

# BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 2 PLAT

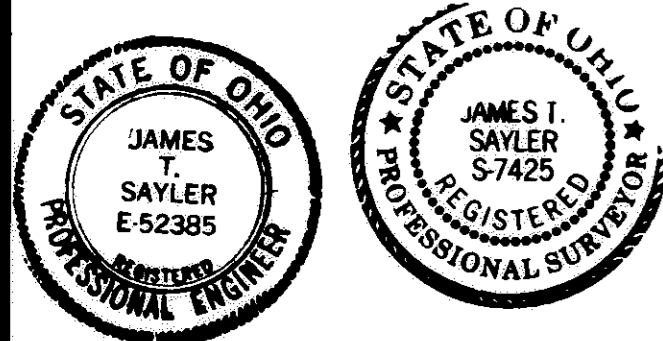
### SURVEYOR'S/ENGINEER'S CERTIFICATE:

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. 2 AS SHOWN HEREON AND CONTAINING 9.0834 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  $\square$  1" CAPPED IRON PIN MONUMENTS WERE FOUND OR WERE SET.  
AT ALL POINTS INDICATED  $\circ$  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



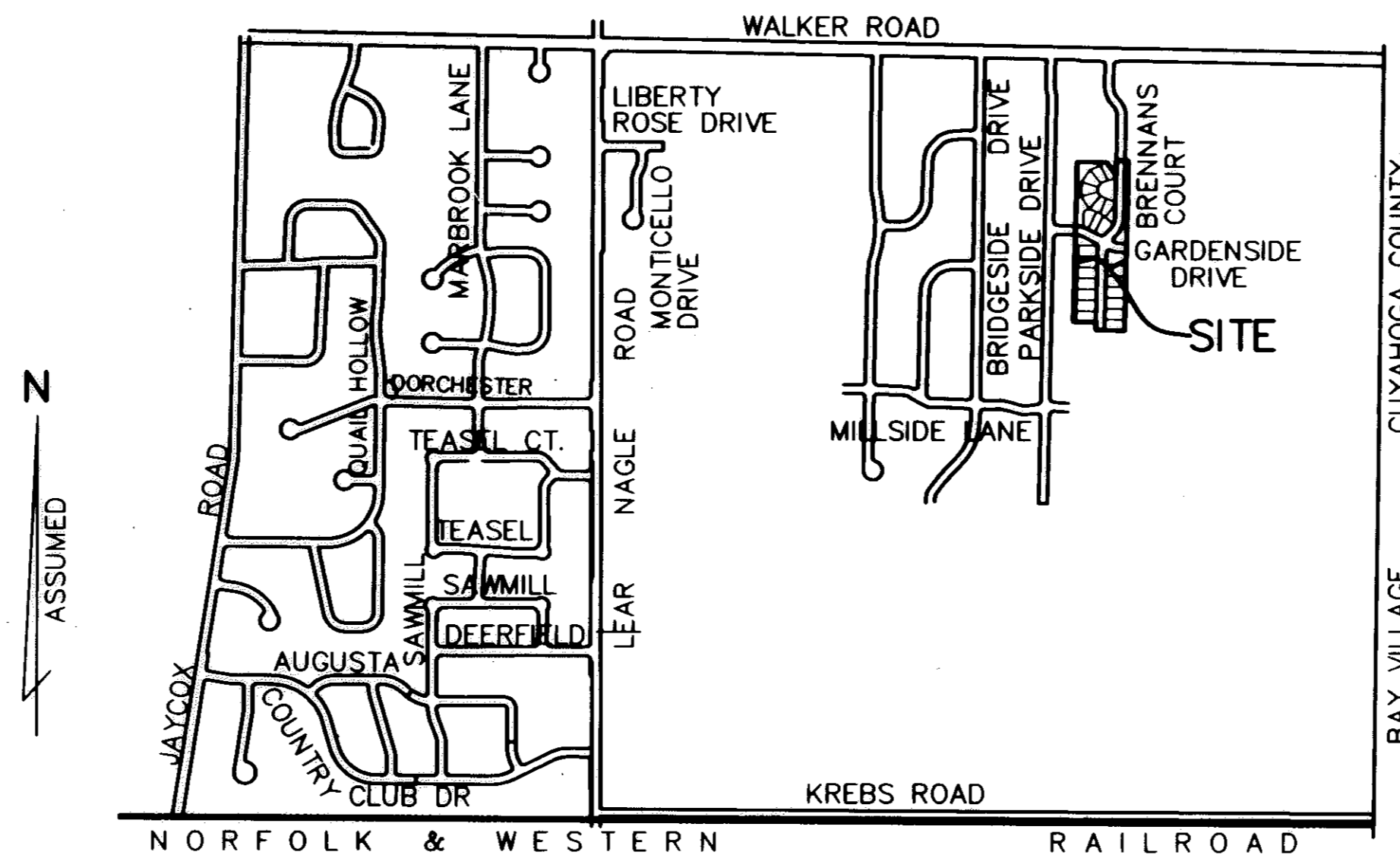
*J. T. Saylor*  
JAMES T. SAYLER, OHIO REGISTERED SURVEYOR NO. S-7425

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 CITY AND TO BE RECORDED SIMULTANEOUSLY AT THE COUNTY)

ACREAGE IN 24 LOTS	5.0591 AC.
ACREAGE IN 5 BLOCKS	1.9202 AC.
ACREAGE IN PUBLIC R/W	2.1041 AC.
<b>TOTAL</b>	<b>9.0834 AC.</b>

### SITE MAP

1" = 1000'



### ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 2 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.

*Waide M. Mertz*  
AVON LAKE MUNICIPAL ENGINEER  
WAIDE M. MERTZ, P.E.

### PLANNING COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 9th DAY OF November, 1999.

*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. 2 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. 2 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

### 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. 990644698 & 9 OF LORAIN COUNTY OFFICIAL RECORDS. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS BRENNANS COURT AND GARDENSIDE DRIVE.

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 FOREGOING PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 2 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. Sessel*  
NOTARY PUBLIC

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

### MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT FIRST MERRIT BANK N.A. MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 2 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 AND GARDENSIDE DRIVE.

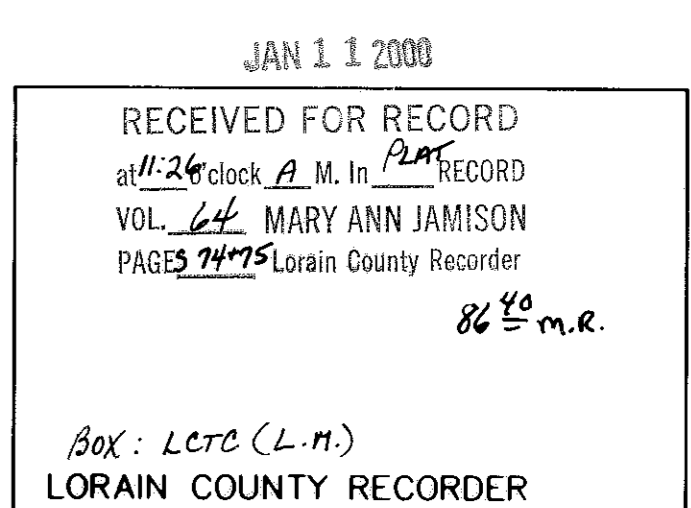
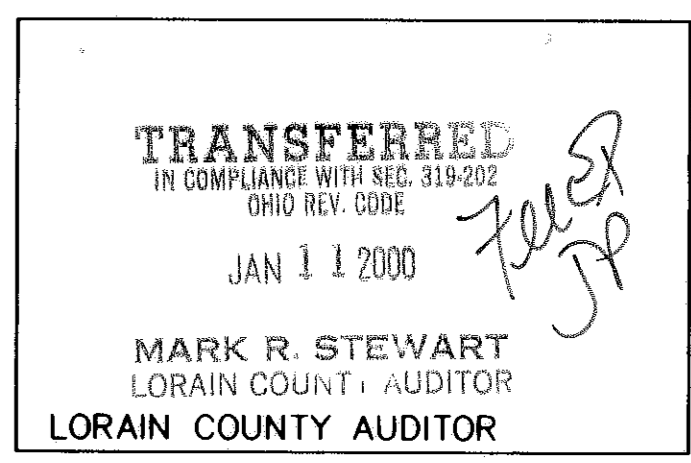
BY: *Susan M. Grachan*  
COMMERCIAL LOAN OFFICER

### 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 MERRIT BANK N.A. BY: Susan M. Grachan, Loan Officer WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 2 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 13th DAY OF September, 1999.  
*Elizabeth R. Gross*  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



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

## BROWNSTONE VILLAGE P.U.D. SUBD. NO. 2 PLAT

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

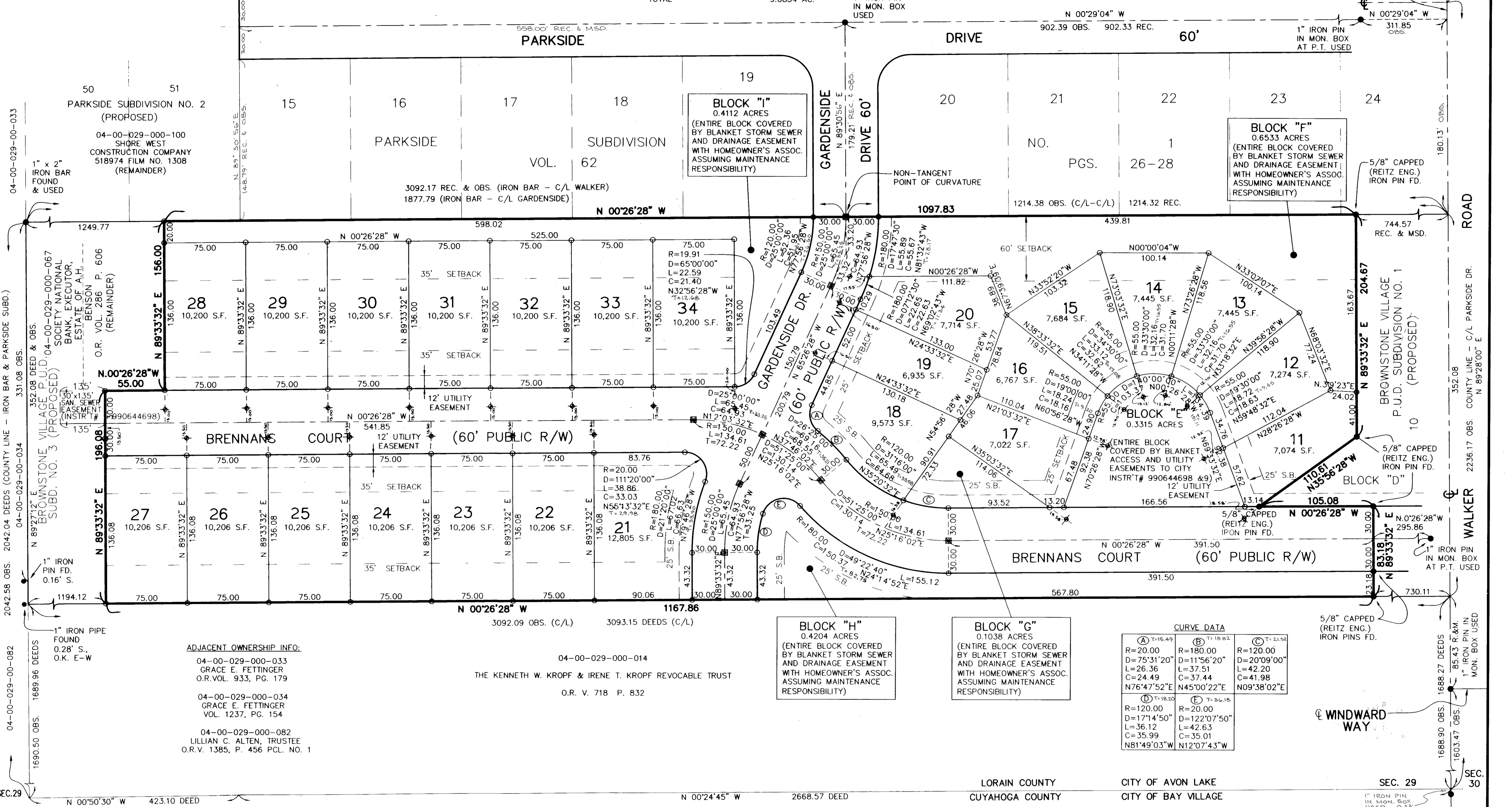
1  
2  
MARCH  
1999

# BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 2 PLAT

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

ACREAGE IN 24 LOTS 5.0591 AC.  
 ACREAGE IN 5 BLOCKS 1.9202 AC.  
 ACREAGE IN PUBLIC R.O.W. 2.1041 AC.  
 TOTAL 9.0834 AC.

LEAR NAGLE ROAD SECT. 29  
 5/8" IRON PIN IN MON. BOX USED  
 14.99 OBS.  
 15.06 CALC  
 3704.10 OBS.



NOTE:  
 ■ DENOTES 1" IRON PIN IN MONUMENT BOX SET  
 ○ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET  
 ✦ DENOTES 3/8" DRILL HOLE SET, 11-99

GRAPHIC SCALE: 1" = 40'

REVISIONS	DATE	DESCRIPTION
	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. 2 PLAT

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

2/2  
 MARCH 1999