

VILLAGE LAKE ESTATES SUBDIVISION NO. 1

BEING A SUBDIVISION OF A 13.8344 ACRE PARCEL OF LAND IN ORIGINAL AVON VILLAGE SECTION NO.1 AS RECORDED IN DOCUMENT NO. 643157 OF LORAIN COUNTY RECORDS NOW IN THE CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

ACCEPTANCE AND DEDICATION

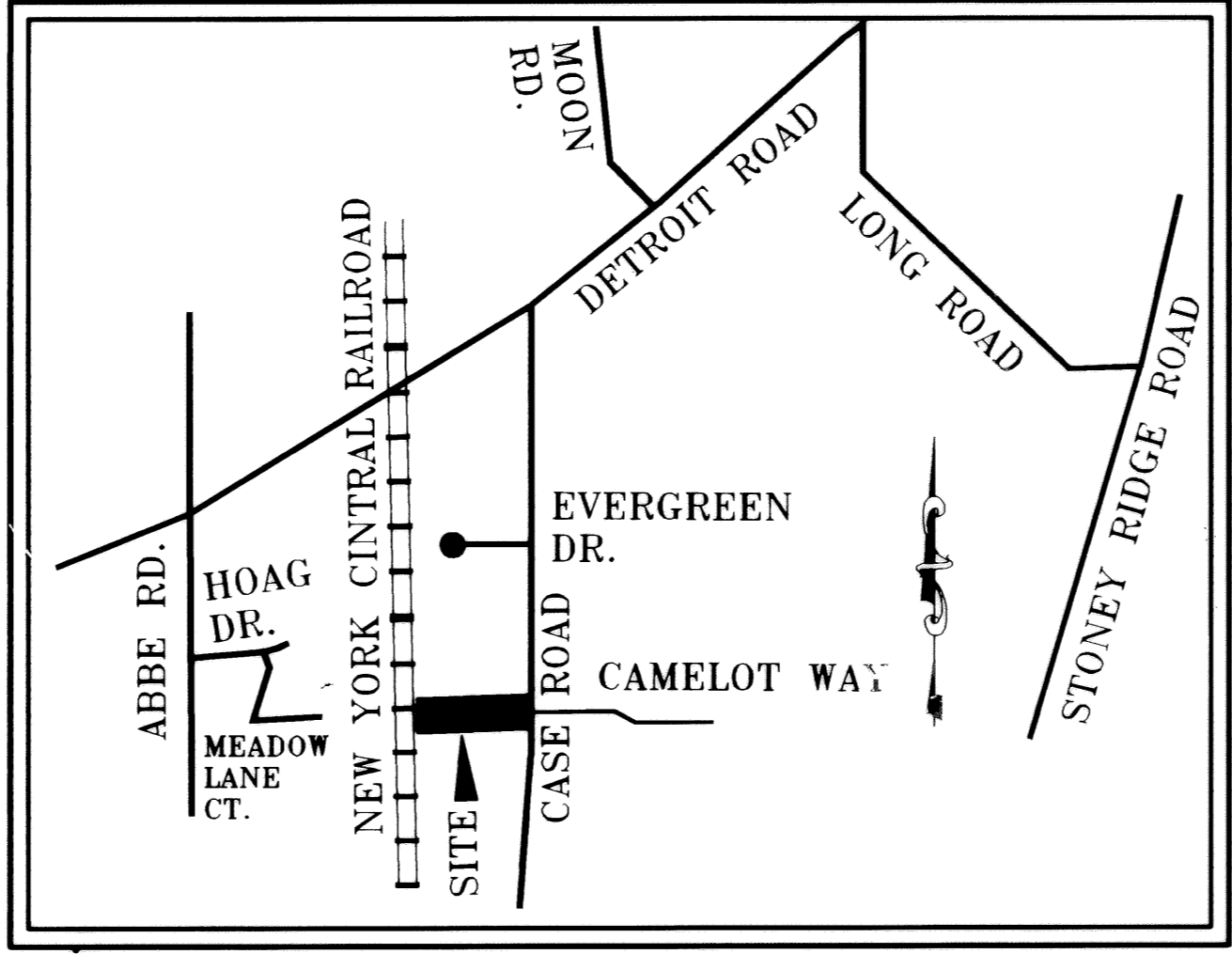
BE IT KNOWN THAT THE UNDERSIGNED, SCHAFER DEVELOPMENT COMPANY, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS VILLAGE LAKE ESTATES SUBDIVISION NO.1, A SUBDIVISION OF SUBLOTS 1 THROUGH 12 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS CAMELOT WAY AND CASE ROAD, SIXTY (60) FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN VILLAGE LAKE ESTATES SUBDIVISION NO.1 CERTAIN AREAS OF LAND DESIGNATED AS "OPEN SPACE A" THROUGH "OPEN SPACE C" INCLUSIVE FOR STORMWATER MANAGEMENT AND OTHER RELATED ACTIVITIES. SAID AREA IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN CASE ROAD SUBDIVISION NO.1 AS MORE FULLY PROVIDED IN THE "VILLAGE LAKE ESTATES SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN VOLUME _____ PAGE _____ OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, OHIO EDISON, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLLOTS AS SHOWN HEREIN, 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 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 SUBLLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A TWELVE (12) FOOT WIDE EASEMENT ALONG, PARALLEL TO, AND IMMEDIATELY OUTSIDE THE LIMITS OF ALL STREETS AND HIGHWAYS WITHIN THIS ALLOTMENT SHALL BE RESERVED FOR THE OHIO EDISON COMPANY, TO BE USED FOR INSTALLING, OPERATING, MAINTAINING AND SERVICING OF UNDERGROUND CABLES AND CONDUITS. THE CHARACTER OF THE INSTALLATION AND STRUCTURES WHICH MAY BE CONSTRUCTED, RECONSTRUCTED, REMOVED AND MAINTAINED IN, ON, AND THROUGH THESE EASEMENTS SHALL INCLUDE ALL INCIDENTAL APPURTENANCES SUCH AS CONDUITS, TRANSFORMERS, PADS, HANDHOLES, SWITCHING CABINETS, ETC. SAID EASEMENT SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO AND FROM ANY OF THE WITHIN PREMISES, FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "DRAINAGE EASEMENTS" AND ROADWAY 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 AND ROADWAY EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.



VICINITY MAP

AREA TABULATION - SUBDIVISION NO.1	
SUBLOTS	2.7623 AC.
BLOCKS	3.1940 AC.
RIGHT/OF/WAY	1.0465 AC.
TOTAL	7.0028 AC.

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF OCTOBER 2001. 1ST

Michael Berichon PE, P.S.

AVON CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF October 2001. 3rd

Paula Zapp
PLANNING COMMISSION CHAIRPERSON

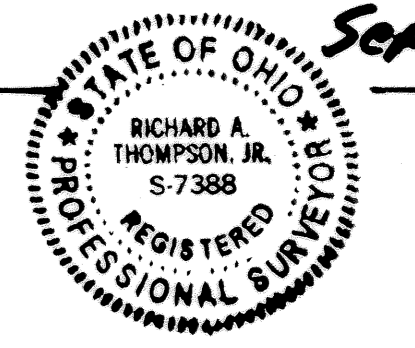
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF September 2001. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Thomas A. Weasch
COUNCIL PRESIDENT PRO TEM

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 13.8344 ACRE PARCEL OF LAND LOCATED ON CASE ROAD IN THE CITY OF AVON FOR SCHAFER DEVELOPMENT COMPANY INC., AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED. BEARINGS REFER TO THE LEGAL DESCRIPTION OF SAID 13.8344 ACRE PARCEL AS RECORDED IN LORAIN COUNTY DOCUMENT NO. 643157. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN JANUARY OF 2000, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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



Sept. 17, 2001
DATE

MORTGAGE RELEASE

BE IT KNOWN THAT 1st Federal Lakewood S & L 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.

CAMELOT WAY 60 FEET IN WIDTH AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF FIRST FEDERAL LAKEWOOD HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY MICHAEL BERICHON THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT AVON, OHIO, THIS 5th DAY OF OCTOBER, 2001.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Christie Keating
Michael Berichon
BY: Vice President

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, STEVE SCHAFER, PRESIDENT OF SCHAFER DEVELOPMENT COMPANY, HAS HEREUNTO SET HIS HAND AT AVON OHIO, THIS 4th DAY OF OCTOBER, 2001.

BY: *Steve Schaffer*
STEVE SCHAFER, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Nancy L. Maddock
WITNESS
Nancy Moore
WITNESS

STATE OF OHIO }
COUNTY OF LORAIN }
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, STEVE SCHAFER, PRESIDENT, SCHAFER DEVELOPMENT COMPANY, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF SCHAFER DEVELOPMENT COMPANY.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO, THIS 4th DAY OF OCTOBER, 2001.
Nancy L. Maddock
NOTARY PUBLIC

STATE OF OHIO }
COUNTY OF LORAIN }
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, MICHAEL BERICHON THROUGH: FIRST FEDERAL LAKEWOOD 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 AVON, OHIO, THIS 5th DAY OF OCTOBER, 2001.
Nancy L. Maddock
NOTARY PUBLIC

NOV 29 2001
RECEIVED FOR RECORD
at 3:05 o'clock P.M. in PLAT RECORD
VOL. 70 MARY ANN JAMISON
PAGE 548-55 Lorain County Recorder
Box 111 CTC 86th BH

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-002
OHIO REV. CODE
NOV 29 2001
MARK R. STEWART
LORAIN COUNTY CLERK

OVERALL DENSITY - SUBDIVISION NO.1
12 UNITS = 1.714 UNITS/ACRE DENSITY
7.0028 ACRES

REV. No.	DATE	BY	CHK'D

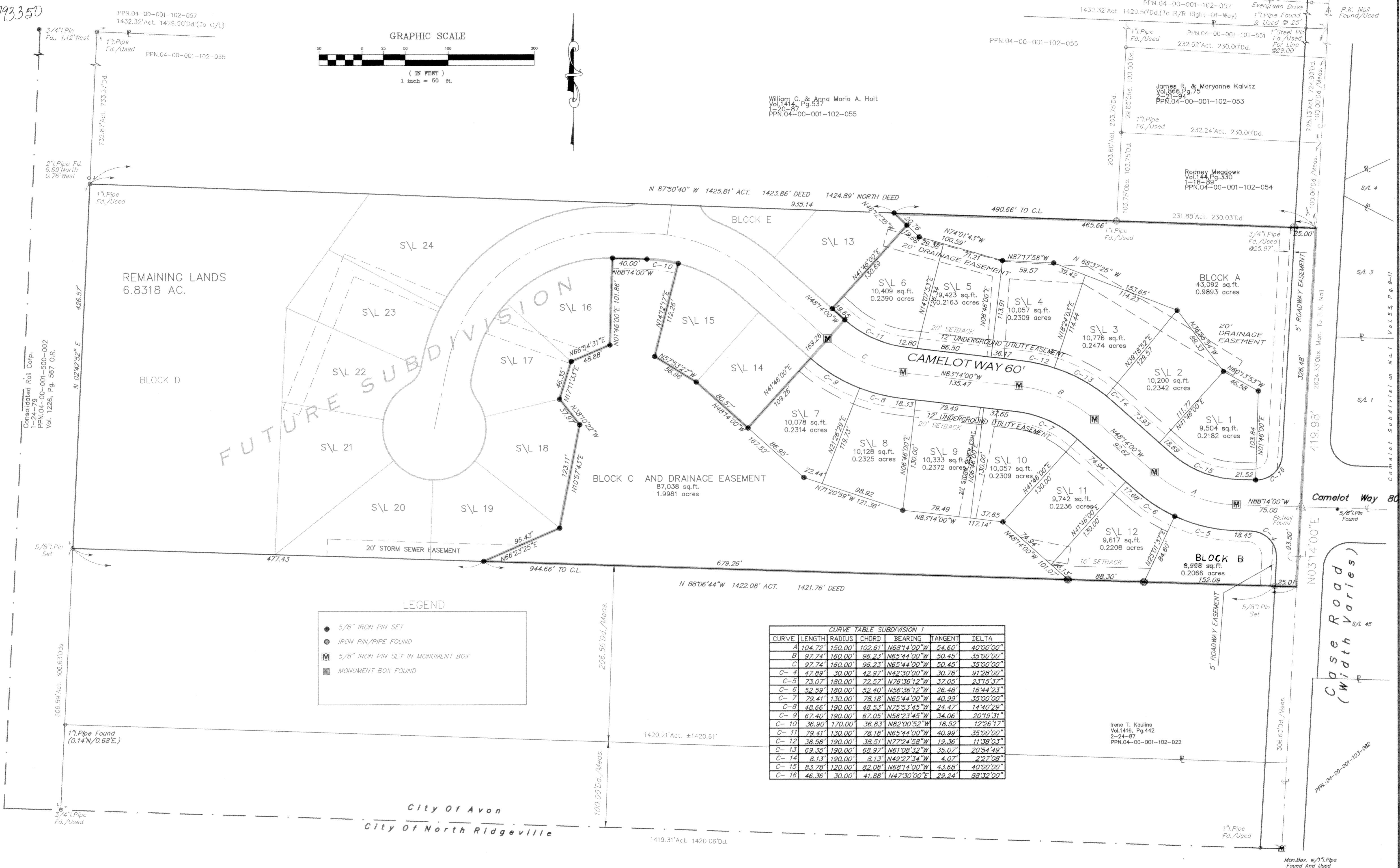
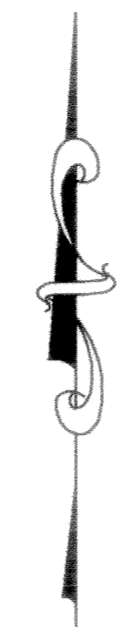
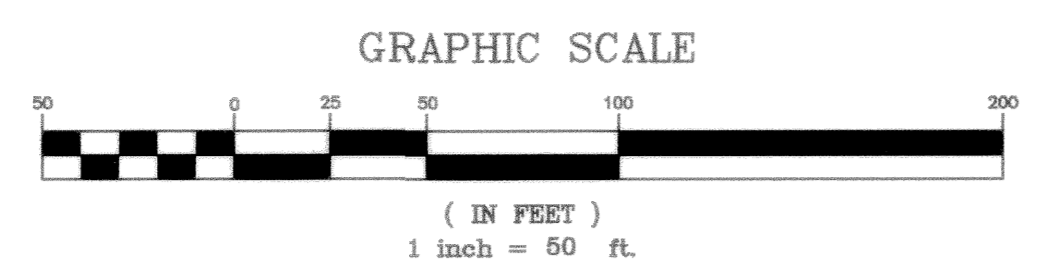
LAND DESIGN consultants
www.LDCinc.net
ENGINEERS · PLANNERS · SURVEYORS
L.D.C. Inc. 4342
8585 East Avenue Mentor, Ohio 44060 1471 Lear Industrial Park, Avon, Ohio 44011
TEL: (440) 255-8463 (440) 951-1AAND TEL: (440) 937-5681 (440) 937-5682
(440) 354-0938 FAX: (440) 255-9575 FAX: (440) 937-5683

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

DATE	JUNE 21, 2000
SCALE	HOR. _____
	VERT. _____
FILENAME	MPS PLATI-01
CHK'D BY	_____
F.B. No.	_____

RECORD PLAT

SHEET	OF
1	2
CONTRACT No.	
SCHAD19943	



FUTURE SUBDIVISION

REMAINING LANDS
6.8318 AC.

BLOCK C AND DRAINAGE EASEMENT
87,038 sq.ft.
1.9981 acres

BLOCK A
43,092 sq.ft.
0.9893 acres

BLOCK B
8,998 sq.ft.
0.2066 acres

LEGEND

- 5/8" IRON PIN SET
- IRON PIN/PIPE FOUND
- Ⓜ 5/8" IRON PIN SET IN MONUMENT BOX
- MONUMENT BOX FOUND

CURVE TABLE SUBDIVISION 1						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
A	104.72'	150.00'	102.61'	N68°14'00"W	54.60'	40°00'00"
B	97.74'	160.00'	96.23'	N65°44'00"W	50.45'	35°00'00"
C	97.74'	160.00'	96.23'	N65°44'00"W	50.45'	35°00'00"
C-4	47.89'	30.00'	42.97'	N42°30'00"W	30.78'	91°28'00"
C-5	73.07'	180.00'	72.57'	N76°36'12"W	37.05'	23°15'37"
C-6	52.59'	180.00'	52.40'	N56°36'12"W	26.48'	16°44'23"
C-7	79.41'	130.00'	78.18'	N65°44'00"W	40.99'	35°00'00"
C-8	48.66'	190.00'	48.53'	N75°53'45"W	24.47'	14°40'29"
C-9	67.40'	190.00'	67.05'	N58°23'45"W	34.06'	20°19'31"
C-10	36.90'	170.00'	36.83'	N82°00'52"W	18.52'	12°26'17"
C-11	79.41'	130.00'	78.18'	N65°44'00"W	40.99'	35°00'00"
C-12	38.58'	190.00'	38.51'	N77°24'58"W	19.36'	11°38'03"
C-13	69.35'	190.00'	68.97'	N61°08'32"W	35.07'	20°54'49"
C-14	8.13'	190.00'	8.13'	N49°27'34"W	4.07'	2°22'08"
C-15	83.78'	120.00'	82.08'	N68°14'00"W	43.68'	40°00'00"
C-16	46.36'	30.00'	41.88'	N47°30'00"E	29.24'	88°32'00"

REV. No.	DATE	BY	CHK'D
1	8-1-01	MPS	

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8585 East Avenue Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
(440) 554-6938 FAX: (440) 255-9575

1471 Lear Industrial Park Avon, Ohio 44011
TEL: (440) 937-5601 (440) 937-5602
FAX: (440) 937-5605

VILLAGE LAKE ESTATES NO.1
~~A CLUSTER DEVELOPMENT~~
CITY OF AVON-LORAIN COUNTY-OHIO

DATE: NOVEMBER 1, 2001
SCALE: HOR. 1" = 50'
VERT. none
FILENAME: MPS\PLAT1-02
CHK'D BY:
F.B. No.

RECORD PLAT	
SHEET 2	OF 2
CONTRACT No. SCHAD19943	