

# AMBERWOOD SUBDIVISION No. 1

PART OF ORIGINAL AVON TOWNSHIP SECTIONS 2 & 3  
NOW IN THE  
CITY OF AVON, LORAIN COUNTY, STATE OF OHIO

### OWNER'S CERTIFICATION FOR ACCEPTANCE & DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON PLATTED LAND, DO HEREBY ACCEPT THIS PLAT AND SUBDIVISION THEREOF, AND DEDICATE FOR PUBLIC USE THE RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON.

OWNER:  
AMBERWOOD INVESTORS LLC, AN OHIO LIMITED LIABILITY COMPANY  
BY: REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY  
BY: John E. Buckey  
JOHN E. BUCKEY, PRESIDENT / OHIO DIVISION

### NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO } S.S.  
COUNTY OF Cuyahoga }  
ACKNOWLEDGED BEFORE ME BY REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, MANAGING MEMBER, BY JOHN E. BUCKEY ITS PRESIDENT/OHIO DIVISION. ON BEHALF OF SAID CORPORATION AT Amsterdam OHIO THIS 26<sup>th</sup> DAY OF September, 2002  
NOTARY PUBLIC Linda A. Wilson  
MY COMM. EXPIRES 2-29-04

### APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 15 DAY OF October 2002  
James Piazza  
JAMES PIAZZA, PLANNING COMMISSION-CHAIRPERSON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 132-02 ON THIS 28<sup>th</sup> DAY OF October, 2002  
John M. Costerday  
CITY COUNCIL PRESIDENT Pro Tem

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 9 DAY OF OCTOBER 2002  
Michael Bramhall  
BRAMHALL ENGINEERING & SURVEYING COMPANY  
MICHAEL BRAMHALL, P.E., P.S.  
CITY OF AVON CONSULTING ENGINEER

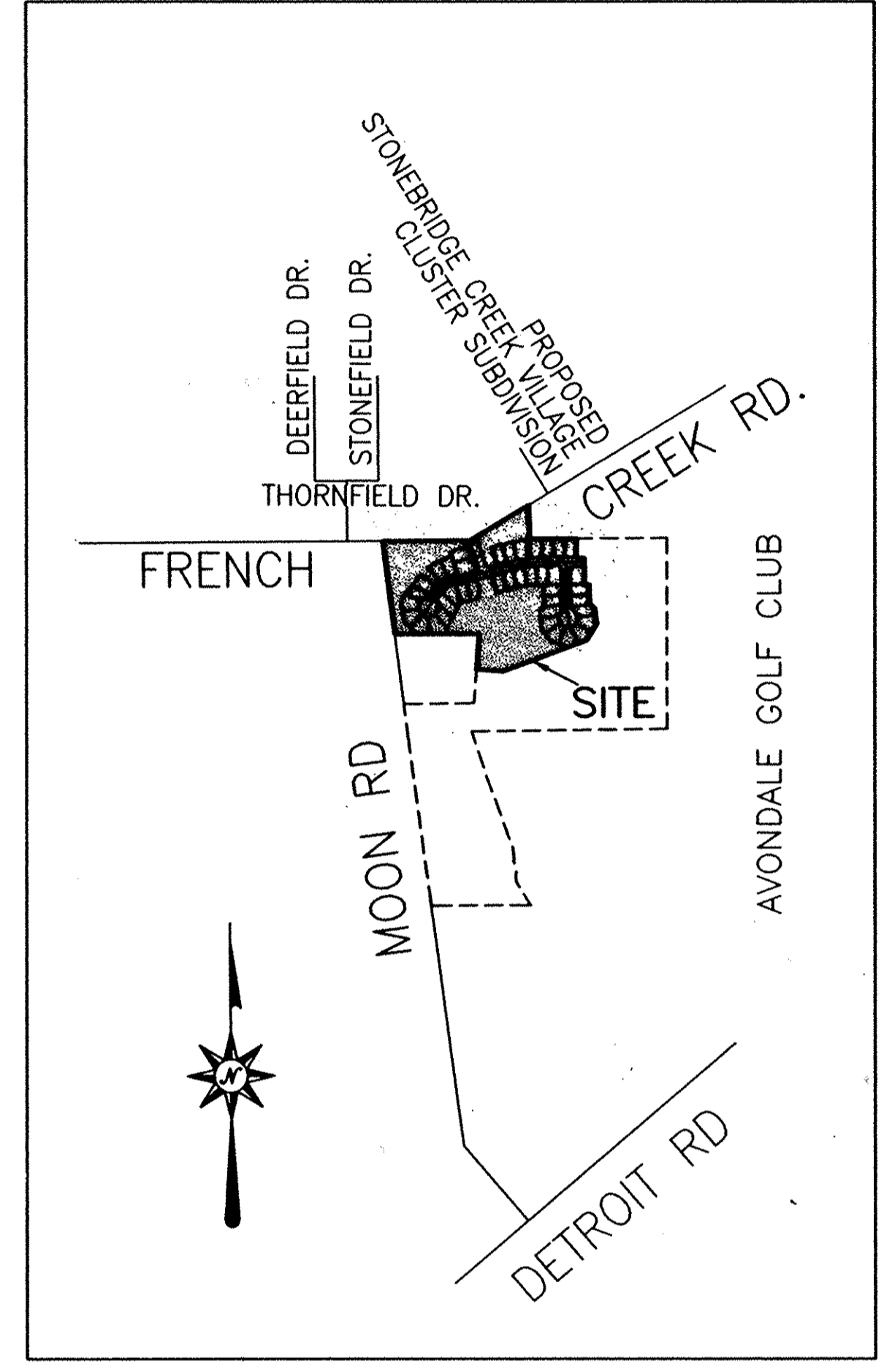
### MORTGAGEE'S CONSENT

THIS IS TO CERTIFY THAT FIFTH THIRD BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF AMBERWOOD SUBDIVISION No. 1 DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT, AND HEREBY RELEASES THE LAND COMPRISING THE PUBLIC STREET, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

FIFTH THIRD BANK  
BY: Lawrence C. Boyer  
LAWRENCE C. BOYER  
SENIOR VICE-PRESIDENT

### NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO } S.S.  
COUNTY OF LORAIN }  
ACKNOWLEDGED BEFORE ME BY LAWRENCE C. BOYER, SR. VICE-PRESIDENT ON BEHALF OF FIFTH THIRD BANK AT  Toledo , OHIO THIS  4<sup>th</sup>  DAY OF  December , 2002.  
NOTARY PUBLIC  Cheryl L. Miller (Cheryl L. Miller)   
MY COMM. EXPIRES  3-25-04   
CHERYL L. MILLER  
Notary Public, State of Ohio  
Commission Expires 3-25-04



VICINITY MAP  
SCALE 1" = 1000'

### DRAINAGE EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND AND GRANTED 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 TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENTS 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 SERVICES 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.

### UNDERGROUND UTILITY EASEMENT

GRANTOR: AMBERWOOD INVESTORS LLC, AN OHIO LIMITED LIABILITY COMPANY  
GRANTEES: THE ILLUMINATING COMPANY, THE CENTURY TELEPHONE CO., ALDELPHIA CABLE & COLUMBIA GAS OF OHIO  
WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY THE CENTURY TELEPHONE CO., ALDELPHIA CABLE & COLUMBIA GAS OF OHIO, THEIR SUCCESSORS AND ASSIGNS, 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 THE GRANTEES MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWER OR SHRUBBERY AND LANDSCAPE LIGHTING 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.

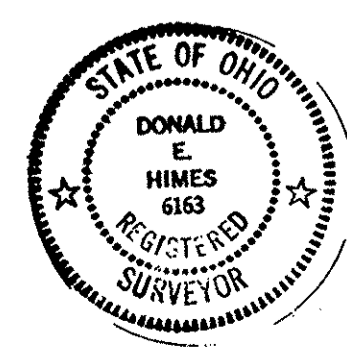
### ACCEPTANCE

GRANTOR: AMBERWOOD INVESTORS LLC, AN OHIO LIMITED LIABILITY COMPANY  
BY: REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY  
BY: John E. Buckey  
JOHN E. BUCKEY, PRESIDENT / OHIO DIVISION  
GRANTEES: THE ILLUMINATING COMPANY BY Jim Densler 8-23-02  
THE CENTURY TELEPHONE COMPANY BY Robert A. ... 8-29-02  
ALDELPHIA CABLE BY W.C. ... 8-19-02  
COLUMBIA GAS OF OHIO BY Don S 8/27/02

TRANSFERRED  
IN COMPLIANCE WITH SECTION 5309.02  
OHIO REV. CODE  
JAN 29 2003  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

### SURVEYOR'S CERTIFICATE:

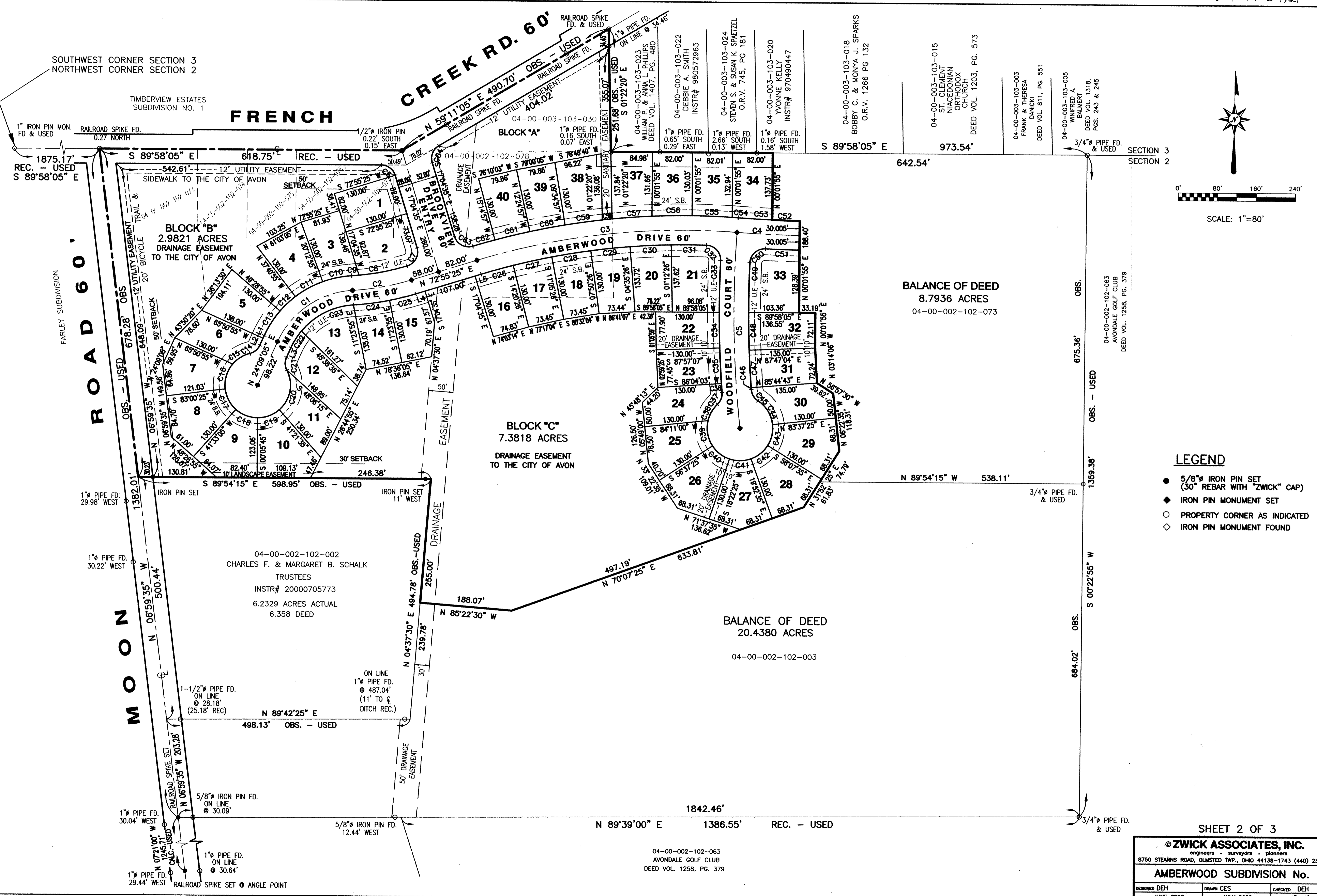
I DECLARE THE BOUNDARY OF THIS PLAT TO BE A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE IN NOVEMBER 2001 UNDER MY DIRECTION, IN ACCORDANCE WITH THE STANDARDS SET FORTH IN OAC SECTION 4733-37 AND A SUBDIVISION THEREOF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NORTH DATUM USED IS THE BEARING OF RECORD FOR THE NORTH LINE OF ORIGINAL AVON TOWNSHIP SECTION NO. 2 AND IS FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. PROPERTY CORNERS WERE FOUND OR SET AS INDICATED AND ARE CORRECT TO THE BEST OF MY PERSONAL AND PROFESSIONAL KNOWLEDGE.



Donald E. Himes  
DONALD E. HIMES, P.S., OHIO REG. No. 6163

JAN 29 2003  
RECEIVED FOR RECORD  
at 9:57 o'clock A.M. in PLAT RECORD  
VOL. 74 MARY ANN JAMISON  
PAGES 79, 80, 81, 104  
Box L.C.T.C.  
#2 129.60 (Lorain)

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engineers surveyors planners  
8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743 (440) 235-2729  
DESIGNED DEH DRAWN CES CHECKED DEH  
DATE MAY 2002 REVISION JULY 2002 SCALE AS SHOWN



**BALANCE OF DEED**  
8.7936 ACRES  
04-00-002-102-073

**BLOCK "C"**  
7.3818 ACRES  
DRAINAGE EASEMENT  
TO THE CITY OF AVON

**BALANCE OF DEED**  
20.4380 ACRES  
04-00-002-102-003

04-00-002-102-002  
CHARLES F. & MARGARET B. SCHALK  
TRUSTEES  
INSTR# 20000705773  
6.2329 ACRES ACTUAL  
6.358 DEED

- LEGEND**
- 5/8" IRON PIN SET (30" REBAR WITH "ZWICK" CAP)
  - ◆ IRON PIN MONUMENT SET
  - PROPERTY CORNER AS INDICATED
  - ◇ IRON PIN MONUMENT FOUND

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engineers • surveyors • planners  
8750 STEARNS ROAD, OLMS TED TWP., OHIO 44138-1743 (440) 235-2729

**AMBERWOOD SUBDIVISION No. 1**

DESIGNED DEH	DRAWN CES	CHECKED DEH
DATE JUNE 2002	REVISED JULY 2002	SCALE 1"=80'

### CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LEN	CHORD BEARING
C1	180.00'	62°10'00"	195.30'	108.51'	185.86'	N 55°14'05" E
C2	525.00'	13°23'40"	122.73'	61.65'	122.45'	N 79°37'15" E
C3	1455.00'	21°12'00"	538.36'	272.30'	535.30'	N 83°31'25" E
C4	2400.00'	03°03'14"	127.92'	63.98'	127.91'	N 87°24'12" W
C5	2195.00'	10°30'00"	402.25'	201.69'	401.69'	N 01°07'35" W
C6	30.00'	72°53'30"	38.17'	22.15'	35.64'	N 53°31'20" W
C7	30.00'	90°00'00"	47.12'	30.00'	42.43'	N 27°55'25" E
C8	495.00'	11°39'18"	100.69'	50.52'	100.52'	N 78°45'04" E
C9	495.00'	01°44'22"	15.03'	7.51'	15.03'	N 85°26'54" E
C10	210.00'	16°32'00"	60.60'	30.51'	60.39'	N 78°03'05" E
C11	210.00'	17°28'00"	64.02'	32.26'	63.77'	N 61°03'05" E
C12	210.00'	11°48'00"	43.25'	21.70'	43.17'	N 46°25'05" E
C13	210.00'	16°22'00"	59.99'	30.20'	59.78'	N 32°20'05" E
C14	30.00'	51°47'21"	27.12'	14.56'	26.20'	N 50°02'45.5" E
C15	67.00'	36°00'51"	42.11'	21.78'	41.42'	N 57°56'00.5" E
C16	67.00'	46°55'10"	54.87'	29.08'	53.35'	N 16°28'00" E
C17	67.00'	41°27'20"	48.48'	25.35'	47.43'	N 27°43'15" W
C18	67.00'	41°27'20"	48.48'	25.35'	47.43'	N 69°10'35" W
C19	67.00'	41°27'20"	48.48'	25.35'	47.43'	N 69°22'05" E
C20	67.00'	76°16'41"	89.20'	52.61'	82.75'	N 10°30'04.5" E
C21	30.00'	51°47'21"	27.12'	14.56'	26.20'	N 01°44'35.5" W
C22	150.00'	15°23'00"	40.28'	20.26'	40.15'	N 31°50'35" E
C23	150.00'	46°47'00"	122.48'	64.88'	119.10'	N 62°55'35" E
C24	555.00'	07°43'00"	74.75'	37.43'	74.69'	N 82°27'35" E
C25	555.00'	05°40'40"	55.00'	27.52'	54.98'	N 75°45'45" E
C26	1425.00'	02°44'09"	68.04'	34.03'	68.03'	N 74°17'29" E
C27	1425.00'	03°15'00"	80.83'	40.43'	80.82'	N 77°17'04" E
C28	1425.00'	03°15'00"	80.83'	40.43'	80.82'	N 80°32'04" E
C29	1425.00'	03°15'00"	80.83'	40.43'	80.82'	N 83°47'04" E
C30	1425.00'	03°23'00"	84.15'	42.09'	84.13'	N 87°06'04" E
C31	1425.00'	02°54'00"	72.13'	36.07'	72.12'	S 89°45'26" E
C32	30.00'	90°52'27"	47.58'	30.46'	42.75'	N 42°52'12" W
C33	2225.00'	02°43'50"	106.04'	53.03'	106.03'	N 01°12'06" E
C34	2225.00'	01°53'04"	73.18'	36.59'	73.18'	N 01°06'21" W
C35	2225.00'	01°53'04"	73.18'	36.59'	73.18'	N 02°59'25" W
C36	2225.00'	00°28'52"	18.68'	9.34'	18.68'	N 04°10'23" W
C37	30.00'	50°48'52"	26.61'	14.25'	25.74'	N 20°59'37" E
C38	67.00'	33°33'34"	39.24'	20.20'	38.68'	N 29°37'16" E
C39	67.00'	46°13'04"	54.05'	28.59'	52.59'	N 10°16'03" W
C40	67.00'	38°15'00"	44.73'	23.23'	43.90'	N 52°30'05" W
C41	67.00'	38°15'00"	44.73'	23.23'	43.90'	N 89°14'55" E
C42	67.00'	38°15'00"	44.73'	23.23'	43.90'	N 50°59'55" E
C43	67.00'	38°15'00"	44.73'	23.23'	43.90'	N 12°44'55" E
C44	67.00'	50°47'15"	59.39'	31.80'	57.46'	N 31°46'13" W
C45	30.00'	52°48'17"	27.65'	14.89'	26.68'	N 30°45'41" W
C46	2165.00'	00°06'16"	3.95'	1.97'	3.95'	N 04°18'25" W
C47	2165.00'	02°02'20"	77.04'	38.53'	77.04'	N 03°14'06" W
C48	2165.00'	02°02'57"	77.43'	38.72'	77.42'	N 01°11'28" W
C49	2165.00'	02°42'00"	102.02'	51.02'	102.01'	N 01°11'00" E
C50	30.00'	90°10'24"	47.21'	30.09'	42.49'	N 47°37'12" E
C51	2430.00'	01°39'00"	69.98'	34.99'	69.98'	N 88°07'05" W
C52	2370.00'	01°21'19"	56.06'	28.03'	56.06'	N 88°14'22" W
C53	2370.00'	01°41'08"	69.72'	34.86'	69.72'	N 86°43'09" W
C54	1485.00'	00°28'46"	12.43'	6.21'	12.43'	S 86°06'58" E
C55	1485.00'	03°10'00"	82.07'	41.05'	82.06'	N 87°56'21" W
C56	1485.00'	03°09'54"	82.03'	41.03'	82.02'	N 88°53'42" E
C57	1485.00'	03°09'28"	81.85'	40.93'	81.84'	N 85°44'01" E
C58	1485.00'	00°46'28"	20.07'	10.04'	20.07'	N 83°46'03" E
C59	1485.00'	02°57'46"	76.79'	38.40'	76.78'	N 81°53'56" E
C60	1485.00'	02°50'00"	73.43'	36.72'	73.43'	N 79°00'03" E
C61	1485.00'	02°50'00"	73.43'	36.72'	73.43'	N 76°10'03" E
C62	1485.00'	01°49'38"	47.36'	23.68'	47.36'	N 73°50'14" E
C63	30.00'	90°00'00"	47.12'	30.00'	42.43'	N 62°04'35" W
C64	30.00'	76°15'40"	39.93'	23.55'	37.05'	N 21°03'15" E

### SUBLOT AREAS

SUBLOT	SQUARE FEET	ACREAGE
1	10,660	0.2447
2	12,868	0.2954
3	10,351	0.2376
4	10,627	0.2440
5	11,134	0.2556
6	10,229	0.2348
7	11,274	0.2588
8	12,348	0.2835
9	12,518	0.2874
10	13,085	0.3004
11	9,821	0.2255
12	12,257	0.2814
13	11,706	0.2687
14	9,813	0.2253
15	9,871	0.2266
16	10,157	0.2332
17	10,054	0.2308
18	10,054	0.2308
19	10,191	0.2339
20	10,901	0.2503
21	13,375	0.3070
22	9,803	0.2251
23	9,775	0.2244
24	11,081	0.2544
25	10,992	0.2523
26	11,959	0.2745
27	11,959	0.2745
28	11,959	0.2745
29	11,959	0.2745
30	10,864	0.2494
31	10,092	0.2317
32	10,166	0.2334
33	13,100	0.3007
34	11,114	0.2551
35	10,752	0.2468
36	10,699	0.2456
37	11,196	0.2570
38	11,414	0.2620
39	9,938	0.2281
40	9,938	0.2281

### LINE DATA

LINE	BEARING	DISTANCE
L1	S 24°09'05" W	6.00'
L2	S 24°09'05" W	16.00'
L3	S 24°09'05" W	22.00'
L4	N 72°55'25" E	20.00'
L5	N 72°55'25" E	13.00'

### LAND DISTRIBUTION

	SECTION 2	SECTION 3
40 SUBLOTS	10.1481 ACRES	
BLOCK "A"	0.6079 ACRE	0.9191 ACRE
BLOCK "B"	2.9821 ACRES	
BLOCK "C"	7.3818 ACRES	
PUBLIC STREETS	3.9612 ACRES	0.3154 ACRE
SUBTOTALS:	25.0811 ACRES	1.2345 ACRE
TOTAL AREA = 26.3156 ACRES		

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engineers - surveyors - planners  
8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743 (440) 235-2729

**AMBERWOOD SUBDIVISION No. 1**

DESIGNED DEH	DRAWN CES	CHECKED DEH
DATE JUNE 2002	REVISED JULY 2002	SCALE NONE