


PLAT
The Reserve of Avon Lake
Subdivision No. 7


SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN & STATE OF OHIO
 & KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 7.

(A 7 LOT SUBDIVISION)

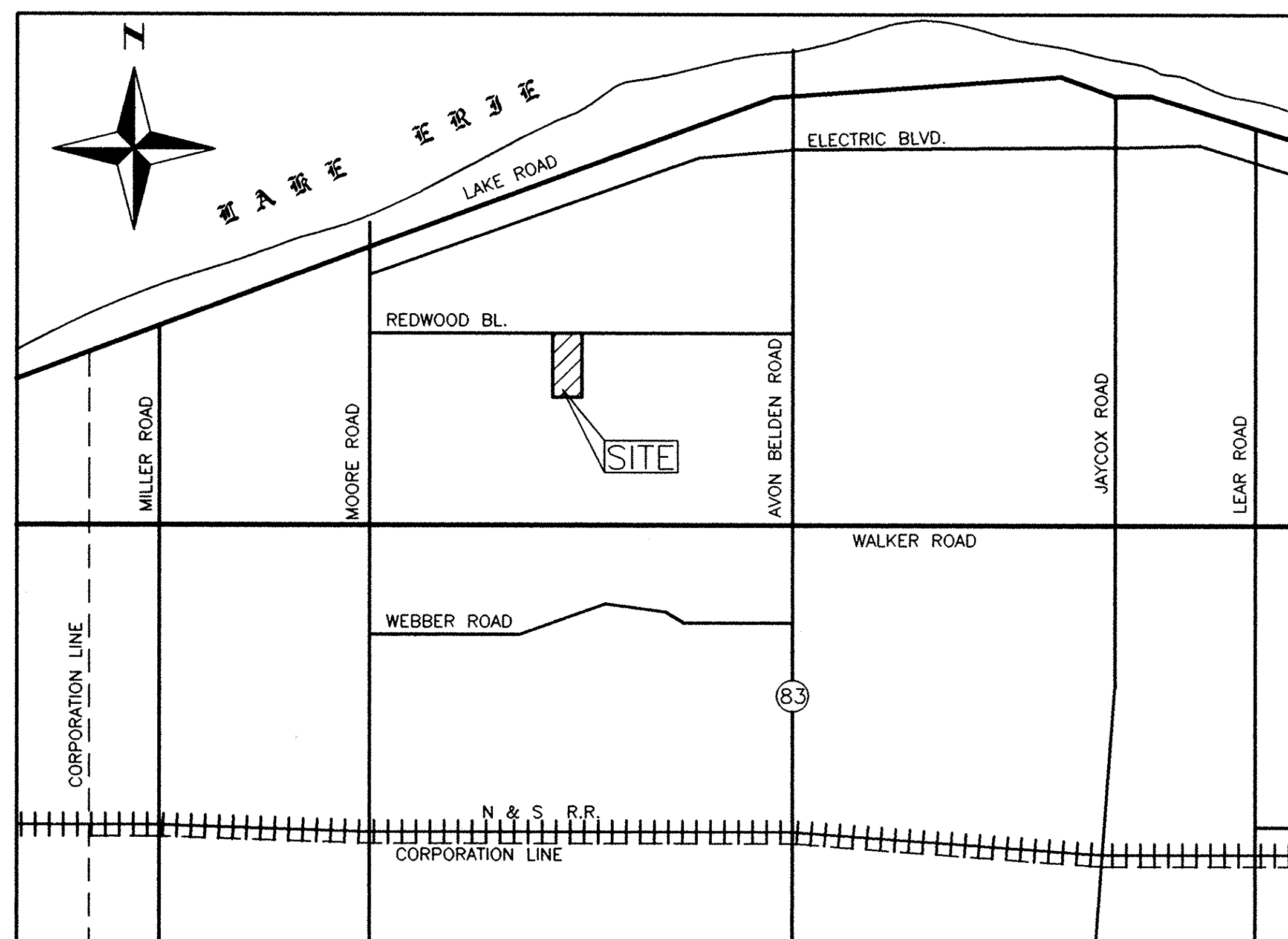
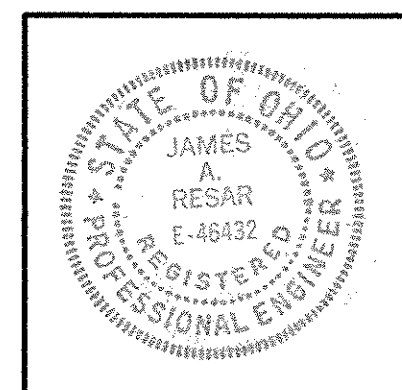
SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP, BY PARK CITY REALTY CORPORATION GENERAL PARTNER, I HAVE SURVEYED AND PLATTED THE RESERVE OF AVON LAKE SUBDIVISION NO. 7, AS SHOWN HEREON AND CONTAINING 3.5909 ACRES IN AVON TOWNSHIP SECTION NO. 7, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF THE SAME TRACT AS CONVEYED TO THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP, DESCRIBED IN O.R. VOL. 711, PG. 805.

AT ALL POINTS INDICATED  IRON PIN MONUMENTS WERE EITHER FOUND OR SET AS NOTED. MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.


 JAMES A. RESAR, P.E., P.S.
 REG. OHIO SURVEYOR NO. 6361

ACREAGE IN LOTS 3.4344 ACRES
 ACREAGE IN STREET 0.1565 ACRES
 TOTAL 3.5909 ACRES




VICINITY MAP


LOTS ARE SUBJECT TO HOMEOWNERS ASSOCIATION DECLARATION OF RESTRICTIONS, RESERVATIONS, AND COVENANTS WHICH ARE TO BE FILED WITH THE CITY OF AVON LAKE AND COUNTY OF LORAIN. RECORDED IN VOL. 831, PGS. 218-236

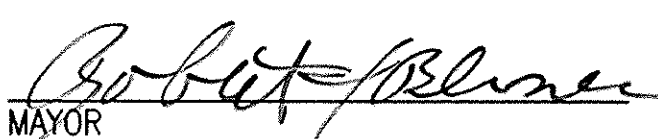
APPROVALS

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE RESERVE OF AVON LAKE SUBDIVISION NO. 7 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.



 AVON LAKE MUNICIPAL ENGINEER
 WADE M. MERTZ, P.E.

THIS IS TO CERTIFY THAT THIS PLAT OF THE RESERVE OF AVON LAKE SUBDIVISION NO. 7 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 179-2002 PASSED THE 9th DAY OF September, 2002.


 CLERK OF COUNCIL
 KATHLEEN LYNCH

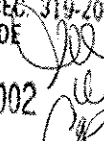

 MAYOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE RESERVE OF AVON LAKE SUBDIVISION NO. 7 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.


 AVON LAKE LAW DIRECTOR
 GEOFFREY R. SMITH

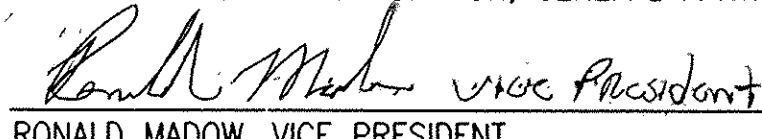
THIS IS TO CERTIFY THAT THIS PLAT OF THE RESERVE OF AVON LAKE SUBDIVISION No. 7 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE THIS DAY 3rd OF September 2002.


 PLANNING COMMISSION SECRETARY
 JOSEPH R. REITZ

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319.202
 OHIO REV. CODE
 SEP 27 2002

MARK R. STEWART
 LORAIN COUNTY AUDITOR

12 FT. UTILITY EASEMENT

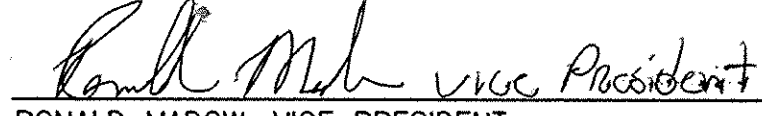
THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP, BY PARK CITY REALTY CORPORATION, GENERAL PARTNER, THE OWNERS OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO: THE CLEVELAND ILLUMINATING COMPANY, CENTURY TELEPHONE COMPANY OF OHIO, AND MEDIA ONE, COLUMBIA GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT OF WAY EASEMENT TWELVE FT. IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS 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 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.

THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP
 BY PARK CITY REALTY CORPORATION, GENERAL PARTNER

 RONALD MADOW, VICE PRESIDENT
 PARK CITY REALTY CORPORATION, GENERAL PARTNER

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN IN THE PLAT AND SURVEY FOR THE RESERVE OF AVON LAKE SUBDIVISION NO. 7 DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON, AND DESIGNATED AS RICHLAND DRIVE 55' AND FERNWOOD AVENUE 55'.

THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP
 BY PARK CITY REALTY CORPORATION, GENERAL PARTNER


 RONALD MADOW, VICE PRESIDENT
 PARK CITY REALTY CORPORATION, GENERAL PARTNER

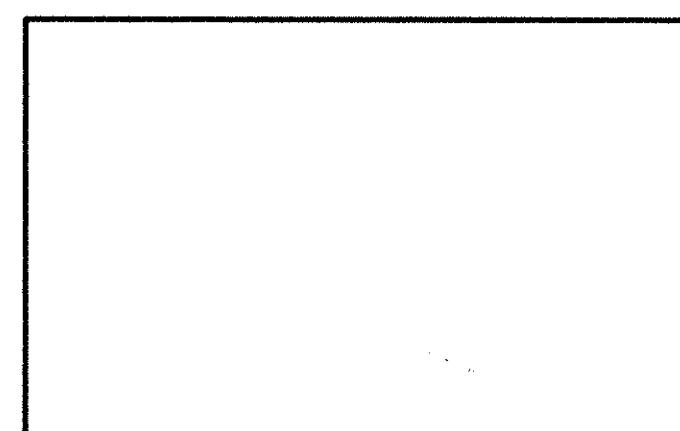
NOTARY PUBLIC Carmela D. Massiner
 COUNTY OF LORAIN S.S.
 STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP, BY PARK CITY REALTY CORPORATION GENERAL PARTNER BY RONALD MADOW, VICE PRESIDENT, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF THE RESERVE OF AVON LAKE SUBDIVISION NO. 7, AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 27th DAY OF September, 2002.

NOTARY PUBLIC Carmela D. Massiner
 MY COMMISSION EXPIRES 4/1/07

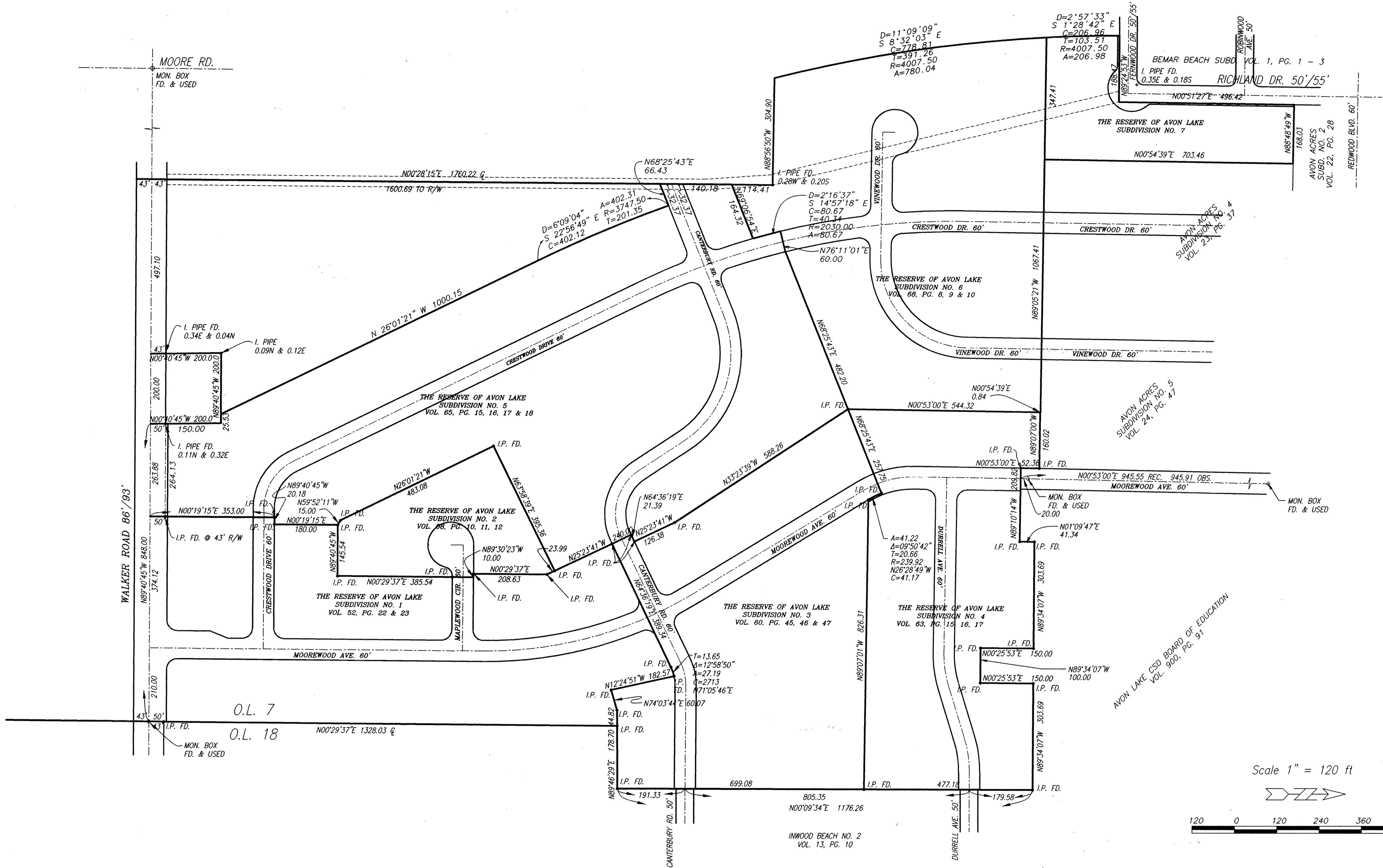
CARMELA D. MASSINER
 NOTARY PUBLIC, STATE OF OHIO
 Recorded in Cuyahoga County
 My Comm. Expires April 1, 2007

SEP 27 2002
 RECEIVED FOR RECORD
 at 10:21 o'clock A.M. in PLAT RECORD
 VOL. 73 MARY ANN JAMISON
 PAGE 22, Lorain County Recorder
 29 inch 129.60
 Box: J.A.R. ENGINEERING 440-871-8345



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

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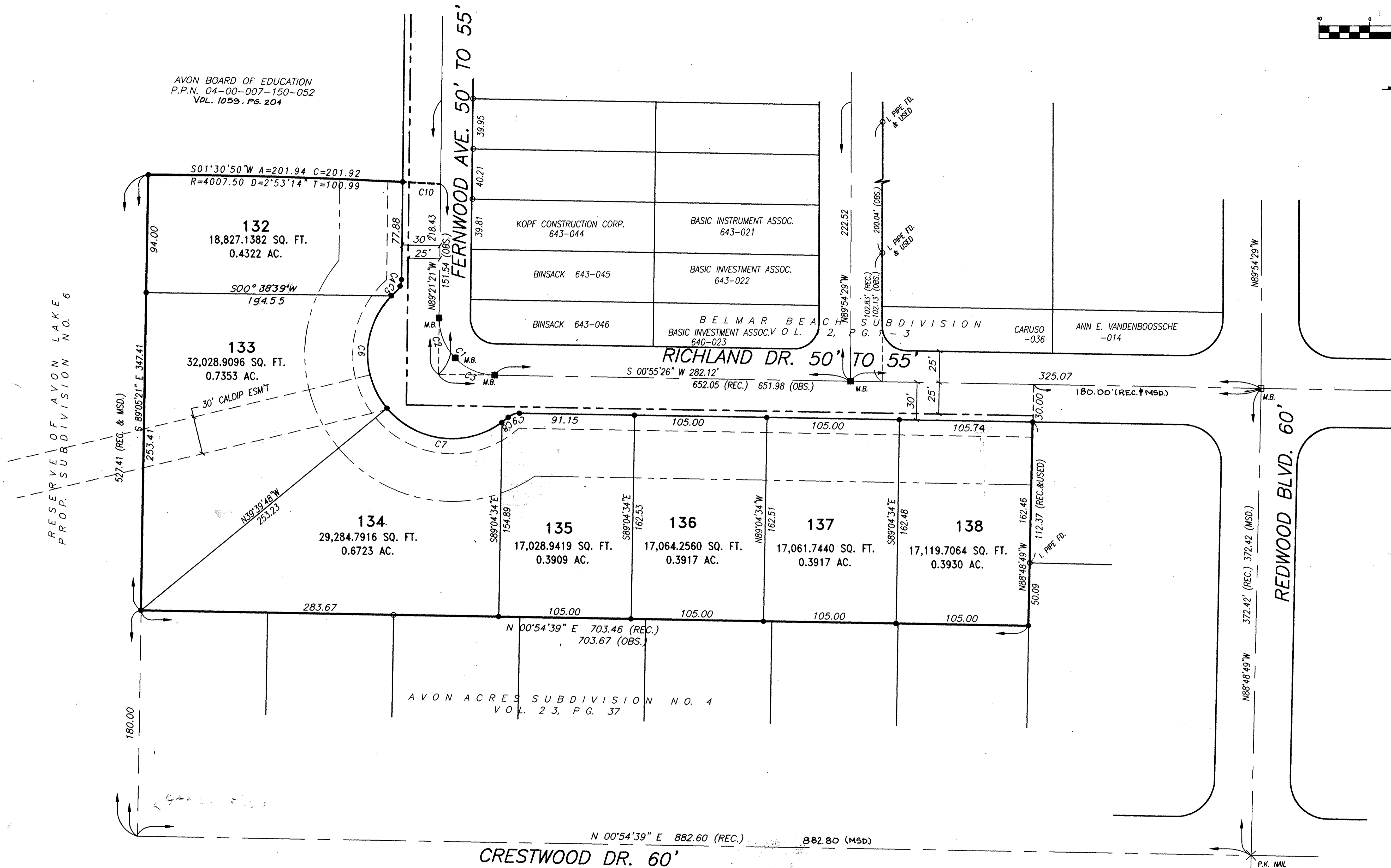
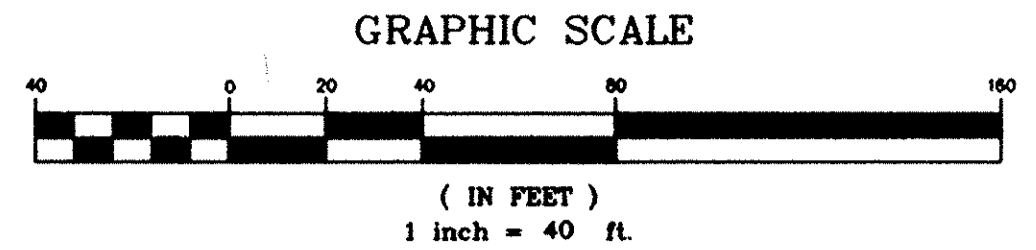


REVISIONS	DATE	DESCRIPTION

THE RESERVE OF AVON LAKE
SUBDIVISION NO. 7
BOUNDARY SURVEY

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

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04/01



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DELTA	TANGENT	BEARING
C1	70.47	45.00	63.48	89°43'13"	44.78	S45°47'02"W
C2	35.23	45.00	34.34	44°51'36"	18.58	N68°12'51"E
C3	35.23	45.00	34.34	44°51'36"	18.58	N23°21'14"E
C4	10.86	13.00	10.84	47°51'07"	5.77	N65°25'47"W
C5	4.90	67.00	4.90	4°11'25"	2.45	S43°35'56"E
C6	98.19	67.00	89.64	83°58'10"	60.29	S87°40'43"E
C7	101.25	67.00	91.89	86°35'02"	63.12	N07°02'41"E
C8	6.55	67.00	6.55	5°36'11"	3.28	N39°02'56"W
C9	9.71	13.00	9.48	42°46'27"	5.09	S20°27'48"E
C10	30.03	4007.50	30.03	00°25'45"	15.01	S3°10'19"W

LEGEND

- I.P. SET
- I.P. FOUND
- MONUMENT BOX SET
- MONUMENT BOX FOUND

REVISIONS

J.A.R. Engineering & Surveying, Inc.
CONSULTING ENGINEERS / SURVEYORS
24629 DETROIT ROAD WESTLAKE, OHIO 44145
Phone: (440)-871-8345
Proj. No. XXXXXXXX

RECORD PLAT
RESERVE OF AVON LAKE
SUBDIVISION No. 7

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03/02