

959181 # 2013

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# WILLOW CREEK SUBDIVISION NO.3

BEING PART OF  
ORIGINAL AVON TOWNSHIP SECTION 27  
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

### OWNER'S CERTIFICATE

SITUATED IN AVON TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 27, CONTAINING 4.3583 ACRES.

THE UNDERSIGNED, SKY BUILDERS, INC., HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "WILLOW CREEK SUBDIVISION NO. 3" A SUBDIVISION OF LOTS 67 TO 82 INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, BOULEVARDS, PLANTING STRIPS, ETCETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING 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 PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

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

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET HIS HAND THIS 12 DAY OF June, 2003.

SKY BUILDERS, INC.

Mark Savransky  
MARK SAVRANSKY, PRESIDENT

Jeremy P. Johnson  
WITNESS  
J.M.S.  
WITNESS

### NOTARY PUBLIC

STATE OF OHIO  
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF Sky Builders, Inc. WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 12th DAY OF June, 2003.

Emily J. Johnson  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12/29/2006

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF WILLOW CREEK SUBDIVISION NO. 3 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON

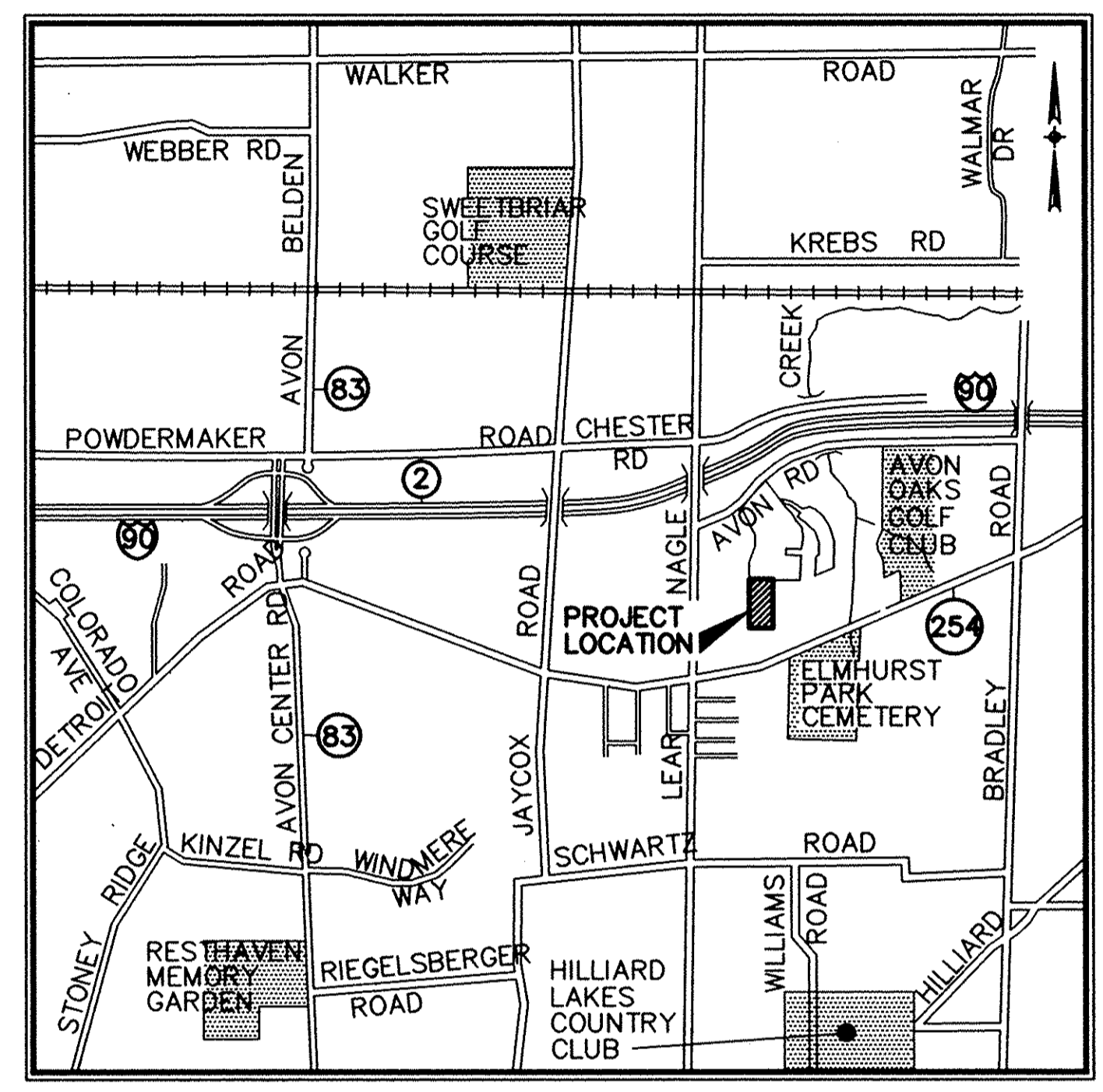
MORTGAGEE  
BY:  
TITLE:

### NOTARY PUBLIC

STATE OF OHIO  
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

NOTARY PUBLIC  
MY COMMISSION EXPIRES:



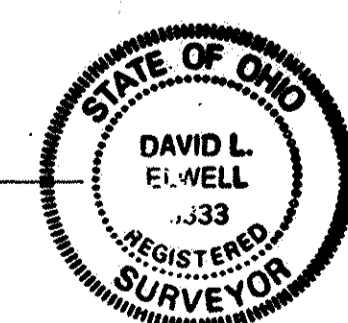
VICINITY MAP  
NO SCALE

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED WILLOW CREEK SUBDIVISION NO. 3 AS SHOWN HEREON, EMBRACING 4.3583 ACRES OF LAND IN AVON TOWNSHIP SECTION 27, CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 0.7587 ACRES LIE IN PUBLIC STREET DEDICATION, AND 3.5596 ACRES LIE IN LOTS NUMBERED 67 TO 82, INCLUSIVE.

IRON PIPES OR PINS WERE FOUND AT ALL POINTS INDICATED THUSLY  $\odot$ , AND IRON PINS WERE SET AT ALL POINTS INDICATED AS  $\circ$ . DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE GIVEN FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. DIMENSION ON CURVES ARE ARC MEASUREMENTS. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN TEN THOUSAND BEFORE BALANCING THE SURVEY ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

David L. Elwell  
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



### LEGEND

- $\odot$  INDICATES IRON PIN FOUND
- $\circ$  INDICATES 5/8" X 30" CAPPED IRON PIN SET
- $\oplus$  INDICATES MONUMENT FOUND
- $\boxplus$  INDICATES MONUMENT SET

### AREA TABULATION:

AREA IN R/W	- 0.7587 Ac.
AREA IN LOTS	- 3.5996 Ac.
TOTAL AREA	- 4.3583 Ac.

### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 25 DAY OF SEPTEMBER, 2003.

Michael C. Bramhall  
CITY OF AVON CONSULTING ENGINEER, MICHAEL C. BRAMHALL, P.E., P.S.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 26 DAY OF SEPTEMBER, 2003.

Carolyn Witherspoon  
PLANNING COMMISSION CHAIRPERSON, CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 29 DAY OF SEPTEMBER, 2003. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Thomas Wearsch  
COUNCIL PRESIDENT, THOMAS WEARSCH

OCT 20 2003  
RECEIVED FOR RECORD  
at 1:00 clock P.M. in PLAT RECORD  
VOL. 22 JUDITH M. NEDWICK  
PAGE 5 Lorain County Recorder  
77 and 78 inc  
172<sup>80</sup> mr/trm  
Box: MILLENNIUM TITLE (Jennifer)

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
OCT 20 2003  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

### UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CENTURYTEL OF OHIO, ADELPHIA CABLE, AND THE ILLUMINATING COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTAINANCE, REPAIR OR OPERATION OF SAID ELECTRIC, AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR:  
SKY BUILDERS, INC.  
Mark Savransky  
MARK SAVRANSKY, PRESIDENT

GRANTEES:  
Adelphia Cable  
ADELPHIA CABLE  
Tim Decker 6-18-03  
CENTURYTEL OF OHIO  
Tim Decker 6/17/03  
THE ILLUMINATING COMPANY

DATE: 12-10-02	REVISIONS	DATE	DESCRIPTION
DRAWN BY: TMC/CCC			
CH'D BY: JJK			
DWG 3-PLAT-GS.DWG			
PATH: 02327\DDT			
F.B.			
2003			
ORIGINAL ISSUE			



WILLOW CREEK SUBDIVISION NO. 3  
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 27  
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO  
RECORD PLAT

SHEET 1 OF 2  
JOB NO. 02327

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