

VINEYARD ESTATES SUBDIVISION No. 3

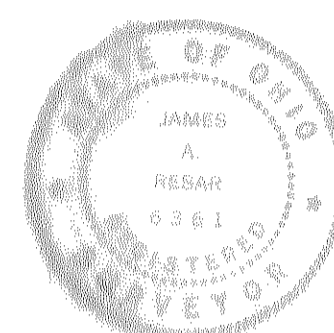
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO,
AND BEING KNOWN AS PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 26

2002

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION No. 26, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 23.0160 ACRES OF LAND OF WHICH 4.5370 ACRES ARE IN STREETS, 18.4790 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 45 TO 85, INCLUSIVE, AND BEING THE SAME TRACT AS CONVEYED TO THE AVON LAND GROUP, LTD. DESCRIBED IN DOC. #20000723488

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. ALL OF WHICH I CERTIFY TO BE CORRECT.

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



- LEGEND
- IRON PIN SET
 - IRON PIN FOUND
 - ◆ MONUMENT BOX SET
 - ◇ MONUMENT BOX FOUND

James A. Resar
JAMES A. RESAR, P.E., P.S.
REG. OHIO SURVEYOR #6361

OWNERS CERTIFICATE FOR ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, THE AVON LAND GROUP, LTD., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS VINEYARD ESTATES SUBDIVISION No. 3. A SUBDIVISION OF LOTS 45 TO 85 INCLUSIVE AND COMMON AREAS, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATE AS VINEYARD PARK 60 FT., SCHWARTZ ROAD, WIDTH AS SHOWN, VINTAGE CIRCLE 60 FT., RHINE CIRCLE 60 FT., AND NAPA BOULEVARD 80 FT. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH UNDERSIGNED.

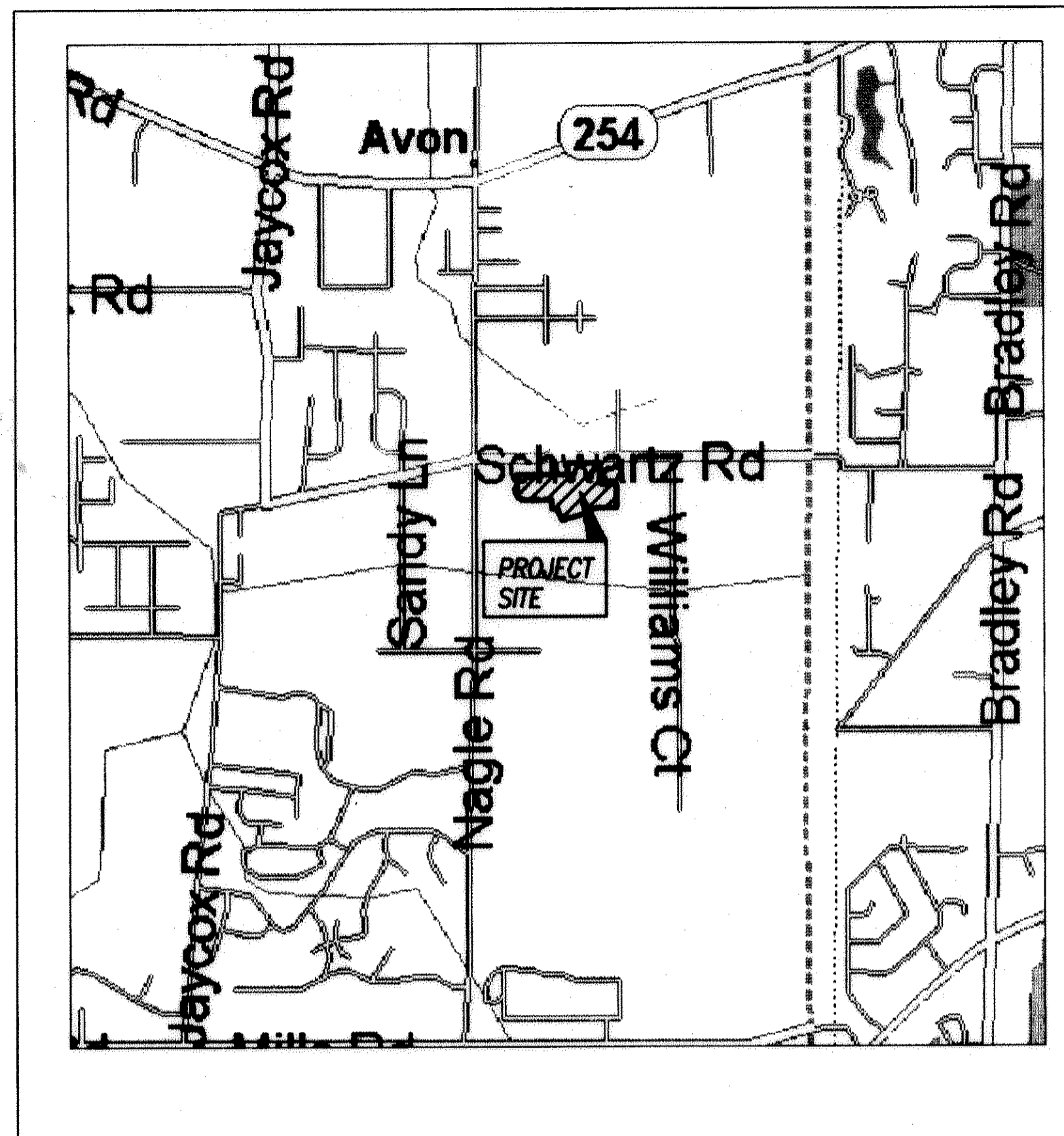
IN WITNESS WHEREOF, WE, THE AVON LAND GROUP, LTD., BY RONALD MADOW, MEMBER, HAVE HEREUNTO SET OUR HANDS THIS 20th DAY OF September 2002.
Ronald Madow
AVON LAND GROUP, LTD.
BY: RONALD MADOW, MEMBER

NOTARIAL SEAL
STATE OF OHIO
COUNTY OF LORAIN, S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF September 2002.

NOTARY PUBLIC *Garmela D. Massinen*
MY COMM. EXPIRES 4/1/07

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



VICINITY MAP

UTILITY EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT 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, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWN, WITHIN SAID EASEMENT 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 SERVICE 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.

TRANSFERRED
IN COMPLIANCE WITH SEC. 6109-02
OHIO REV. CODE
MAR 27 2003
Mark R. Stewart
MARK R. STEWART
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

MAR 27 2003
RECEIVED FOR RECORD
BY: *Mary Ann Jamison*
M. In. RECORD
VOL. 75 MARY ANN JAMISON
PAGE 6764 Lorain County Recorder
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LORAIN COUNTY RECORDER
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APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 26 DAY OF MARCH 2003

James Piazza
PLANNING COMMISSION - CHAIRPERSON
JAMES PIAZZA

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 10-02 ON THIS 26 DAY OF MARCH 2003

Tom Wearsch
COUNCIL PRESIDENT
TOM WEARSCH

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 26 DAY OF MARCH 2003

Michael Bramhall
AVON CONSULTING CITY ENGINEER
MICHAEL BRAMHALL

UNDERGROUND EASEMENT

THE AVON LAND GROUP, LTD., OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO OHIO EDISON, CENTURY TELEPHONE CO., COLUMBIA GAS & CABLEVISION, ALL FOUR OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS. (HEREINAFTER REFERRED TO AS THE GRANTEES) 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 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 LAWN, 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.

Ronald Madow
AVON LAND GROUP, LTD.
BY: RONALD MADOW, MEMBER

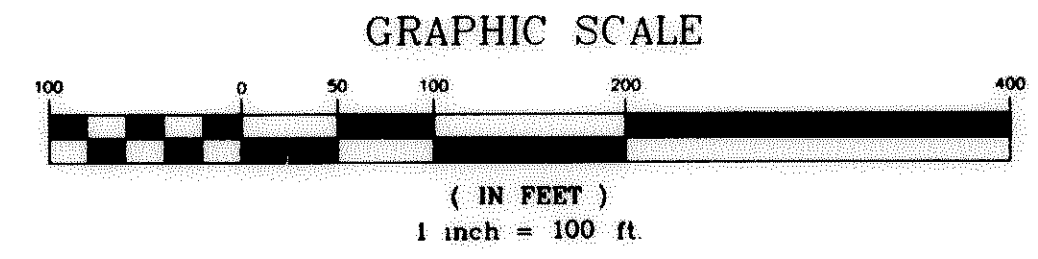
Rick Haaswig
OHIO EDISON

James F. Blake
CENTURY TELEPHONE CO.

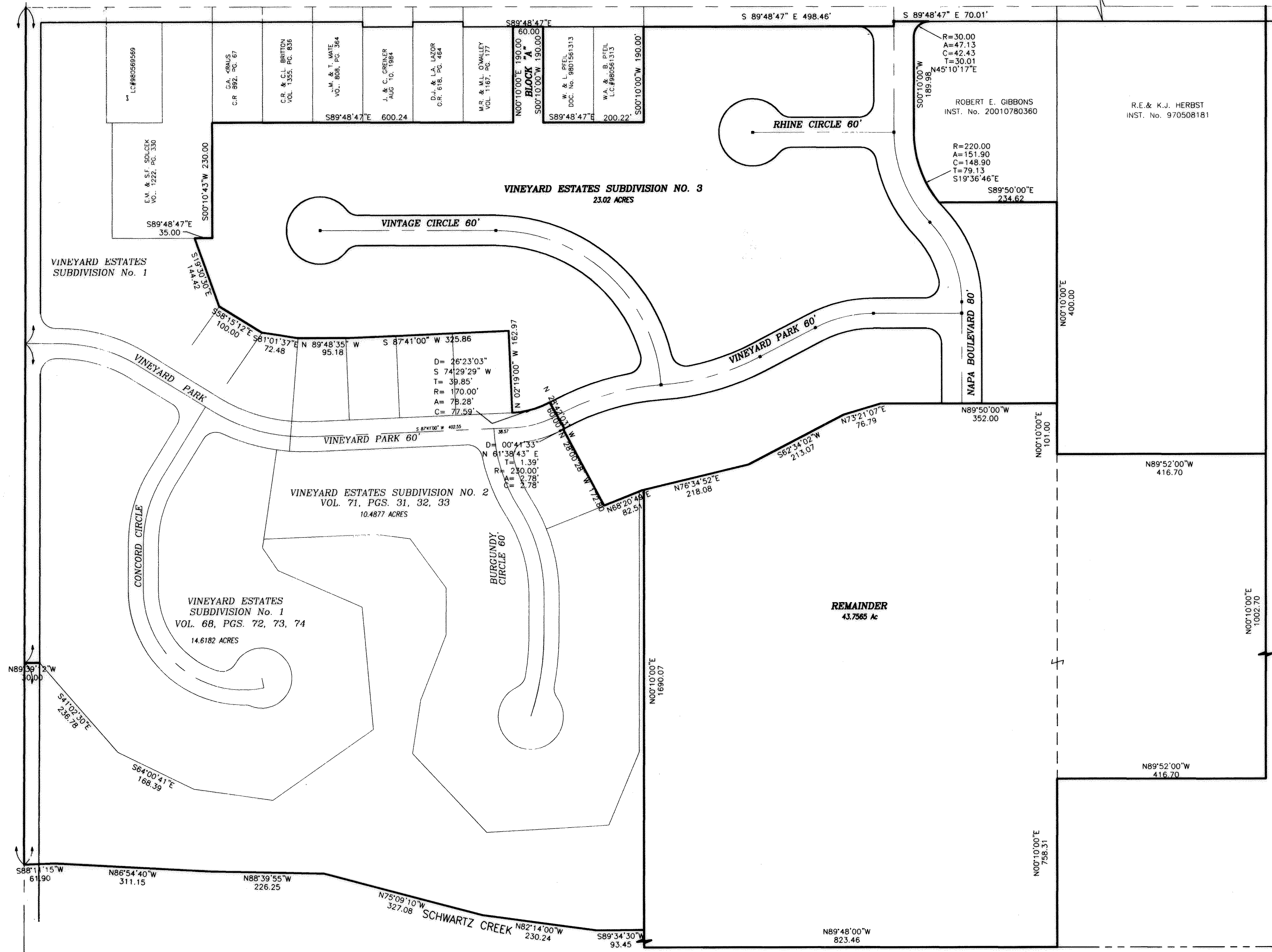
James F. Blake
COLUMBIA GAS

Delphia
ADELPHIA

SCHWARTZ ROAD
(WIDTH VARIES)



LEAR-MAGLE ROAD



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SECTION 26
SECTION 25

2/5/03	1. REMAINDER BEARINGS & DISTANCES ADDED PER COUNTY

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

VINEYARD EST. SUBDIVISION No. 3
 AVON, OHIO

2/4
 02/02

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	DELTA	TANGENT	BEARING
C1	217.54	500.00	215.83	24°55'44"	110.52	S73°45'55"W
C2	495.57	330.00	450.30	86°02'34"	307.96	N46°47'30"W
C3	206.49	500.00	205.03	23°39'45"	104.74	N74°23'54"E
C4	120.43	250.00	119.26	27°35'58"	61.40	S76°22'01"W
C5	174.91	230.00	170.73	43°34'24"	91.93	N21°37'12"W
C6	197.73	260.00	193.00	43°34'24"	103.92	S21°37'12"E
C7	123.18	470.00	122.83	15°01'00"	61.95	S68°48'34"W
C8	81.31	470.00	81.21	9°54'43"	40.76	S81°16'25"W
C9	30.38	530.00	30.38	3°17'05"	15.20	N84°35'14"E
C10	91.49	530.00	91.38	9°53'27"	45.86	N77°59'58"E
C11	91.49	530.00	91.38	9°53'27"	45.86	N68°06'31"E
C12	5.51	530.00	5.51	0°35'46"	2.76	N62°51'55"E
C13	105.97	220.00	104.95	27°35'58"	54.04	S76°22'01"W
C14	47.12	30.00	42.43	90°00'00"	30.00	N44°50'00"W
C15	99.90	270.00	99.33	21°12'00"	50.53	N10°26'00"W
C16	105.43	270.00	104.76	22°22'24"	53.40	N32°13'12"W
C17	15.42	220.00	15.41	4°00'54"	7.71	S41°23'57"E
C18	47.11	30.00	42.42	89°58'47"	29.99	N44°49'23"W
C19	47.13	30.00	42.43	90°01'13"	30.01	N45°10'37"E
C20	27.12	30.00	26.20	51°47'21"	14.56	S63°55'12"E
C21	40.82	67.00	40.19	34°54'13"	21.06	N55°28'43"W
C22	67.72	67.00	64.87	57°54'28"	37.07	S78°06'56"W
C23	59.17	67.00	57.27	50°35'55"	31.67	S23°51'44"W
C24	59.86	67.00	57.89	51°11'31"	32.10	S27°01'58"E
C25	71.50	67.00	68.16	61°08'37"	39.58	S83°12'02"E
C26	32.55	67.00	32.23	27°50'03"	16.60	N52°27'38"E
C27	27.12	30.00	26.20	51°47'36"	14.56	S64°17'25"W
C28	41.63	30.00	38.37	79°30'32"	24.95	N50°03'31"W
C29	138.23	300.00	137.01	26°24'03"	70.37	S23°30'16"E
C30	35.09	300.00	35.07	6°24'06"	17.57	S40°03'21"E
C31	99.38	190.00	98.25	29°58'03"	50.85	N28°25'22"W
C32	54.25	30.00	47.15	103°36'21"	38.13	N38°21'50"E
C33	48.51	280.00	48.45	9°55'36"	24.32	S85°12'12"W
C34	86.37	280.00	86.02	17°40'22"	43.53	S71°24'13"W
C35	135.41	470.00	134.94	16°30'25"	68.18	N70°49'14"E
C36	45.97	30.00	41.60	87°47'45"	28.87	S57°01'41"E
C37	86.09	360.00	85.87	14°00'34"	43.22	N19°58'46"W
C38	88.02	360.00	87.80	14°00'34"	44.23	N33°50'01"W
C39	88.02	360.00	87.80	14°00'34"	44.23	N47°50'35"W
C40	88.02	360.00	87.80	14°00'34"	44.23	N61°51'09"W
C41	88.02	360.00	87.80	14°00'34"	44.23	N75°51'43"W
C42	43.64	360.00	43.62	6°56'47"	21.85	N86°20'24"W
C43	27.12	30.00	26.20	51°47'21"	14.56	S63°55'06"E
C44	60.56	67.00	58.52	51°47'24"	32.53	N63°55'05"W
C45	60.45	67.00	58.42	51°41'33"	32.46	S64°20'29"W
C46	60.45	67.00	58.42	51°41'33"	32.46	S12°38'56"W
C47	60.45	67.00	58.42	51°41'33"	32.46	S39°02'36"E
C48	86.64	67.00	80.73	74°05'25"	50.57	N78°03'55"E
C49	27.12	30.00	26.20	51°37'19"	14.51	S64°17'32"W
C50	0.32	300.00	0.32	0°03'41"	0.16	N89°46'56"W
C51	183.17	300.00	180.34	34°58'58"	94.54	N72°15'37"W
C52	204.23	300.00	200.30	39°00'15"	106.21	N35°16'00"W
C53	49.87	30.00	44.32	95°14'12"	32.88	N31°51'13"E
C54	105.17	530.00	104.99	11°22'09"	52.76	S73°47'15"W
C55	62.92	530.00	62.88	6°48'07"	31.50	S64°42'07"W
C56	3.06	67.00	3.06	2°37'14"	1.53	N39°42'29"E

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REVISIONS	2/5/03	1. CURVE DATA ADDED PER COUNTY

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CURVE DATA TABLE

VINEYARD EST.
 SUB. [REDACTED] No. 3

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02/02