

BRIAR LAKES VILLAGE PHASE 1

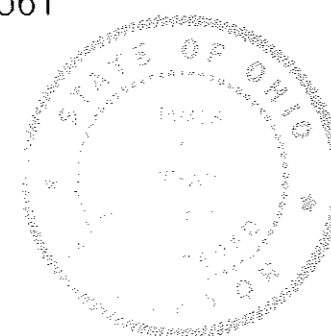
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TWP. SECTION NO. 11.

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 11, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 5.0259 ACRES OF LAND OF WHICH 0.9871 ACRES ARE IN STREETS, 0.1704 ACRES ARE IN BLOCK "A", 1.7905 ACRES ARE IN BLOCK "B", AND 2.0779 ACRES ARE WITHIN THE SUB-DIVISION OF LOTS 1 TO 11, INCLUSIVE, AND BEING THE SAME TRACT AS SUBVEYED TO LAKE POINTE CONSTRUCTION CO., INC., DESCRIBED IN FILE NO. 517889

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.

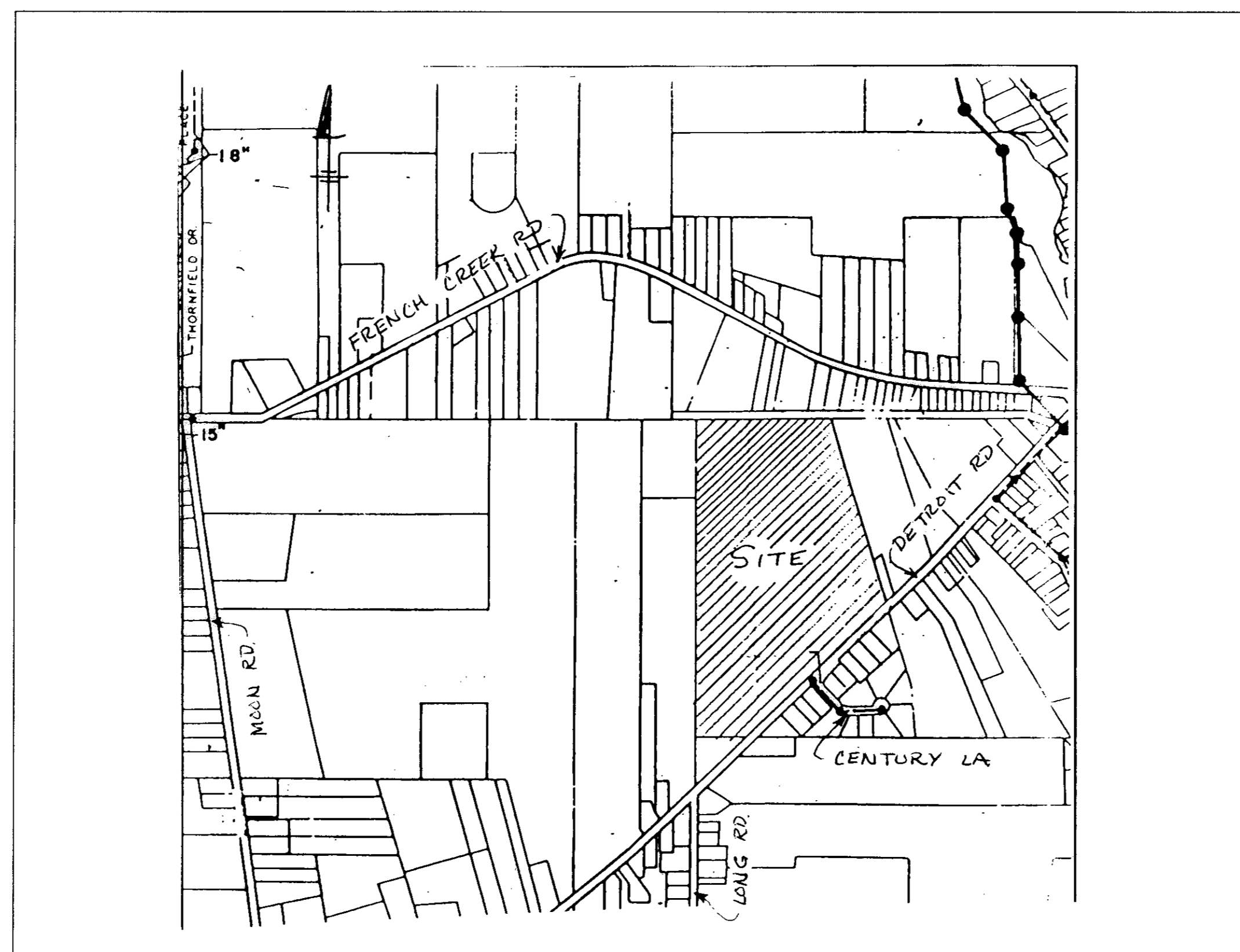
J.A.R. ENGINEERING & SURVEYING, INC. 24629 DETROIT ROAD WESTLAKE, OH. 44145

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



LEGEND

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



VICINITY MAP

OWNERS CERTIFICATE FOR ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, LAKE POINTE CONSTRUCTION CO., INC., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS BRIAR LAKES CLUSTERHOMES SUBDIVISION, A SUBDIVISION OF LOTS 1 TO 11 INCLUSIVE AND COMMON AREAS, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS 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 20th DAY OF APRIL 1999.

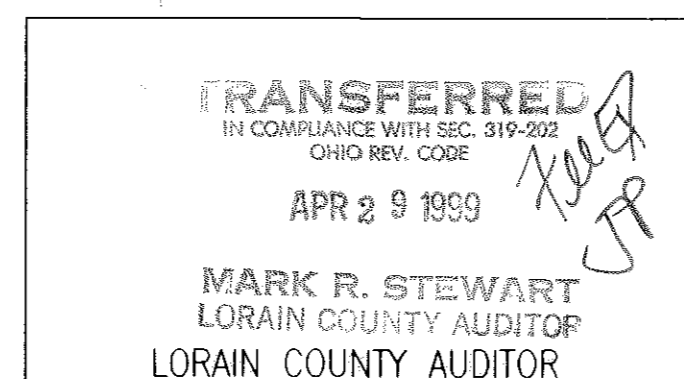
LAKE POINTE CONSTRUCTION CO., INC. BY: GREG ROMES

NOTARIAL SEAL STATE OF OHIO COUNTY OF LORAIN

Ken W. Hawley - witness
Linda Mungo witness

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April 1999.

NOTARY PUBLIC *Custom Bradley* MY COMM. EXPIRES 4/27/03

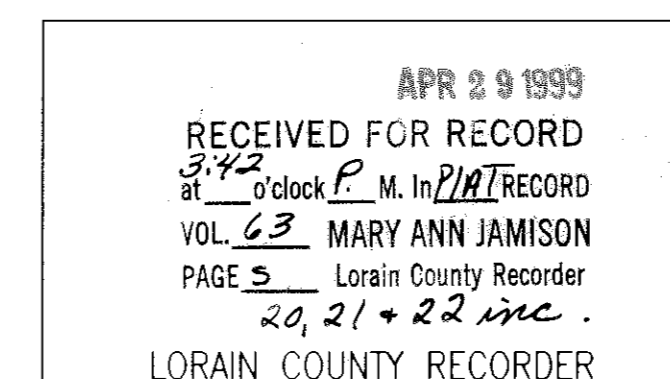


UNDERGROUND EASEMENT

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 OR 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.

[Signature]
LAKE POINTE CONSTRUCTION CO., INC.
BY: GREG ROMES
[Signature]
CABLEVISION

[Signature]
C.E.I.
[Signature]
AMERITECH



129 60 me
Box: L.C.T. (L.M.)

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 19th DAY OF APRIL 1999.

[Signature]
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. _____ ON THIS _____ DAY OF _____ 1999.

[Signature]
COUNCIL PRESIDENT

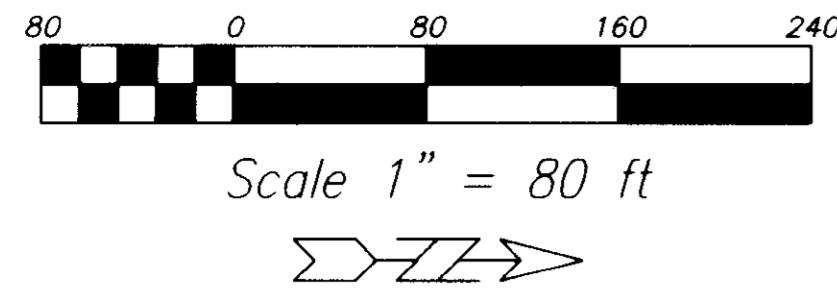
THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 19th DAY OF APRIL 1999.

[Signature]
CITY ENGINEER

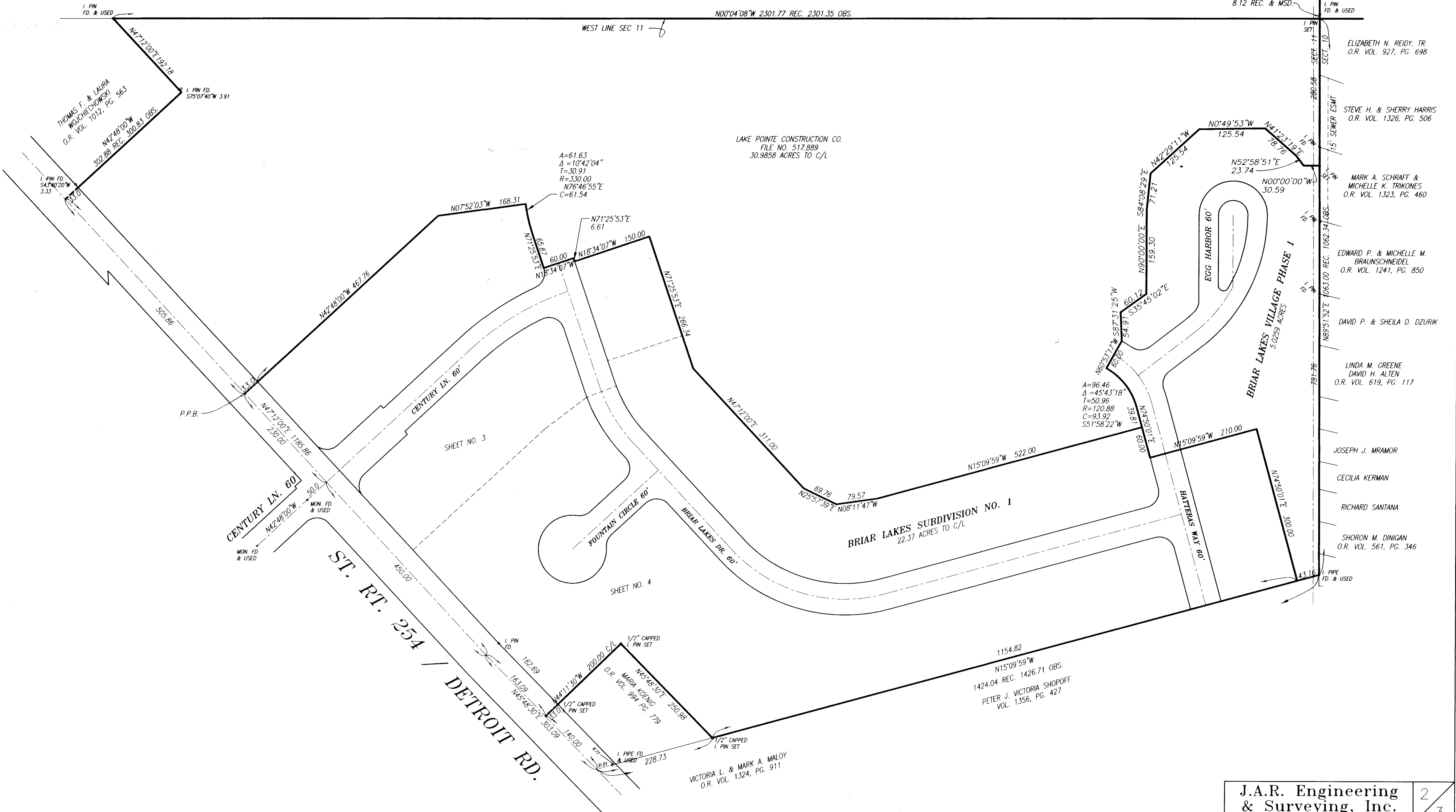
UTILITY EASEMENT

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.

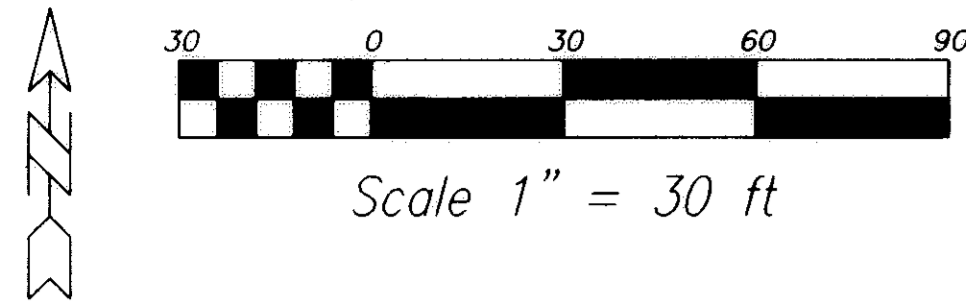
Date: Feb. 5, 1998
Revised: March 12, 1999
Revised: April 12, 1999



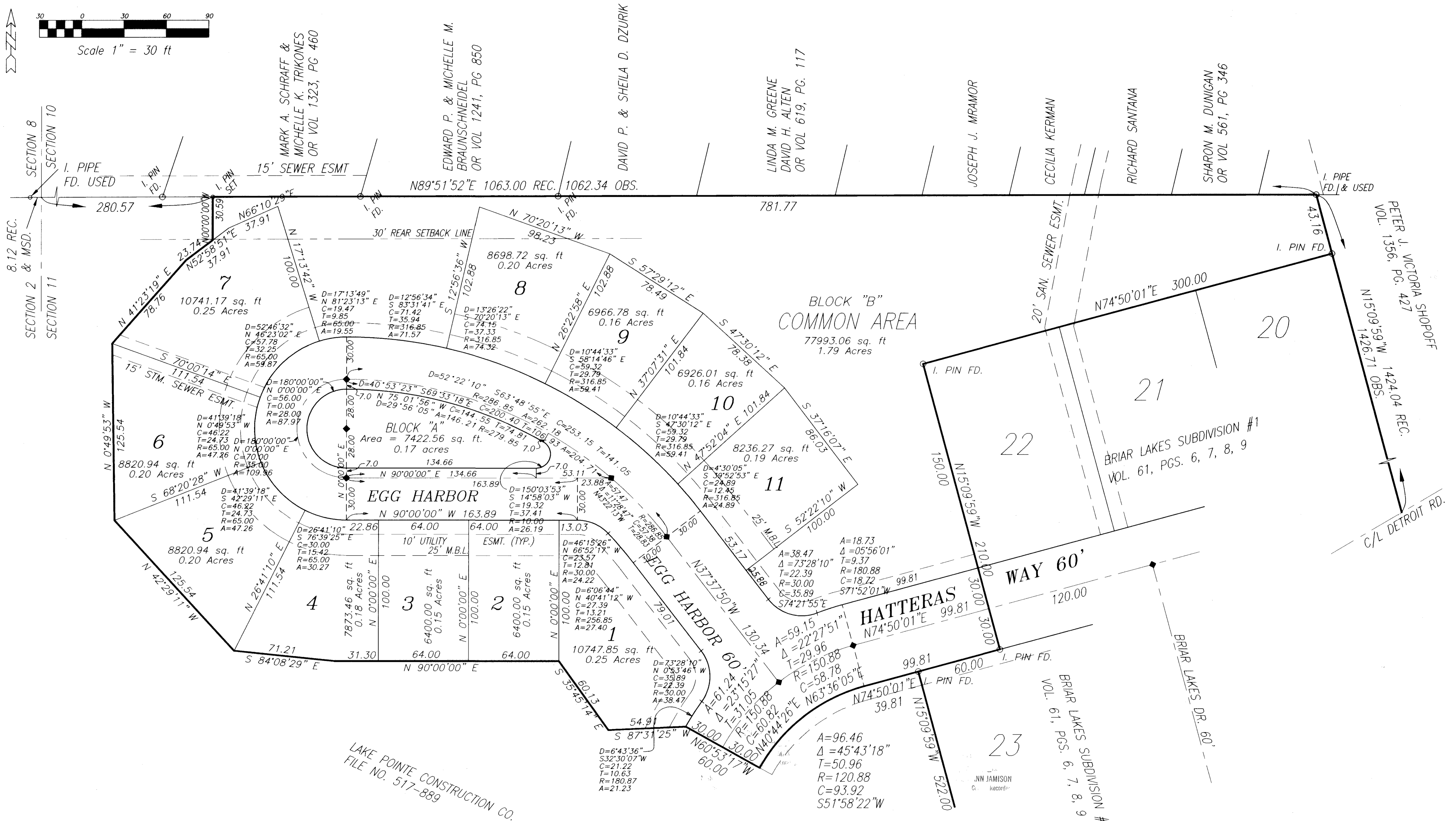
PROPERTY PHASE MAP
FOR
BRIAR LAKES
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN
& STATE OF OHIO & KNOWN AS BEING PART OF ORIGINAL
AVON TOWNSHIP SECTION NO. 11.



J.A.R. Engineering & Surveying, Inc. CONSULTING ENGINEERS / SURVEYORS 24629 DETROIT ROAD WESTLAKE, OHIO 44145 Phone: (440) 871-8345	2
	3
	01/99



Scale 1" = 30 ft



LAKE POINTE CONSTRUCTION CO.
FILE NO. 517-889

9-23-97	1. REVISED BOUNDARY FOR CHANGE IN S/L 20, 21, & 22.
12-5-97	2. ADDED SAN. SEWER ESMT.
2-6-98	3. ADDED SURVEY INFO.
4-25-98	4. REVISED SURVEY INFO.
12-16-98	5. REVISED SOME OF THE LOT SIZES.
1-12-99	6. REVISED ALL OF THE LOT SIZES.
3-12-99	7. REVISED LOT LAYOUT.
3-31-99	8. ADDED AND UPDATED INFORMATION.
3-31-99	9. ADDED CENTER LINE INFORMATION.

BRIAR LAKES VILLAGE
PHASE 1
AVON, OHIO

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& Surveying, Inc.
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07/97