

AUGUSTA WOODS SUBDIVISION

BEING A SUBDIVISION OF A 12.9570 ACRES PARCEL OF LAND IN ORIGINAL AVON TOWNSHIP SECTION 25
NOW SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO

AUGUST 2003

SCALE 1"=50'

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, AUGUSTA WOODS, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS AUGUSTA WOODS, A SUBDIVISION OF SUBLOTS 1 THROUGH 23 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS AUGUSTA WAY AND SAVANNAH TRAIL (SIXTY) 60 FEET IN WIDTH, AND NAGEL ROAD (FORTY) 40 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN AUGUSTA WOODS CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK A" 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 AUGUSTA WOODS AS MORE FULLY PROVIDED IN THE "AUGUSTA WOODS 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.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN AUGUSTA WOODS CERTAIN AREAS OF LAND DESIGNATED AS "BUFFER ZONE" AND "LANDSCAPE EASEMENT", AS MORE FULLY PROVIDED IN THE AUGUSTA WOODS 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 THROUGH 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 CABLEVISION, 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, HANDHOLES, 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" AND ROADWAY 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.

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, GEORGE VAGOTIS, MANAGING MEMBER OF AUGUSTA WOODS, LLC, HAS HERETO SET HIS HAND AT Lorain OHIO, THIS 11 DAY OF September 2003.

BY: George Vagotis
GEORGE VAGOTIS, MANAGING MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

William J. Senger
WITNESS

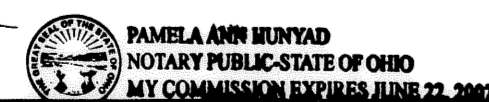
Pamela A. Hunsyad
WITNESS

STATE OF OHIO)

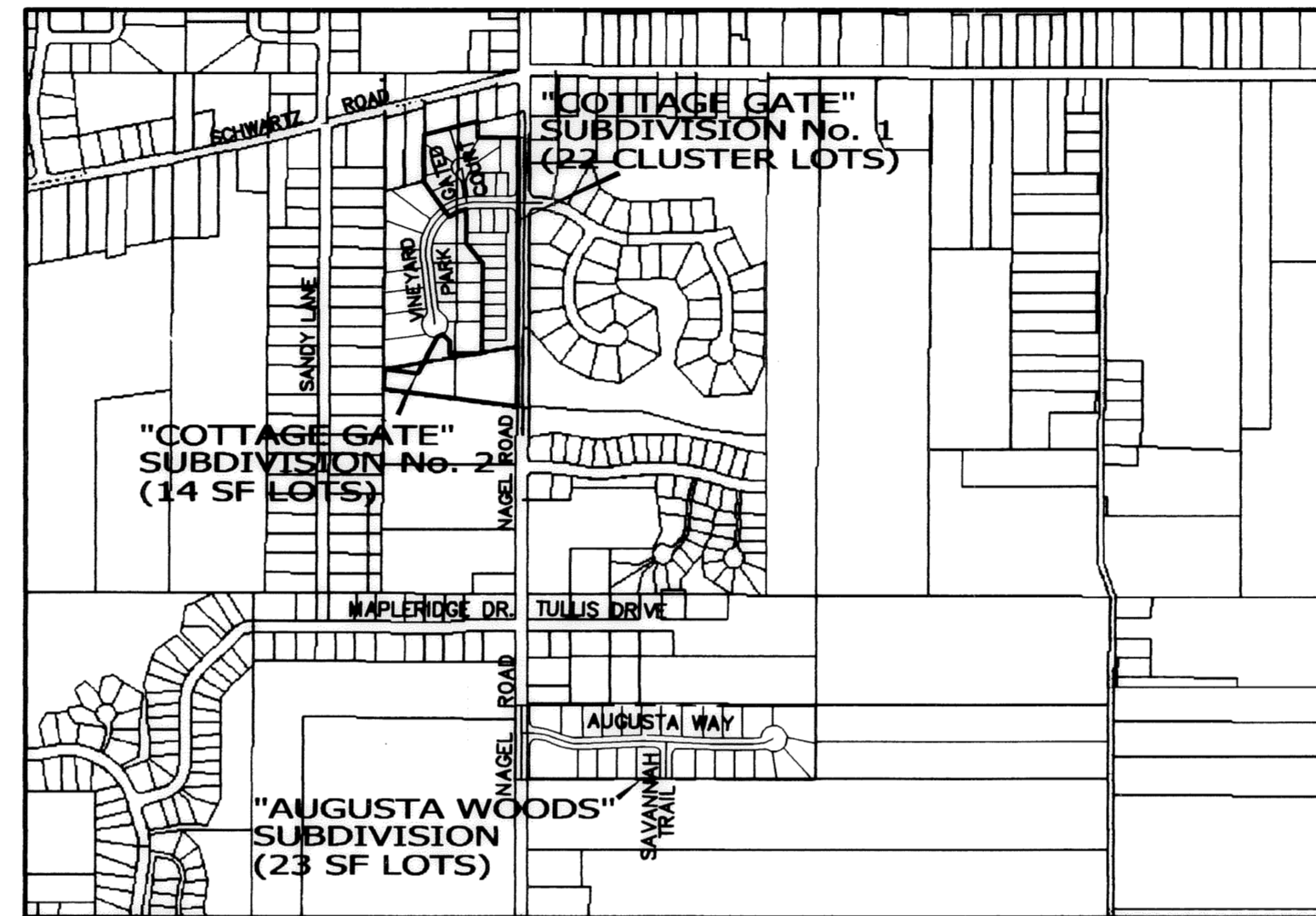
COUNTY OF LORAIN)
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, GEORGE VAGOTIS, MANAGING MEMBER, AUGUSTA WOODS, LLC, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF AUGUSTA WOODS, LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Lorain OHIO, THIS 11 DAY OF September, 2003.

Pamela Ann Hunsyad
WITNESS



VICINITY MAP

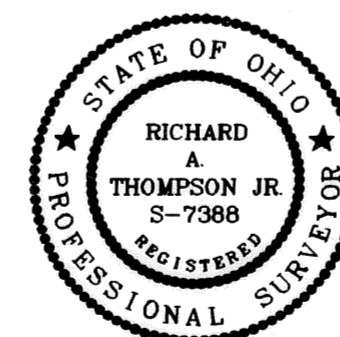


TOTAL AREA = 12.9570 ACRES
AREA IN R/W = 2.5602 ACRES
AREA IN SUBLots = 10.3968 ACRES
SITE DENSITY = 1.78 LOTS/ACRE

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 12.9570 ACRE PARCEL OF LAND LOCATED ON NAGEL ROAD IN THE CITY OF AVON FOR AUGUSTA WOODS, LLC, 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 VINEYARD ESTATES SUBDIVISION PLAT, LORAIN COUNTY PLAT 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.

Richard A. Thompson, Jr. 8/06/03
RICHARD A. THOMPSON, JR., P.S. NO. 7388 DATE



TRANSFERRED
IN COMPLIANCE WITH SEC. 519.036
OHIO REV. CODE
SEP 18 2003
MARK R. STEWART
LORAIN COUNTY AUDITOR

NO TRANSFER NECESSARY
MARK R. STEWART
LORAIN COUNTY AUDITOR
JP 10/19/03 See Exhibit A
DEPUTY

MORTGAGE RELEASE

BE IT KNOWN THAT _____ MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED 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 _____ PAGE _____ OF LORAIN COUNTY RECORD OF MORTGAGES.

AUGUSTA WAY, SAVANNAH TRAIL 60 FEET IN WIDTH AND JAYCOX ROAD 40 FEET IN WIDTH AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF _____ HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY _____ THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT _____ OHIO, THIS _____ DAY OF _____, 2003.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BY: _____

BY: _____

STATE OF OHIO)

COUNTY OF LORAIN)
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED _____ THROUGH: _____ 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 _____ OHIO, THIS _____ DAY OF _____, 2003.

NOTARY PUBLIC _____

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13 DAY OF Aug, 2003.

Gar E. Downing
CITY OF AVON CONSULTING ENGINEER GAR E. DOWNING E-28654

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 20 DAY OF Aug, 2003.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14 DAY OF Aug, 2003. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREOF.

Thomas J. Wearsch
COUNCIL PRESIDENT - THOMAS WEARSCH

ACCEPTED BY FIRST ENERGY THIS _____ DAY OF _____, 2003.
BY: _____ PRINT NAME _____

ACCEPTED BY CENTURY TELEPHONE COMPANY THIS _____ DAY OF _____, 2003.
BY: _____ PRINT NAME _____

ACCEPTED BY COLUMBIA GAS THIS _____ DAY OF _____, 2003.
BY: _____ PRINT NAME _____

ACCEPTED BY ADELPHIA CABLE THIS _____ DAY OF _____, 2003.
BY: _____ PRINT NAME _____

OCT 09 2003

RECEIVED FOR RECORD
at 10:00 AM in the RECORD
VOL. 77 JUDITH M. NEDWICK
PLAT 5 Lorain County Recorder
401477122
Call George J. Vagotis
324-5774
172.00/104 KPL

REV. No.	DATE	BY	CHK'D

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

1535 East Avenue, Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
(440) 354-6938 FAX: (440) 255-9575

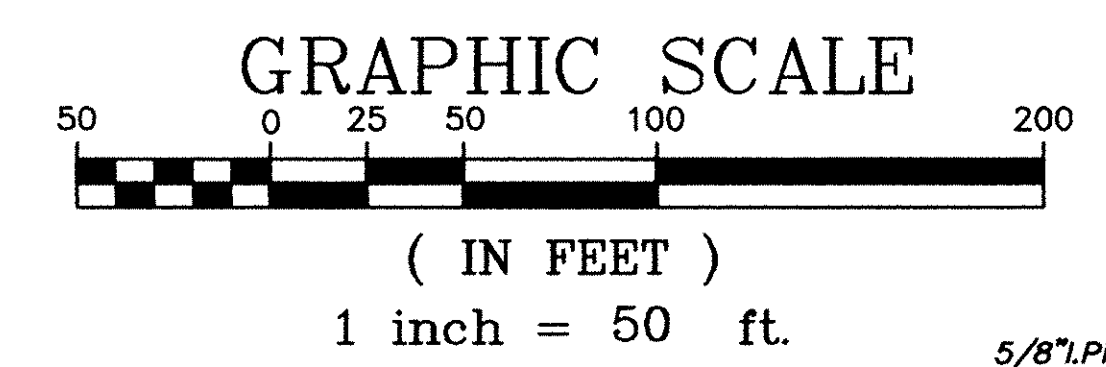
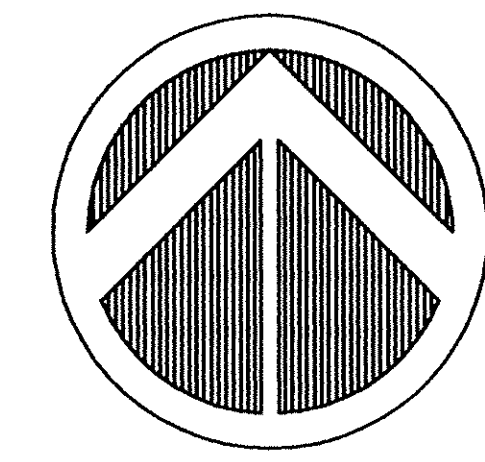
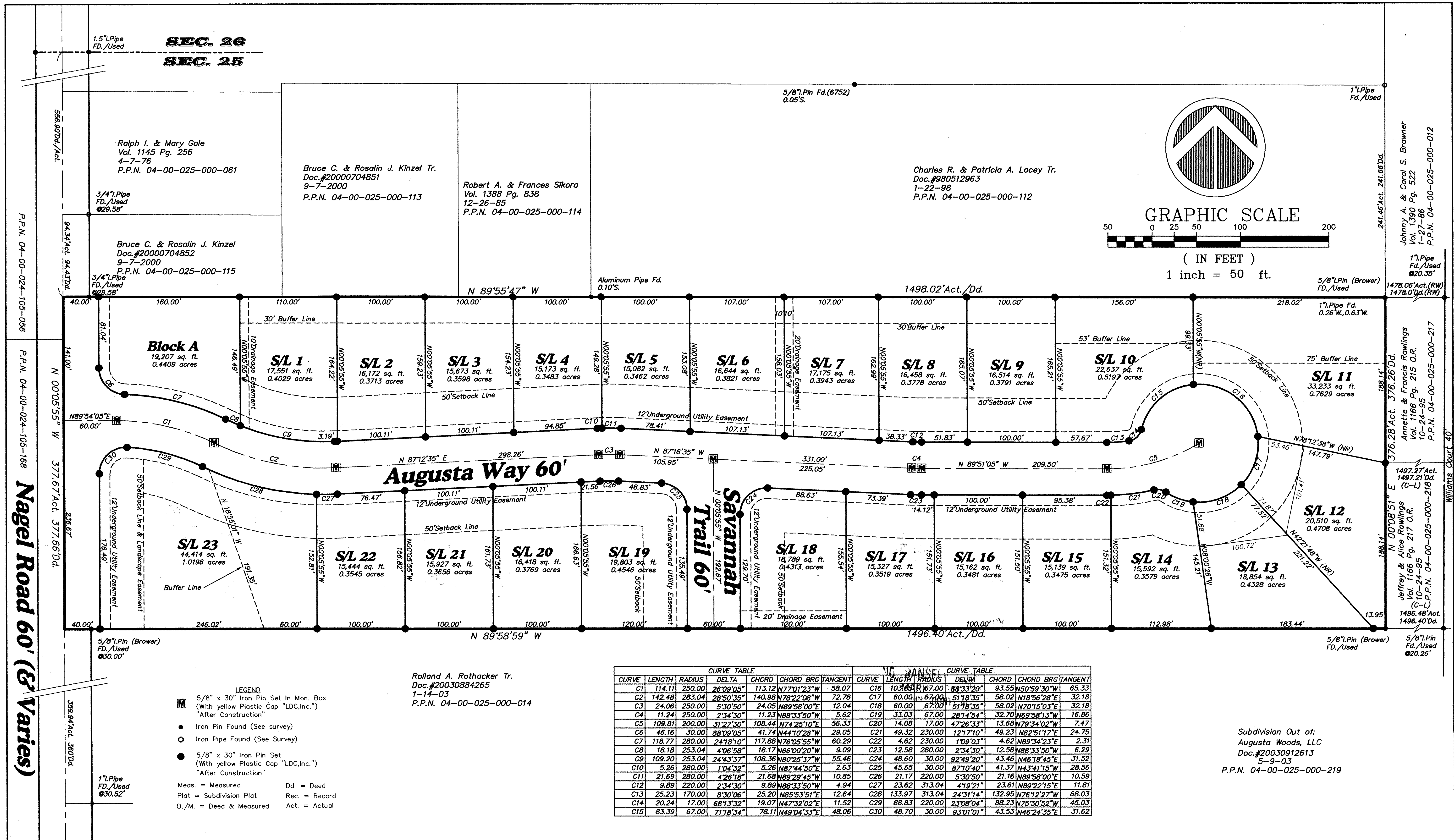
1471 Lee Industrial Park, Avon, Ohio 44011
TEL: (440) 937-5601 (440) 937-5602
FAX: (440) 937-5603

Augusta Woods
Subdivision Plat
City of Avon - Lorain County - Ohio

DATE 8/06/03
SCALE: HOR. 1"=1'
VERT. _____
FILENAME E1at-01
COMPUTER Saver
FIELD CREW Jb

PLAT TITLE SHEET

SHEET / OF
1 / 2
CONTRACT No.
Vagog1-0201



- 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
Plot = Subdivision Plot Rec. = Record
D./M. = Deed & Measured Act. = Actual

Rolland A. Rothacker Tr.
Doc. #20030884265
1-14-03
P.P.N. 04-00-025-000-014

CURVE TABLE										CURVE TABLE										
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	TANGENT	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	TANGENT	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	TANGENT
C1	114.11	250.00	26°09'05"	113.12	N77°01'23"W	58.07	C16	103.82	67.00	88°33'20"	93.55	N50°59'30"W	65.33	C31	103.82	67.00	88°33'20"	93.55	N50°59'30"W	65.33
C2	142.48	283.04	28°50'35"	140.98	N78°22'08"W	72.78	C17	60.00	67.00	51°18'35"	58.02	N18°56'28"E	32.18	C32	60.00	67.00	51°18'35"	58.02	N18°56'28"E	32.18
C3	24.06	250.00	5°30'50"	24.05	N89°58'00"E	12.04	C18	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18	C33	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18
C4	11.24	250.00	2°34'30"	11.23	N88°33'50"W	5.62	C19	33.03	67.00	28°14'54"	32.70	N69°58'13"W	16.86	C34	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18
C5	109.81	200.00	31°27'30"	108.44	N74°25'10"E	56.33	C20	14.08	17.00	47°26'33"	13.68	N79°34'02"W	7.47	C35	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18
C6	46.16	30.00	88°09'05"	41.74	N44°10'28"W	29.05	C21	49.32	230.00	12°17'10"	49.23	N82°51'17"E	24.75	C36	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18
C7	118.77	280.00	24°18'10"	117.88	N76°05'55"W	60.29	C22	4.62	230.00	1°09'03"	4.62	N89°34'23"E	2.31	C37	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18
C8	18.18	253.04	4°06'58"	18.17	N66°00'20"W	9.09	C23	12.58	280.00	2°34'30"	12.58	N88°33'50"W	6.29	C38	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18
C9	109.20	253.04	24°43'37"	108.36	N80°25'37"W	55.46	C24	48.60	30.00	92°49'20"	43.46	N46°18'45"E	31.52	C39	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18
C10	5.26	280.00	1°04'32"	5.26	N87°44'50"E	2.63	C25	45.65	30.00	87°10'40"	41.37	N43°41'15"W	28.56	C40	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18
C11	21.69	280.00	4°26'18"	21.68	N89°29'45"W	10.85	C26	21.17	220.00	5°30'50"	21.16	N89°58'00"E	10.59	C41	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18
C12	9.89	220.00	2°34'30"	9.89	N88°33'50"W	4.94	C27	23.62	313.04	4°19'21"	23.61	N89°22'15"E	11.81	C42	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18
C13	25.23	170.00	8°30'06"	25.20	N85°53'51"E	12.64	C28	133.97	313.04	24°31'14"	132.95	N76°12'27"W	68.03	C43	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18
C14	20.24	17.00	68°13'32"	19.07	N47°32'02"E	11.52	C29	88.83	220.00	23°08'04"	88.23	N75°30'52"W	45.03	C44	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18
C15	83.39	67.00	71°18'34"	78.11	N49°04'33"E	48.06	C30	48.70	30.00	93°01'01"	43.53	N46°24'35"E	31.62	C45	60.00	67.00	51°18'35"	58.02	N70°15'03"E	32.18

REV. No.	DATE	BY	CHK'D

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

3585 East Avenue, Mentor, Ohio 44060
TEL: (440) 933-8663 (440) 933-1400
(440) 334-6938 FAX: (440) 233-9375

1471 Lear Industrial Park, Avon, Ohio 44011
TEL: (440) 933-5601 (440) 933-5602
FAX: (440) 933-5603

Augusta Woods
Subdivision Plat
City of Avon - Lorain County - Ohio

DATE 8/12/03
SCALE: HOR. 1"=50'
VERT. _____
FILENAME PLAT-02
COMPUTER server
FIELD CREW JTB

RECORD PLAT

SHEET 2 OF 2

CONTRACT No. Vagog1-0201

EXHIBIT "A"

AFFIDAVIT ON FACTS RELATING TO TITLE

Joni Poli, Deputy Auditor along with MARK R. STEWART, Lorain County Auditor, being first duly sworn, states that the plat Augusta Woods Subdivision, owned by Augusta Woods LLC was officially transferred on Thursday, September 18, 2003, 11:08a.m. in the Lorain County Auditor's Real Estate Transfer Office. Due to a clerical error the said plat was not recorded on the same date. The following parcel numbers are included in the above named plat:

- Parcel Numbers: 04-00-025-000-275 04-00-025-000-276
 04-00-025-000-277 04-00-025-000-278 04-00-025-000-289
 04-00-025-000-280 04-00-025-000-281 04-00-025-000-282
 04-00-025-000-283 04-00-025-000-284 04-00-025-000-285
 04-00-025-000-286 04-00-025-000-287 04-00-025-000-288
 04-00-025-000-289 04-00-025-000-290 04-00-025-000-291
 04-00-025-000-292 04-00-025-000-293 04-00-025-000-294
 04-00-025-000-295 04-00-025-000-296 04-00-025-000-297
 04-00-025-000-298 and 04-00-025-900-008

This Affidavit is made for the sole purpose of assuring that this plat was transferred on September 18, 2003.

STATE OF OHIO)
)SS
COUNTY OF LORAIN)

Joni Poli
JONI POLI
Mark R Stewart
MARK R. STEWART

The above-named JONI POLI and MARK R. STEWART, having been duly sworn, say that all statements contained in the foregoing Affidavit are true.
Subscribed and sworn to before me this 18th day of October, 2003.

Prepared by:
Lorain County Auditor's Office
226 Middle Ave, Elyria, OH 44035

Allia J. Dawson
NOTARY PUBLIC
My Commission expires 5/2/08