

BRIAR LAKES VILLAGE PHASE 3

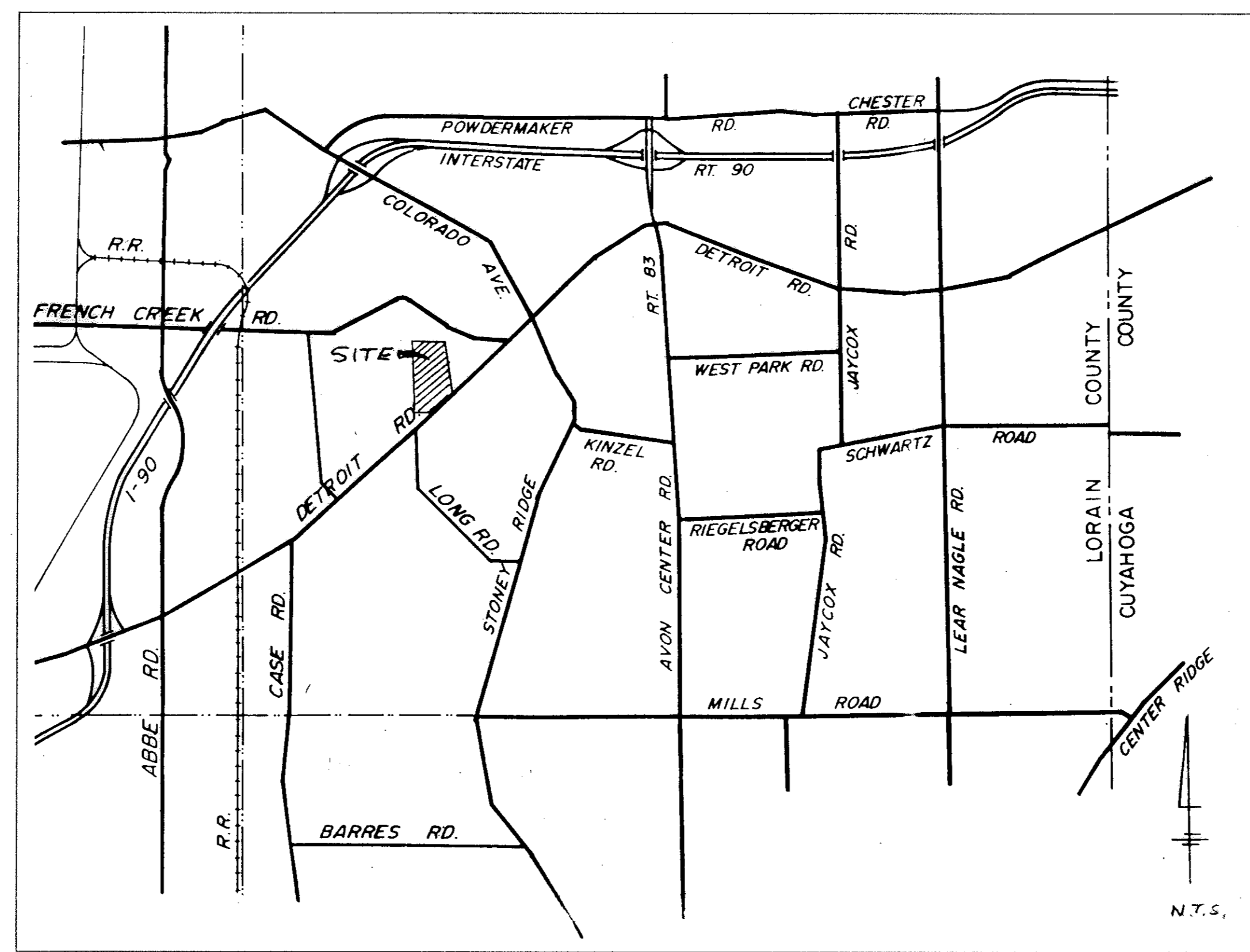
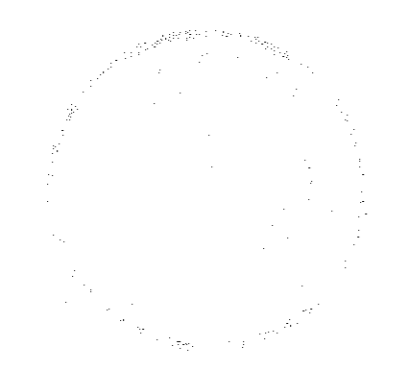
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TWP. SECTION NO. 11.
OCTOBER 5, 2000

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION No. 11, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 6.0390 ACRES OF LAND OF WHICH 1.0094 ACRES ARE IN STREETS, 2.7788 ACRES ARE IN BLOCK "G", 2.2508 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 32 TO 44, 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, WILDBERRY LIMITED, AN OHIO LIMITED LIABILITY COMPANY, INC. HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS BRIAR LAKES VILLAGE PHASE 3 CLUSTER HOMES SUBDIVISION. A SUBDIVISION OF LOTS 32 TO 44 INCLUSIVE AND COMMON AREAS, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATE AS NEPTUNUS CIRCLE 60FT., VIKING COURT 60FT. 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, WILDBERRY LTD, BY LAKE POINTE CONSTRUCTION CO., INC. BY GREG ROMES, HAVE HEREUNTO SET OUR HANDS THIS 2nd DAY OF July 2001.

WILDBERRY LIMITED
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 2nd DAY OF July 2001.

NOTARY PUBLIC Camille Retina
MY COMM. EXPIRES 4-6-04

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.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
JUL 23 2001
MARK R. STEWART
LORAIN COUNTY AUDITOR

JUL 23 2001
RECEIVED FOR RECORD
at 11:26 clock A.M. in 227 RECORD
VOL. 69 MARY ANN JAMISON
PAGE 5 Lorain County Recorder
32, 33 and 34 inc 129 60
BOX: L.C.T. (L.M.)
LORAIN COUNTY RECORDER

Greg Romes
WILDBERRY LIMITED
LAKE POINTE CONSTRUCTION CO., INC.
BY: GREG ROMES
Greg Romes
CABLEVISION

Nim Douglas
C.E.I.
Robert Doherty
AMERITECH

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 15 DAY OF June 2001.

James Piazza
PLANNING COMMISSION - CHAIRPERSON
JAMES PIAZZA

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. _____ ON THIS 20 DAY OF JUNE 2001.

Shaun Brady
COUNCIL PRESIDENT
SHAUN BRADY

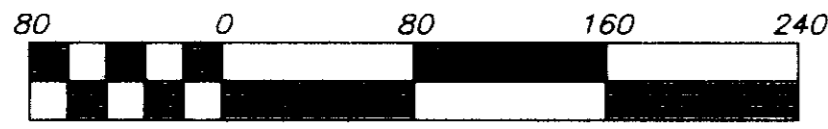
THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 12th DAY OF JUNE 2001.

Michael Bramhall
CITY ENGINEER
MICHAEL BRAMHALL

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
OCTOBER 5, 2000



Scale 1" = 80 ft



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

BRIAR LAKES VILLAGE PHASE 3

PROPERTY PHASE MAP FOR
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

N00°04'08"W 2301.77 REC. 2301.35 OBS.

655.96 1010.81

WEST LINE SEC 11

D=8°46'32" S 4°26'05" W
C=27.54 T=13.81
R=180.00 A=27.57

N 81°10'38" W

60.00

N00°02'49"W 4.28

60.00

N89°57'11"W 151.87

60.00

N00°04'08"W 2301.77 REC. 2301.35 OBS.

655.96

1010.81

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60.00

N00°04'08"W 2301.77 REC. 2301.35 OBS.

655.96

1010.81

WEST LINE SEC 11

LAKE POINTE CONSTRUCTION CO.
FILE NO. 517,889
7.9969 ACRES TO C/L

BRIAR LAKES SUBDIVISION No. 2
4.6767 ACRES

D=10°42'04" N76°46'55"E
C=61.54 T=30.91
R=330.00 A=61.63

D=71°29'43" N 35°47'41" E
C=140.21 T=86.38
R=120.00 A=149.74

D=18°08'05" N 64°58'30" E
C=75.48 T=37.99
R=330.00 A=75.66

A=96.46 R=120.88
Δ=45°43'18" C=93.92
T=50.96 S51°58'22"W

BRIAR LAKES VILLAGE PHASE 2
12.1584 ACRES
VOL. 66, PG. 29-31

BRIAR LAKES VILLAGE PHASE 1
5.0259 ACRES
VOL. 63 PG. 20-22

BRIAR LAKES SUBDIVISION NO. 1
22.37 ACRES TO C/L
VOL. 61 PG. 6-9

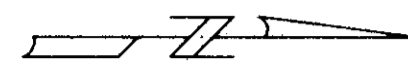
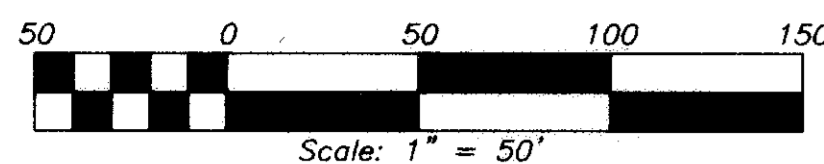
VICTORIA L. & MARK A. MALOY
O.R. VOL. 1324, PG. 911

1154.82
N15°09'59"W
1424.04 REC. 1426.71 OBS.
PETER J. VICTORIA SHOPOFF
VOL. 1356, PG. 427

- ELIZABETH N. REIDY, TR.
O.R. VOL. 927, PG. 698
- STEVE H. & SHERRY HARRIS
O.R. VOL. 1326, PG. 506
- MARK A. SCHRAFF & MICHELLE K. TRIKONES
O.R. VOL. 1323, PG. 460
- EDWARD P. & MICHELLE M. BRAUNSCHNEIDEL
O.R. VOL. 1241, PG. 850
- DAVID P. & SHEILA D. DZURIK
- LINDA M. GREENE
DAVID H. ALTEN
O.R. VOL. 619, PG. 117
- JOSEPH J. MRAMOR
- CECILIA KERMAN
- RICHARD SANTANA
- SHARON M. DINIGAN
O.R. VOL. 561, PG. 346

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

2	3
08/00	



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

NOTE:
 DRILL HOLES SET IN CURB

BRIAR LAKES SUBD. No. 1
 VOL. 61, PG. 6-9

REVISIONS	DATE	DESCRIPTION

**BRIAR LAKES VILLAGE
 PHASE 3
 AVON, OHIO**

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

3
 3
 10/00