

CENTENNIAL VILLAGE SUBDIVISION

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, S.C.H.A.D.Y., LLC. HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS CENTENNIAL VILLAGE SUBDIVISION, A SUBDIVISION OF SUBLOTS 1 THROUGH 24 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME.

AND DOES HEREBY DEDICATE TO PUBLIC USE THAT PORTION OF DETROIT ROAD SHOWN SHADED HEREON.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, FIRST ENERGY, CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND ADELPHIA CABLE COMPANY, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT UNDERGROUND UTILITY EASEMENT TWENTY (20) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS 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 SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

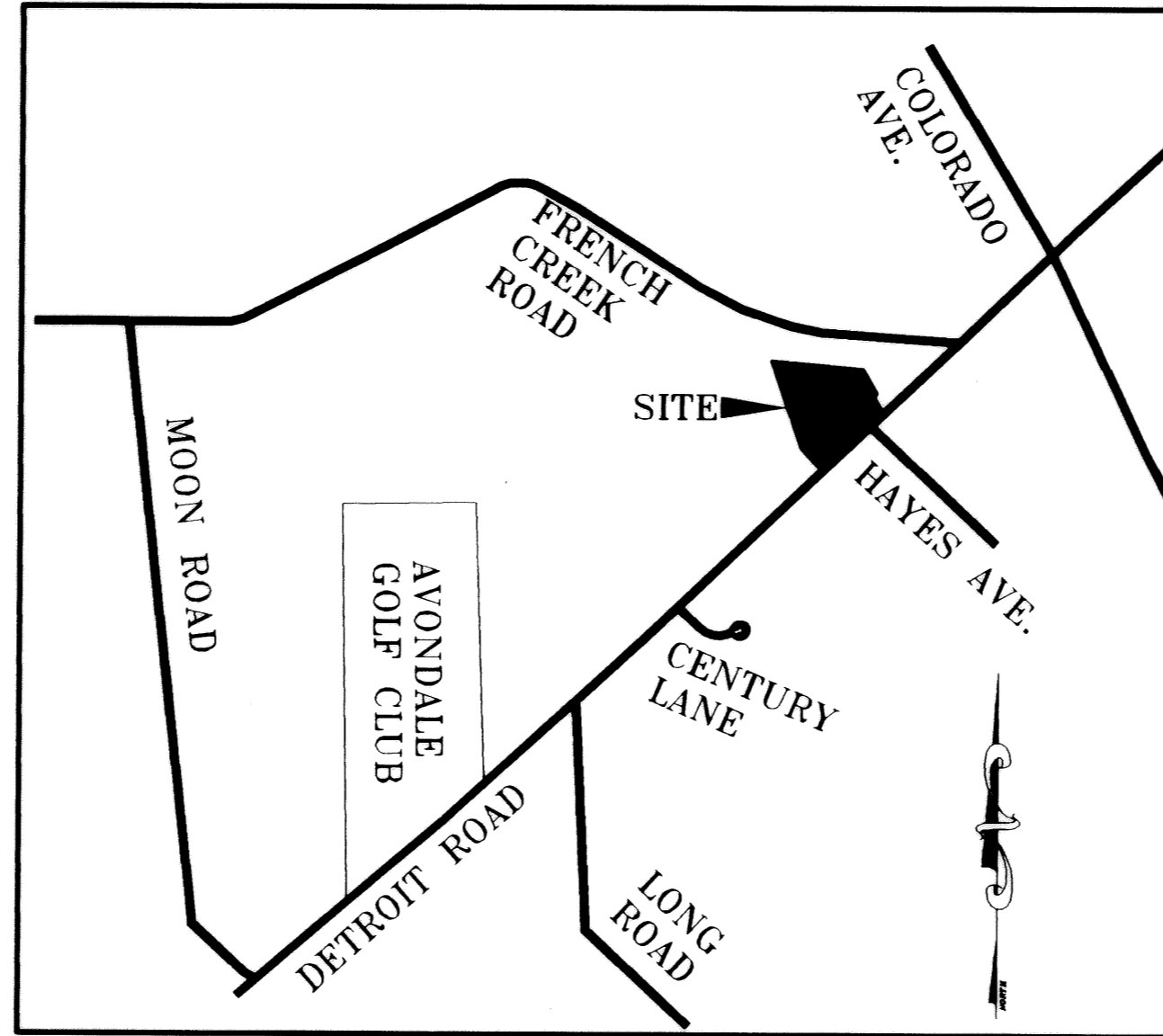
AND DOES HEREBY GRANT UNTO THE CITY OF AVON "DRAINAGE", "SANITARY SEWER", "STORM SEWER" AND "WATER MAIN" EASEMENTS AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCES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

AND DOES HEREBY GRANT UNTO THE THE CENTENNIAL VILLAGE 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 CENTENNIAL VILLAGE 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.

THE HEREIN DESCRIBED "CONSERVATION EASEMENTS" SHALL BE RESTRICTED AREAS INTENDED TO PRESERVE ALL TREE GROWTH WITHIN THE AREAS SHOWN HEREON, TO REMAIN IN AN "AS IS" CONDITION FOREVER TO PRESERVE THE NATURAL ENVIRONMENT OF THE AREAS. NO PERSON SHALL HAVE THE RIGHT TO BUILD, CONSTRUCT, OR EXCAVATE STRUCTURES, ROADWAYS OR PATHS, NOR REMOVE ANY TREES OR PLANTINGS IN THE RESTRICTED AREAS. TREES OR PLANTS WHICH POSE A THREAT TO PUBLIC HEALTH, SAFETY, OR WELFARE SHOULD BE REMOVED. THE RESTRICTED AREAS MAY BE ENFORCED BY THE CITY OF AVON OR ANY OWNER WITHIN CENTENNIAL VILLAGE SUBDIVISION.

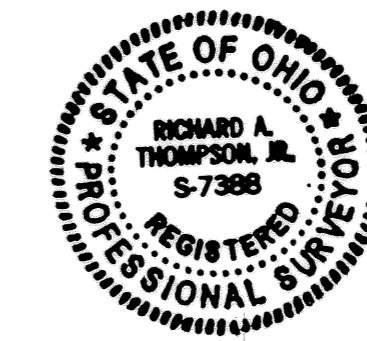
AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION OF CENTENNIAL VILLAGE, CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "A" AND BLOCK "B" FOR RECREATION AND STORM WATER MANAGEMENT AND OTHER RELATED ACTIVITIES, SAID AREAS ARE NOT GRANTED FOR THE COMMON USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN CENTENNIAL VILLAGE AS MORE FULLY PROVIDED IN THE 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 AND SUBJECT TO THE OBLIGATIONS THEREOF.

PART OF ORIGINAL AVON TOWNSHIP SECTION No. 11 NOW IN THE CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO
JANUARY, 2002



VICINITY MAP
N.T.S.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAY 23 2002
MARK R. STEWART
LORAIN COUNTY AUDITOR



MORTGAGE RELEASE

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, MEMBER OF S.C.H.A.D.Y. LLC., HAS HEREUNTO SET THEIR HAND AT AVON, OHIO, THIS 20th DAY OF MARCH, 2002.

BY: Steve Schaffer
STEVE SCHAFER, MEMBER

Annette Stueben
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, MEMBER OF S.C.H.A.D.Y., LLC., WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF S.C.H.A.D.Y., LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO, THIS 20th DAY OF MARCH, 2002.

Nancy L. Maddock
NOTARY PUBLIC

NANCY L. MADDOCK
Notary Public, State of Ohio
My Commission Expires 6/25/2002

RECEIVED FOR RECORD
at 2:00 p.m. In PLAT RECORD
VOL. 11 MARY ANN JAMISON
PAGE 1A, 10 Lorain County Recorder
Box: Letc / Laura 86.46

BE IT KNOWN THAT FIRST MERIT BANK, N.A. MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE FILE # OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID 2001 078 2128 PREMISES AS RECORDED IN VOLUME PAGE OF LORAIN COUNTY RECORD OF MORTGAGES, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF SCOTT FOSTER HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT AVON, OHIO, THIS 7th DAY OF MAY, 2002.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Kristina Keating
Meredith Fringe
BY: Scott Fost

STATE OF OHIO }
COUNTY OF LORAIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, SCOTT FOSTER THROUGH: FIRST MERIT BANK 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 7th DAY OF MAY, 2002.

Nancy L. Maddock
NOTARY PUBLIC

NANCY L. MADDOCK
Notary Public, State of Ohio
My Commission Expires 6/25/2002

OPEN SPACE CALCULATION
AREA IN BLOCKS (OPEN SPACE) = 2.8977 ACRES
DEVELOPMENT AREA 10.0597 ACRES - 0.4852 ACRES (DEDICATED PORTION OF DETROIT ROAD) = 9.5745 ACRES = 30.26% OPEN SPACE

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF APR 2002. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Thomas W. Wearsch
THOMAS WEARSCH, COUNCIL PRESIDENT

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF APR 2002.

Jim Piazza
JIM PIAZZA, PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF APR 2002.

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

BOUNDARY SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 10.0597 ACRES TO BE KNOWN AS THE CENTENNIAL VILLAGE SUBDIVISION, LOCATED ON DETROIT ROAD IN THE CITY OF AVON, OHIO, AND PREPARED THE ATTACHED PLAT FOR S.C.H.A.D.Y., LLC., 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 CENTERLINE OF DETROIT ROAD SOUTH 40°00'00" WEST PER DEED FOR SUBJECT PARCEL.

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

Mar. 18, 2002
DATE

T.D. Demler
FIRST ENERGY
Robert J. Dahn
CENTURY TELEPHONE COMPANY
James R. Mearns, Jr.
COLUMBIA GAS
Mark E. Hoefle
ADELPHIA CABLE

Tim Demler
PRINT NAME
Robert J. Dahn
PRINT NAME
James R. Mearns, Jr.
PRINT NAME
Mark E. Hoefle
PRINT NAME

NOTES

ALL BUILDINGS ERECTED WITHIN CLUSTER DEVELOPMENT TO BE 16 FEET APART MINIMUM.

ALL REAR SUB LOT CORNERS TO BE SET PRIOR TO ACCEPTANCE.

AREA TABULATION

SUBLOTS (24) 7.0997 AC.
R/W (DETROIT RD.).....0.4852 AC.
BLOCKS 2.4748 AC.
TOTAL 10.0597 AC.

DENSITY - CENTENNIAL VILLAGE

24 UNITS
10.0597 ACRES = 2.4 UNITS / ACRE DENSITY

REV. No.	DATE	BY	CHK'D
1	4/26/02	JDL	CWS
ADD OPEN SPACE CALCULATION			

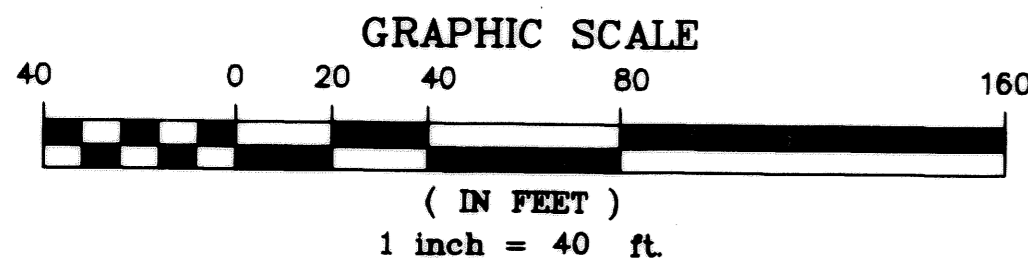
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(440) 937-5603 FAX: (440) 937-5603

CENTENNIAL VILLAGE
SUBDIVISION
CITY OF AVON - LORAIN COUNTY - OHIO

DATE MARCH 15th, 2002
SCALE: HOR. 1"=1'
VERT. none
FILENAME Platt-01
COMPUTER MPS
FIELD CREW

RECORD PLAT

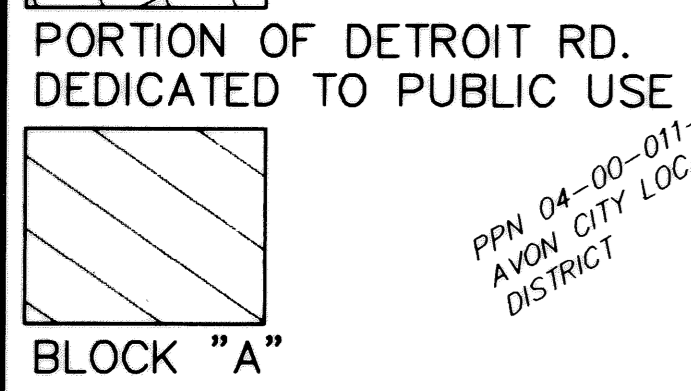
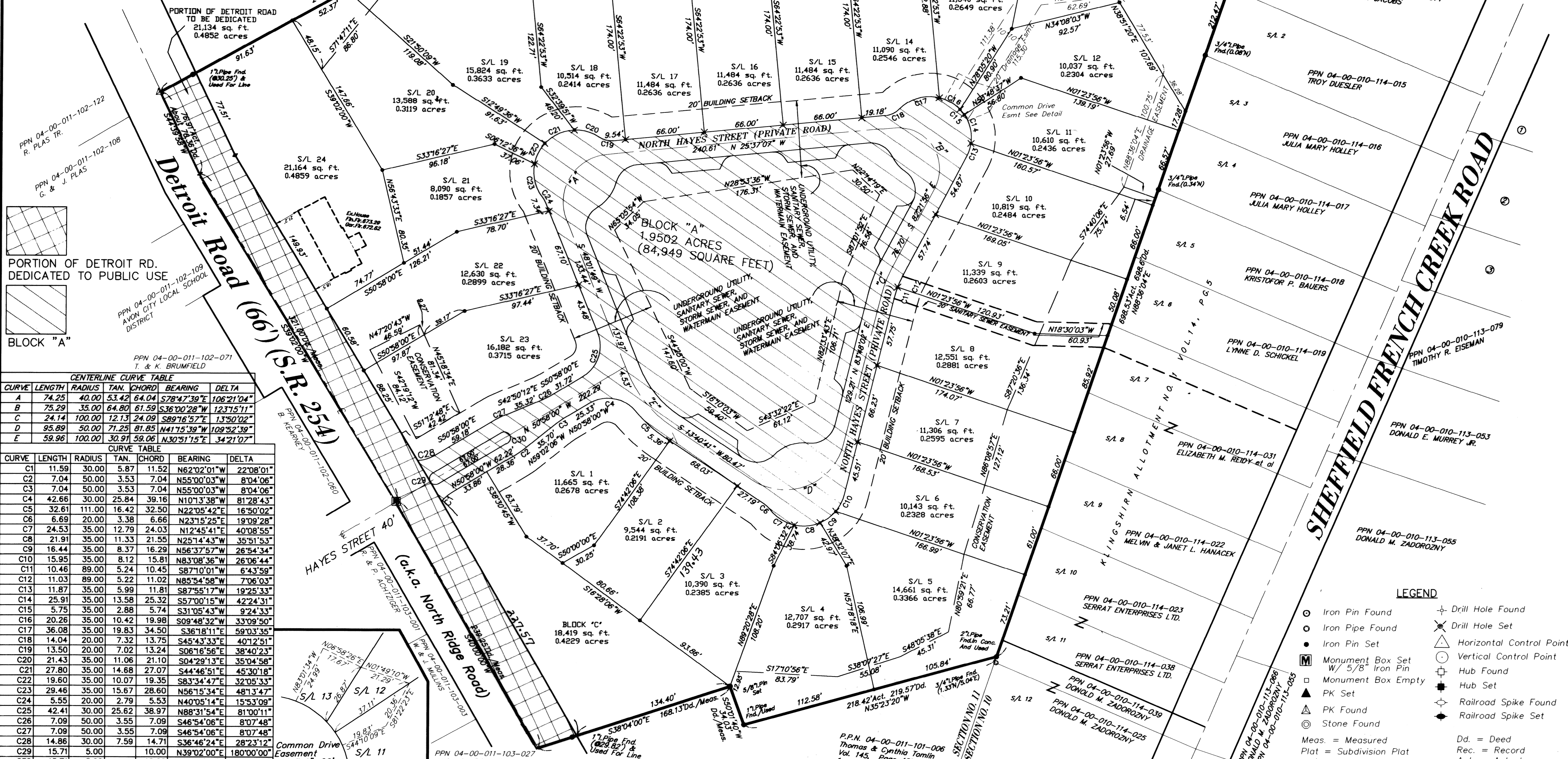
SHEET 1 OF 2
CONTRACT No. Schd1-0101



P.P.N. 04-00-011-101-009
Charles R. & Marian C. Gilles
Registration Book 37, Page 165
9-23-92

BEARINGS REFER TO THE CENTERLINE OF DETROIT ROAD SOUTH 40°00'00" WEST PER DEED FOR SUBJECT PARCEL.

- ① PPN 04-00-010-113-051 DORIS J. JACKSON
- ② PPN 04-00-010-113-052 CHRISTOPHER LADIKOS
- ③ PPN 04-00-010-113-080 RICHARD T. GARRETT



CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	TAN.	CHORD	BEARING	DELTA
A	74.25	40.00	53.42	64.04	S78°47'39"E	106°21'04"
B	75.29	35.00	64.80	61.59	S36°00'28"W	123°15'11"
C	24.14	100.00	12.13	24.09	S89°16'57"E	1°30'02"
D	95.89	50.00	71.25	81.85	N41°15'39"W	109°52'39"
E	59.96	100.00	30.91	59.06	N30°51'15"E	34°21'07"

CURVE TABLE

CURVE	LENGTH	RADIUS	TAN.	CHORD	BEARING	DELTA
C1	11.59	30.00	5.87	11.52	N62°02'01"W	22°08'01"
C2	7.04	50.00	3.53	7.04	N55°00'03"W	8°04'06"
C3	7.04	50.00	3.53	7.04	N55°00'03"W	8°04'06"
C4	42.66	30.00	25.84	39.16	N101°3'38"W	81°28'43"
C5	32.61	111.00	16.42	32.50	N22°05'42"E	16°50'02"
C6	6.69	20.00	3.38	6.66	N23°15'25"E	19°09'28"
C7	24.53	35.00	12.79	24.03	N12°45'41"E	40°08'55"
C8	21.91	35.00	11.33	21.55	N25°14'43"W	35°51'53"
C9	16.44	35.00	8.37	16.29	N56°37'57"W	26°54'34"
C10	15.95	35.00	8.12	15.81	N83°08'36"W	26°06'44"
C11	10.46	89.00	5.24	10.45	S87°10'01"W	6°43'59"
C12	11.03	89.00	5.22	11.02	N85°54'58"W	7°06'03"
C13	11.87	35.00	5.99	11.81	S87°55'17"W	19°25'33"
C14	25.91	35.00	13.58	25.32	S57°00'15"W	42°24'31"
C15	5.75	35.00	2.88	5.74	S31°05'43"W	9°24'33"
C16	20.26	35.00	10.42	19.98	S09°48'32"W	33°09'50"
C17	36.08	35.00	19.83	34.50	S36°18'11"E	59°03'35"
C18	14.04	20.00	7.32	13.75	S45°43'33"E	40°12'51"
C19	13.50	20.00	7.02	13.24	S06°16'56"E	38°40'23"
C20	21.43	35.00	11.06	21.10	S04°29'13"E	35°04'58"
C21	27.80	35.00	14.68	27.07	S44°46'51"E	45°30'18"
C22	19.60	35.00	10.07	19.35	S83°34'47"E	32°05'33"
C23	29.46	35.00	15.67	28.60	N56°15'34"E	48°13'47"
C24	5.55	20.00	2.79	5.53	N40°05'14"E	15°53'09"
C25	42.41	30.00	25.62	38.97	N88°31'54"E	81°00'11"
C26	7.09	50.00	3.55	7.09	S46°54'06"E	8°07'48"
C27	7.09	50.00	3.55	7.09	S46°54'06"E	8°07'48"
C28	14.86	30.00	7.59	14.71	S36°46'24"E	28°23'12"
C29	15.71	5.00	10.00	15.71	N39°02'00"E	180°00'00"
C30	15.71	5.00	10.00	15.71	N39°02'00"E	180°00'00"

- LEGEND**
- Iron Pin Found
 - Iron Pipe Found
 - Iron Pin Set
 - M Monument Box Set W/ 5/8" Iron Pin
 - Monument Box Empty
 - ▲ PK Set
 - △ PK Found
 - ◎ Stone Found
 - ⊕ Drill Hole Found
 - ⊗ Drill Hole Set
 - △ Horizontal Control Point
 - Vertical Control Point
 - ⊕ Hub Found
 - ⊗ Hub Set
 - ⊕ Railroad Spike Found
 - ⊗ Railroad Spike Set
- Meas. = Measured
Plat = Subdivision Plat
D./M. = Deed & Measured
- Dd. = Deed
Rec. = Record
Act. = Actual

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
www.LDCinc.net
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CENTENNIAL VILLAGE
SUBDIVISION
CITY OF AVON - COUNTY OF LORAIN - OHIO

DATE APRIL 11th, 2002
SCALE: HOR. 1"=40'
VERT. none
FILENAME PLAT-02
COMPUTER MFS
FIELD CREW

RECORD PLAT

SHEET 2 OF 2
CONTRACT No. SCHAD1-0101