-147	112.00'	47.80'	24.27'	47.44'	N 24°13'31" W	24°27'08"
SL-148	168.00'	93.74'	48.13'	92.53'	N 20°27'57" W	31°58'15"
SL-169	53.00'	25.98'	13.26'	25.72'	N 05°13'32" W	28°05'07"
SL-170	53.00'	33.50'	17.33'	32.94'	N 37°22'32" W	36°12'54"
SL-171	53.00'	27.20'	13.90'	26.90'	N 70°11'01" W	29°24'03"
SL-172A	29.00'	39.60'	23.58'	36.59'	N 45°46'08" W	78°13'49"
SL-172B	172.00'	51.33'	25.86'	51.14'	N 15°12'10" W	17°05'53"
SL-172C	29.00'	12.95'	6.59'	12.84'	N 10°57'27" W	25°35'19"
SL-172D	480.00'	89.93'	45.10'	89.80'	N 59°06'31" E	10°44'06"

REV. No.	DATE	BY	CHK'D

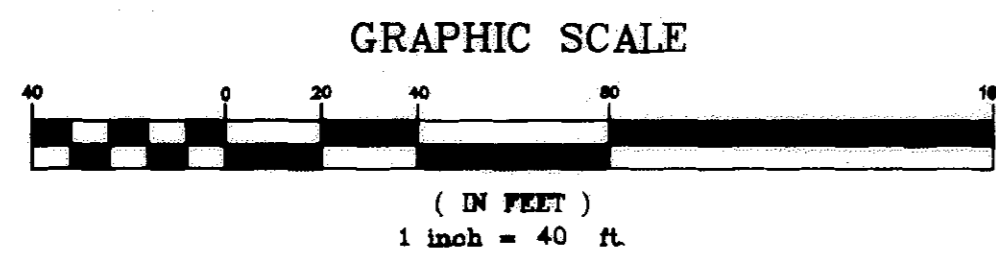
LAND DESIGN consultants
Civil Engineers and Surveyors
5605 EAST AVON RD. SUITE 4400
AVON, OHIO 44001
TELEPHONE: 225-8463 354-6328 951-1400

AVON RESERVE @ SUMMER HILL
SUBDIVISION NO. 3
CITY OF AVON - LORAIN COUNTY - OHIO

DATE: OCTOBER 20, 1998
SCALE: HOR. 1" = 40'
VERT. none
FILENAME: MGP\PLATS-2
CHK'D BY:
F.B. No.

RECORD PLAT

SHEET OF
P2 / P5
CONTRACT No.
schad1-9626



LINE	DIRECTION	DISTANCE
L-1	N 85°37'45" W	88.59'
L-2	N 85°37'45" W	46.89'
L-3	N 84°18'54" W	38.97'
L-4	N 46°49'56" W	40.83'
L-5	N 12°09'14" E	65.36'
L-6	N 03°17'47" E	116.80'
L-7	N 24°53'48" E	50.25'
L-8	N 84°18'54" W	75.88'
L-9	N 69°30'28" W	43.08'
L-10	N 88°42'23" W	26.46'
L-11	N 88°42'23" W	64.65'
L-12	N 66°23'39" E	42.40'
L-13	N 66°23'39" E	48.83'
L-14	N 06°14'19" E	10.04'
L-15	N 25°26'37" W	11.18'
L-16	N 66°23'39" E	23.75'
L-17	N 88°42'23" W	37.84'
L-18	N 88°42'23" W	61.06'
L-19	N 69°30'28" W	30.41'
L-20	N 85°31'03" E	120.74'
L-21	N 85°31'03" E	123.74'
L-22	N 01°05'38" E	13.44'

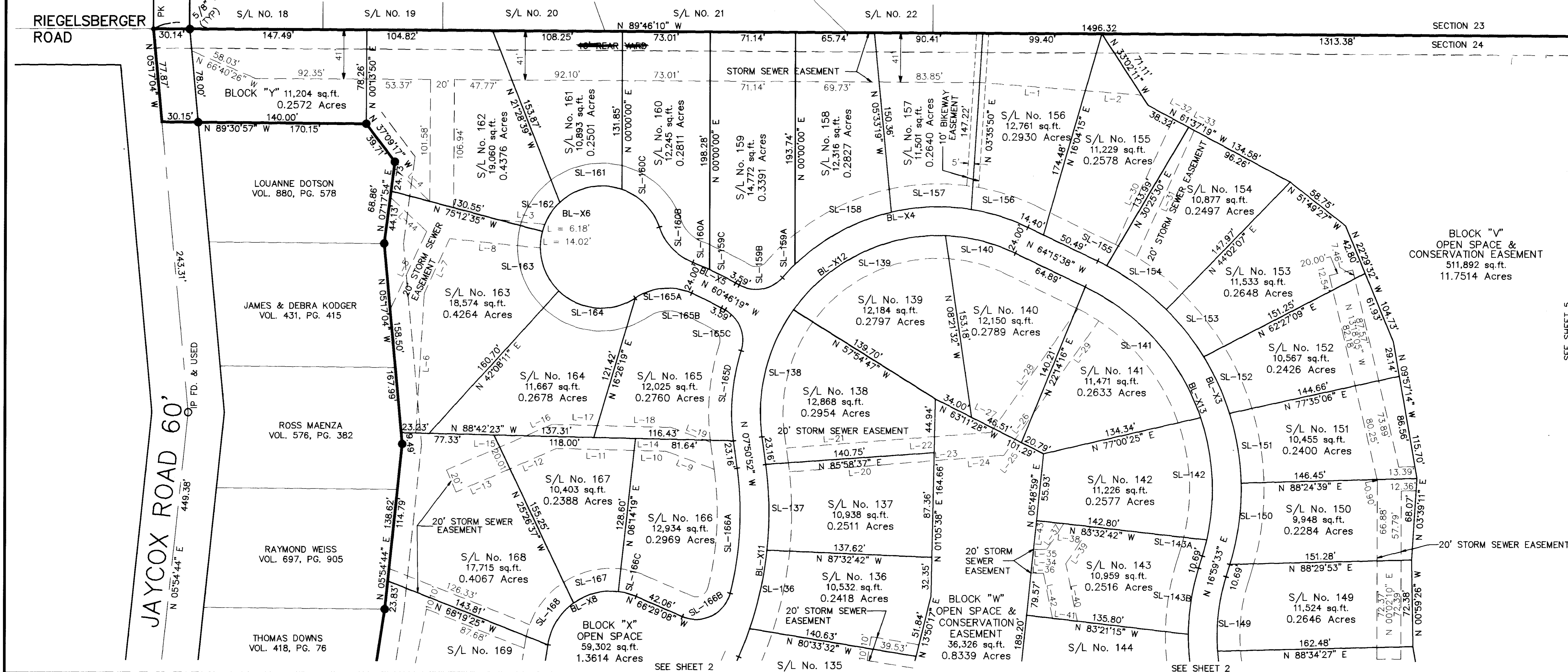
LINE	DIRECTION	DISTANCE
L-23	N 01°05'38" E	6.65'
L-24	N 85°31'03" E	58.50'
L-25	N 35°09'38" E	16.27'
L-26	N 35°09'38" E	25.69'
L-27	N 63°11'28" W	20.53'
L-28	N 35°09'38" E	115.79'
L-29	N 35°09'38" E	95.27'
L-30	N 24°25'04" E	115.20'
L-31	N 24°25'04" E	115.78'
L-32	N 61°37'19" W	14.67'
L-33	N 61°37'19" W	5.38'
L-34	N 05°48'59" E	20.10'
L-35	N 89°46'43" W	11.17'
L-36	N 89°46'43" W	10.40'
L-37	N 33°25'43" E	25.71'
L-38	N 83°32'42" W	22.44'
L-39	N 33°25'43" E	37.17'
L-40	N 11°27'48" W	48.96'
L-41	N 83°21'15" W	21.04'
L-42	N 11°27'48" W	38.41'
L-43	N 05°48'59" E	24.13'
L-44	N 46°49'56" W	41.74'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BL-X3	212.00'	300.64'	181.88'	276.08'	N 23°38'03" W	81°15'11"
BL-X4	172.00'	224.37'	131.36'	208.80'	N 78°22'07" E	74°44'29"
BL-X5	312.00'	39.52'	19.79'	39.49'	N 64°24'02" W	07°15'27"
BL-X6	51.00'	253.31'	39.43'	62.39'	N 18°33'51" E	284°35'05"
BL-X8	53.00'	96.85'	68.69'	83.92'	N 61°09'57" E	104°41'50"
BL-X11	300.00'	164.21'	84.22'	162.17'	N 07°50'00" E	31°21'44"
BL-X12	148.00'	319.24'	275.94'	260.85'	N 53°56'45" E	123°35'13"
BL-X13	188.00'	266.61'	161.29'	244.82'	N 23°38'03" W	81°15'11"
SL-136	300.00'	67.18'	33.73'	67.04'	N 12°16'20" E	12°49'49"
SL-137	300.00'	71.76'	36.05'	71.59'	N 00°59'43" W	13°42'17"
SL-138	148.00'	111.88'	58.76'	109.23'	N 13°48'28" E	43°18'39"
SL-139	148.00'	146.76'	80.05'	140.82'	N 63°52'16" E	56°48'59"
SL-140	148.00'	60.60'	30.73'	60.18'	N 75°59'26" W	23°27'36"
SL-141	188.00'	149.37'	78.88'	145.47'	N 41°29'57" W	45°31'22"
SL-142	188.00'	103.34'	53.01'	102.04'	N 02°59'27" W	31°29'39"
SL-143A	188.00'	13.90'	6.95'	13.90'	N 14°52'28" E	04°14'10"
SL-143B	192.00'	56.00'	28.20'	55.80'	N 08°38'13" E	16°42'41"
SL-149	168.00'	62.96'	31.85'	62.59'	N 06°15'22" E	21°28'23"
SL-150	212.00'	68.75'	34.68'	68.45'	N 07°42'06" E	18°34'54"
SL-151	212.00'	59.24'	29.81'	59.05'	N 09°35'40" W	16°00'37"
SL-152	212.00'	51.90'	26.08'	51.77'	N 24°36'46" W	14°01'36"
SL-153	212.00'	50.47'	25.35'	50.35'	N 38°26'45" W	13°38'22"
SL-154	212.00'	61.93'	31.19'	61.71'	N 53°38'05" W	16°44'17"
SL-155	212.00'	8.35'	4.18'	8.35'	N 63°07'56" W	02°15'25"
SL-156	172.00'	49.82'	25.08'	49.64'	N 72°33'30" E	16°35'43"
SL-157	172.00'	67.09'	33.98'	66.66'	N 87°58'13" E	22°20'52"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
SL-158	172.00'	92.59'	47.45'	91.48'	N 61°22'29" E	30°50'35"
SL-159A	172.00'	14.88'	7.44'	14.87'	N 43°28'32" E	04°57'20"
SL-159B	29.00'	39.60'	23.58'	36.59'	N 80°06'47" E	78°13'49"
SL-159C	312.00'	24.40'	12.20'	24.39'	N 63°00'44" W	04°28'49"
SL-160A	312.00'	15.12'	7.56'	15.12'	N 66°38'27" W	02°46'38"
SL-160B	49.00'	41.81'	22.27'	40.55'	N 43°35'11" W	48°53'09"
SL-160C	51.00'	45.73'	24.53'	44.21'	N 44°49'50" W	51°22'27"
SL-161	51.00'	55.79'	31.05'	53.05'	N 78°08'45" E	62°40'24"
SL-162	51.00'	28.50'	14.63'	28.13'	N 30°47'59" E	32°01'08"
SL-163	51.00'	54.00'	29.84'	51.51'	N 15°32'33" W	60°39'56"
SL-164	51.00'	69.30'	41.19'	64.09'	N 84°48'06" W	77°51'11"
SL-165A	49.00'	49.12'	26.85'	47.09'	N 84°59'33" E	57°26'30"
SL-165B	288.00'	27.72'	13.87'	27.71'	N 63°31'45" W	05°30'53"
SL-165C	29.00'	39.60'	23.58'	36.59'	N 21°39'25" W	78°13'49"
SL-165D	172.00'	75.97'	38.61'	75.35'	N 04°48'19" E	25°18'21"
SL-166A	276.00'	105.05'	53.17'	104.42'	N 03°03'22" E	21°48'26"
SL-166B	29.00'	50.39'	34.29'	44.29'	N 63°44'14" E	99°33'17"
SL-166C	53.00'	15.50'	7.80'	15.44'	N 74°51'44" W	16°45'13"
SL-167	53.00'	39.44'	20.69'	38.54'	N 75°26'28" E	42°38'24"
SL-168	53.00'	41.91'	22.12'	40.82'	N 31°28'09" E	45°18'14"

PARKVIEW ESTATES SUBDIVISION
PLAT VOL. 37, PG. 57-59

CITY OF AVON
VOL. 932, PG. 169 & 170



REV. No.	DATE	BY	CHK'D

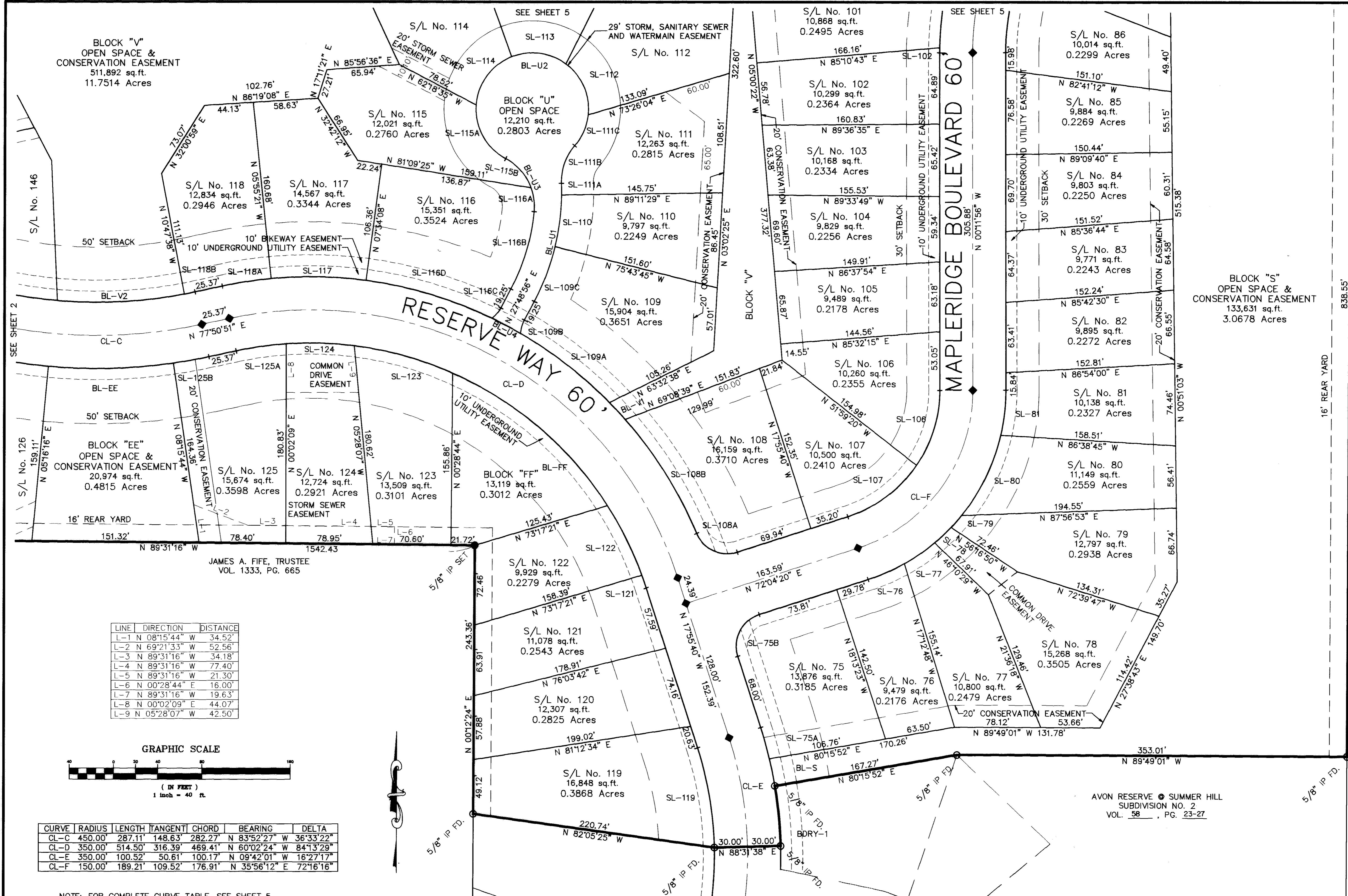
LAND DESIGN consultants
Civil Engineers and Surveyors
5808 EAST AVENUE - SUITE 4000
CINCINNATI, OHIO 45240
TELEPHONE: 252-8463 FAX: 252-8464

AVON RESERVE @ SUMMER HILL
SUBDIVISION NO. 3
CITY OF AVON - LORAIN COUNTY - OHIO

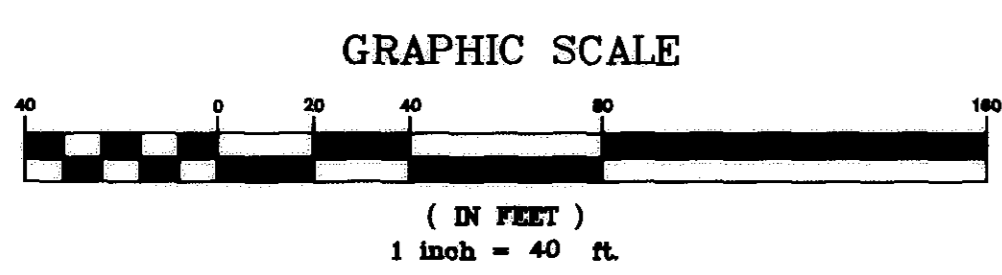
DATE: OCTOBER 22, 1998
SCALE: HOR. 1" = 40'
VERT. none
FILENAME: MAP\PLAT3-3
CHK'D BY:
F.B. No.:

RECORD PLAT

SHEET 3 OF 5
P3 P5
CONTRACT No. schad1-9626



LINE	DIRECTION	DISTANCE
L-1	N 08°15'44" W	34.52'
L-2	N 69°21'33" W	52.56'
L-3	N 89°31'16" W	34.18'
L-4	N 89°31'16" W	77.40'
L-5	N 89°31'16" W	21.30'
L-6	N 00°28'44" E	16.00'
L-7	N 89°31'16" W	19.63'
L-8	N 00°02'09" E	44.07'
L-9	N 05°28'07" W	42.50'



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL-C	450.00'	287.11'	148.63'	282.27'	N 83°52'27" W	36°33'22"
CL-D	350.00'	514.50'	316.39'	469.41'	N 60°02'24" W	84°13'29"
CL-E	350.00'	100.52'	50.61'	100.17'	N 09°42'01" W	16°27'17"
CL-F	150.00'	189.21'	109.52'	176.91'	N 35°56'12" E	72°16'16"

NOTE: FOR COMPLETE CURVE TABLE, SEE SHEET 5.

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
Civil Engineers and Surveyors
5005 EAST AVENUE, MENTOR, OHIO 44020
TELEPHONE 206-8483 354-6938 961-LAND

AVON RESERVE @ SUMMER HILL
SUBDIVISION NO. 3
CITY OF AVON - LORAIN COUNTY - OHIO

DATE OCTOBER 20, 1998
SCALE: HOR. 1" = 40'
VERT. none
FILENAME MAPPLATS-4
CHK'D BY
F.B. No.

RECORD PLAT

SHEET	OF
P4	P5
CONTRACT No.	
schad1-9626	

RICHARD R. & JUDY A. BUZAS
VOL. 1359, PG. 979

CITY OF AVON
VOL. 932, PG. 169 & 170

BLOCK "T"
OPEN SPACE
375,350 sq.ft.
8.6169 Acres

HAZEL M. JENSEN
O.R. VOL. 457, PG. 70

N 89°46'10" W 1496.32

1313.38' SECTION 24

N 89°46'10" W 422.26'

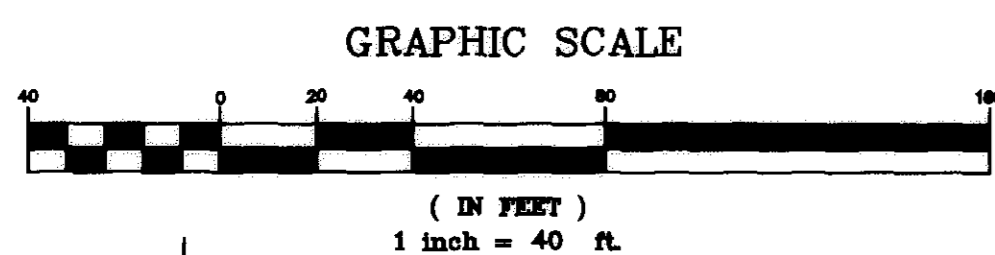
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BDRY-1	380.00	54.80	27.45	54.75	N 05°36'15" W	08°15'46"
BL-EE	480.00	113.38	56.95	113.11	N 88°30'16" E	13°32'00"
BL-FF	320.00	187.46	96.50	184.79	N 49°31'04" W	33°33'50"
BL-S	380.00	25.02	12.51	25.01	N 11°37'18" W	03°46'20"
BL-U1	212.00	111.11	56.86	109.85	N 12°48'02" E	30°01'47"
BL-U2	51.00	251.88	40.58	63.51	N 79°23'08" E	282°58'45"
BL-U3	49.00	57.65	32.69	54.38	N 28°23'56" W	67°24'35"
BL-U4	380.00	29.34	14.68	29.33	N 62°11'04" W	04°25'25"
BL-V1	380.00	20.89	10.45	20.88	N 42°58'13" W	03°08'57"
BL-V2	420.00	115.23	57.98	114.87	N 87°03'57" E	15°43'09"
CL-C	450.00	287.11	148.63	282.27	N 83°52'27" W	36°33'22"
CL-D	350.00	514.50	316.39	469.41	N 60°02'24" W	84°13'29"
CL-E	350.00	100.52	50.61	100.17	N 09°42'01" W	16°27'17"
CL-F	150.00	189.21	109.52	176.91	N 35°56'12" E	72°16'16"
CL-G	250.00	198.02	104.53	192.88	N 22°29'31" E	45°22'55"
CL-H	120.71	94.81	50.00	92.39	N 67°40'59" E	45°00'00"
SL-75A	380.00	29.31	14.66	29.31	N 15°43'04" W	04°25'12"
SL-75B	30.00	47.12	30.00	42.43	N 27°04'20" E	90°00'00"
SL-76	180.00	35.98	18.05	35.92	N 66°20'45" E	11°27'10"
SL-77	180.00	33.33	16.72	33.29	N 55°18'51" E	10°36'39"
SL-78	180.00	20.52	10.27	20.51	N 46°44'37" E	06°31'50"
SL-79	180.00	14.31	7.16	14.31	N 41°12'01" E	04°33'20"
SL-80	180.00	81.48	41.45	80.79	N 25°57'16" E	25°56'10"
SL-81	180.00	41.42	20.80	41.33	N 06°23'38" E	13°11'08"
SL-86	220.00	69.16	34.87	68.87	N 08°48'24" E	18°00'40"
SL-87	220.00	80.48	40.69	80.03	N 28°17'32" E	20°57'36"
SL-88	220.00	24.62	12.32	24.60	N 41°58'39" E	06°24'39"
SL-91	90.71	71.24	37.57	69.43	N 67°40'59" E	45°00'00"
SL-92	150.71	39.13	19.67	39.02	N 82°44'43" E	14°52'32"
SL-93	150.71	68.99	35.11	68.39	N 62°11'35" E	26°13'45"
SL-94	150.71	10.25	5.13	10.24	N 47°07'51" E	03°53'44"
SL-97	280.00	48.52	24.32	48.46	N 40°13'06" E	09°55'45"
SL-98	280.00	24.59	12.30	24.58	N 32°44'16" E	05°01'56"
SL-99	280.00	52.12	26.14	52.05	N 24°53'19" E	10°39'57"
SL-100	280.00	30.80	15.42	30.79	N 16°24'15" E	06°18'12"
SL-101	280.00	61.19	30.72	61.07	N 06°59'30" E	12°31'17"
SL-102	280.00	4.54	2.27	4.54	N 00°15'58" E	00°55'48"
SL-106	120.00	72.37	37.32	71.28	N 17°04'38" E	34°33'09"
SL-107	120.00	79.00	40.99	77.58	N 53°12'47" E	37°43'07"
SL-108A	30.00	44.51	27.50	40.54	N 65°25'10" W	85°01'00"
SL-108B	380.00	122.59	61.83	122.06	N 32°09'12" W	18°29'05"
SL-109A	380.00	102.32	51.47	102.01	N 52°15'32" W	15°25'41"
SL-109B	29.00	12.53	6.36	12.43	N 15°26'14" E	24°45'23"
SL-109C	212.00	53.28	26.78	53.14	N 20°36'57" E	14°23'58"
SL-110	212.00	47.35	23.77	47.25	N 07°01'03" E	12°47'49"
SL-111A	212.00	10.48	5.24	10.48	N 00°47'52" W	02°50'00"
SL-111B	49.00	36.85	19.35	35.99	N 19°19'50" E	43°05'22"
SL-111C	51.00	31.02	16.01	30.55	N 23°26'58" E	34°51'06"
SL-112	51.00	52.95	29.14	50.60	N 23°43'08" W	59°29'04"
SL-113	51.00	51.73	28.34	49.54	N 82°31'07" W	58°06'54"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
SL-114	51.00	57.32	32.11	54.35	N 36°13'38" E	64°23'35"
SL-115A	51.00	58.87	33.21	55.65	N 29°02'12" W	66°08'05"
SL-115B	49.00	35.75	18.71	34.97	N 41°12'02" W	41°48'23"
SL-116A	49.00	21.90	11.13	21.71	N 07°29'44" W	25°36'12"
SL-116B	188.00	73.86	37.41	73.38	N 16°33'39" E	22°30'34"
SL-116C	29.00	12.53	6.36	12.43	N 40°11'37" E	24°45'23"
SL-116D	380.00	119.61	60.30	119.12	N 73°24'49" W	18°02'06"
SL-117	380.00	86.27	43.32	86.08	N 88°56'05" W	13°00'26"
SL-118A	380.00	44.53	22.29	44.50	N 81°12'16" E	06°42'50"
SL-118B	420.00	9.96	4.98	9.96	N 78°31'37" E	01°21'31"
SL-119	320.00	91.90	46.27	91.59	N 09°42'01" W	16°27'17"
SL-121	320.00	12.23	6.12	12.23	N 19°01'22" W	02°11'24"
SL-122	320.00	70.47	35.38	70.33	N 26°25'37" W	12°37'06"
SL-123	320.00	92.75	46.70	92.43	N 74°36'13" W	16°36'27"
SL-124	320.00	61.74	30.96	61.64	N 88°26'04" W	11°03'14"
SL-125A	320.00	45.75	22.91	45.71	N 81°56'35" E	08°11'28"
SL-125B	480.00	32.59	16.30	32.58	N 79°47'34" E	03°53'24"

BLOCK "V"
OPEN SPACE &
CONSERVATION EASEMENT
511,892 sq.ft.
11.7514 Acres

BLOCK "U"
OPEN SPACE
12,210 sq.ft.
0.2803 Acres

BLOCK "S"
OPEN SPACE &
CONSERVATION EASEMENT
133,631 sq.ft.
3.0678 Acres



SEE SHEET 3

SEE SHEET 4

SEE SHEET 4

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
Civil Engineers and Surveyors
5585 EAST AVENUE - MENTOR, OHIO 44060
TELEPHONE: 226-8463 364-8838 961-1402

AVON RESERVE @ SUMMER HILL
SUBDIVISION NO. 3
CITY OF AVON - LORAIN COUNTY - OHIO

DATE: OCTOBER 20, 1998
SCALE: HOR. 1" = 40'
VERT. none
FILENAME: MGP\PLAT3-5
CHK'D BY: _____
F.B. No. _____

RECORD PLAT

SHEET 5 OF 5
P5 P5
CONTRACT No. schad1-9626