

BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 3 PLAT

SURVEYOR'S/ENGINEER'S CERTIFICATE:

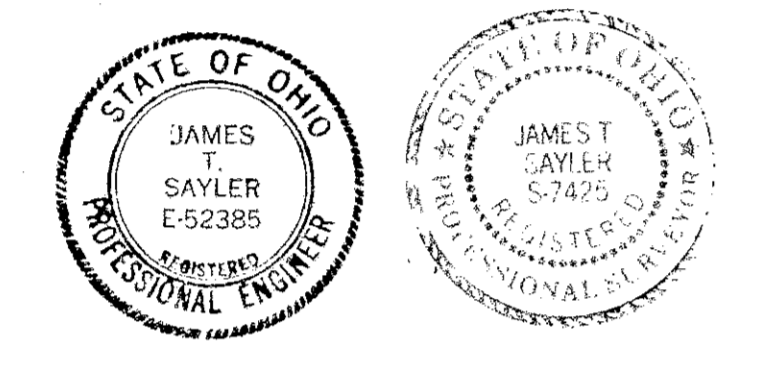
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, PERRITT BUILDING COMPANY, I HAVE SURVEYED AND PLATTED THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 3 AS SHOWN HEREON AND CONTAINING 9.8511 ACRES IN ORIGINAL AVON TOWNSHIP SECTION NO. 29, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

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.

AUGUST, 1999

J.T.S.
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. 2000696754 & 5 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 D. Perritt WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 3 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 25th DAY OF July 2000.

Honora J. Jresal
NOTARY PUBLIC

MY COMMISSION EXPIRES June 29, 2004

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 AT THE COUNTY)

ACREAGE IN 26 LOTS 4.8451 AC.
ACREAGE IN 5 BLOCKS 4.1017 AC.
ACREAGE IN PUBLIC R/W 0.9043 AC.
TOTAL 9.8511 AC.

ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 3 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 8-25-00
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. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 1st DAY OF August 2000.

for the Waide M. Mertz AVON LAKE MUN. ENGR.
WAIDE M. MERTZ, P.E.
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. 3 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 184-2000 PASSED THE 21st DAY OF August 2000.

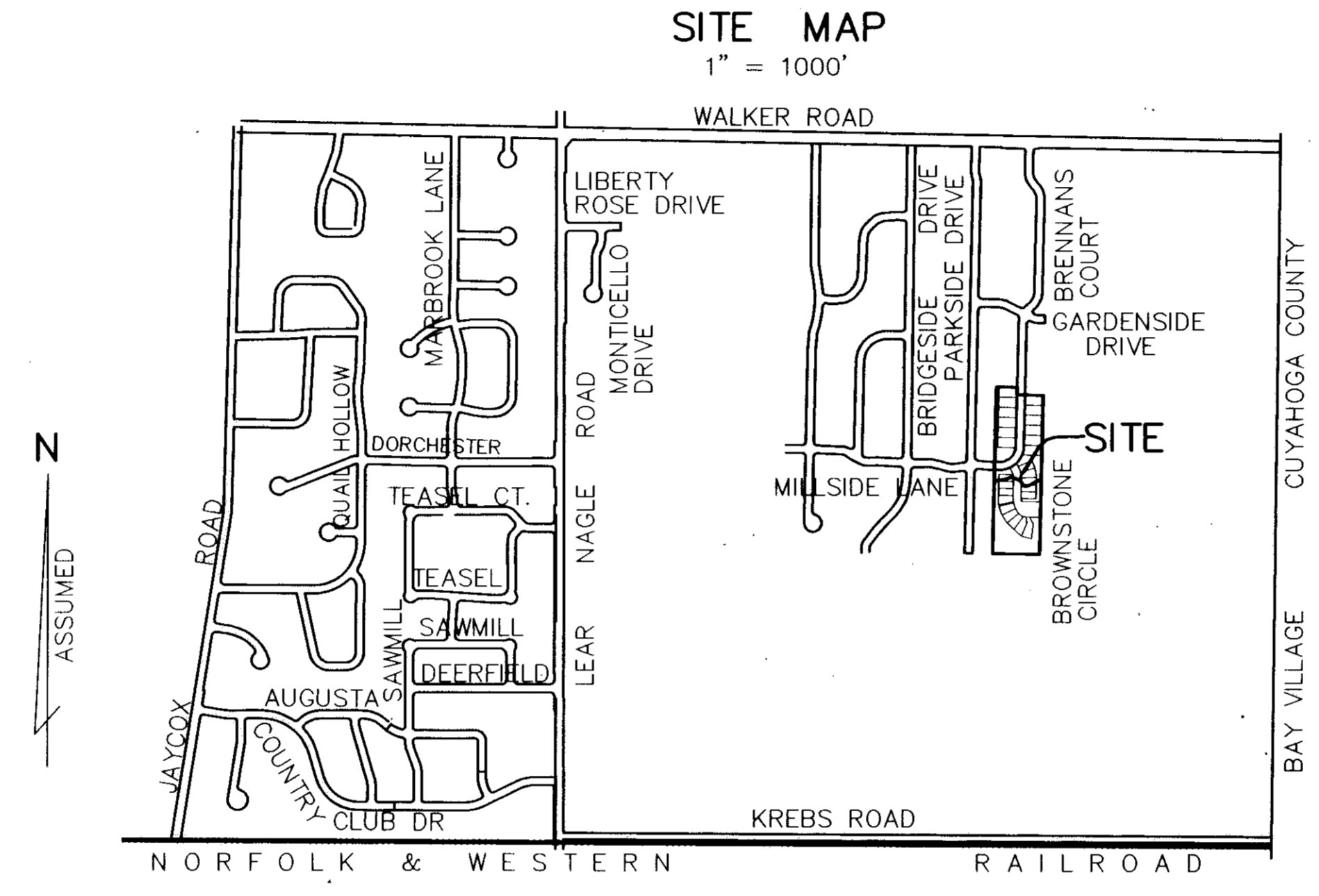
Vincent M. Urban
MAYOR
VINCENT M. URBIN

Kathleen Lynch
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. 3 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Geoffrey R. Smith
AVON LAKE LAW DIRECTOR
GEOFFREY R. SMITH



12' UTILITY EASEMENT:

PERRITT BUILDING COMPANY, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES 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 GRANTEEES. 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 FIRSTMORT BANK N.A. MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 3 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

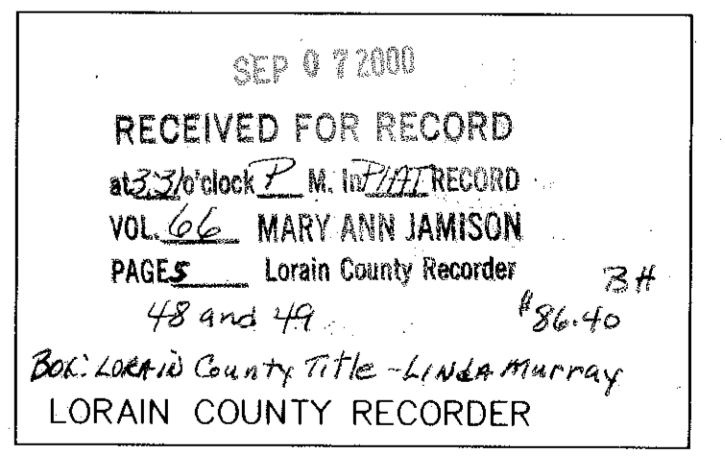
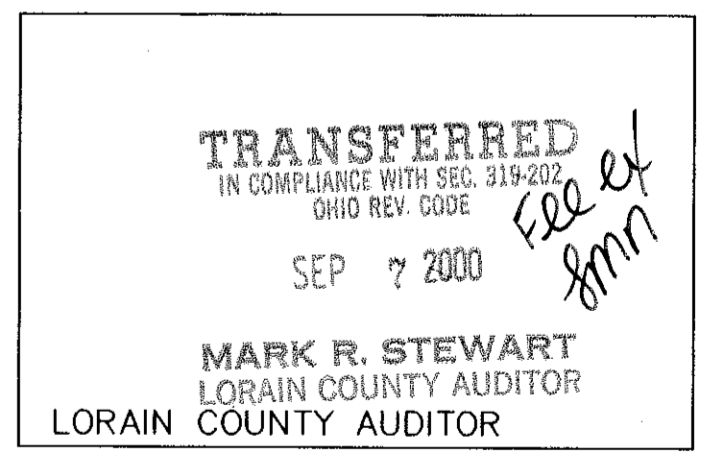
NOTARY PUBLIC:

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 FirstMort Bank N.A./EST BY: Susan Grachanin WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 3 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 25th DAY OF July 2000.

Susan G. Maloney
NOTARY PUBLIC

MY COMMISSION EXPIRES December 27, 2003



7/24/2000	REVISED PER SUMMARY OF STAFF COMMENTS DATED 7/20/2000

BROWNSTONE VILLAGE P.U.D. SUBD. NO. 3 PLAT

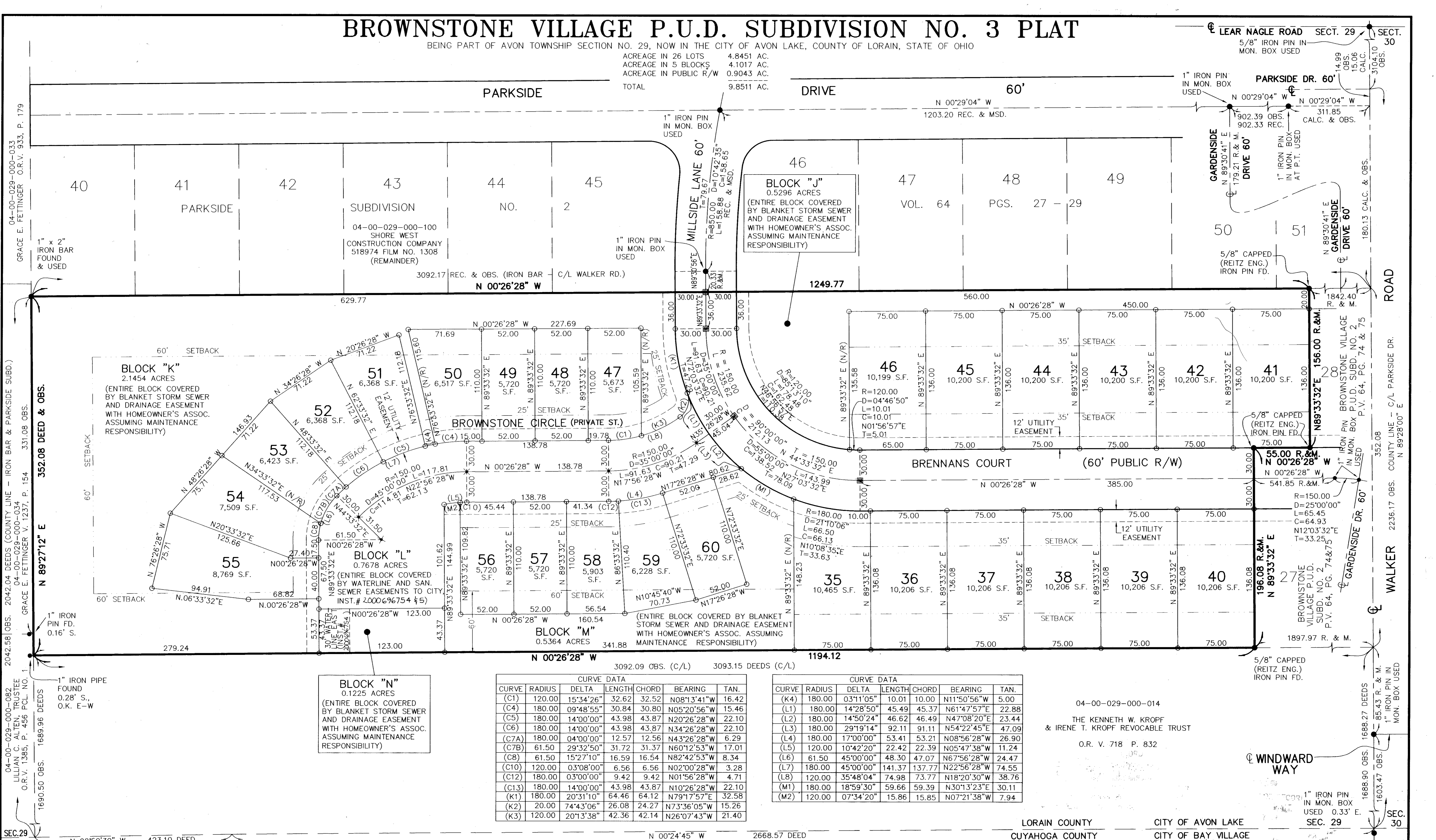
**THE HENRY G. REITZ
ENGINEERING COMPANY**
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
PHONE: (216) 251-3033

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AUGUST
1999

BROWNSTONE VILLAGE P.U.D. SUBDIVISION NO. 3 PLAT

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

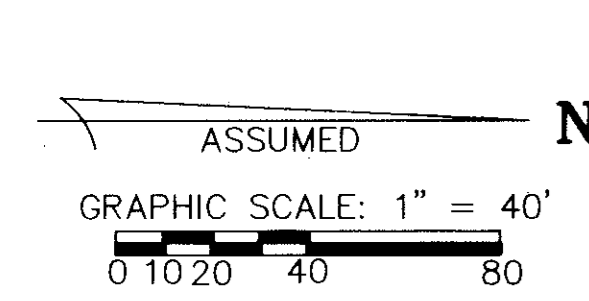
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CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	TAN.
(C1)	120.00	15°34'26"	32.62	32.52	N08°13'41"W	16.42
(C4)	180.00	09°48'55"	30.84	30.80	N05°20'56"W	15.46
(C5)	180.00	14°00'00"	43.98	43.87	N20°26'28"W	22.10
(C6)	180.00	14°00'00"	43.98	43.87	N34°26'28"W	22.10
(C7A)	180.00	04°00'00"	12.57	12.56	N43°26'28"W	6.29
(C7B)	61.50	29°32'50"	31.72	31.37	N60°12'53"W	17.01
(C8)	61.50	15°27'10"	16.59	16.54	N82°42'53"W	8.34
(C10)	120.00	03°08'00"	6.56	6.56	N02°00'28"W	3.28
(C12)	180.00	03°00'00"	9.42	9.42	N01°56'28"W	4.71
(C13)	180.00	14°00'00"	43.98	43.87	N10°26'28"W	22.10
(K1)	180.00	20°31'10"	64.46	64.12	N79°17'57"E	32.58
(K2)	20.00	74°43'06"	26.08	24.27	N73°36'05"W	15.26
(K3)	120.00	20°13'38"	42.36	42.14	N26°07'43"W	21.40

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	TAN.
(K4)	180.00	03°11'05"	10.01	10.00	N11°50'56"W	5.00
(L1)	180.00	14°28'50"	45.49	45.37	N61°47'57"E	22.88
(L2)	180.00	14°50'24"	46.62	46.49	N47°08'20"E	23.44
(L3)	180.00	29°19'14"	92.11	91.11	N54°22'45"E	47.09
(L4)	180.00	17°00'00"	53.41	53.21	N08°56'28"W	26.90
(L5)	120.00	10°42'20"	22.42	22.39	N05°47'38"W	11.24
(L6)	61.50	45°00'00"	48.30	47.07	N67°56'28"W	24.47
(L7)	180.00	45°00'00"	141.37	137.77	N22°56'28"W	74.55
(L8)	120.00	35°48'04"	74.98	73.77	N18°20'30"W	38.76
(M1)	180.00	18°59'30"	59.66	59.39	N30°13'23"E	30.11
(M2)	120.00	07°34'20"	15.86	15.85	N07°21'38"W	7.94

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



NOTE:
 ■ DENOTES 1" IRON PIN IN MONUMENT BOX SET
 ○ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET
 ✕ DENOTES 1/4" DRILL HOLE IN CONCRETE SET

REVISIONS	DATE	DESCRIPTION
1	7/24/2000	REVISED PER SUMMARY OF STAFF COMMENTS DATED 7/20/2000

BROWNSTONE VILLAGE P.U.D. SUBD. NO. 3 PLAT

THE HENRY G. REITZ ENGINEERING COMPANY
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