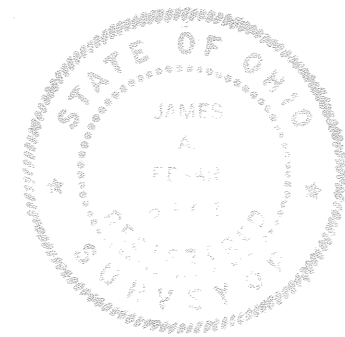


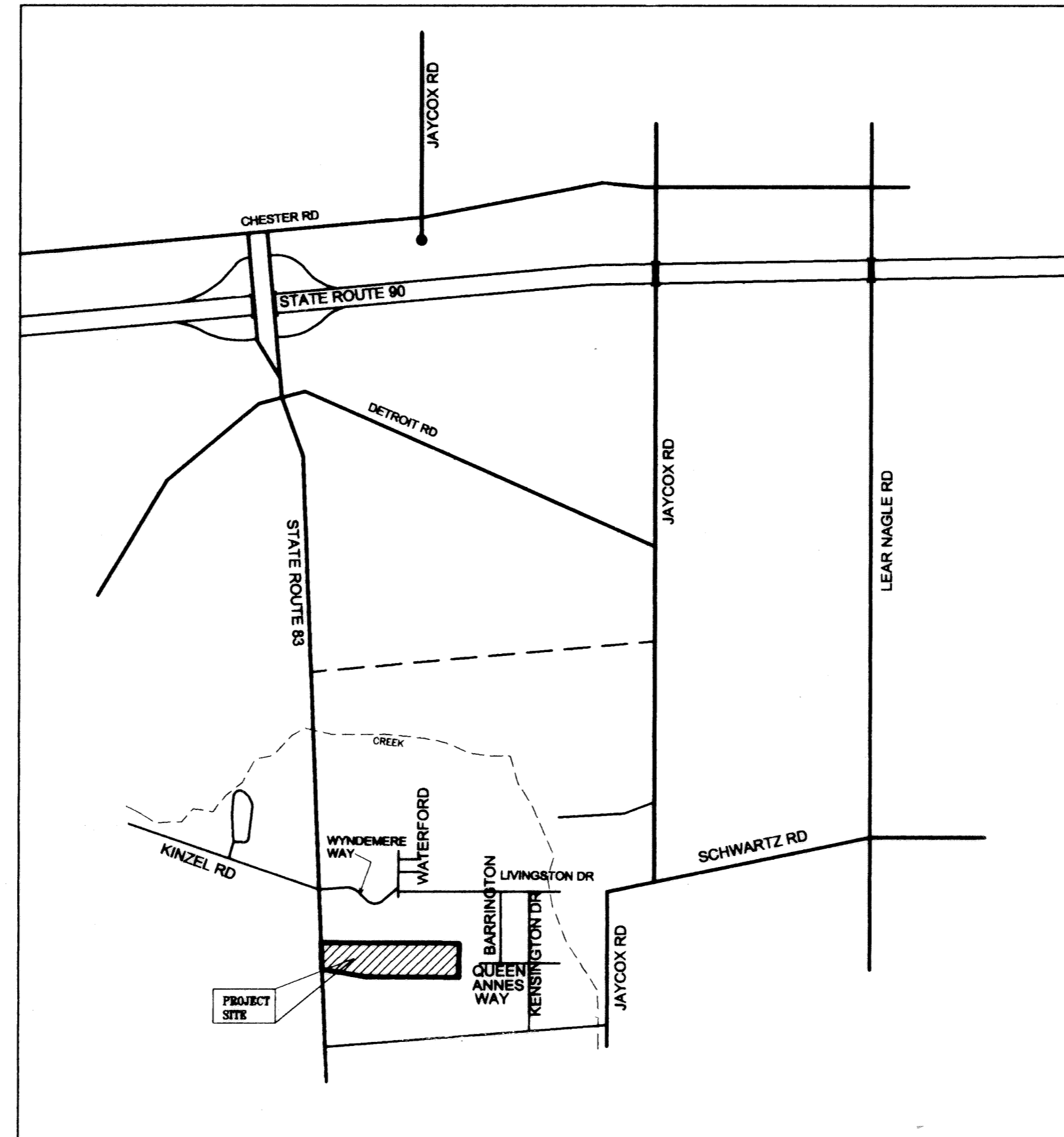
# GREENVIEW ESTATES SUBDIVISION

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TWP. SECTION NO. 14.  
JANUARY 3, 2002

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION No. 14, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 20.2600 ACRES OF LAND OF WHICH 3.2545 ACRES ARE IN STREETS, 2.0590 ACRES ARE IN BLOCK "A", 0.0728 ACRES ARE IN BLOCK "B", 14.8737 ACRES ARE WITHIN SUBDIVISION OF LOTS 1 TO 34, INCLUSIVE, AND BEING THE SAME TRACT AS CONVEYED TO KASA LIMITED, INC. DESCRIBED IN FILE No. 20010730408



**LEGEND**  
● IRON PIN SET  
○ IRON PIN FOUND  
◆ MONUMENT BOX SET  
◇ MONUMENT BOX FOUND



VICINITY MAP

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, P.E., P.S.  
REG. OHIO SURVEYOR #6361

## OWNERS CERTIFICATE FOR ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, KASA LIMITED, INC., AND LUCENE J. ANDREANO, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS GREENVIEW ESTATES SUBDIVISION. A SUBDIVISION OF LOTS 1 TO 34 INCLUSIVE, COMMON AREAS, AND A 20 FT. SANITARY SEWER EASEMENT ON S/L 42 IN THE WYNDEMERE ESTATES, AS RECORDED IN VOLUME 76, PAGES 67 AND 68 OF LORAIN COUNTY MAP RECORDS AND DESIGNATED AS BLOCK "C", AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATE AS HANAMAR DRIVE, 60' AND KENSHIRE DRIVE, 60'. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREE 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 UNDERSIGNED.

IN WITNESS WHEREOF, WE, KASA LIMITED, INC., BY KEN ANDREANO, HAVE HEREUNTO SET OUR HANDS THIS 9 DAY OF January 2002.

KASA LIMITED, INC.  
BY: KEN ANDREANO  
MANAGING PARTNER

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF January 2002.

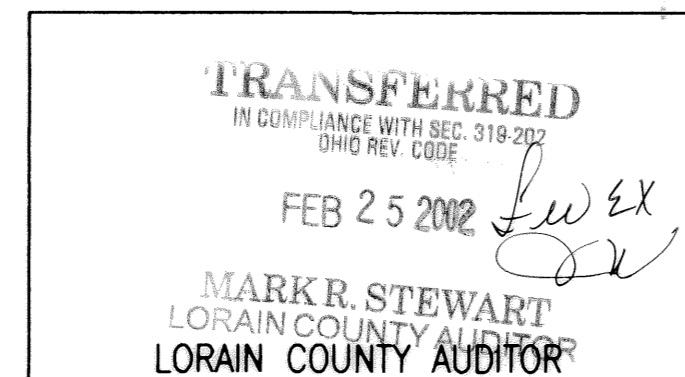
NOTARY PUBLIC Sharon Goshorn  
MY COMM. EXPIRES 6-17-2002

IN WITNESS WHEREOF, I, LUCENE J. ANDREANO, HAVE HEREUNTO SET MY HAND THIS 9 DAY OF January 2002.

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

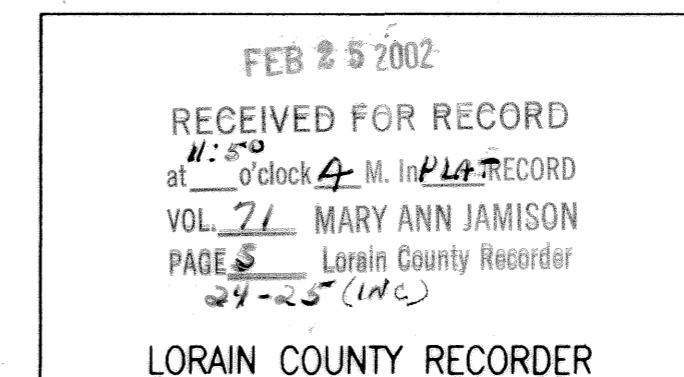
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF January 2002.

NOTARY PUBLIC Sharon Goshorn  
MY COMM. EXPIRES 6-17-2002



## 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.



Call Ken Andreano  
402-440-892 ext 2  
Mobile (216) 299-5210

## APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 14 DAY OF February 2002.  
Planning Commission - Chairperson

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 83-01 ON THIS 14 DAY OF February 2002.  
Council President

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 12 DAY OF February 2002.  
City Engineer

## UNDERGROUND EASEMENT

KASA LIMITED, INC. THE OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTURY & ADELPHIA ALL THREE OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEES) 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 GRANTEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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.

KASA LIMITED, INC.  
BY: KEN ANDREANO  
MANAGING PARTNER

ALDELPHIA

C.E.I.

CENTURY

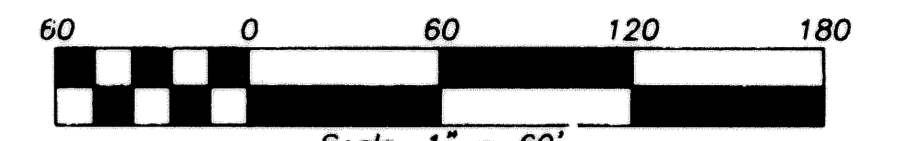
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# PLAT FOR GREENVIEW ESTATES SUBDIVISION

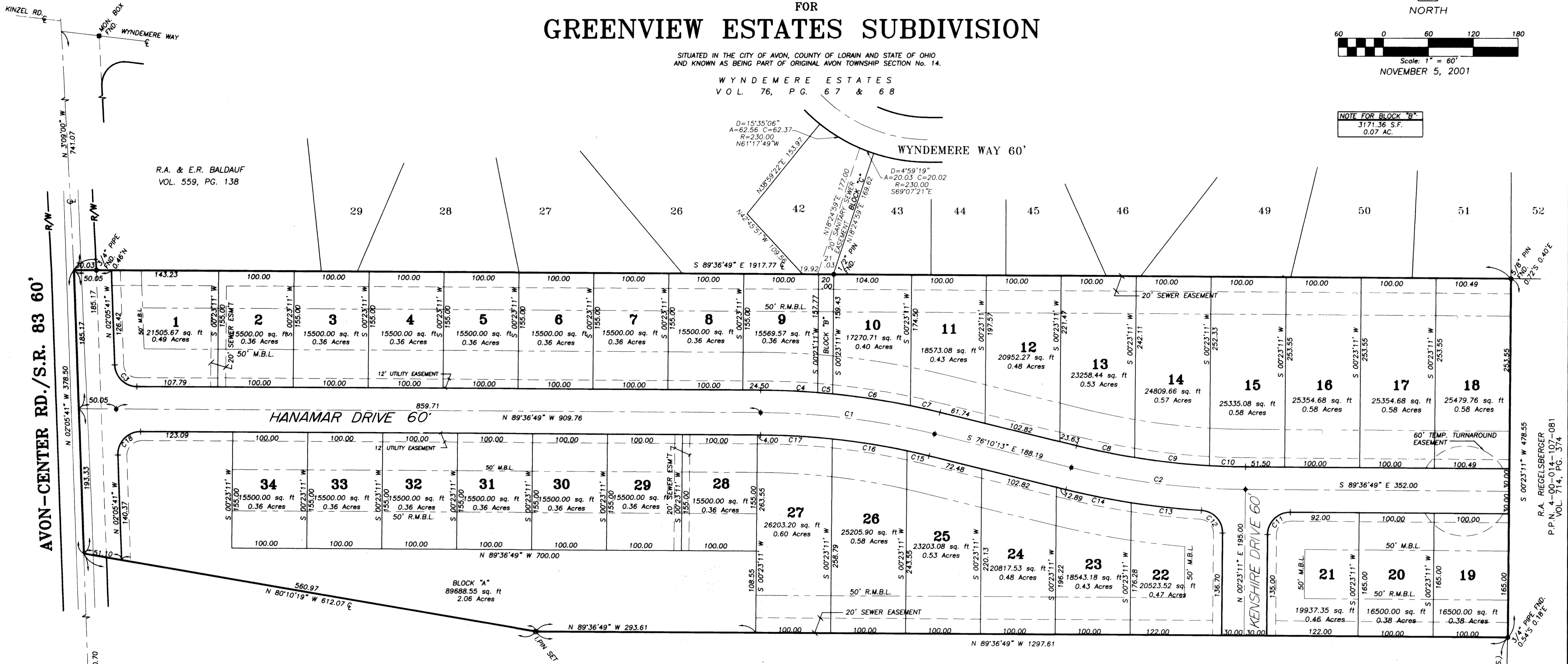
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION No. 14.

WYNDEMERE ESTATES VOL. 76, PG. 67 & 68



NOVEMBER 5, 2001

NOTE FOR BLOCK "B"  
3171.36 S.F.  
0.07 AC.



JENSON BROTHERS  
P.P.N. 4-00-014-107-023  
D.V. 1265, PG. 234

NUMBER	DELTA ANGLE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	13°26'36"	N 82°53'31" W	117.86	1000.00	234.63	234.09
C2	13°26'36"	S 82°53'31" E	117.86	1000.00	234.63	234.09
C3	87°31'08"	S 45°51'15" E	28.73	30.00	45.83	41.50
C4	04°12'14"	N 87°30'52" W	37.80	1030.00	75.57	75.56
C5	01°06'59"	S 84°51'06" E	10.04	1030.00	20.07	20.06
C6	05°50'53"	N 81°22'10" W	52.61	1030.00	105.13	105.09
C7	02°16'30"	N 77°18'28" W	20.45	1030.00	40.90	40.89
C8	04°38'14"	S 78°29'20" E	39.28	970.00	78.51	78.49
C9	05°56'25"	S 83°46'40" E	50.33	970.00	100.57	100.52
C10	02°51'57"	S 88°10'51" E	24.26	970.00	48.52	48.51
C11	90°00'00"	S 45°23'11" W	30.00	30.00	47.12	42.43
C12	86°45'18"	N 42°59'28" W	28.35	30.00	45.43	41.21
C13	05°14'29"	S 83°44'53" E	47.15	1030.00	94.22	94.19
C14	04°57'25"	S 78°38'56" E	44.58	1030.00	89.11	89.08
C15	01°47'09"	N 77°03'47" W	15.12	970.00	30.23	30.23
C16	05°58'40"	N 80°56'42" W	50.65	970.00	101.20	101.16
C17	05°40'48"	N 86°46'25" W	48.12	970.00	96.16	96.12
C18	92°28'52"	N 44°08'45" E	31.33	30.00	48.42	43.34

SECTION 14  
SECTION 13

R.A. RIEGELSBERGER  
P.P.N. 4-00-014-107-081  
VOL. 714, PG. 374

REVISIONS	DATE	DESCRIPTION
1	1/3/02	1. REVISED PER COUNTY COMMENTS
2	1/23/02	2. CHANGED STREET NAME
3	2/4/02	3. ADD STUB ST. NAME.

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

PLAT FOR GREENVIEW ESTATES SUBDIVISION

2/2  
02/01

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