#663129 FILM NO. 1541

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BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 1

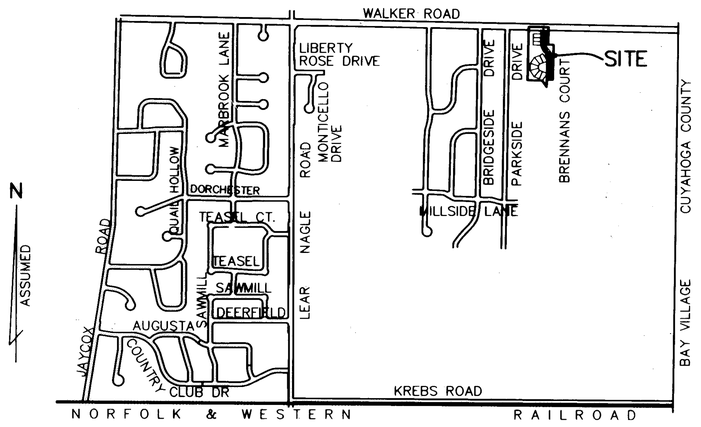
PLAT

BEING PART OF
AVON TOWNSHIP SECTION NO. 29
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS ARE SUBJECT TO A HOMEOWNERS' ASSOCIATION, (DOCUMENTS ON FILE AT THE CITY AND TO BE RECORDED SIMULTANEOUSLY WITH THE COUNTY)

ACREAGE IN 10 LOTS	1.5599 AC.
ACREAGE IN 4 BLOCKS	2.7866 AC.
ACREAGE IN PUBLIC R/W	1.2932 AC.
TOTAL	5.6397 AC.

SITE MAP
1" = 1000'



SURVEYOR'S/ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, PERRITT BUILDING COMPANY, I HAVE SURVEYED AND PLATTED THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 5.6397 ACRES IN ORIGINAL AVON TOWNSHIP SECTION NO. 29, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED ■ 1" CAPPED IRON PIN MONUMENTS WERE FOUND OR WERE SET.
AT ALL POINTS INDICATED O 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.

MARCH, 1999

STATE OF OHIO — JAMES T. SAYLER E-52385 — REGISTERED PROFESSIONAL ENGINEER

STATE OF OHIO — JAMES T. SAYLER S-7425 — REGISTERED PROFESSIONAL SURVEYOR

JAMES T. SAYLER, OHIO REGISTERED SURVEYOR NO. S-7425

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. THE SANITARY SEWER AND WATERLINE EASEMENTS SHOWN HEREON HAVE BEEN GRANTED TO THE CITY AS RECORDED IN INSTRUMENT NOS. 199644696 & 7 OF LORAIN COUNTY OFFICIAL RECORDS. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREET SHOWN HEREON AND DESIGNATED AS BRENNANS COURT.

PERRITT BUILDING COMPANY
173 LEAR ROAD
AVON LAKE, OH

BY William Perritt, president
WILLIAM PERRITT, PRESIDENT

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 PERRITT BUILDING COMPANY BY: William Perritt WHO ACKNOWLEDGED THE SIGNING OF THE THE FOREGOING PLAT OF BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 1 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 10th DAY OF September, 1999.

Donna R. Gressel
NOTARY PUBLIC

DONNA R. GRESSEL, NOTARY PUBLIC, STATE OF OHIO, My Commission Expires June 29, 2004

MY COMMISSION EXPIRES June 29, 2004

12' UTILITY EASEMENT:

PERRITT BUILDING COMPANY, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURYTEL, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') 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.

PERRITT BUILDING COMPANY
BY William Perritt, president
WILLIAM PERRITT, PRESIDENT

ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 1 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.

AVON LAKE MUNICIPAL ENGINEER
WADE M. MERTZ, P.E.

PLANNING COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 9th DAY OF November, 19 99.

Pennie Ackerman
AVON LAKE PLANNING COMMISSION SECRETARY
PENNIE ACKERMAN

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. _____ PASSED THE _____ DAY OF _____, 19___.

MAYOR
VINCENT M. URBIN

CLERK OF COUNCIL
KATHLEEN LYNCH

LAW DIRECTOR:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

AVON LAKE LAW DIRECTOR
GEOFFREY R. SMITH

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT FIRST MERIT BANK N.A. MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 1 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 BRENNANS COURT.

BY: Susan M. Grachanin
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 FIRST MERIT BANK N.A. BY: Susan M. Grachanin, Loan Officer WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 1 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 15th DAY OF September, 1999.

Elizabeth R. Gross
NOTARY PUBLIC

ELIZABETH R. GROSS, NOTARY PUBLIC, STATE OF OHIO, MY COMMISSION EXPIRES 7-25-2004

MY COMMISSION EXPIRES _____

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
JAN 11 2000
MARK R. STEWART
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

JAN 11 2000
RECEIVED FOR RECORD
11:36 at o'clock A M. In PLAT RECORD
VOL. 64 PAGE 5
MARY ANN JAMISON
Lorain County Recorder
72 + 73 inc.
86.40 MR
Box: L.C.T. (L.M.)
LORAIN COUNTY RECORDER

REVISIONS	
8/30/99	REVISED PER SUMMARY OF STAFF COMMENTS DATED 8/20/99

BROWNSTONE VILLAGE P.U.D. SUBD. NO. 1 PLAT

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

1/2

MARCH 1999

TAX MAP DEPT. COPY # 99-00217

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#663129 FILM NO. 1541

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BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 1 PLAT

BEING PART OF AVON TOWNSHIP SECTION NO. 29, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

ACREAGE IN 10 LOTS	1.5599 AC.
ACREAGE IN 4 BLOCKS	2.7866 AC.
ACREAGE IN PUBLIC R.O.W.	1.2932 AC.
TOTAL	5.6397 AC.

℄ LEAR NAGLE ROAD SECT. 29 SECT. 30

5/8" IRON PIN IN MON. BOX USED

1" IRON PIN IN MON. BOX USED — 174.67 OBS. — 1" IRON PIN IN MON. BOX USED — 174.64 REC. — N.00°29'35"W

14.99 OBS 15.06 CALC. — 50.00 — 3704.10 OBS.

1" IRON PIN IN MON. BOX AT P.T. USED

N 00°29'04" W 902.39 OBS. 902.33 REC.

N 00°29'04" W 311.85 OBS.

PARKSIDE DRIVE 60'

BLOCK B

38.14' REC. & MSD

1" IRON PIN FD. O.K. N-S 0.34' E.

04-00-029-000-065
GEORGE & ALICE KELLY
INST # 970470772

149.86 REC. & MSD N. 89° 30' 56" E

1" IRON PIPE FD. 0.65' N.

180.13' OBS.

04-00-029-00-033

GARDENSIDE DRIVE 60'

N 89°30'56" E 179.21 REC. & OBS.

20 21 22 23 24 25 26 27

PARKSIDE SUBDIVISION NO. 1
VOL. 62 PGS. 26-28

NON-TANGENT POINT OF CURVATURE

3092.17 REC. & OBS. (IRON BAR - C/L)

1214.38 OBS. (C/L-C/L) 1214.32 REC. 864.30 REC. & MSD. (C/L - I.PIPE)

N 00°26'28" W 744.57 (℄L WALKER)

350.08 OBS. 350.02 DEED

1877.79 30.00 30.00 2347.60 694.57 50.00

1" x 2" IRON BAR FOUND & USED

BLOCK "F"

NOT PART OF THIS SUBDIVISION

BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 2 (PROPOSED)

04-00-029-000-067
SOCIETY NATIONAL BANK, EXECUTOR,
ESTATE OF A.H. BENSON
O.R. VOL. 286 P. 606
(REMAINDER)

10' STORM SEWER EASEMENT TO HOMEOWNERS ASSOCIATION

N00°00'04"W 100.14

60' SETBACK

BLOCK "A"
1.7300 ACRES

(ENTIRE BLOCK COVERED BY BLANKET STORM SEWER AND DRAINAGE EASEMENT WITH HOMEOWNER'S ASSOC. ASSUMING MAINTENANCE RESPONSIBILITY)

N 89°33'32" E 204.67 163.67

N33°52'20"W 105.32 — N73°03'32"E 118.90 — N33°07'07"E 100.14

8 7,684 S.F. — 7 7,445 S.F. — 6 7,445 S.F.

N38°33'32"E 119.51 — N70°26'28"W 78.84 — N73°26'28"W 118.56 — N39°56'28"W 118.90 — N68°03'32"E 77.24

9 6,767 S.F. — 5 7,274 S.F.

N.3°09'23"E 23.99 — 41.00 — N21°03'32"E 110.04 — N60°56'28"W 24.90

10 7,433 S.F. — 4 6,708 S.F.

N 35°56'28" W 110.61 — N35°03'32"E 110.61 — 25' S.B. — N70°26'28"W 92.38 — N68°03'32"E 115.78

BLOCK "C"
0.3315 ACRES

(ENTIRE BLOCK COVERED BY BLANKET ACCESS AND UTILITY EASEMENTS TO CITY INSTR'T# 990644696 &7)

12' UTILITY EASEMENT

BLOCK "D"
0.1328 ACRES

105.08 N00°26'28"W — 180.10 — 13.20 — 166.56 — 13.14 — 27.94

N 00°26'28" W 391.50 — 30' SAN. SEWER EASEMENT INSTR'T# 990644696 — N 00°26'28" W 391.50 — N 00°26'28" W 295.86 — 295.86

83.18 N89°33'32"E — 30.00 — 23.18

BRENNANS COURT (60' PUBLIC R/W)

2361.98

N 00°26'28" W 487.11

3092.09 OBS. (C/L) 3093.15 DEEDS (C/L)

BLOCK "B"
0.5923 ACRES
(ENTIRE BLOCK COVERED BY BLANKET STORM SEWER AND DRAINAGE EASEMENT WITH HOMEOWNER'S ASSOC. ASSUMING MAINTENANCE RESPONSIBILITY)

04-00-029-000-014
THE KENNETH W. KROPF & IRENE T. KROPF REVOCABLE TRUST
O.R. V. 718 P. 832

N 89°33'32" E 156.00 — 52.00 — 52.00 — 52.00

3 5,755 S.F. — 2 5,720 S.F. — 1 5,720 S.F.

N 89°33'32" E 113.15 — 110.00 — 110.00 — 110.00

R=180.00 D=10°43'40" L=33.70 C=33.65 N05°48'18"W

R=20.00 D=90°05'32" L=31.45 C=28.31 N45°29'14"W T=20.03

50' SETBACK — 157.05

25' S.B. — 12' UTILITY EASEMENT

18.50 — 52.00 — 52.00 — 25.42 — 50.03

168.00 — 218.00 (C/L) N 00°26'28" W — 50.00

148.08 R=20.00 D=89°54'28" L=31.38 C=28.26 N44°30'46"E T=19.97

193.00 — 50.00 — 207.08

℄ 277.08 D.& OBS. ROAD

℄ N 89°28'00" E 2236.17 OBS.

243.00 (C/L) N 00°26'28" W — 1" IRON PIN FD. 0.05' N.

04-00-029-000-069
GLEN A. & K.S. SCHNEIDER
V. 1191 P. 39

3/4" IRON PIN FD. 0.07' E., 0.21' S.

75.00 N89°28'00"E — 75.00 D. & M. — 70.00 — 49.97 — 20.03 — 50.00

WALKER

243.00 (C/L) — 5/8" IRON PIN FD. 0.10' E., O.K. N-S

04-00-029-000-071
HELEN L. GNUSCHE
O.R. V. 1188 P. 284

5/8" IRON PIN FD. 0.10' E., O.K. N-S

160.43 — 1" IRON PIN IN MON. BOX USED

1688.27 DEEDS — 1688.90 OBS. — 1603.47 OBS.

℄ WINDWARD WAY

♦ DENOTES 3/8" DRILL HOLE SET, -10-18-99

1" IRON PIN FD. 0.16' S.

1" IRON PIPE FOUND 0.28' S., O.K. E-W

ADJACENT OWNERSHIP INFO:

04-00-029-000-033
GRACE E. FETTINGER
O.R.VOL. 933, PG. 179

04-00-029-000-034
GRACE E. FETTINGER
VOL. 1237, PG. 154

04-00-029-000-082
LILLIAN C. ALTEN, TRUSTEE
O.R.V. 1385, P. 456 PCL. NO. 1

04-00-029-00-034 — 331.08 OBS. — 352.08 DEED & OBS. — LINE - IRON BAR & PARKSIDE SUBD.)

04-00-029-00-082 — 1690.50 OBS. — 1689.96 DEEDS

04-00-029-00-033 — 2042.58 OBS. — 2042.04 DEEDS (COUNTY LINE -

N 89°27'12" E

SEC.29 — N 00°50'30" W 423.10 DEED — N 00°24'45" W 2668.57 DEED — LORAIN COUNTY / CUYAHOGA COUNTY — CITY OF AVON LAKE / CITY OF BAY VILLAGE — SEC. 29 — SEC. 30

1" IRON PIN IN MON. BOX USED 0.33'

N ASSUMED

GRAPHIC SCALE: 1" = 40'
0 10 20 30 40 80

NOTE:
- ■ DENOTES 1" IRON PIN IN MONUMENT BOX SET
- ○ DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET

REVISIONS	
8/30/99	REVISED PER SUMMARY OF STAFF COMMENTS DATED 8/20/99
10/25/99	REVISED PER SUMMARY OF STAFF COMMENTS DATED 10/21/99
12/2/99	REVISED LOT NUMBERS PER TAX MAP DEPT.
1/4/2000	ADDED CURVE TANGENTS

BROWNSTONE VILLAGE P.U.D. SUBD. NO. 1 PLAT

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

2/2

MARCH 1999

TAX MAP DEPT. COPY # 99-00218

64/73