

# BRIAR LAKES VILLAGE PHASE 2

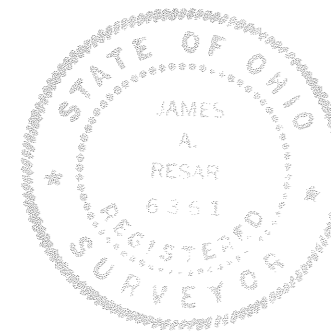
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TWP. SECTION NO. 11.  
AUGUST 24, 2000

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 11, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 12.1394 ACRES OF LAND OF WHICH 2.0788 ACRES ARE IN STREETS, 0.0533 OF AN ACRE IS IN BLOCK "D", 6.3740 ACRES ARE IN BLOCK "C", AND 3.6333 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 12 TO 31, INCLUSIVE, AND BEING THE SAME TRACT AS CONVEYED 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.

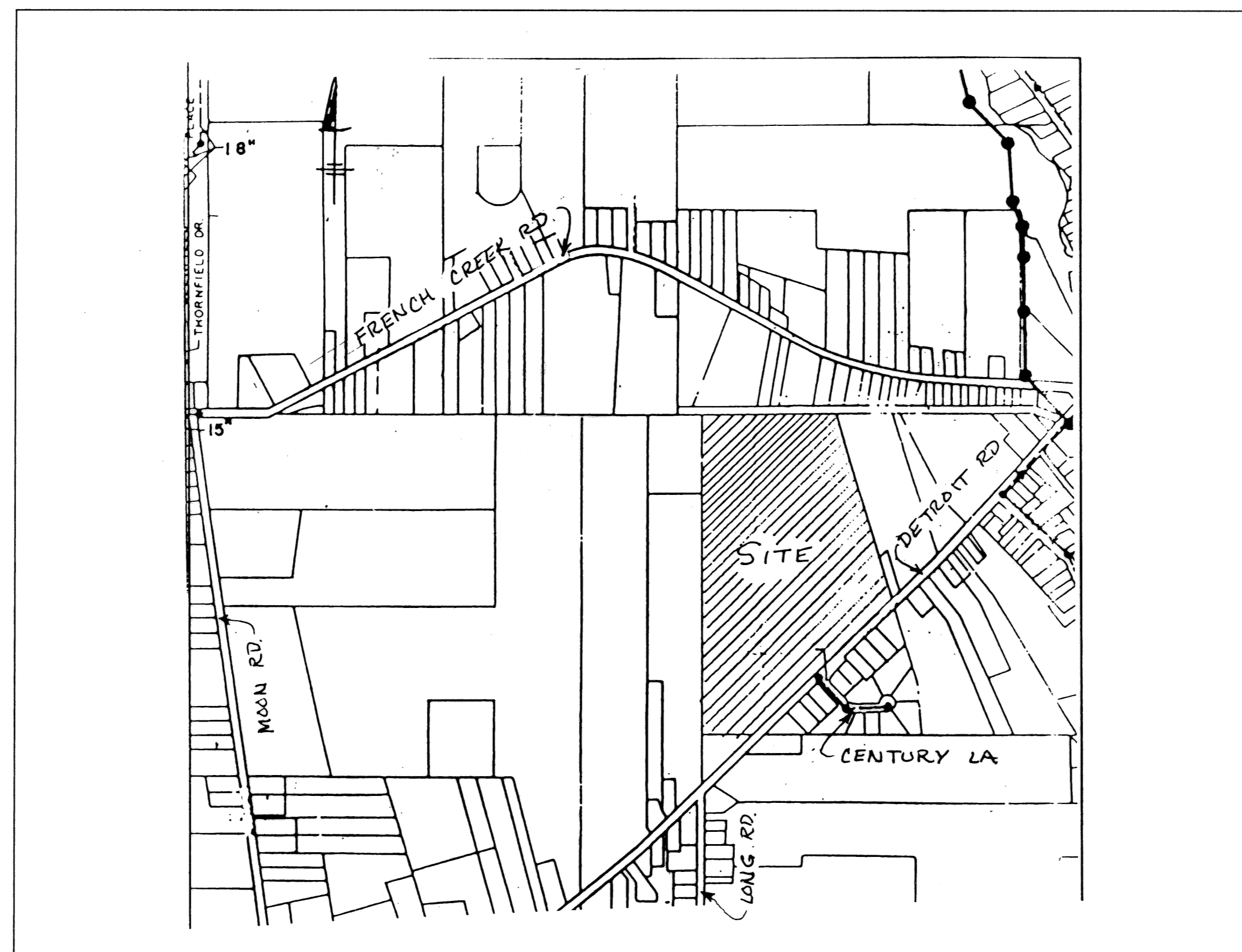
J.A.R. ENGINEERING & SURVEYING, INC.  
24629 DETROIT ROAD  
WESTLAKE, OH. 44145

*James A. Resar*  
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 VILLAGE PHASE 2 CLUSTER HOMES SUBDIVISION, A SUBDIVISION OF LOTS 12 TO 31 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., SOLVERTON STREET 60 FT., AND NEPTUNUS CIRCLE.

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.

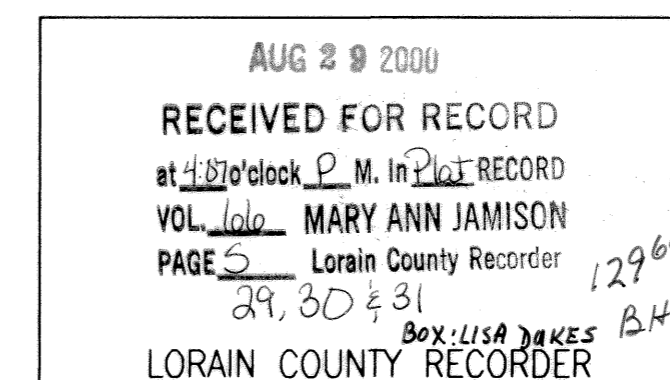
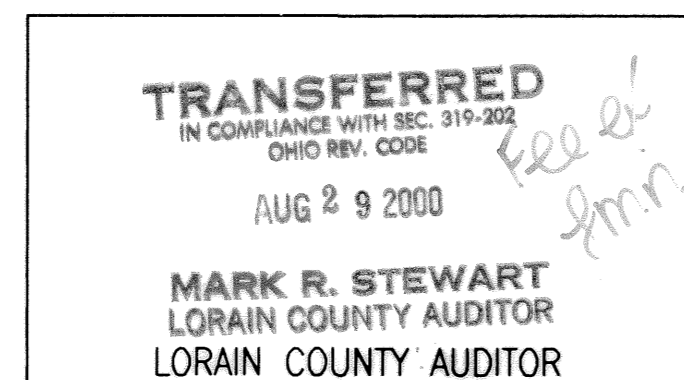
IN WITNESS WHEREOF, WE, LAKE POINTE CONSTRUCTION CO., INC., BY GREG ROMES, HAVE HEREUNTO SET OUR HANDS THIS 25 DAY OF AUGUST, 2000.

*Greg Romes*  
LAKE POINTE CONSTRUCTION CO., INC.  
BY: GREG ROMES

NOTARIAL SEAL  
STATE OF OHIO  
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY OF AUGUST, 2000.

NOTARY PUBLIC *Annika Resnik*  
MY COMM. EXPIRES 4-06-04



## 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 TWELVE (12) 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.

*Greg Romes*  
LAKE POINTE CONSTRUCTION CO., INC.  
BY: GREG ROMES

*Jeff Hurley* 8/25/00  
C.E.I.

*Mark Stewart*  
CABLEVISION

*Mary Ann Jamison*  
AMERITECH

## APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 25 DAY OF AUGUST, 2000.

*James A. Resar*  
PLANNING COMMISSION CHAIRPERSON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 138-00 ON THIS 7<sup>th</sup> DAY OF AUGUST, 2000.

*Shawn Brady*  
COUNCIL PRESIDENT

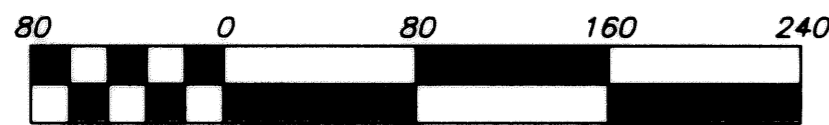
THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 25 DAY OF AUGUST, 2000.

*Michael Bull*, P.E., P.S.  
CITY ENGINEER

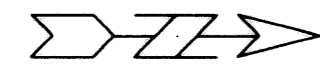
## UTILITY EASEMENT

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: AUGUST 24, 2000



Scale 1" = 80 ft



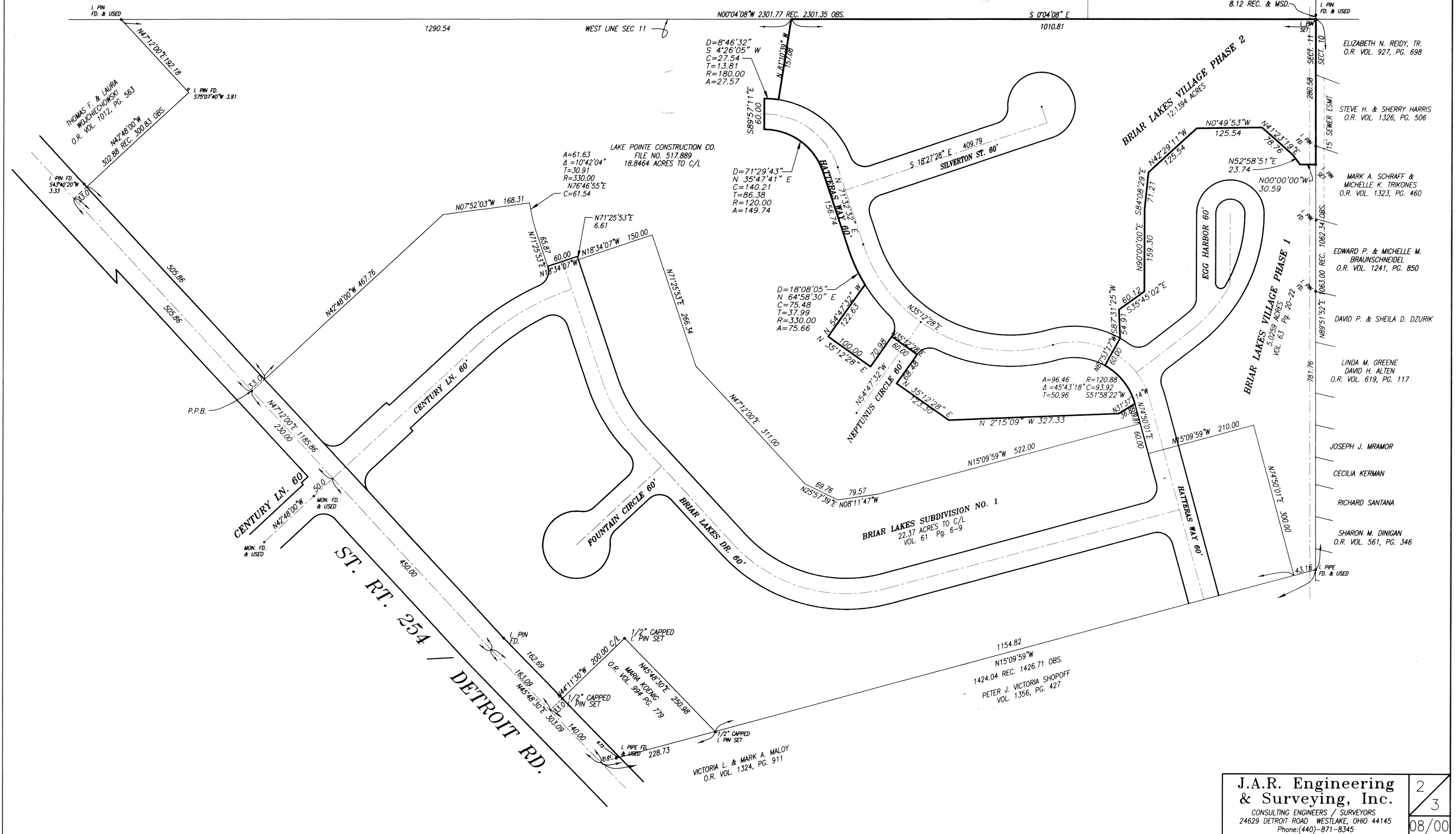
CARLA R. McWILLIAM ETAL  
O.V. 1111 PG. 60

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.

CARLA R. McWILLIAM ETAL  
O.V. 1111 PG. 60



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

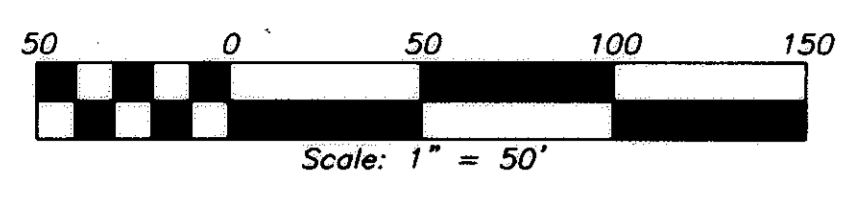
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TAX MAP DEPT. COPY # 00300

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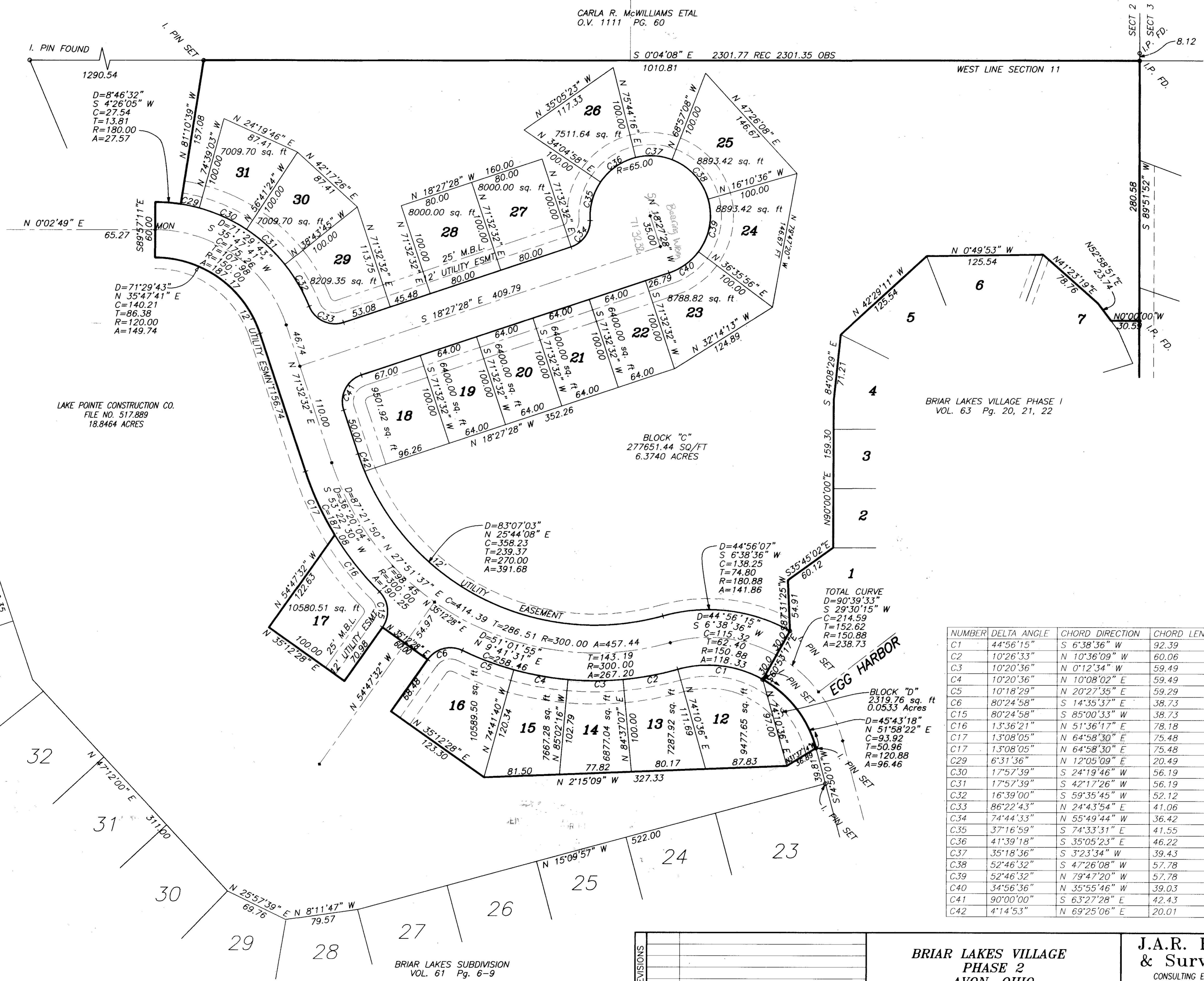
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AUGUST 24, 2000

CARLA R. McWILLIAMS ETAL  
O.V. 1111 PG. 60



LAKE POINTE CONSTRUCTION CO.  
FILE NO. 517.889  
18.8464 ACRES

BLOCK "C"  
277651.44 SQ/FT  
6.3740 ACRES

TOTAL CURVE  
D=90°39'33"  
S 29°30'15" W  
C=214.59  
T=152.62  
R=150.88  
A=238.73

BLOCK "D"  
2319.76 sq. ft  
0.0533 Acres  
D=45°43'18"  
N 51°58'22" E  
C=93.92  
T=50.96  
R=120.88  
A=96.46

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC
C1	44°56'15"	S 6°38'36" W	92.39	49.99	120.88	94.80
C2	10°26'33"	N 10°36'09" W	60.06	30.15	330.00	60.14
C3	10°20'36"	N 0°12'34" W	59.49	29.87	330.00	59.57
C4	10°20'36"	N 10°08'02" E	59.49	29.87	330.00	59.57
C5	10°18'29"	N 20°27'35" E	59.29	29.77	330.00	59.37
C6	80°24'58"	S 14°35'37" E	38.73	25.36	30.00	42.11
C15	80°24'58"	S 85°00'33" W	38.73	25.36	30.00	42.11
C16	13°36'21"	N 51°36'17" E	78.18	39.37	330.00	78.36
C17	13°08'05"	N 64°58'30" E	75.48	37.99	330.00	75.65
C17	13°08'05"	N 64°58'30" E	75.48	37.99	330.00	75.65
C29	6°31'36"	N 12°05'09" E	20.49	10.26	180.00	20.50
C30	17°57'39"	S 24°19'46" W	56.19	28.45	180.00	56.43
C31	17°57'39"	S 42°17'26" W	56.19	28.45	180.00	56.43
C32	16°39'00"	S 59°35'45" W	52.12	26.34	180.00	52.31
C33	86°22'43"	N 24°43'54" E	41.06	28.16	30.00	45.23
C34	74°44'33"	N 55°49'44" W	36.42	22.91	30.00	39.14
C35	37°16'59"	S 74°33'31" E	41.55	21.93	65.00	42.30
C36	41°39'18"	S 35°05'23" E	46.22	24.73	65.00	47.26
C37	35°18'36"	S 3°23'34" W	39.43	20.69	65.00	40.06
C38	52°46'32"	S 47°26'08" W	57.78	32.25	65.00	59.87
C39	52°46'32"	N 79°47'20" W	57.78	32.25	65.00	59.87
C40	34°56'36"	N 35°55'46" W	39.03	20.46	65.00	39.64
C41	90°00'00"	S 63°27'28" E	42.43	30.00	30.00	47.12
C42	4°14'53"	N 69°25'06" E	20.01	10.01	270.00	20.02

BRIAR LAKES SUBDIVISION No. 1  
VOL. 61 Pg. 6-9

BRIAR LAKES SUBDIVISION  
VOL. 61 Pg. 6-9

REVISIONS	

BRIAR LAKES VILLAGE  
PHASE 2  
AVON, OHIO

J.A.R. Engineering  
& Surveying, Inc.  
CONSULTING ENGINEERS / SURVEYORS  
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08/00