

OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, CONTAINING 5.7440 ACRES, OF WHICH 1.2408 ACRES LIE WITHIN THE DEDICATION PARCEL, 0.3189 OF AN ACRE LIES WITHIN REMAINDER "A", AND 4.1843 ACRES LIE WITHIN REMAINDER "B", IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 25, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED (WILLIAM C. & PEGGY A. CROSBY) HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A PORTION OF TULLIS DRIVE, ACKNOWLEDGES THIS PLAT OF SAME, AND DEDICATES TO PUBLIC USE SAID PORTION OF TULLIS DRIVE, AS SHOWN HEREIN.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURCHASES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 9th DAY OF July, 2003.

WITNESS Chris Hinzl
Dale Schmitz

SIGNED William C. Crosby
WILLIAM C. CROSBY

SIGNED Peggy A. Crosby
PEGGY A. CROSBY

NOTARIAL SEAL:

STATE OF OHIO
S.S.
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WILLIAM C. & PEGGY A. CROSBY WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 9th DAY OF July, 2003.

BY: Mary J. Bramhall, NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT 3, 2007

MORTGAGEE RELEASE:

BE IT KNOWN THAT LORAIN NATIONAL BANK, 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 ON DECEMBER 11, 2002 AS LORAIN COUNTY RECORDER'S DOCUMENT NUMBER 20020875818. IN WITNESS THEREOF, LORAIN NATIONAL BANK HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY WILLIAM C. & PEGGY A. CROSBY THERUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Avon, OHIO, THIS 9th DAY OF July, 2003.

STATE OF OHIO
COUNTY OF LORAIN
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED, WILLIAM C. CROSBY, PEGGY A. CROSBY, AND Ken Nix LEGAL REPRESENTATIVE OF THE LORAIN NATIONAL BANK, 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 WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 9th DAY OF July, 2003.

Mary J. Bramhall

MARY J. BRAMHALL, Notary Public
STATE OF OHIO
MY COMMISSION EXPIRES SEPT 3, 2007

RECORD PLAT

for

TULLIS DRIVE DEDICATION

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, CONTAINING 5.7440 ACRES, OF WHICH 1.2408 ACRES LIE WITHIN THE DEDICATION PARCEL, 0.3189 OF AN ACRE LIES WITHIN REMAINDER "A", AND 4.1843 ACRES LIE WITHIN REMAINDER "B", IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 25, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

APPROVAL AND ACCEPTANCE SIGNATURES:

APPROVED THIS 12 DAY OF August, 2003
ORDINANCE NO. 185-2003

Thomas L. Wearsch
THOMAS L. WEARSCH
COUNCIL PRESIDENT

APPROVED AS TO FORM
APPROVED THIS 12th DAY OF August, 2003.

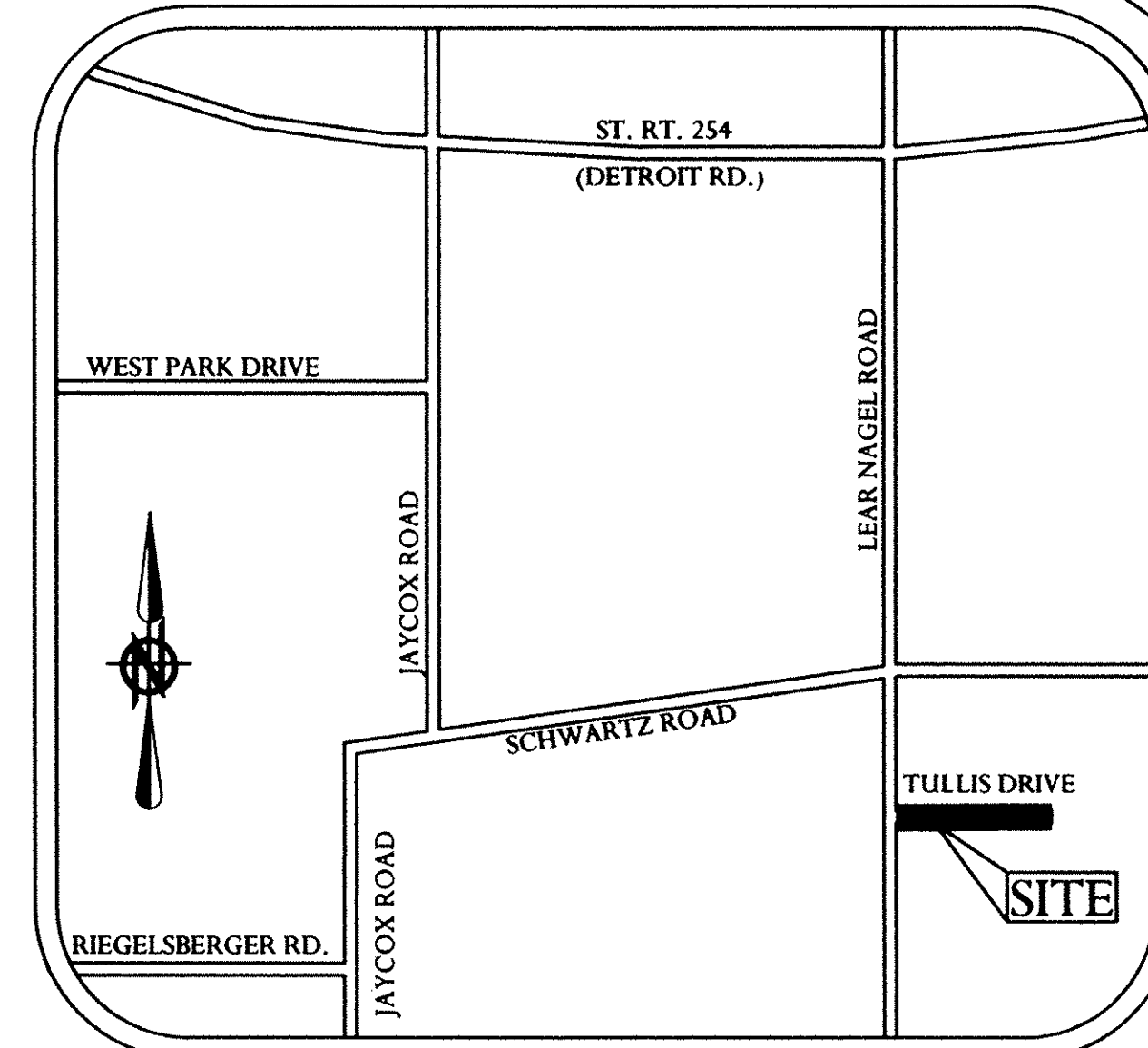
John A. Gasior
JOHN A. GASIOR
AVON LAW DIRECTOR

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER



BASIS OF BEARINGS:
CENTERLINE OF LEAR NAGEL ROAD WHICH WAS ASSUMED TO BE NORTH 00°30'26" WEST



VICINITY MAP

TABLE OF OWNERSHIP			
(A)	W.E. & W.J. VEIOCK 04-00-025-000-001 O.R. VOL. 184, PAGE 762	(L)	CHARLES R. & PATRICIA A. LACEY, TRUSTEES 04-00-025-000-112 DOC. # 19980512963
(B)	F.H. BOHNERT 04-00-025-000-002 DOC. # 20020880817	(M)	CHARLES R. & PATRICIA A. LACEY, TRUSTEES 04-00-025-000-008 DOC. # 19980512963
(C)	G.W. & P.G. PERZ, TRUSTEE 04-00-025-000-003 DOC. # 19970488282	(N)	ROBERT A. & FRANCES M. SIKORA 04-00-025-000-007 VOL. 1328, PAGE 149
(D)	A.J. & F.H. BOHNERT 04-00-026-109-031 VOL. 863, PAGE 642	(P)	BRUCE C. & ROSALIN KINZEL, TRUSTEES 04-00-025-000-006 DOC. # 20000704850
(E)	IRMA GALATI 04-00-025-000-062 VOL. 965, PAGE 53	(Q)	DONALD K. O'NEIL Sr., TRUSTEE 04-00-025-000-058 O.R. VOL. 789, PAGE 253
(F)	S. & I. GALATI 04-00-025-000-059 VOL. 1136, PAGE 341	(R)	DALE E. & VICTORIA J. FISHER 04-00-025-000-055 O.R. VOL. 1145, PAGE 942
(G)	WILLIAM C. & PEGGY A. CROSBY 04-00-025-000-063 O.R. VOL. 1298, PAGE 176	(S)	RALPH I. & MARY GALE 04-00-025-000-061 O.R. VOL. 1145, PAGE 256
(H)	WILLIAM C. & PEGGY A. CROSBY 04-00-025-000-009 O.R. VOL. 829, PAGE 523	(T)	BRUCE C. & ROSALIN KINZEL, TRUSTEES & R.F. SIKORA 04-00-025-000-115 DOC. # 20000704852
(J)	AVON LAND GROUP, LTD. 04-00-026-109-006 DOC. # 200000724729	(U)	BRUCE C. & ROSALIN KINZEL, TRUSTEES 04-00-025-000-113 DOC. # 20000704851
(K)	JOHNNY A. & CAROL S. BROWNER 04-00-025-000-012 O.R. VOL. 1390, PAGE 522	(V)	ROBERT A. & FRANCES M. SIKORA 04-00-025-000-114 VOL. 1388, PAGE 838

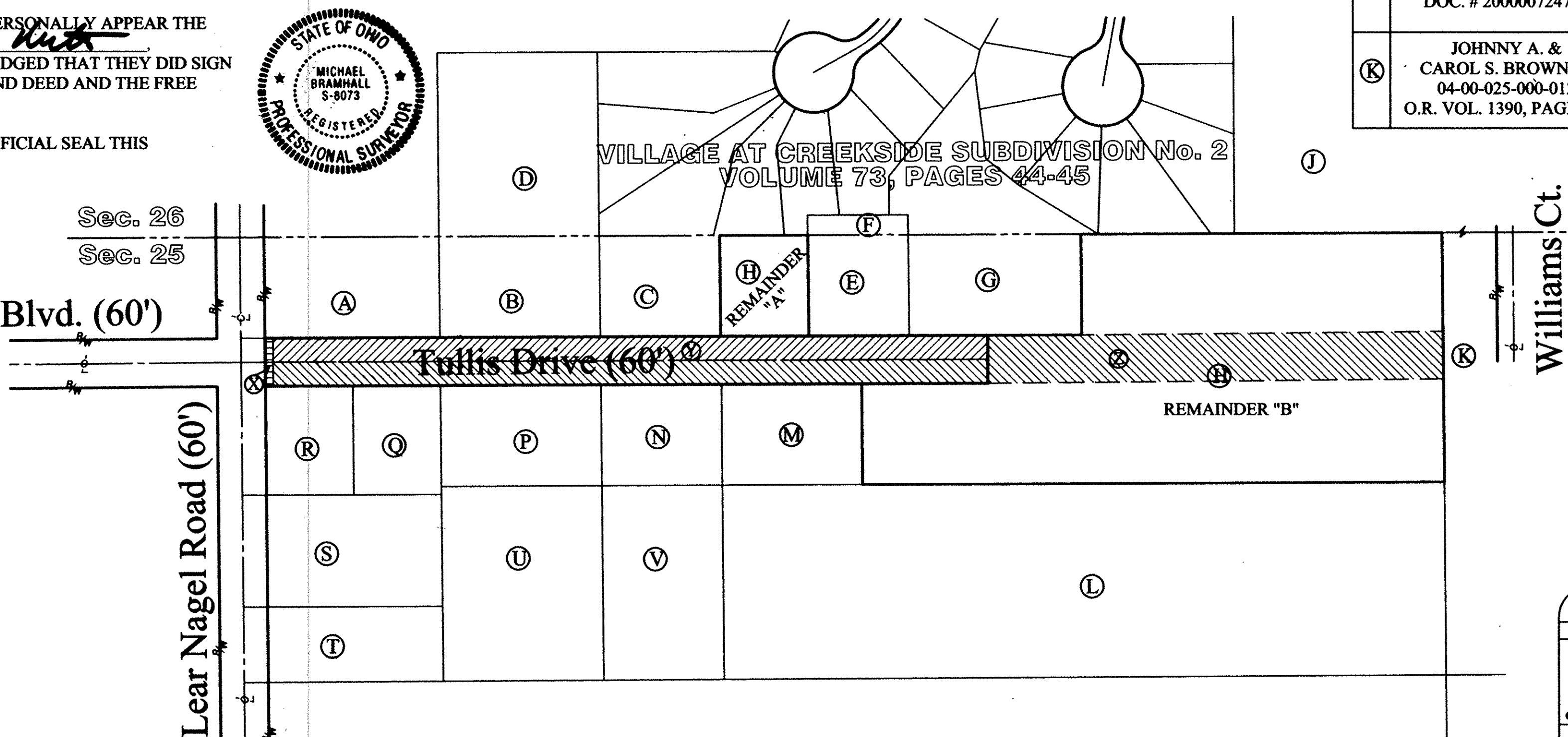
LEGEND OF SYMBOLS AND LINETYPES:

- CENTERLINE OF RIGHT-OF-WAY
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" REBAR WITH CAP STAMPED "BRAMHALL" SET
- P.K.S. P-K NAIL SET
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE PLACE OF BEGINNING
- (F) (FND.) FOUND
- (O) (OBS.) OBSERVED
- (R) (REC.) RECORD
- (U) (USED) USED
- (C) (CALC.) CALCULATED
- B/W — RIGHT-OF-WAY LINE
- MONUMENT BOX WITH 5/8" REBAR WITH CAP STAMPED "BRAMHALL" SET

SURVEYOR'S CERTIFICATE:

EDTHIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE TULLIS DRIVE DEDICATION SURVEY AS SHOWN HEREON AND CONTAINING 5.7440 ACRES, OF WHICH 1.2408 ACRES LIE WITHIN THE DEDICATION PARCEL, 0.3189 OF AN ACRE LIES WITHIN REMAINDER "A", AND 4.1843 ACRES LIE WITHIN REMAINDER "B", IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 25, LORAIN COUNTY, OHIO, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. AT ALL POINTS THUSLY INDICATED ○ IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ● IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY FOR WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Michael C. Bramhall 6/25/03
MICHAEL C. BRAMHALL P.E., P.S.
REGISTERED SURVEYOR NO. 8073



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

AUG 22 2003

MARK R. STEWART
LORAIN COUNTY AUDITOR

EASEMENTS

- 10' WIDE EASEMENT TO OHIO EDISON COMPANY O.R. VOLUME 913, PAGE 432 MAY 17, 1994
- EASEMENT TO OHIO EDISON COMPANY VOLUME 573, PAGE 281 JUNE 19, 1953
- EASEMENT TO OHIO FUEL GAS CO. VOLUME 681, PAGE 319 OCTOBER 4, 1956
- 60' WIDE EASEMENT RECORDED DEED VOL. 750, PAGE 324 RESERVATION EXTINGUISHMENT AGREEMENT DOCUMENT No. 20010759040

AUG 22 2003
Box: Frank Colbart
RECEIVED FOR RECORD
at 2:40 PM on 8/22/03
JUDITH M. MEDWICK
PAGE 16, Lorain County Recorder
17 incl \$ 172.80 TLM.

DATE	BY	DESCRIPTION
06/20/03	CMH	ISSUE TO CLIENT

DRAWN BY: BDA

CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 2
JOB NO. 03-1476

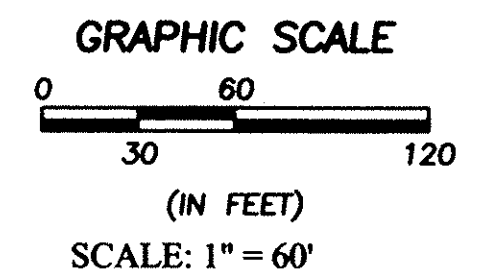
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- *P.K.S. P-K NAIL SET
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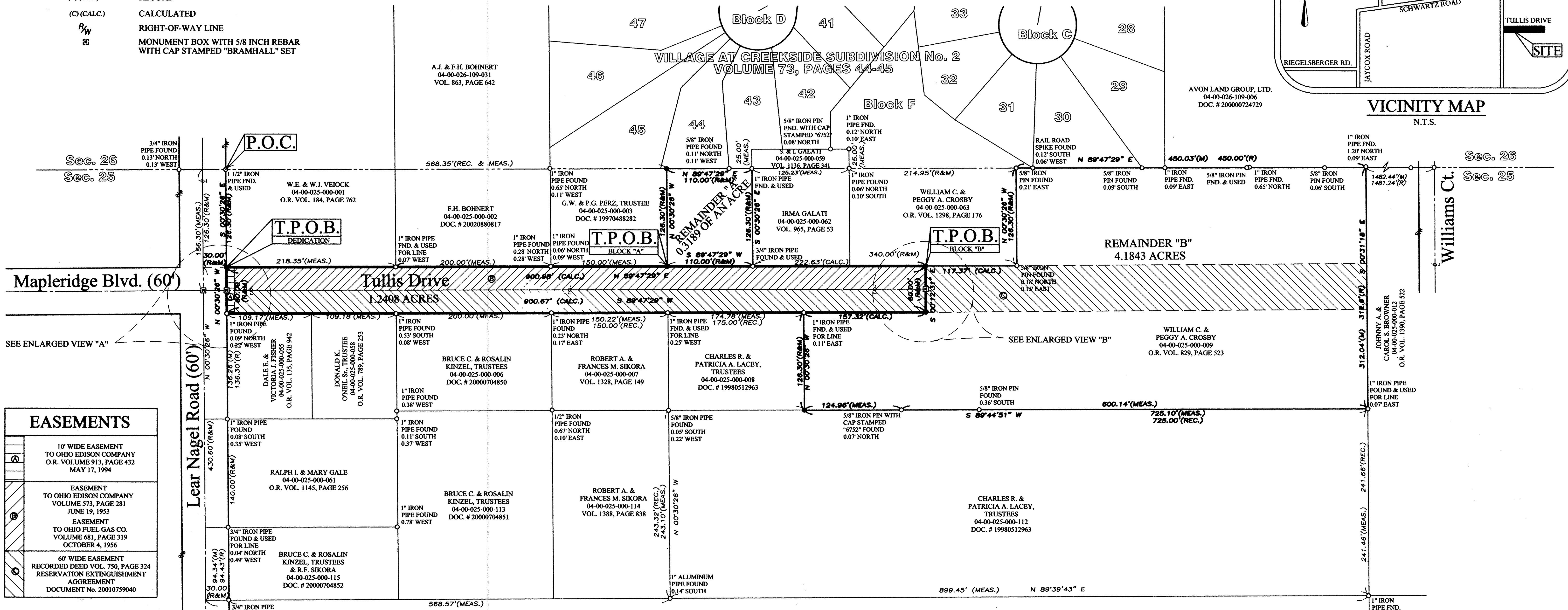
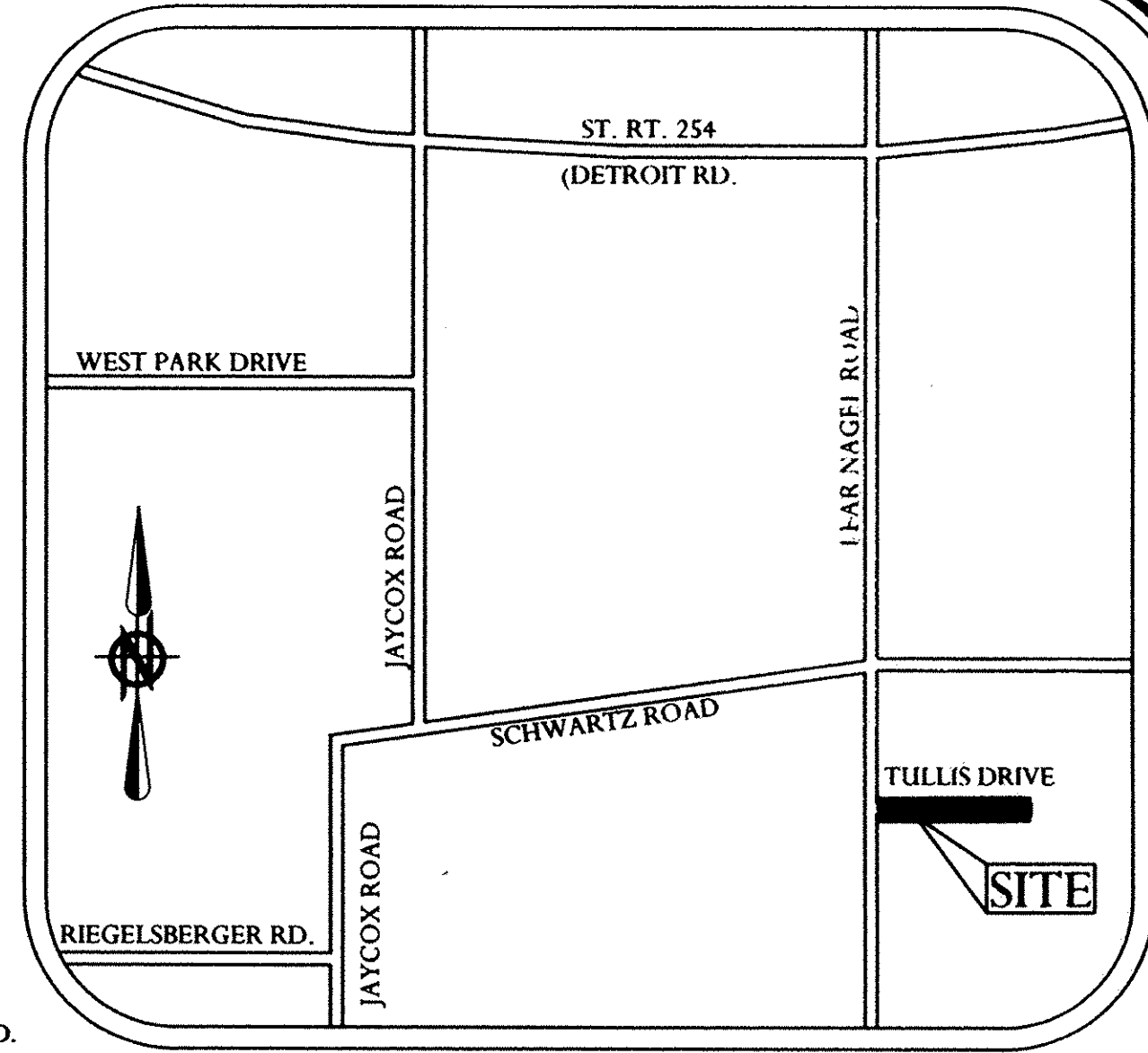
RECORD PLAT

for

TULLIS DRIVE DEDICATION

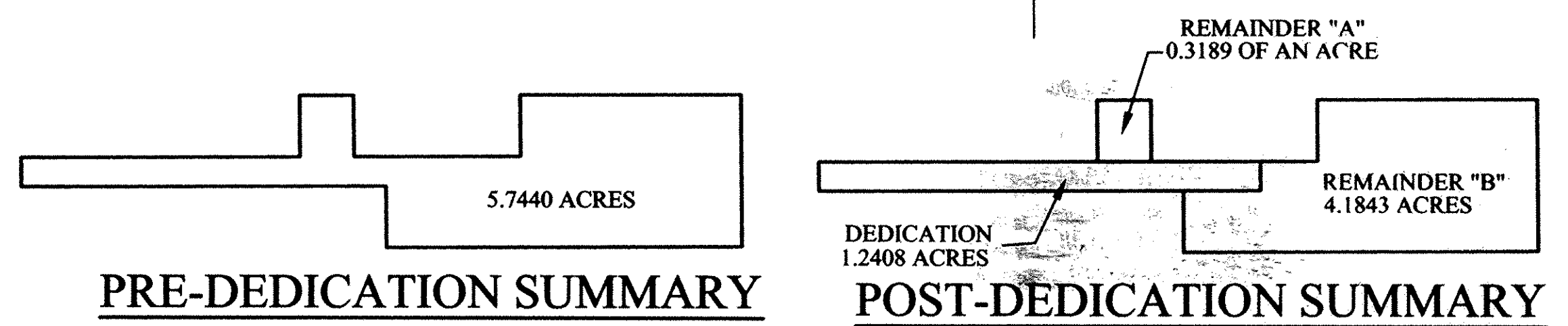
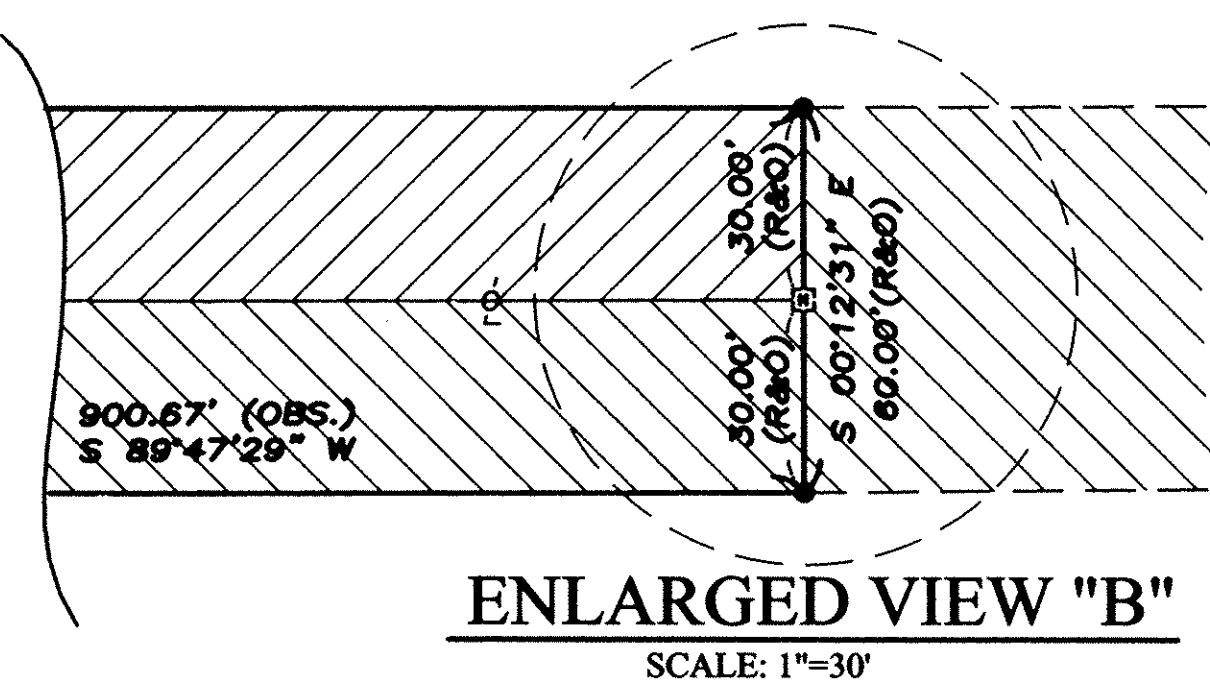
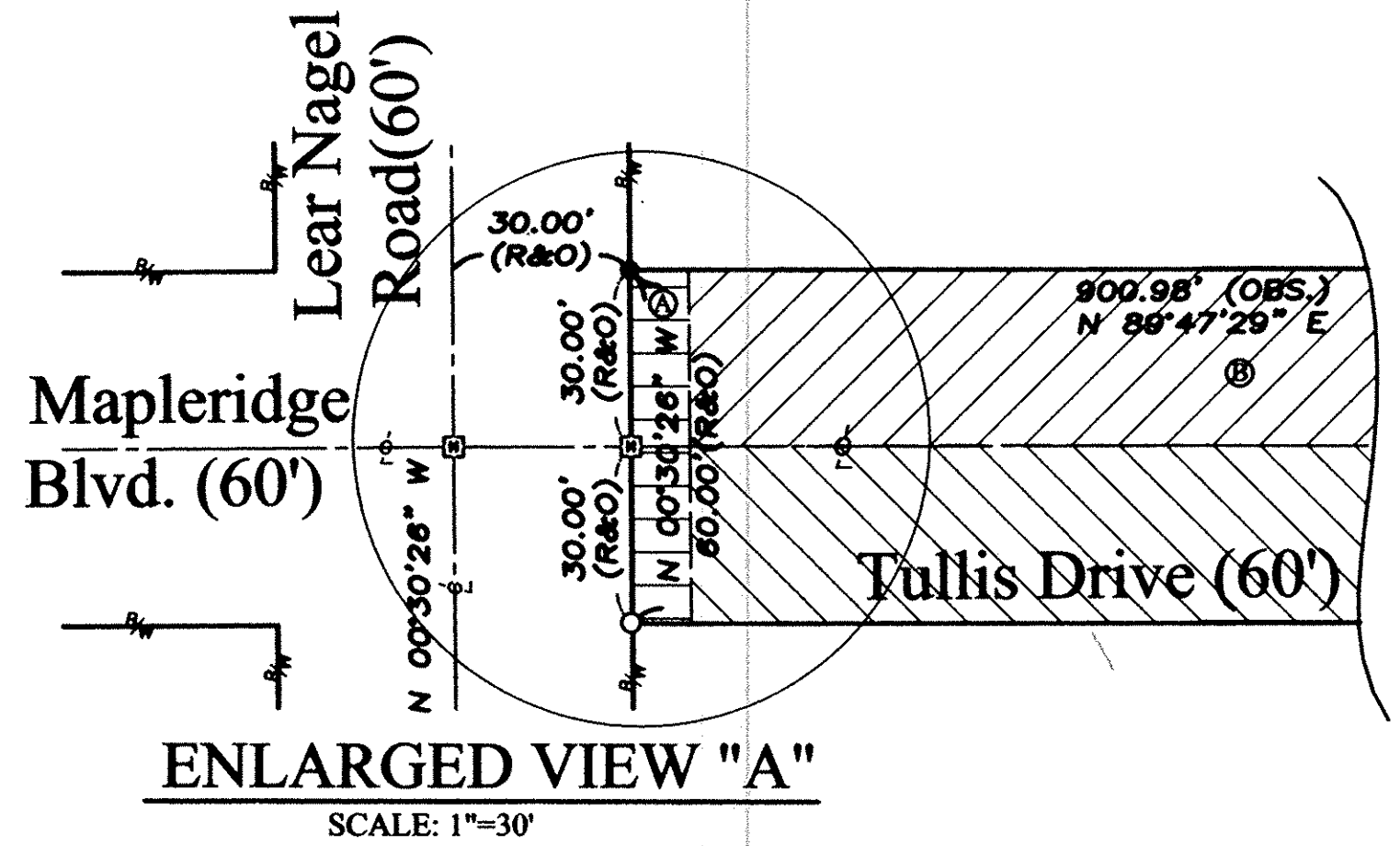


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REVISIONS	DATE	BY	DESCRIPTION
	06/19/03	CMH	ISSUE TO CLIENT

DRAWN BY: BDA

CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 2 OF 2

JOB NO. 03-1476