

Saddle Creek Subdivision No.1

Being A Subdivision of a 19.0000 Acre Parcel of Land in Original Avon Township Section 23

Now in the City of Avon, County of Lorain and State of Ohio

June 2002

Scale 1"=50'

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, BRIARWOOD INVESTMENTS, INC., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS SADDLE CREEK SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 38 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS SADDLE CREEK DRIVE AND RIVER RUN (SIXTY) 60 FEET IN WIDTH, AND JAYCOX ROAD (FORTY) 40 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN SADDLE CREEK ESTATES NO. 1 CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK A" THROUGH "BLOCK C", AND "BLOCK E" 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 SADDLE CREEK ESTATES NO. 1 AS MORE FULLY PROVIDED IN THE "SADDLE CREEK ESTATES DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN DOCUMENT NO. 255110 OF LORAIN COUNTY RECORDS. 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 SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT TO THE LORAIN COUNTY METRO PARKS, WITHIN THIS SUBDIVISION DESIGNATED AS "CONSERVATION EASEMENT" AS SHOWN HEREIN TO BE THE EXCLUSIVE USE OF THE LORAIN COUNTY METRO PARKS.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN SADDLE CREEK ESTATES NO. 1 CERTAIN AREAS OF LAND DESIGNATED AS "LANDSCAPE EASEMENT". SAID AREA IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN SADDLE CREEK ESTATES NO. 1 AS MORE FULLY PROVIDED IN THE "SADDLE CREEK ESTATES DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN DOCUMENT NO. 255110 OF LORAIN COUNTY RECORDS. 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 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 ADELPHIA CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TWELVE (12) 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.

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, MANHOLES 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 "SANITARY SEWER AND 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 AND ROADWAY EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

INDIVIDUAL PROPERTY OWNERS OVER WHICH SAID EASEMENTS LIE SHALL BE RESPONSIBLE FOR THE DAILY NORMAL MAINTENANCE OF THE EASEMENT AREAS SUCH AS MOWING, LEAF COLLECTION AND DISPOSAL AND ANY OTHER SIMILAR MAINTENANCE NOT REQUIRING THE USE OR HEAVY EQUIPMENT. ANY REGRADING OF THE EASEMENT AREA SHALL BE SUBJECT TO CITY CODES.

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, JIM GAMELLIA, PRESIDENT OF BRIARWOOD INVESTMENTS, INC., HAS HERETO SET HIS HAND AT Avon, OHIO, THIS 2nd DAY OF AUGUST, 2002.

BY: Jim Gamellia PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

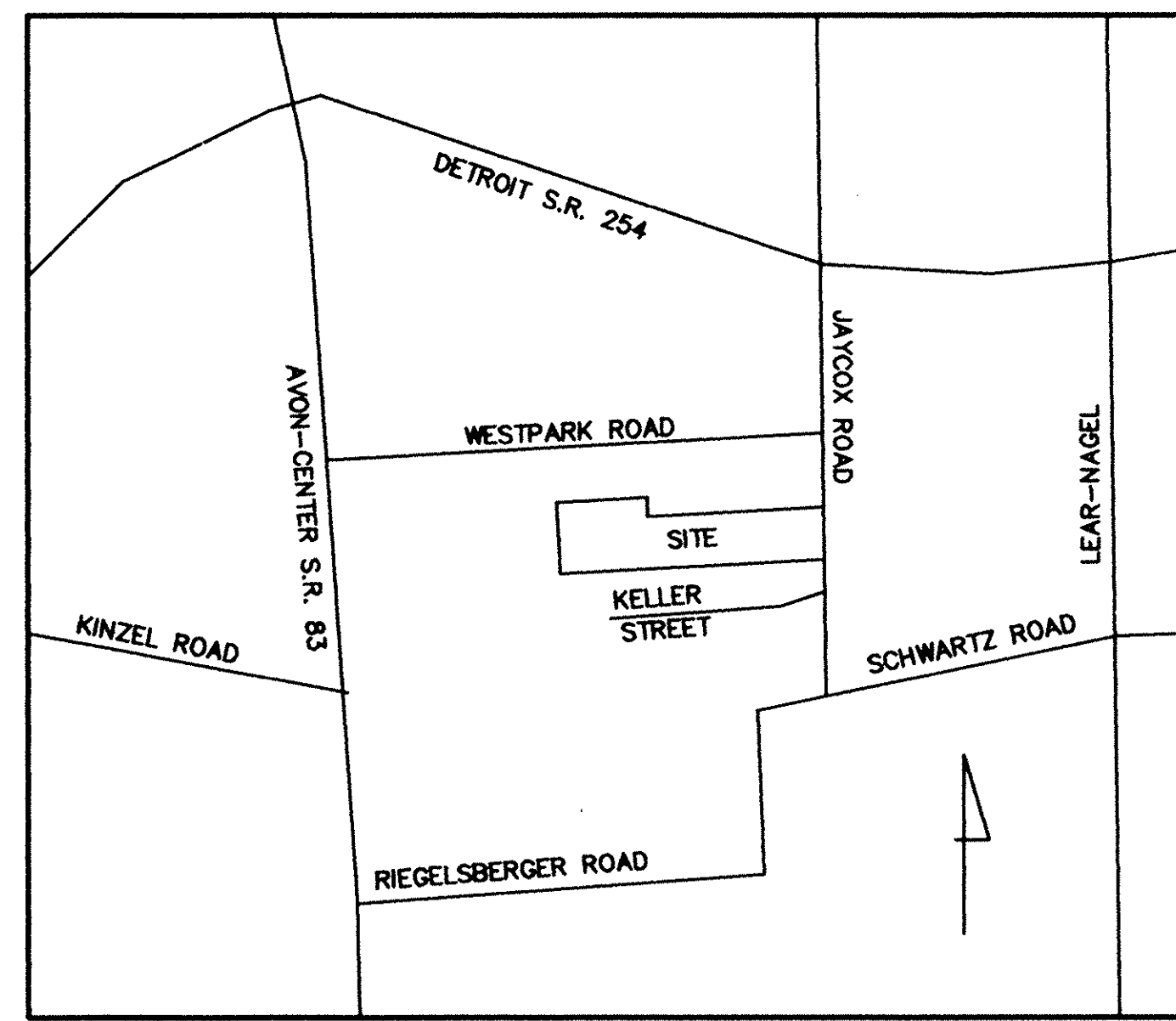
WITNESS: Steve D. Schaffer PRINT STEVEN D. SCHAEFER
Charles W. Szucs PRINT CHARLES W. SZUCS

STATE OF OHIO)

COUNTY OF LORAIN)
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, JIM GAMELLIA, PRESIDENT OF BRIARWOOD INVESTMENTS, INC., 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 BRIARWOOD INVESTMENTS, INC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO, THIS 2nd DAY OF AUGUST, 2002.

Charles W. Szucs
Notary Public, State of Ohio
My commission expires 11/10/07
Recorded in Geauga County



VICINITY MAP (N.T.S.)

AREA TABULATION - SUBDIVISION NO.1
AREA IN SUBLOTS = 9.3720 ACRES
AREA IN BLOCKS = 6.9596 ACRES
AREA IN RIGHT-OF-WAY = 2.6684 ACRES
TOTAL AREA = 19.0000 ACRES

6.9596 AC./19.0000 AC. = 36.63% BLOCK SPACE
38 UNITS/19.00 ACRES = 2 UNITS/ACRE

NOTES:
ALL REAR CORNERS TO BE SET PRIOR TO ACCEPTANCE.
DISTANCE BETWEEN UNITS = 16' MINIMUM
SIDEYARD = 3' MINIMUM

MORTGAGE RELEASE

BE IT KNOWN THAT FIRST ENERGY BANK N.A. MORTGAGEE OF THE LAND INDICATED ON THE ATTACHED 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 20020937028 PAGE OF LORAIN COUNTY RECORD OF MORTGAGES.

SADDLE CREEK DRIVE, RIVER RUN, 60 FEET IN WIDTH AND JAYCOX ROAD, 40 FEET IN WIDTH AND THE EASEMENTS HEREIN GRANTED AND RESERVED, IN WITNESS WHEREOF Paul Grant HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY Laura Kasper THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Avon Lake, OHIO, THIS 10 DAY OF September 2002.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Susan Grachanin
BY: SUSAN GRACHANIN A.V.P.

STATE OF OHIO)

COUNTY OF LORAIN)
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, Laura Kasper THROUGH: Paul Grant 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 Lake, OHIO, THIS 20th DAY OF September 2002.

S. Renee Etna
NOTARY PUBLIC

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5th DAY OF Sept, 2002. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Thomas Wearsch
COUNCIL PRESIDENT - THOMAS WEARSCH

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 6 DAY OF Sept, 2002.

Jim Piazza
PLANNING COMMISSION CHAIRPERSON - JIM PIAZZA

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5th DAY OF September, 2002.

Michael C. Bramhall
CITY OF AVON CONSULTANT ENGINEER - MICHAEL C. BRAMHALL, P.E. P.S.

ACCEPTED BY FIRST ENERGY THIS 2nd DAY OF 08, 2002.

BY: T.J. Denzler PRINT NAME T.J. DENZLER

ACCEPTED BY CENTURY TELEPHONE COMPANY THIS 14 DAY OF 07, 2002.

BY: Robert J. Dulin PRINT NAME ROBERT J. DULIN

ACCEPTED BY COLUMBIA GAS THIS 25 DAY OF 07, 2002.

BY: Mart West PRINT NAME MART WEST

ACCEPTED BY ADELPHIA CABLE THIS 6 DAY OF 08, 2002.

BY: Mark B. Hoefle PRINT NAME MARK B. HOEFLE

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 19.0000 ACRE PARCEL OF LAND LOCATED ON JAYCOX ROAD IN THE CITY OF AVON FOR BRIARWOOD INVESTMENTS, L.L.C. 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 MASA MATSLUNGA AS RECORDED IN INSTRUMENT NO. 2000730279, FILE 1873, (CENTERLINE OF JAYCOX ROAD, NORTH 01° 05'30" EAST), LORAIN COUNTY RECORDS. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN JANUARY OF 2002, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard A. Thompson, Jr. 7/23/02
RICHARD A. THOMPSON, JR., P.S. NO. 7388 DATE

TRANSFERRED
IN COMPLIANCE WITH SEP-318-2002
OHIO REV. CODE
NOV 12 2002
MARK R. STEWART
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD
at 11:05 clock A.M. 11/12/02
VOL. 74 MARY ANN JAMISON #129
PAGES 89, 10 (incl) 188
Box - LCCT (LAURA)

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS · PLANNERS · SURVEYORS

8585 East Avenue, Mentor, Ohio 44060 TEL: (440) 255-8463 FAX: (440) 255-9275
1471 Lear Industrial Park, Avon, Ohio 44011 TEL: (440) 932-5601 FAX: (440) 932-5602

Saddle Creek Subdivision No.1
City of Avon - County of Lorain - Ohio

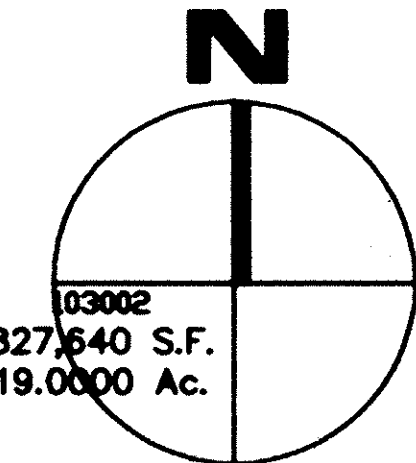
DATE: 7/23/02
SCALE: HOR. 1"=1'
VERT. none
FILENAME: PLAT-01
COMPUTER: RAT
FIELD CREW: _____

Plat Title Sheet

SHEET 1 OF 3
CONTRACT No. Briw1-0101

Land Remaining in Joseph P. & Teresa M. Keller PPN 04-00-014-107-003 (Parcel No. 5) Vol. 1036 Pg. 292 O.R.

Land Remaining in Schafer Dev. Co. PPN 04-00-023-102-001 Inst. #1999038788 Film 1497



JOHN H. GRITTNER PLAT VOL. 11 PG. 20

JOHN H. GRITTNER PLAT VOL. 11 PG. 20

CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG TANGENT	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG TANGENT
C1	58.69	3686.45	0°54'44"	58.69	N89°08'04"E 29.35	C21	95.11	284.00	19°11'17"	94.67	N35°29'05"E 48.00
C2	69.07	1780.56	2°13'22"	69.07	N87°04'44"E 34.54	C22	41.04	30.00	78°22'40"	37.91	N84°16'04"E 24.46
C3	69.07	1780.56	2°13'22"	69.07	N84°51'22"E 34.54	C23	51.45	267.83	11°00'22"	51.37	N62°02'47"W 25.80
C4	28.04	1780.56	0°54'08"	28.04	N83°17'37"E 14.02	C24	98.12	207.83	27°03'00"	97.21	N58°26'46"W 49.99
C5	42.17	1720.56	1°24'16"	42.17	N83°32'41"E 21.09	C25	61.54	480.00	7°20'46"	61.50	N48°35'39"W 30.81
C6	73.15	1720.56	2°26'10"	73.15	N85°27'54"E 36.58	C26	65.05	480.00	7°45'53"	65.00	N56°08'58"W 32.57
C7	73.15	1720.56	2°26'10"	73.15	N87°54'03"E 36.58	C27	65.05	480.00	7°45'53"	65.00	N63°54'51"W 32.57
C8	28.83	1720.56	0°57'36"	28.83	N89°35'56"E 14.42	C28	65.05	480.00	7°45'53"	65.00	N71°40'44"W 32.57
C9	51.56	420.00	7°02'03"	51.53	N86°24'14"W 25.81	C29	65.05	480.00	7°45'53"	65.00	N79°26'37"W 32.57
C10	85.12	420.00	11°36'41"	84.97	N77°04'52"W 42.70	C30	55.25	480.00	6°35'42"	55.22	N86°37'25"W 27.66
C11	85.12	420.00	11°36'41"	84.97	N65°28'11"W 42.70	C31	16.81	1780.56	0°32'27"	16.81	N89°48'31"E 8.40
C12	89.16	420.00	12°09'49"	89.00	N53°34'56"W 44.75	C32	72.00	1780.56	2°19'01"	72.00	N88°22'47"E 36.01
C13	18.91	420.00	2°34'45"	18.91	N46°12'39"W 9.45	C33	72.00	1780.56	2°19'01"	72.00	N86°03'45"E 36.01
C14	47.12	30.00	90°00'00"	42.43	N00°04'44"E 30.00	C34	64.07	1780.56	2°03'42"	64.06	N83°52'24"E 32.04
C15	25.02	344.00	4°10'00"	25.01	N42°59'44"E 12.51	C35	5.14	1720.56	0°10'17"	5.14	N82°55'41"E 2.57
C16	65.10	344.00	10°50'33"	65.00	N35°29'28"E 32.65	C36	73.15	1720.56	2°26'10"	73.15	N84°13'55"E 36.58
C17	65.10	344.00	10°50'33"	65.00	N24°38'55"E 32.65	C37	73.15	1720.56	2°26'10"	73.15	N86°40'04"E 36.58
C18	65.10	344.00	10°50'33"	65.00	N13°48'23"E 32.65	C38	65.86	1720.56	2°11'35"	65.85	N88°58'56"E 32.93
C19	17.23	344.00	2°52'14"	17.23	N06°52'00"E 8.62	C39	47.65	30.00	91°00'46"	42.80	N44°24'53"W 30.54
C20	95.28	284.00	19°13'24"	94.84	N16°16'45"E 48.09	C40	46.59	30.00	88°59'14"	42.05	N45°35'07"E 29.47
						C41	16.04	207.83	4°25'18"	16.03	N69°45'37"W 8.02

- LEGEND**
- 5/8" x 30" Iron Pin Set In Mon. Box (With yellow Plastic Cap "LDC, Inc.") "After Construction"
 - Iron Pin Found (See survey)
 - Iron Pipe Found (See Survey)
 - 5/8" x 30" Iron Pin Set (With yellow Plastic Cap "LDC, Inc.") "After Construction"
- Meas. = Measured Dd. = Deed
 Plat = Subdivision Plat Rec. = Record
 D./M. = Deed & Measured Act. = Actual

10.7363 Acres Remaining in SECTION 23

10.9567 Acres Remaining in SECTION 14

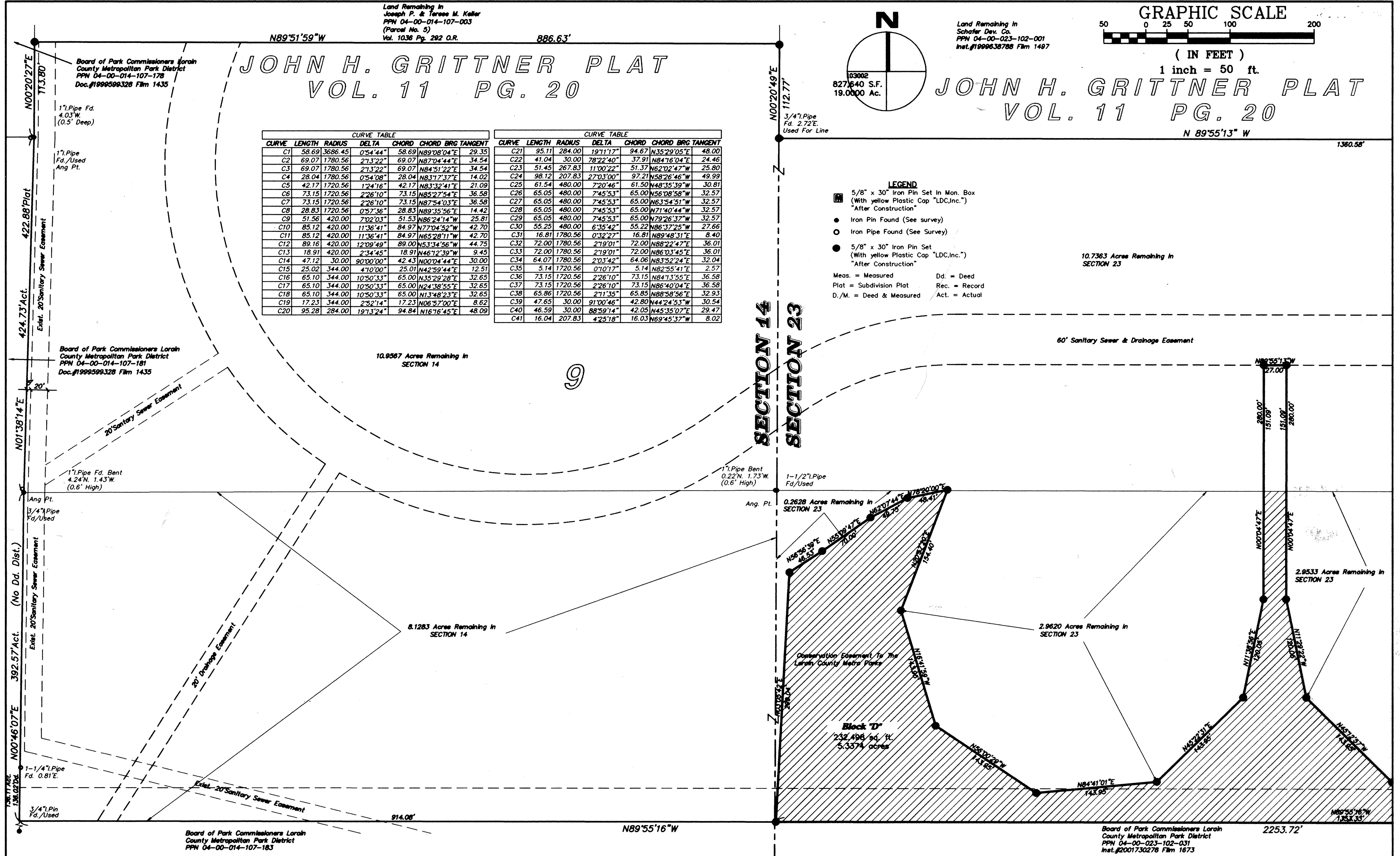
0.2628 Acres Remaining in SECTION 23

8.1283 Acres Remaining in SECTION 14

2.9620 Acres Remaining in SECTION 23

2.9533 Acres Remaining in SECTION 23

Block 'D'
232,496 sq. ft.
5.3374 acres



REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
 Civil Engineers and Surveyors
 6805 EAST AVENUE - WESTON, OHIO 44090
 TELEPHONE 380-6453 384-0538 939-LAND

Saddle Creek Subdivision No. 1
City of Avon - Lorain County - Ohio

DATE 10/30/02
SCALE: HOR. 1"=50'
VERT. same
FILENAME PLAT-02
CHK'D BY rsk
F.B. No. 000

Board of Park Commissioners Lorain County Metropolitan Park District PPN 04-00-023-102-031 Inst. #2001730278 Film 1673

SHEET 3 OF 3
CONTRACT No. Briow1-0001