

VINEYARD ESTATES SUBDIVISION No. 2

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO,
AND BEING KNOWN AS PART OF ORIGINAL TOWNSHIP SECTION NO. 26

2002

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION No. 26, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 10.4877 ACRES OF LAND OF WHICH 1.7644 ACRES ARE IN STREETS, 8.7233 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 25 TO 44, INCLUSIVE, AND BEING THE SAME TRACT AS CONVEYED TO THE AVON GROUP, LTD. DESCRIBED IN DOC. #20000723488

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.

CONSULTING ENGINEERS / SURVEYORS
24629 DETROIT ROAD WESTLAKE, OHIO 44145
Phone: (440)-871-8345

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

OWNERS CERTIFICATE FOR ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, THE AVON LAND GROUP, LTD., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS VINEYARD ESTATES SUBDIVISION No. 2, A SUBDIVISION OF LOTS 25 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 VINEYARD PARK 60 FT., AND BURGUNDY CIRCLE 60 FT.

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, THE AVON LAND GROUP, LTD., BY RONALD MADOW, MEMBER, HAVE HEREUNTO SET OUR HANDS THIS

6th DAY OF March 2002.

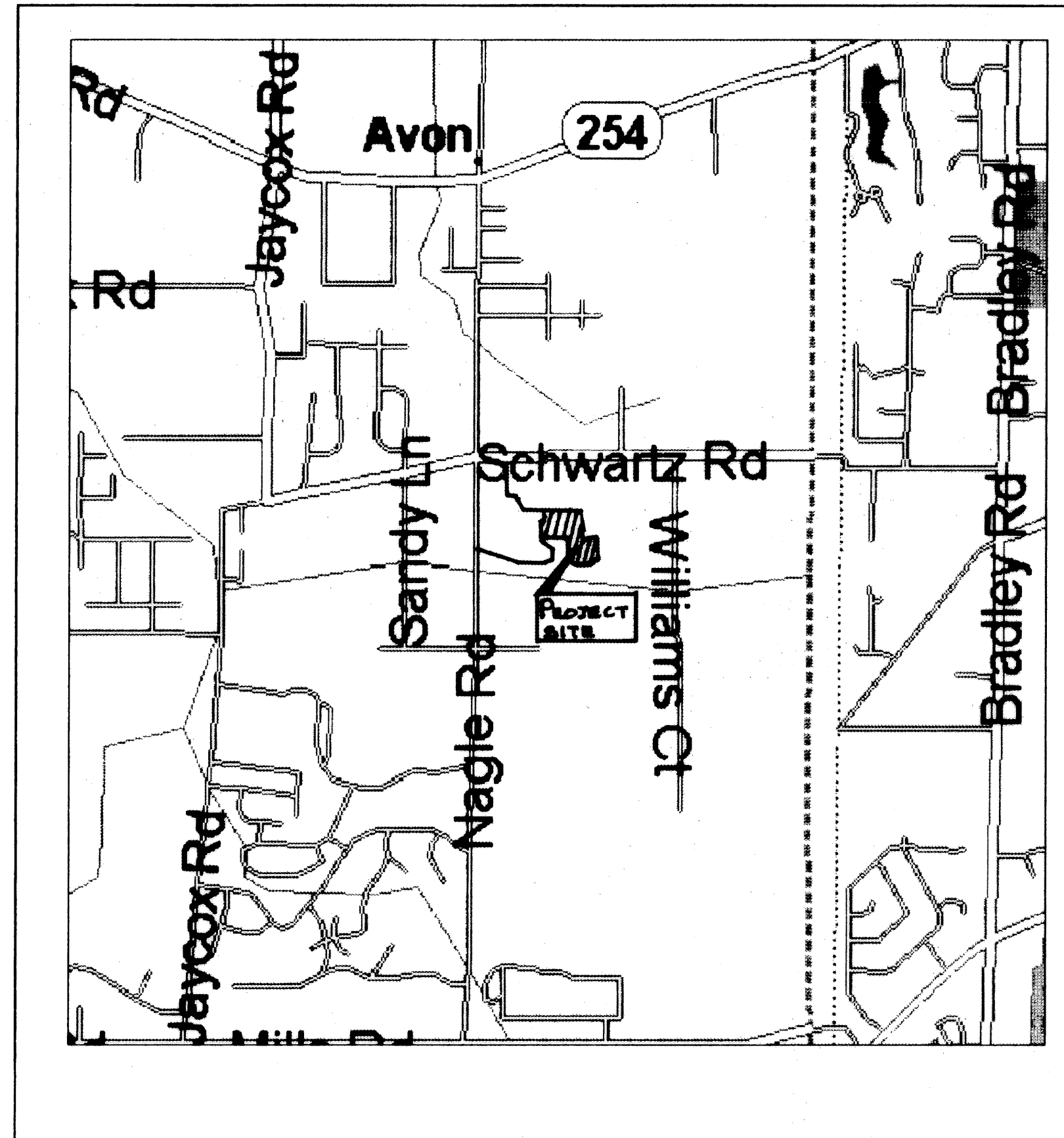
Ronald Madow
AVON LAND GROUP, LTD.
BY: RONALD MADOW
MEMBER

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF March 2002.

NOTARY PUBLIC *Carmela D. Massinen*
MY COMM. EXPIRES April 2, 2002

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



VICINITY MAP

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.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
MAR 19 2002
Mark R. Stewart
MARK R. STEWART
LORAIN COUNTY AUDITOR

MAR 19 2002
RECEIVED FOR RECORD
at 2:05 P.M. in Plat RECORD
VOL. 71 MARY ANN JAMISON
PAGE 5 Lorain County Recorder 129 me
31,32,33 me
CALL (440) 234-7000 EXT 127 - RON MADOW
LORAIN COUNTY RECORDER

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 13 DAY OF March 2002.

James Piazza
PLANNING COMMISSION - CHAIRPERSON
JAMES PIAZZA

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 166-01 ON THIS 13 DAY OF March 2002.

Tom Wearsh
COUNCIL PRESIDENT
TOM WEARSH

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 11 DAY OF MARCH 2002.

Michael Bramhall
AVON CITY ENGINEER
MICHAEL BRAMHALL

UNDERGROUND EASEMENT

THE AVON LAND GROUP, LTD., OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO OHIO EDISON, CENTURY TELEPHONE CO., COLUMBIA GAS & CABLEVISION, ALL FOUR 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.

Ronald Madow
AVON LAND GROUP, LTD.
BY: RONALD MADOW, MEMBER

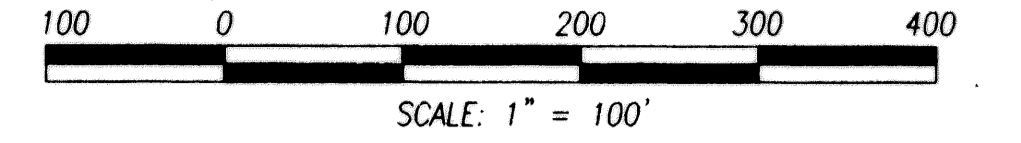
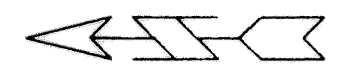
Mattie Feltz 3/4/02
OHIO EDISON

Ronald Dali 3-5-02
CENTURY TELEPHONE CO.

Dan Swan 3/6/02
COLUMBIA GAS

Michael Bramhall 3-4-02
CABLEVISION

1/3



VINEYARD ESTATES

PROPERTY PHASE MAP
FOR
SITUATED IN THE CITY OF AVON, COUNTY OF
LORAIN, STATE OF OHIO & BEING KNOWN AS PART OF
ORIGINAL AVON TOWNSHIP SECTION No. 26

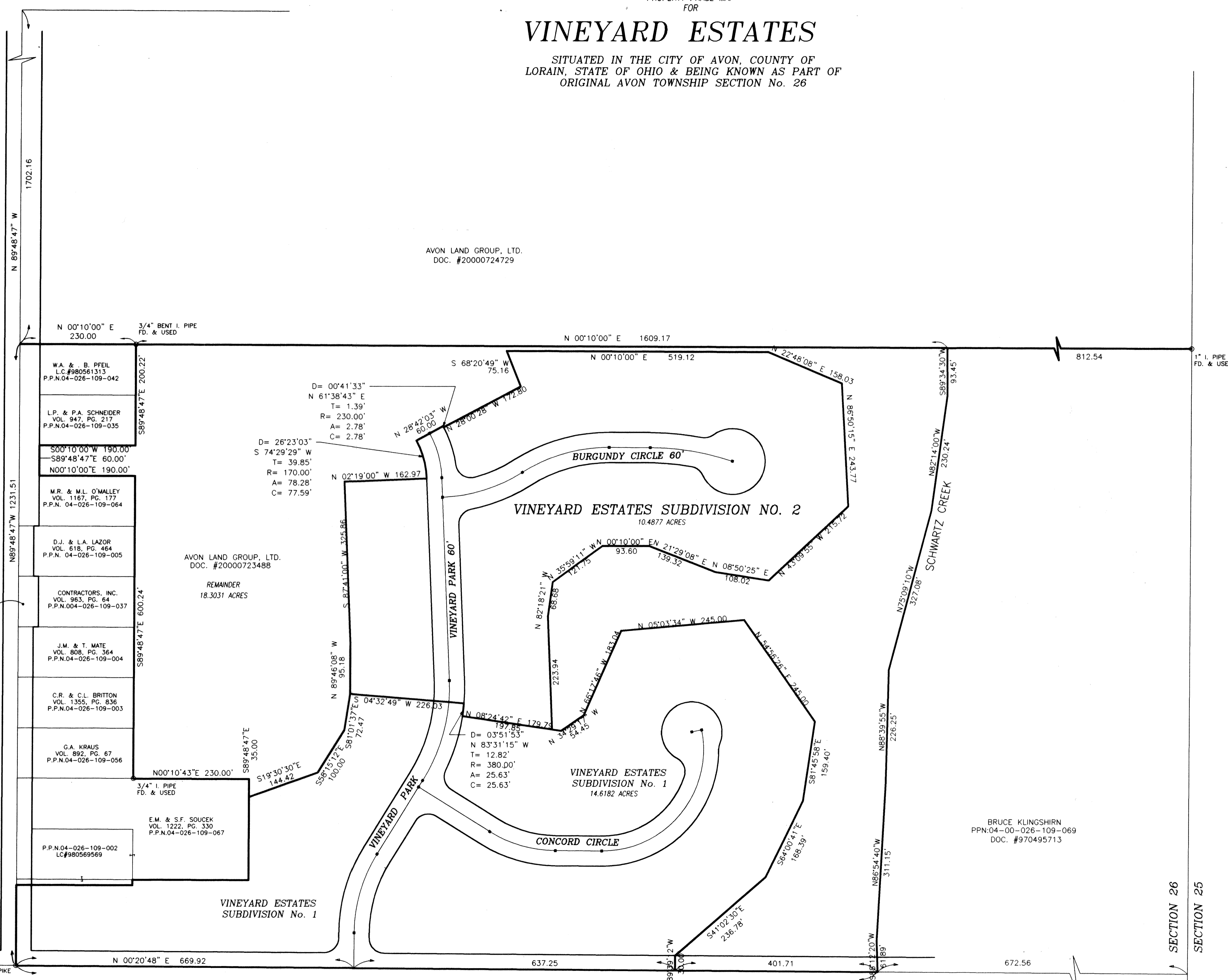
WILLIAMS CRT.

AVON LAND GROUP, LTD.
DOC. #20000724729

SCHWARTZ ROAD
(WIDTH VARIES)

THE CITY OF AVON
VOL. 963, PG. 248
P.P.N. 04-026-109-038

RAIL ROAD SPIKE
FD. & USED



AVON LAND GROUP, LTD.
DOC. #20000723488

REMAINDER
18.3031 ACRES

VINEYARD ESTATES SUBDIVISION NO. 2
10.4877 ACRES

VINEYARD ESTATES
SUBDIVISION No. 1
14.6182 ACRES

BRUCE KLINGSHIRN
PPN:04-00-026-109-069
DOC. #970495713

VINEYARD ESTATES
SUBDIVISION No. 1

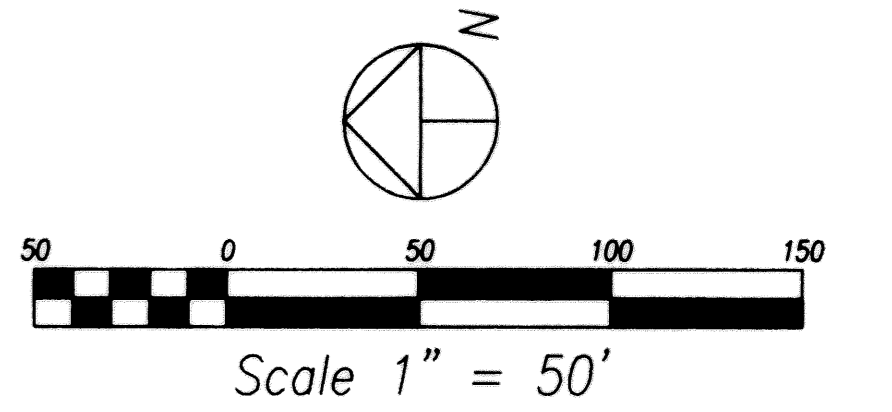
1708.88' (CALC.) 1708.83' (DEED)
LEAR-NAGLE ROAD

SECTION 26
SECTION 25
C. 23
C. 24

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08/01

AVON LAND GROUP, LTD.
DOC. #20000723488

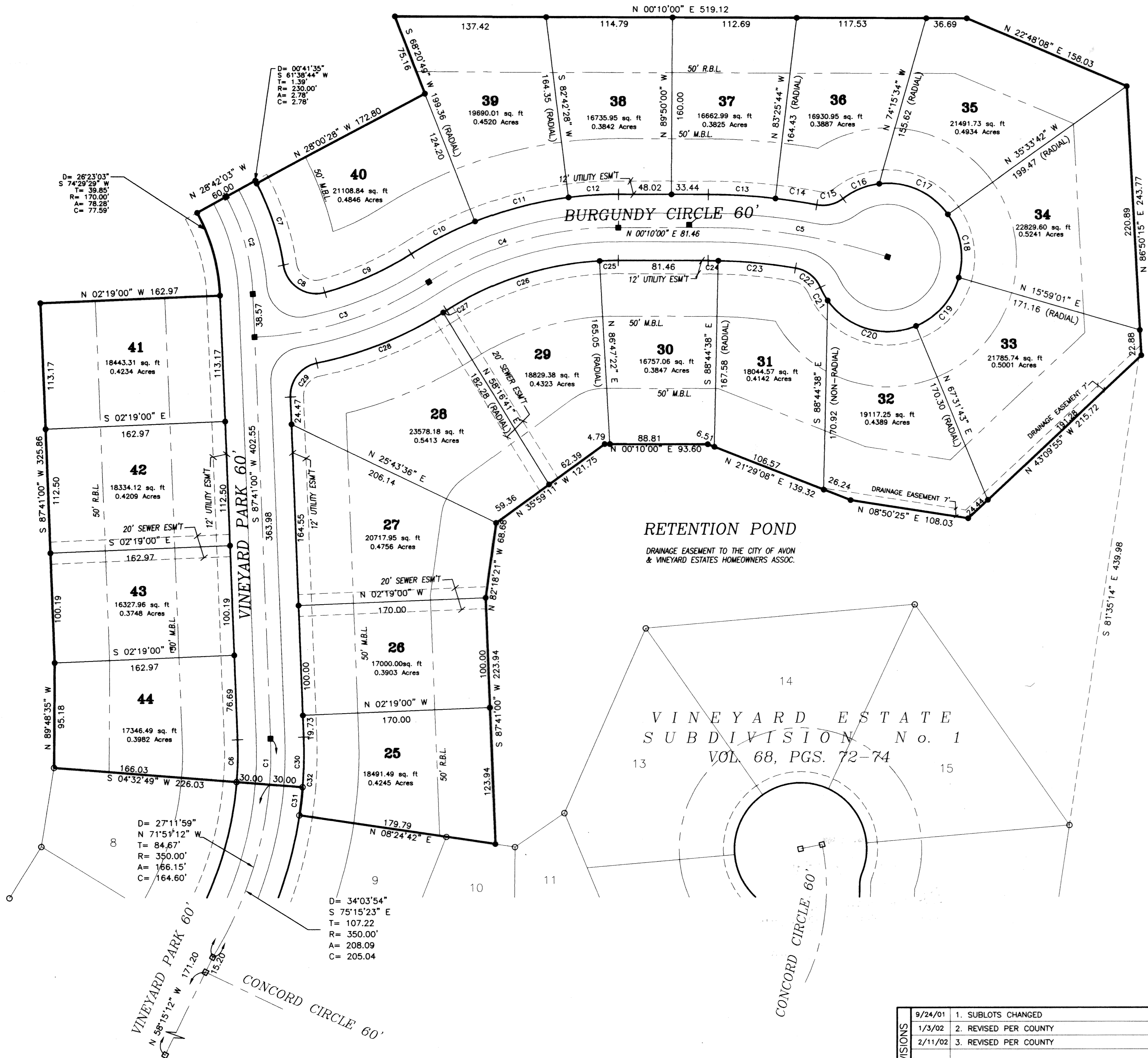


LEGEND

- - MONUMENT BOX SET
- - MONUMENT BOX EXT'G
- - IRON PIN SET
- - IRON PIN FND

AVON LAND GROUP, LTD.
DOC. #20000723488

AVON LAND GROUP, LTD.
DOC. #20000723488



CURVE DATA FOR CENTERLINE

NUMBER	DELTA ANGLE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	06°51'49"	S 88°53'05" E	20.99	350.00	41.93	41.90
C2	26°23'03"	N 74°29'29" E	46.88	200.00	92.10	91.28
C3	30°00'00"	S 17°19'00" E	85.74	320.00	167.55	165.64
C4	32°29'00"	S 16°04'30" E	93.22	320.00	181.42	179.00
C5	18°24'54"	N 09°22'27" E	83.65	516.02	165.85	165.14

CURVE DATA FOR SUBLOTS

NUMBER	DELTA ANGLE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C6	06°51'49"	S 88°53'05" E	19.19	320.00	38.33	38.31
C7	19°28'19"	N 71°44'11" E	39.50	230.00	78.23	77.86
C8	96°47'43"	S 33°04'59" W	33.79	30.00	50.68	44.87
C9	17°00'08"	S 23°48'56" E	43.35	290.00	86.06	85.74
C10	10°39'49"	N 26°59'06" W	32.66	350.00	65.14	65.05
C11	14°21'40"	N 14°28'22" W	44.09	350.00	87.73	87.50
C12	07°27'32"	N 03°33'46" W	22.81	350.00	45.56	45.53
C13	06°24'16"	N 03°22'09" E	30.55	546.02	61.03	61.00
C14	03°59'40"	N 08°34'04" E	19.04	546.02	38.07	38.06
C15	47°53'29"	S 13°22'49" E	13.32	30.00	25.08	24.35
C16	30°37'27"	N 22°00'50" W	18.34	67.00	35.81	35.39
C17	61°08'24"	S 23°52'06" W	39.58	67.00	71.50	68.15
C18	51°32'44"	N 80°12'40" E	32.35	67.00	60.28	58.26
C19	51°32'42"	N 48°14'38" W	32.35	67.00	60.27	58.26
C20	76°57'56"	N 16°00'41" E	53.26	67.00	90.00	83.38
C21	11°30'37"	S 60°14'57" W	6.75	67.00	13.46	13.44
C22	56°26'03"	N 37°47'14" E	16.10	30.00	29.55	28.37
C23	08°18'51"	N 05°24'47" E	35.33	486.02	70.53	70.47
C24	01°05'22"	N 00°42'45" E	4.62	486.02	9.24	9.24
C25	03°22'38"	N 01°31'19" W	8.55	290.00	17.09	17.09
C26	29°06'22"	N 17°45'49" W	75.29	290.00	147.32	145.74
C27	00°35'41"	S 32°01'10" E	1.82	350.00	3.63	3.63
C28	20°19'14"	S 21°33'42" E	62.72	350.00	124.13	123.48
C29	80°54'55"	N 51°51'32" W	25.58	30.00	42.37	38.93
C30	06°51'49"	S 88°53'05" E	22.78	380.00	45.52	45.49
C31	03°51'53"	S 83°31'15" E	12.82	380.00	25.63	25.63
C32	10°43'42"	S 86°57'09" E	35.68	380.00	71.53	71.05

RETENTION POND

DRAINAGE EASEMENT TO THE CITY OF AVON & VINEYARD ESTATES HOMEOWNERS ASSOC.

VINEYARD ESTATE
SUBDIVISION No. 1
VOL. 68, PGS. 72-74

REVISIONS	DATE	DESCRIPTION
1	9/24/01	1. SUBLOTS CHANGED
2	1/3/02	2. REVISED PER COUNTY
3	2/11/02	3. REVISED PER COUNTY

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PLAT
VINEYARDS ESTATES
SUBDIVISION No. 2
AVON, OHIO

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08/01