

AVON COMMONS SUBDIVISION

CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

First Interstate Avon, Ltd.
29425 Chagrin Blvd.
Suite 216
Pepper Pike, Ohio 44122

OWNERS CERTIFICATION, ACCEPTANCE AND DEDICATION

We, First Interstate Avon, Ltd., an Ohio Limited Liability Company, Owner of the lands shown hereon hereby certify that the attached plat correctly represents Avon Commons Subdivision, a Subdivision creating Lots 1 through 6 inclusive, and do hereby accept this Plat of same and dedicate to public use streets shown hereon and designated as follows:

MIDDLETON (100')
AVON COMMONS DRIVE (100')

We grant all easements for sanitary sewers and water mains shown hereon to public use. The undersigned further agree that any use of improvements made on this land shall be in conformance 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.

UNDERGROUND EASEMENT

We, First Interstate Avon, Ltd., an Ohio Limited Liability Company, Owner of the within platted land do hereby grant unto the Cleveland Electric Illuminating Company, Century Telephone Company and Cablevision of Ohio, their successors and assigns (herein after referred to as the Grantees) a permanent Right of Way and Easement Ten Feet (10') in width over, under and through all Sublots and lands shown hereon and parallel with all street lines to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric and communication cables, ducts, conduits, surface or below ground mounted transformers, pedestals, concrete pads and other facilities as are deemed necessary for the grantee to distribute and transmit electricity and communications signals for locations public and private use at such 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 communications 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 easement rights indicated herein. Grantees shall at their expense restore the land to its original condition as it existed immediately prior to the work performed by grantees, except that 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 grantee. The sublots shall be restricted to underground service.

Mitchell C. Schneider
First Interstate Avon, Ltd.
an Ohio Limited Liability Company
Mitchell C. Schneider, its President
Witness
[Signature]
Witness
[Signature]

County of Cuyahoga)
State of Ohio) S.S.

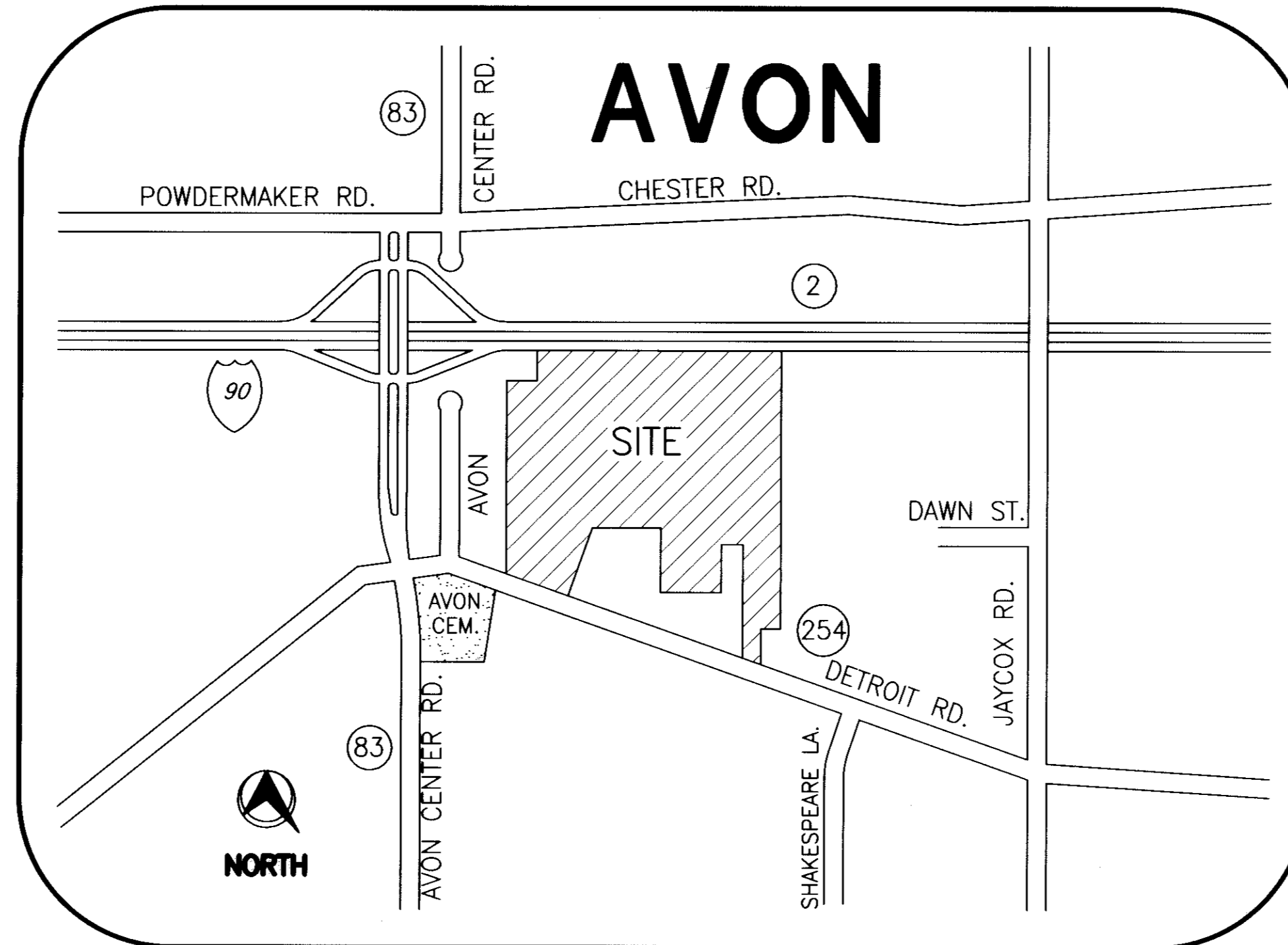
Before me, a Notary Public in and for said county and state personally appeared the above signed Mitchell C. Schneider, who acknowledged the signing of the foregoing instrument to be his free act and deed personally and as such president.

In witness whereof I have hereunto set my hand and official seal at Cuyahoga Falls, Ohio this 13 day of October, 1999.
[Signature]
Diane Kotowski, Notary Public
State of Ohio, Cuyahoga County
My Commission Expires Dec. 14, 1999
Notary Public Commission expiration

APPROVALS
This plat approved for recording purposes only
this 14th day of OCTOBER, 1999
[Signature]
Consulting Engineer, City of Avon

This plat approved for recording purposes only
this 15th day of October, 1999
[Signature]
Planning Commission - Chairperson

This plat approved for recording purposes only
this 18th day of October, 1999
This approval does not constitute an acceptance of the dedication of any public street or highway dedicated hereon.
[Signature]
Council President



VICINITY MAP
NOT TO SCALE

AREA TABLE

SUBLOT	AREA (ACRES)
1	82.8281
2	13.1519
3	1.8664
4	4.2544
5	1.9583
6	1.2488
(MIDDLETON / AVON COMMONS DRIVE)	5.0133
TOTAL	110.3212

GENERAL NOTE

AT THE TIME OF THE RECORDING OF THIS PLAT VARIOUS DOWN STREAM PORTIONS OF THE MASTER SANITARY SEWER SYSTEM ARE INCOMPLETE.

IN ORDER TO PROVIDE A DISCHARGE FOR THIS SANITARY SEWER, FIRST INTERSTATE DEVELOPMENT COMPANY AND AVENBURY LAKES, INC. HAVE CONSTRUCTED A CONNECTION TO THE FRENCH CREEK INTERCEPTOR.

THE "CONNECTION", CONSISTING OF AVENBURY LAKES PUMP STATION, 8" FORCE MAIN, 6" FORCE MAIN, AND GRAVITY SEWER TO ITS DISCHARGE POINT ON THE FRENCH CREEK INTERCEPTOR, HAS BEEN PAID FOR BY FIRST INTERSTATE DEVELOPMENT COMPANY, ITS SUCCESSORS OR ASSIGNS, AND AVENBURY LAKES, INC., ITS SUCCESSORS OR ASSIGNS. THE "CONNECTION" SERVES THE LAND BOUNDED BY THIS PLAT AND BY THE AVENBURY SUBDIVISION PLAT. ACCESS TO AND CAPACITY FOR THE COMPLETE DEVELOPMENT OF BOTH AVON COMMONS AND AVENBURY LAKES SUBDIVISION SHALL BE RESERVED IN THE "CONNECTION" FOR USE BY FIRST INTERSTATE DEVELOPMENT COMPANY AND AVENBURY LAKES, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. ALL SUCH RESERVED CAPACITY SHALL BE FOR THE SOLE USE OF FIRST INTERSTATE DEVELOPMENT COMPANY AND AVENBURY LAKES, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. MODIFICATIONS TO THE "CONNECTION" ARE PROHIBITED WITHOUT AUTHORIZATION AND APPROVAL BY THE CITY OF AVON.

SYMBOL LEGEND

⊕	EX. POWER POLE
⊙	EX. MANHOLE
⊕	EX. WATER VALVE
⊕	EX. HYDRANT
⊕	EX. SQUARE INLET
⊕	EX. MAILBOX
⊕	EX. WATER METER
⊕	EX. SINGLE POST SIGN
⊕	EX. ROUND INLET
⊕	EX. GAS VALVE
⊕	EX. GUY
⊕	EX. POLE
⊕	EX. GUTTER INLET
⊕	EX. UTILITY BOX
⊕	SOIL BORE

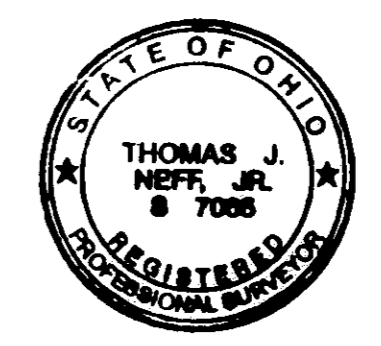
I hereby state that I have surveyed the land shown on this plat, that this plat is a correct representation of the land surveyed, that this plat represents a survey in which the traverse of the exterior boundaries of the tract and of each block when computed from field measurements made on the ground closed within a limit of error of one (1) foot in ten thousand (10,000) feet of the perimeter before balancing the survey, that the survey meets the minimum standards for Land Surveys in section 4733-37 of the Ohio Administrative Code and that adjacent property descriptions have been considered in performing this survey.

Distances shown hereon are given in feet and decimal parts thereof. Bearings shown hereon are to a record meridian and are used to denote angles only. All monuments shown hereon exist or shall be set as shown.

I hereby declare to the best of my professional knowledge, information and belief, all to be correct.

[Signature]
Thomas J. Neff, Jr.
Registered Surveyor No. 7065-Ohio

Date 10-8-99

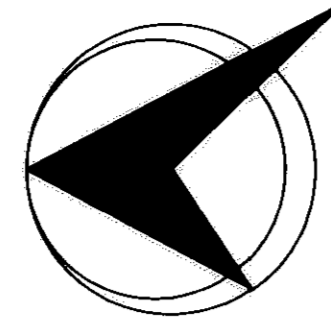


NEFF & ASSOCIATES
A PROFESSIONAL CORPORATION
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS
SURVEYORS
6405 York Road Parma Heights, Ohio 44130
(440) 884-3100 FAX (440) 884-6443

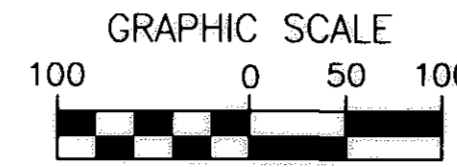
24-rs-01g FPI Oct 07 41:06 1999

CHMARK: (PER CITY OF AVON REC'D)
TOP OF FIRE HYDRANT, SOUTH SIDE OF
JUSE #35825 DETROIT ROAD
688.03

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NORTH



1 INCH = 100 FT.

P.P. No. 04-00-021-000-059
Parcel 7
Virginia C. Smith et al.
O.R. Vol. 1426 Pg. 262 L.C.D.R.
Smith Associates
35748 Detroit Road
Avon, Ohio 44011

P.P. No. 04-00-021-000-096
Parcel 6
Virginia C. Smith et al.
O.R. Vol. 1426 Pg. 262 L.C.D.R.
Smith Associates
35748 Detroit Road
Avon, Ohio 44011

P.P. No. 04-00-022-101-001
Avenbury Lakes, Inc.
Doc. No. 503964 L.C.D.R.
Scaletta Development Corp.
35290 Detroit Road
Avon, Ohio 44011

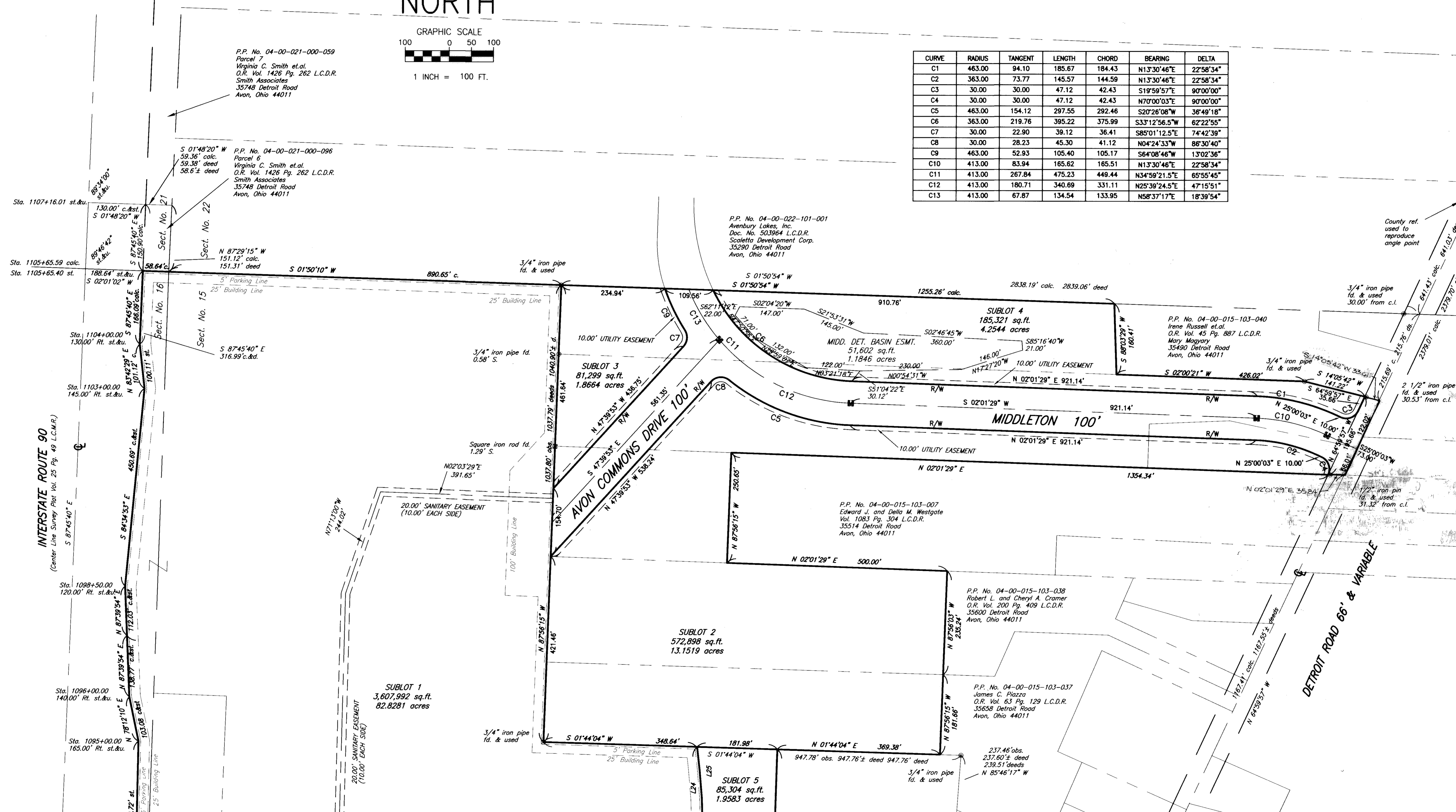
P.P. No. 04-00-015-103-040
Irene Russell et al.
O.R. Vol. 45 Pg. 887 L.C.D.R.
Mary Magary
35490 Detroit Road
Avon, Ohio 44011

P.P. No. 04-00-015-103-007
Edward J. and Della M. Westgate
Vol. 1083 Pg. 304 L.C.D.R.
35514 Detroit Road
Avon, Ohio 44011

P.P. No. 04-00-015-103-038
Robert L. and Cheryl A. Cramer
O.R. Vol. 200 Pg. 409 L.C.D.R.
35600 Detroit Road
Avon, Ohio 44011

P.P. No. 04-00-015-103-037
James C. Piazza
O.R. Vol. 63 Pg. 129 L.C.D.R.
35658 Detroit Road
Avon, Ohio 44011

CURVE	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DELTA
C1	463.00	94.10	185.67	184.43	N13°30'46"E	22°58'34"
C2	363.00	73.77	145.57	144.59	N13°30'46"E	22°58'34"
C3	30.00	30.00	47.12	42.43	S19°59'57"E	90°00'00"
C4	30.00	30.00	47.12	42.43	N7°00'03"E	90°00'00"
C5	463.00	154.12	297.55	292.46	S20°26'08"W	36°49'18"
C6	363.00	219.76	395.22	375.99	S33°12'56.5"W	62°22'55"
C7	30.00	22.90	39.12	36.41	S85°01'12.5"E	74°42'39"
C8	30.00	28.23	45.30	41.12	N04°24'33"W	86°30'40"
C9	463.00	52.93	105.40	105.17	S64°08'46"W	13°02'36"
C10	413.00	83.94	165.62	165.51	N13°30'46"E	22°58'34"
C11	413.00	267.84	475.23	449.44	N34°59'21.5"E	65°55'45"
C12	413.00	180.71	340.69	331.11	N25°39'24.5"E	47°15'51"
C13	413.00	67.87	134.54	133.95	N58°37'17"E	18°39'54"



MATCH LINE SEE SHEET 2

SHEET 3 OF 3