

159245

159245

VINEYARD ESTATES SUBDIVISION NO. 1

PART OF ORIGINAL AVON TOWNSHIP SECTION No. 26 NOW IN THE CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO
FEBRUARY, 2001 SCALE: 1"=50'

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, AVON LAND GROUP, LTD. HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS VINEYARD ESTATES SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 24 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS VINEYARD PARK AND CONCORD CIRCLE, BOTH (60) FEET IN WIDTH, AND PARTS OF SCHWARTZ ROAD AND LEAR - NAGLE ROAD (30) FEET IN WIDTH, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

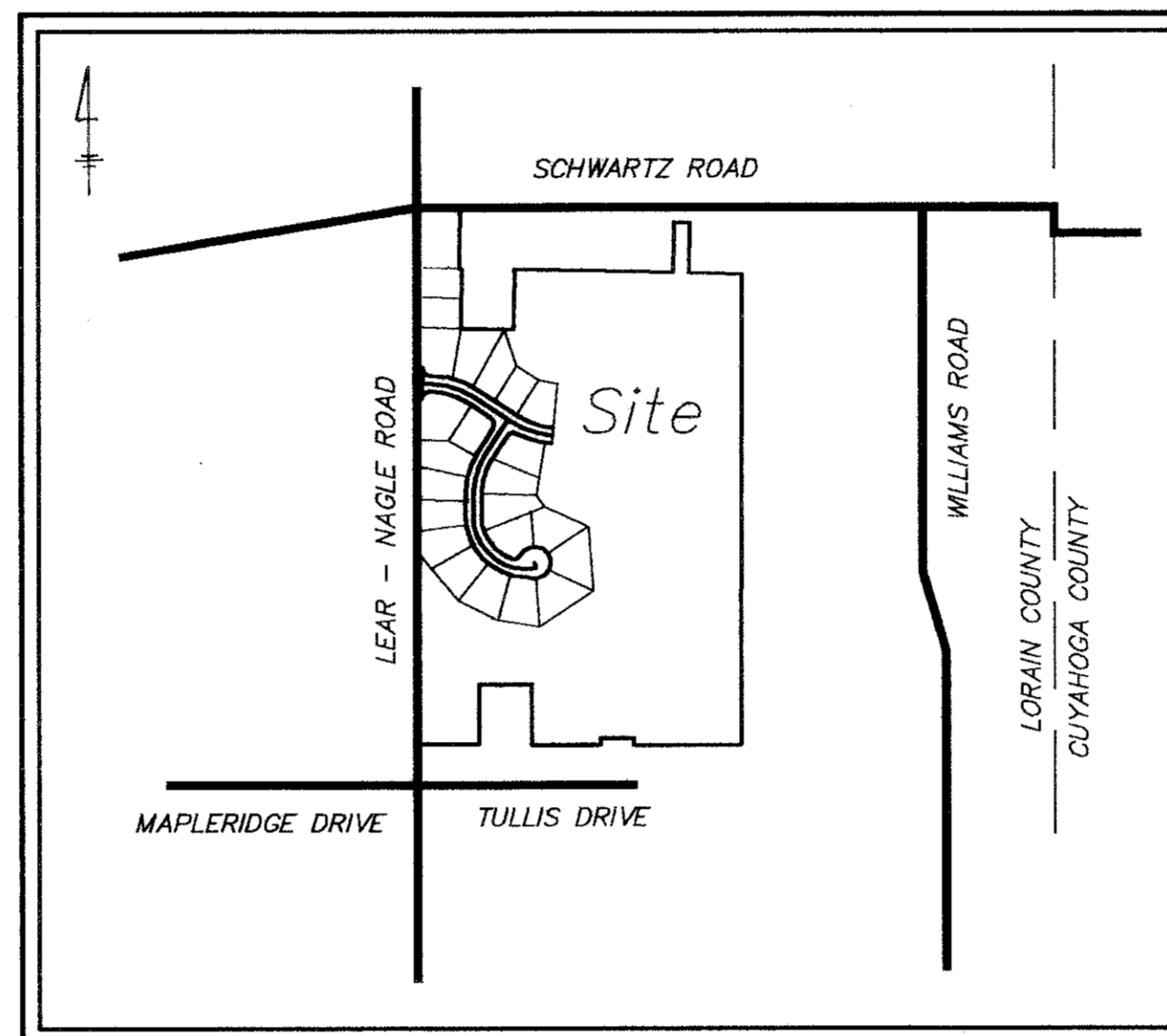
AND DOES HEREBY GRANT UNTO THE HOMEOWNERS' ASSOCIATION OF VINEYARD ESTATES SUBDIVISION NO.1, THE "VINEYARD ESTATES SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN LORAIN COUNTY DOCUMENT NO. _____ THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, OHIO EDISON COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT UNDERGROUND UTILITY EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, AND SPECIFICALLY A TEN (10) FEET IN WIDTH EASEMENT FOR OHIO EDISON ALONG SUBLOT NO.S 22 AND 23 AS SHOWN TO TO SERVICE SUBLOT NO. 24 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 GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "DRAINAGE AND SANITARY SEWER EASEMENTS" AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/ OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS. VINEYARD ESTATES HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL EASEMENT AREAS OUTSIDE OF RIGHT/OF/WAY.

AND DOES HEREBY GRANT UNTO THE VINEYARD ESTATES HOMEOWNERS ASSOCIATION "DRAINAGE EASEMENTS" AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/ OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE EASEMENTS. THE VINEYARD ESTATES HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL EASEMENT AREAS OUTSIDE OF THE RIGHTS/OF/WAY, AND ALL UTILITIES AND STRUCTURES CONTAINED IN THOSE EASEMENTS.

<u>Martin Aschenbach</u> OHIO EDISON	<u>MARTIN ASCHENBACH</u> 5/17/01 PRINT NAME
<u>Dan Suren</u> COLUMBIA GAS	<u>DAN SUREN</u> PRINT NAME
<u>Robert J. Dalmi</u> THE CENTURY TELEPHONE CO.	<u>ROBERT J. DALMI</u> 4-3-01 PRINT NAME
<u>Paul Silvestro</u> CABLEVISION	<u>PAUL SILVESTRO</u> 3-13-01 PRINT NAME



VICINITY MAP
N.T.S.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, RONALD MADOW, MEMBER AND CARL ANDREANO, MEMBER OF AVON LAND GROUP, LTD., HAS HEREUNTO SET THEIR HAND AT Middleburg Hts OHIO, THIS 16th DAY OF May, 2001.

BY: Ronald Madow member
RONALD MADOW, MEMBER (PLAID LLC)

Reed Boden
WITNESS REED BODEN
David Chopinski
WITNESS DAVID CHOPINSKI

BY: Carl Andreano
CARL ANDREANO, MEMBER

Reed Boden
WITNESS REED BODEN
David Chopinski
WITNESS DAVID CHOPINSKI

STATE OF OHIO }
COUNTY OF LORAIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, RONALD MADOW AND CARL ANDREANO BOTH MEMBERS OF AVON LAND GROUP, LTD., WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF AVON LAND GROUP, LTD., IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Middleburg Hts OHIO, THIS 16th DAY OF May, 2001.

Carmela D. Massinen
NOTARY PUBLIC
CARMELA D. MASSINEN
Notary Public, State of Ohio
Recorded in Cuyahoga County
My Comm. Expires Apr. 2, 2002

MORTGAGE RELEASE

BE IT KNOWN THAT PARK VIEW FEDERAL SAVINGS BANK MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN VOLUME _____, PAGE _____ OF LORAIN COUNTY RECORD OF MORTGAGES, ORCHARD PARK AND CONCORD CIRCLE BOTH (60) FEET IN WIDTH, AND PARTS OF SCHWARTZ ROAD AND LEAR-NAGLE ROAD BOTH (30) FEET IN WIDTH, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF PARK VIEW FEDERAL SAVINGS BANK HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY Robert J. PAPA, Vice President THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT SOLON, OHIO, THIS 18th DAY OF APRIL, 2001.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Jeff Dameron
Spide Myronick

BY: Robert J. PAPA Vice President
BY: Carol S. Porter Secretary

STATE OF OHIO }
COUNTY OF LORAIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, Robert J. PAPA, Vice President THROUGH: Robert J. PAPA, Vice President and Carol S. Porter, Secretary WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY. IN TESTIMONY WHEREOF, I HAVE HEREBY AFFIX MY HAND AND OFFICIAL SEAL AT SOLON, OHIO, THIS 18th DAY OF APRIL, 2001.

Jeffrey Dameron
NOTARY PUBLIC
JEFFREY DAMERON
Notary Public, State of Ohio
My Commission Expires 1-12-2005

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15 DAY OF MAY 2001.

Michael Bramhall
AVON CITY ENGINEER
MICHAEL BRAMHALL, P.E., P.S.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19th DAY OF APRIL 2001.

James Piazza
PLANNING COMMISSION CHAIRPERSON
JAMES PIAZZA

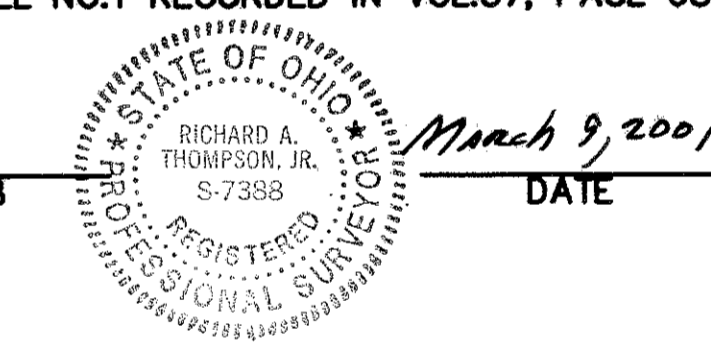
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 24th DAY OF MAY 2001. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Thomas A. Weiland
COUNCIL PRESIDENT PRO TEM
Thomas Nearsch

BOUNDARY SURVEYOR'S CERTIFICATION

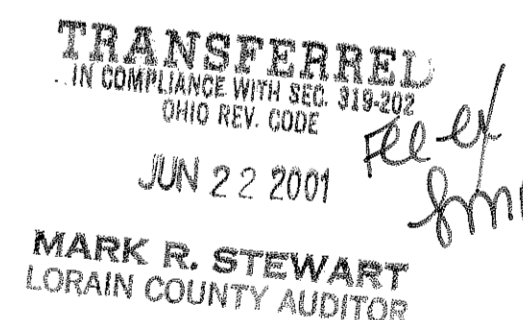
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 14.6182 ACRES TO BE KNOWN AS VINEYARD ESTATES NO.1, WITHIN THE 67.6383 ACRES SURVEYED IN THE NAME OF KLINGSHIRN LOCATED BETWEEN SCHWARTZ ROAD AND LEAR - NAGLE ROAD IN THE CITY OF AVON, OHIO, AND PREPARED THE ATTACHED PLAT FOR AVON LAND GROUP, LTD. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, BASED ON A SURVEY ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS WERE FOUND OR SET AT ALL CORNERS INDICATED. BASIS OF BEARINGS IS THE PLAT OF AVON RESERVE AT SUMMER HILL NO.1 RECORDED IN VOL.57, PAGE 68 LORAIN COUNTY PLAT RECORDS.

Richard A. Thompson, Jr.
RICHARD A. THOMPSON, JR. P.S. NO. 7388



JUN 22 2001

RECEIVED FOR RECORD
at 10:27 clock A.M. in PLAT RECORD
VOL. 68 MARY ANN JAMISON
PAGE 77 LORAIN COUNTY RECORDER
474 129.60
Box: JIM RESAR BH



NOTES

ALL SINGLE FAMILY LOTS REQUIRE A MINIMUM 12' SIDEYARD SETBACK.
ALL REAR SUB LOT CORNERS TO BE SET PRIOR TO ACCEPTANCE.

AREA TABULATION PHASE 1

SUBLOTS	11.6862 AC.	AREA BREAKDOWN	
RIGHT/OF/WAY	2.9320 AC.	SECTION 26	14.6182 AC.
TOTAL	14.6182 AC.		

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
Civil Engineers and Surveyors
8895 EAST AVENUE, MENTOR, OHIO 44060
TELEPHONE: 255-5463 324-8639 961-LAND

VINEYARD ESTATES
SUBDIVISION NO. 1
CITY OF AVON - LORAIN COUNTY - OHIO

DATE: March 9, 2001
SCALE: HOR. 1" = 1'
VERT. none
FILENAME: JRP / PLAT-1
CHK'D BY: _____
F.B. No. _____

RECORD PLAT

SHEET 1 OF 3
CONTRACT No. Schd1-9827

759245

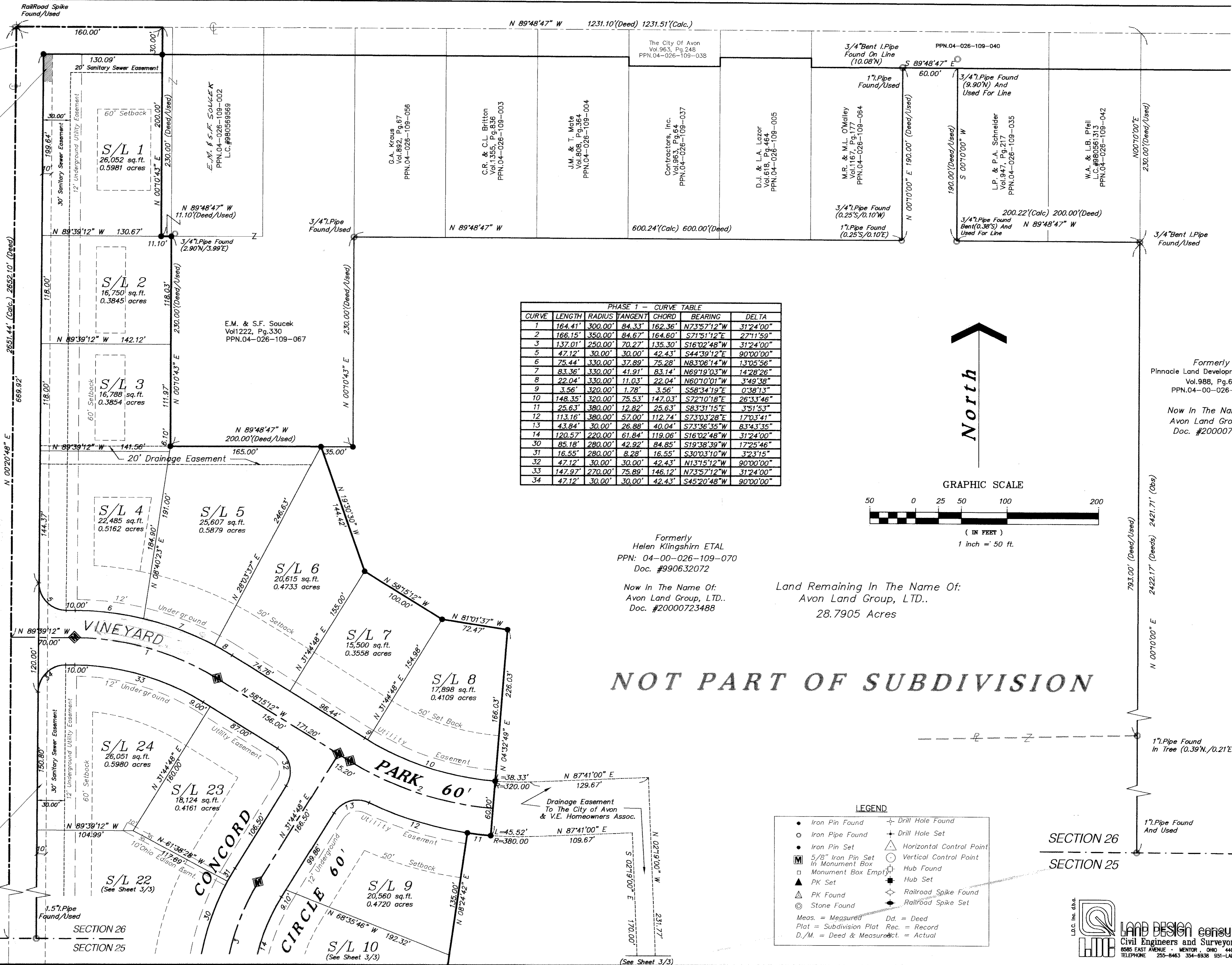
759245

Schwartz Road (Width Varies)

Schwartz Road
50' & Varies

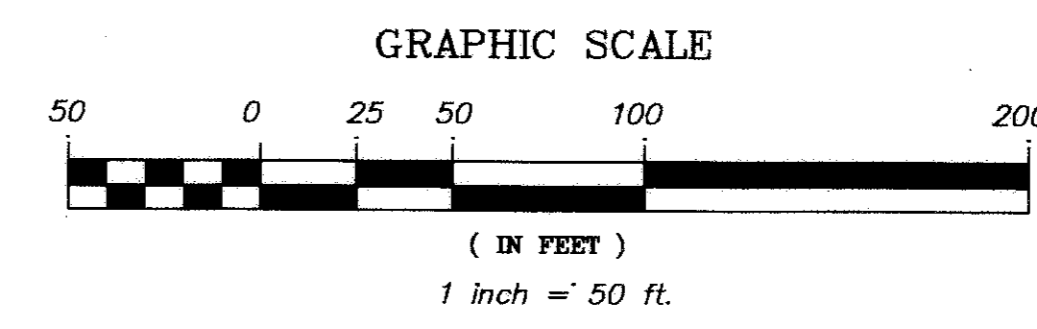
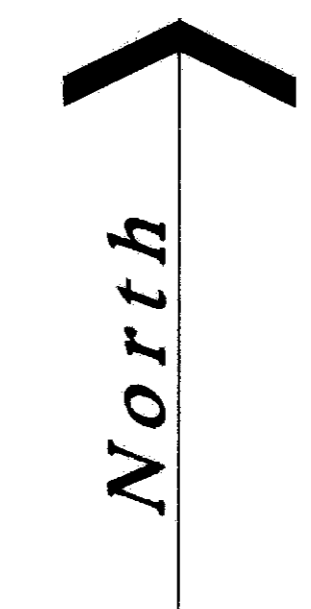
Lear-Nagle Road 60'

RECORD PLAT



PHASE 1 - CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	164.41'	300.00'	84.33'	162.36'	N73°57'12"W	31°24'00"
2	166.15'	350.00'	84.67'	164.60'	S71°51'12"E	27°11'59"
3	137.01'	250.00'	70.27'	135.30'	S16°02'48"W	31°24'00"
5	47.12'	30.00'	30.00'	42.43'	S44°39'12"E	90°00'00"
6	75.44'	330.00'	37.89'	75.28'	N83°06'14"W	13°05'56"
7	83.36'	330.00'	41.91'	83.14'	N69°19'03"W	14°28'26"
8	22.04'	330.00'	11.03'	22.04'	N60°10'01"W	3°49'38"
9	3.56'	320.00'	1.78'	3.56'	S58°34'19"E	0°38'13"
10	148.35'	320.00'	75.53'	147.03'	S72°10'18"E	26°33'46"
11	25.63'	380.00'	12.82'	25.63'	S83°31'15"E	3°51'53"
12	113.16'	380.00'	57.00'	112.74'	S73°03'28"E	17°03'41"
13	43.84'	30.00'	26.88'	40.04'	S73°36'35"W	83°43'35"
14	120.57'	220.00'	61.84'	119.06'	S16°02'48"W	31°24'00"
30	85.18'	280.00'	42.92'	84.85'	S19°38'39"W	17°25'46"
31	16.55'	280.00'	8.28'	16.55'	S30°03'10"W	3°23'15"
32	47.12'	30.00'	30.00'	42.43'	N13°15'12"W	90°00'00"
33	147.97'	270.00'	75.89'	146.12'	N73°57'12"W	31°24'00"
34	47.12'	30.00'	30.00'	42.43'	S45°20'48"W	90°00'00"



Formerly
Helen Klingshirn ETAL
PPN: 04-00-026-109-070
Doc. #990632072

Now In The Name Of:
Avon Land Group, LTD..
Doc. #20000723488

Land Remaining In The Name Of:
Avon Land Group, LTD..
28.7905 Acres

NOT PART OF SUBDIVISION

LEGEND

● Iron Pin Found	⊕ Drill Hole Found
○ Iron Pipe Found	⊕ Drill Hole Set
● Iron Pin Set	△ Horizontal Control Point
⊕ 5/8" Iron Pin Set In Monument Box	○ Vertical Control Point
⊕ Monument Box Empty	⊕ Hub Found
⊕ PK Set	⊕ Hub Set
⊕ PK Found	⊕ Railroad Spike Found
⊕ Stone Found	⊕ Railroad Spike Set

Meas. = Measured Dd. = Deed
Plat = Subdivision Plat Rec. = Record
D./M. = Deed & Measurement Act. = Actual

Formerly
Pinnacle Land Development Co. Ltd.
Vol. 988, Pg. 613
PPN.04-00-026-109-006

Now In The Name Of:
Avon Land Group, LTD..
Doc. #20000724729

DATE	March 30th, 2007
SCALE	HOR: 1"=50'
VERT	1"=50'
FILENAME	Sub/Plat-2
CHK'D BY	Rec
Dwn	Dwn

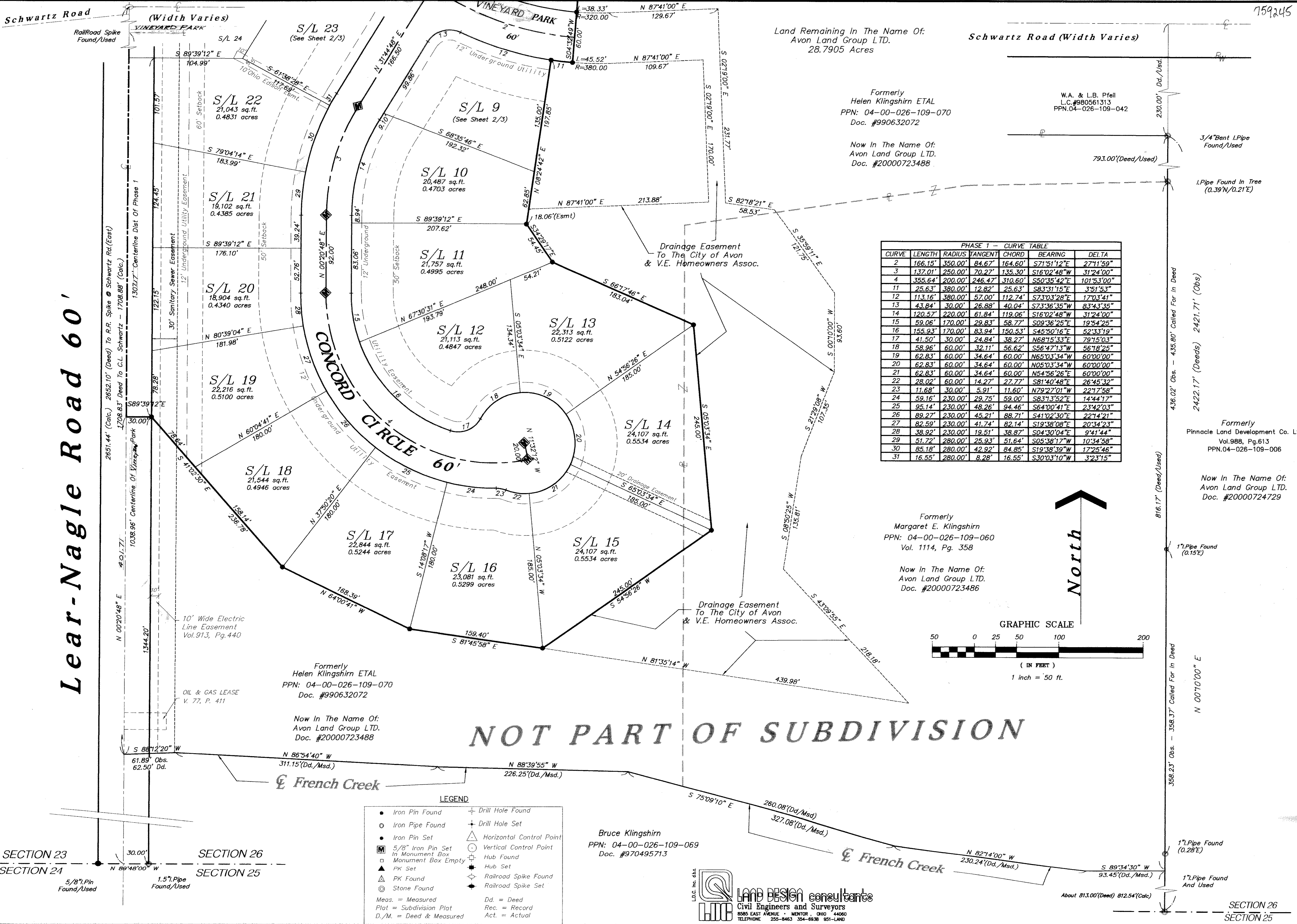
VINEYARD ESTATES
SUBDIVISION NO. 1
CITY OF AVON - LORAIN COUNTY - STATE OF OHIO

REV. No.	
DATE	
BY	
CHK'D	
SHEET	2 OF 3
CONTRACT No.	SCHAD1-9827

LAND DESIGN consultants
Civil Engineers and Surveyors
885 EAST AVENUE - WENTON, OHIO 44080
TELEPHONE 255-6463 354-8938 951-LAND

759245

759245



Lear-Nagle Road 60'

Land Remaining In The Name Of:
 Avon Land Group LTD.
 28.7905 Acres

Formerly
 Helen Klingshirn ETAL
 PPN: 04-00-026-109-070
 Doc. #990632072

Now In The Name Of:
 Avon Land Group LTD.
 Doc. #20000723488

Schwartz Road (Width Varies)

W.A. & L.B. Pfeil
 L.C.#980561313
 PPN.04-026-109-042

3/4" Bent I.Pipe Found/Used
 I.Pipe Found In Tree (0.39'N/0.21'E)

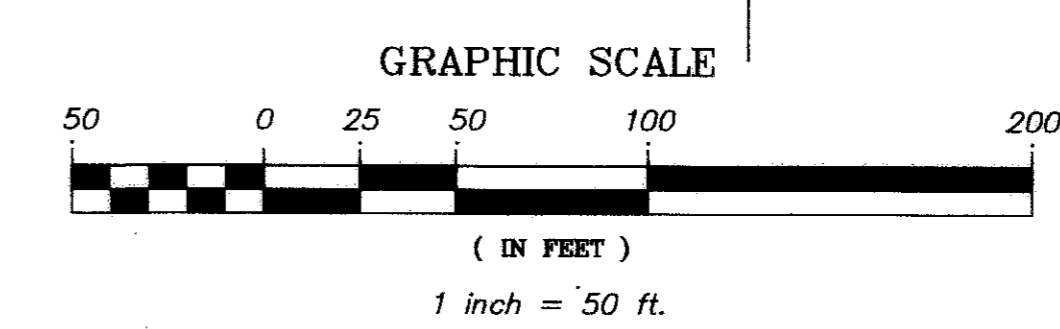
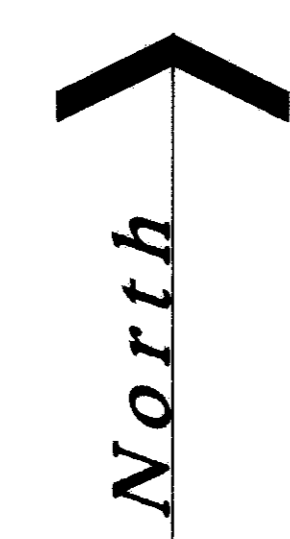
Drainage Easement To The City of Avon & V.E. Homeowners Assoc.

Drainage Easement To The City of Avon & V.E. Homeowners Assoc.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
2	166.15'	350.00'	84.67'	164.60'	S71°51'12"E	27°11'59"
3	137.01'	250.00'	70.27'	135.30'	S16°02'48"W	31°24'00"
4	355.64'	200.00'	246.47'	310.60'	S50°35'42"E	101°53'00"
11	25.63'	380.00'	12.82'	25.63'	S83°31'15"E	3°51'53"
12	113.16'	380.00'	57.00'	112.74'	S73°03'28"E	17°03'41"
13	43.84'	30.00'	26.88'	40.04'	S73°36'35"W	83°43'35"
14	120.57'	220.00'	61.84'	119.06'	S16°02'48"W	31°24'00"
15	59.06'	170.00'	29.83'	58.77'	S09°36'25"E	19°54'25"
16	125.93'	170.00'	83.94'	120.53'	S45°50'16"E	52°33'19"
17	41.50'	30.00'	24.84'	38.27'	N68°15'33"E	79°15'03"
18	58.96'	60.00'	32.11'	56.62'	S56°47'13"W	56°18'25"
19	62.83'	60.00'	34.64'	60.00'	N65°03'34"W	60°00'00"
20	62.83'	60.00'	34.64'	60.00'	N05°03'34"W	60°00'00"
21	62.83'	60.00'	34.64'	60.00'	N54°56'26"E	60°00'00"
22	28.02'	60.00'	14.27'	27.77'	S81°40'48"E	26°45'32"
23	11.68'	30.00'	5.91'	11.60'	N79°27'01"W	22°17'58"
24	59.16'	230.00'	29.75'	59.00'	S83°17'52"E	14°44'17"
25	95.14'	230.00'	48.26'	94.46'	S64°00'41"E	23°42'03"
26	89.27'	230.00'	45.21'	88.71'	S41°02'30"E	22°14'21"
27	82.59'	230.00'	41.74'	82.14'	S19°38'08"E	20°34'23"
28	38.92'	230.00'	19.51'	38.87'	S04°30'04"E	9°41'44"
29	51.72'	280.00'	25.93'	51.64'	S05°38'17"W	10°34'58"
30	85.18'	280.00'	42.92'	84.85'	S19°38'39"W	17°25'46"
31	16.55'	280.00'	8.28'	16.55'	S30°03'10"W	3°23'15"

Formerly
 Margaret E. Klingshirn
 PPN: 04-00-026-109-060
 Vol. 1114, Pg. 358

Now In The Name Of:
 Avon Land Group LTD.
 Doc. #20000723486



NOT PART OF SUBDIVISION

Bruce Klingshirn
 PPN: 04-00-026-109-069
 Doc. #970495713

LAND DESIGN consultants
 Civil Engineers and Surveyors
 8585 EAST AVENUE - WENTON, OHIO 44066
 TELEPHONE 255-8463 354-8936 651-LAND

RECORD PLAT

VINEYARD ESTATES
 SUBDIVISION NO. 1
 CITY OF AVON - LORAIN COUNTY - STATE OF OHIO

DATE: March 30th, 2007
 SCALE: HOR. 1"=50'
 VERT. 1"=20'
 FILE NAME: J:\p\101-3
 CHK'D BY: [Signature]
 Dwg. No. [Blank]

REV. No.	DATE	BY	CHK'D

SHEET 3 OF 3

CONTRACT No. SCHAD1-9827