

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, PULTE HOMES OF OHIO CORPORATION AND SCHAFER DEVELOPMENT COMPANY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS BENTLEY PARK SUBDIVISION NO. 2, A SUBDIVISION OF SUBLOTS 49 THROUGH 64 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS EMORY DRIVE, ELLINGTON COURT, RIVER RUN (ALL SIXTY) 60 FEET IN WIDTH, AND JAYCOX ROAD (FORTY) 40 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN BENTLEY PARK SUBDIVISION NO. 2, CERTAIN AREAS OF LAND DESIGNATED AS LANDSCAPE EASEMENTS, AS MORE FULLY PROVIDED IN THE "BENTLEY PARK SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN VOLUME PAGE OF LORAIN COUNTY OFFICIAL 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.

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, ADELPHIA CABLE AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLots AND 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 GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE 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 GRANTEEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING BUT NOT LIMITED TO IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS 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. A SUBLot'S AND ALL LANDS 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 "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.

IN ADDITION, RANDAL D. AND CAROL A. VEZDOS DO HEREBY GRANT UNTO THE CITY OF AVON, A DRAINAGE EASEMENT TEN (10) FEET WIDE AND SIXTY (60) FEET LONG OVER THE WESTERLY PORTION OF THE 0.2606 ACRE PARCEL OF LAND CONVEYED TO SAID VEZDOS AND SHOWN HEREIN.

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, GREG WILLIAMS, PRESIDENT OF PULTE HOMES OF OHIO CORPORATION HAS HERETO SET HIS HAND AT Solon, OHIO, THIS 6 DAY OF March, 2003.

BY: [Signature] GREG WILLIAMS, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS: [Signature] JODY BUSBY, [Signature] M. W. Busby, [Signature] M. W. Busby, [Signature] M. W. Busby



STATE OF OHIO )

COUNTY OF LORAIN )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, GREG WILLIAMS, PRESIDENT, PULTE HOMES OF OHIO CORPORATION 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 PULTE HOMES OF OHIO CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Solon, OHIO, THIS 6 DAY OF March, 2003.

[Signature]  
NOTARY Public Commission expires September 1, 2004

IN WITNESS WHEREOF, STEVE SCHAFER, PRESIDENT OF SCHAFER DEVELOPMENT COMPANY HAS HERETO SET HIS HAND AT Solon, OHIO, THIS DAY OF 2003.

BY: [Signature] STEVE SCHAFER, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS: [Signature] CHARLES W. SZUCS, [Signature] Robert Yarsz Jr., [Signature] Robert Yarsz Jr.

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, PRESIDENT, OF SCHAFER DEVELOPMENT COMPANY, 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 SCHAFER DEVELOPMENT COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO, THIS 29 DAY OF January, 2003.

[Signature]  
NOTARY Charles W. Szucs, Notary Public, State of Ohio, My commission expires 10/01/07, Recorded in Geauga County

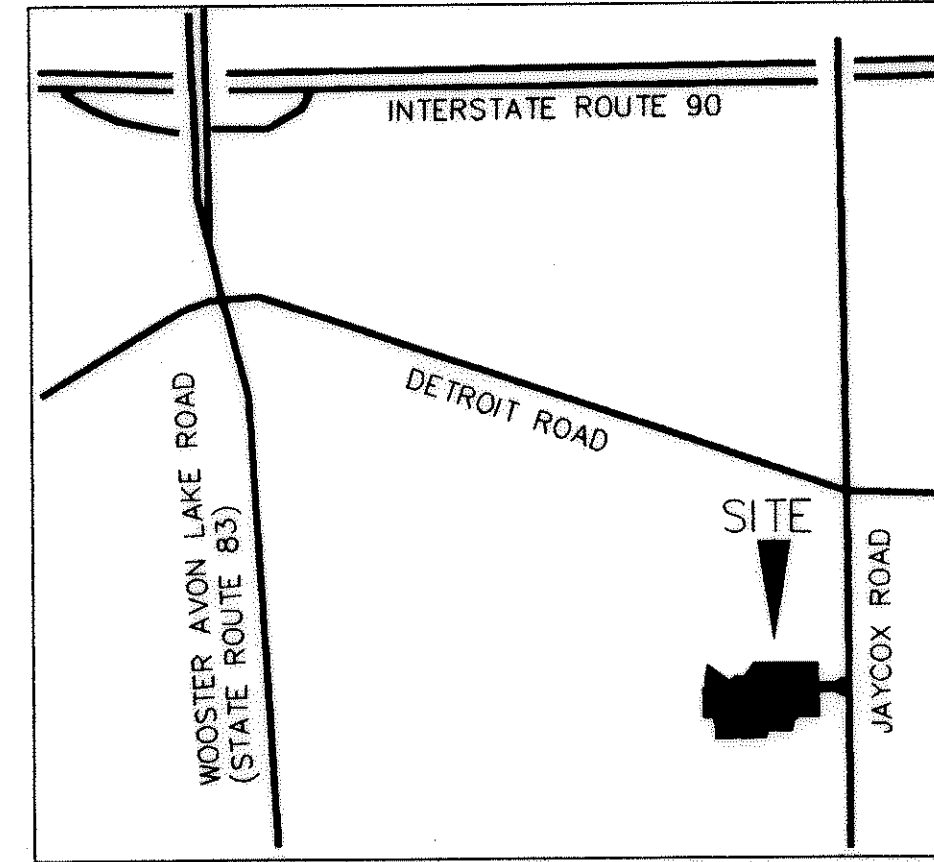
# Bentley Park Subdivision No.2

Being A Subdivision of a 9.3050 Acre Parcel of Land in Original Avon Township Section 23

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

JANUARY, 2003

Scale 1"=50'



VICINITY MAP -- NOT TO SCALE

### AREA TABULATION

Sublots	7.0164 Ac.
Right of Way(SCHAFFER)	0.2224 Ac.
Right of Way(PULTE)	2.0662 Ac.
<b>TOTAL</b>	<b>9.3050 Ac.</b>

### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13 DAY OF FEBRUARY, 2003. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

[Signature]  
COUNCIL PRESIDENT - THOMAS WEARSCHE

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15 DAY OF FEBRUARY, 2003.

[Signature]  
PLANNING COMMISSION CHAIRPERSON - JIM PIAZZA

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11 DAY OF FEBRUARY, 2003.

[Signature]  
CITY OF AVON CONSULTING ENGINEER / MICHAEL C. BRAMHALL, P.E. P.S.

ACCEPTED BY THE ILLUMINATING COMPANY, A FIRST ENERGY COMPANY, THIS 6 DAY OF FEB, 2003.

BY: [Signature] PRINT NAME TIM DENZLER

ACCEPTED BY CENTURY TELEPHONE COMPANY THIS 30 DAY OF Feb, 2003

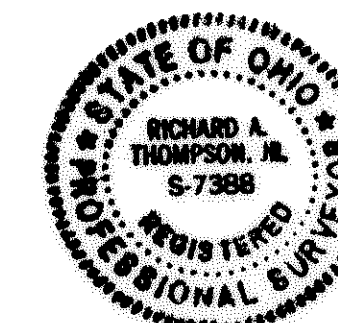
BY: [Signature] PRINT NAME ROBERT J. DAKIN

ACCEPTED BY COLUMBIA GAS THIS 21 DAY FEB, 2003.

BY: [Signature] PRINT NAME MARTI ROGERS

ACCEPTED BY ADELPHIA CABLE THIS 3 DAY OF Feb, 2003.

BY: [Signature] PRINT NAME MARK E. HOSLE



### SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 21.9187 ACRE PARCEL OF LAND LOCATED ON AVON CENTER ROAD IN THE CITY OF AVON FOR PULTE HOMES OF OHIO CORPORATION 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 MATSUNAGA AS RECORDED IN INSTRUMENT NO. 2000730279, FILM 1673, (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 2003, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] Jan 28, 2003  
RICHARD A. THOMPSON, JR., P.S. NO. 7388 DATE

TRANSFERRED  
IN COMPLIANCE WITH SEC. 91.02  
OHIO REV. CODE

MAR 24 2003

MARK R. STEWART  
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD

at 1:50 clock P.M. in RECORD  
VOL. 24 MARY ANN JAMISON  
PAGE 3 Lorain County Recorder  
58,59,60 New  
129.60/Kra/Bew  
Box 92c

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 (440) 951-LAND  
(440) 324-6938 FAX: (440) 255-9375

1471 Lee Industrial Park Ave., Ohio 44011  
TEL: (440) 937-5401 (440) 937-5402  
FAX: (440) 937-5403

Bentley Park  
Subdivision No.2  
City of Avon - County of Lorain - Ohio

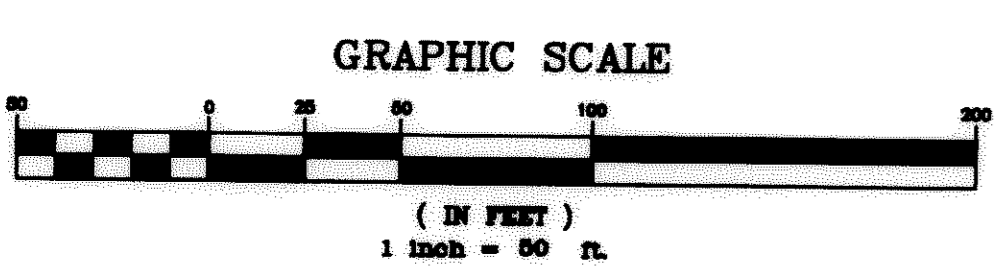
DATE	01/27/03
SCALE: HOR.	1"=1'
VERT.	none
FILENAME	PLAT02-01.DWG
COMPUTER	MPS
FIELD CREW	

RECORD PLAT

SHEET / OF  
1 / 3  
CONTRACT No.  
Pulth1-0201

CURVE TABLE						CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.61	30.00	30.49	42.77	N44°22'06"W	90°55'13"	C15	62.21	67.00	33.45	60.00	S08°15'37"E	53°12'01"
C2	121.09	370.00	61.09	120.55	S80°47'46"W	18°45'03"	C16	124.42	67.00	89.56	107.30	S71°32'24"W	108°24'02"
C3	61.44	370.00	30.79	61.37	S66°39'48"W	9°30'52"	C17	99.65	67.00	61.63	90.72	N12°39'03"W	85°13'04"
C4	21.52	330.00	10.77	21.52	N63°46'29"E	3°44'13"	C18	43.80	50.00	23.42	42.41	S04°51'48"W	50°11'22"
C5	100.39	330.00	50.58	100.00	N71°21'28"E	17°25'46"	C19	51.24	30.00	34.43	45.24	N69°09'45"W	9°25'45"
C6	40.36	330.00	20.20	40.33	N86°34'34"E	7°00'26"	C20	17.13	430.00	8.57	17.13	S61°02'52"E	2°16'59"
C7	47.12	30.00	30.00	42.43	S45°04'47"W	90°00'00"	C21	99.89	430.00	50.17	99.67	S70°50'40"W	13°18'36"
C8	32.63	344.00	16.33	32.62	N02°47'30"E	3°26'08"	C22	95.10	430.00	47.74	94.91	S81°50'08"W	12°40'18"
C9	32.65	284.00	16.35	32.64	N03°22'25"E	6°35'16"	C23	46.64	30.00	29.52	42.08	N45°37'54"E	89°04'47"
C10	47.12	30.00	30.00	42.43	N44°55'13"W	90°00'00"	C24	197.33	400.00	100.72	195.33	S76°02'20"W	28°15'55"
C11	27.49	270.00	13.76	27.48	N87°09'46"E	5°50'01"	C25	41.17	300.00	20.62	41.13	N65°30'15"E	7°51'44"
C12	54.70	30.00	38.73	47.43	N32°00'26"E	104°28'39"	C26	106.35	300.00	53.74	105.79	N79°55'27"E	20°18'40"
C13	37.82	50.00	19.87	36.93	N41°54'09"W	43°20'31"	C27	147.52	300.00	75.28	146.03	N75°59'35"E	28°10'25"
C14	33.58	67.00	17.15	33.23	S49°13'01"E	28°42'46"	C28	55.35	300.00	27.75	55.27	S14°56'47"E	10°34'13"
							C29	32.64	314.00	16.34	32.63	S03°03'28"W	8°57'22"

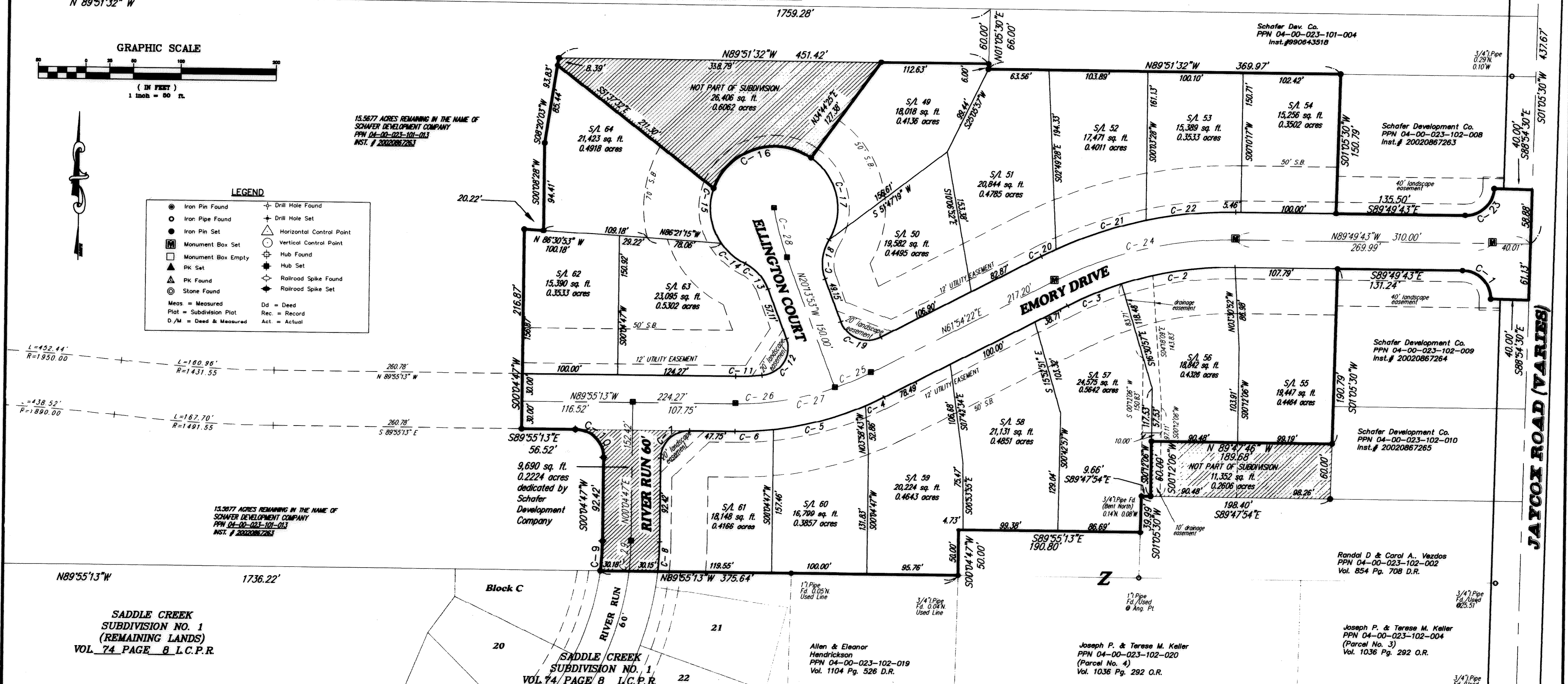
Lee O. Meachimier  
 PPN 04-00-023-101-006  
 Vol. 972 Pg. 879 D.R.



**LEGEND**

● Iron Pin Found	⊕ Drill Hole Found
○ Iron Pipe Found	⊕ Drill Hole Set
● Iron Pin Set	○ Horizontal Control Point
⊕ Monument Box Set	○ Vertical Control Point
⊕ Monument Box Empty	⊕ Hub Found
▲ PK Set	⊕ Hub Set
⊕ PK Found	⊕ Railroad Spike Found
⊕ Stone Found	⊕ Railroad Spike Set

Meas = Measured      Dd = Deed  
 Plat = Subdivision Plat      Rec = Record  
 D/M = Deed & Measured      Act = Actual



REV. No.	DATE	BY	CHK'D

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**Bentley Park**  
 Subdivision No. 2  
 City of Avon - County of Lorain - Ohio

DATE 03/03/03  
 SCALE: HOR. 1" = 50'  
 VERT. none  
 FILENAME PLAT02-02.DWG  
 COMPUTER MPS  
 FIELD CREW

**RECORD PLAT**

SHEET 2 OF 3  
 CONTRACT No. PUL1H1-0201

