

EASTGATE SUBDIVISION

BEING PART OF
ORIGINAL AVON TOWNSHIP SECTION 28
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 28, CONTAINING 5.1786 ACRES.

THE UNDERSIGNED, SKY BUILDERS, INC., HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "EASTGATE SUBDIVISION" A SUBDIVISION OF LOTS 1 TO 9 INCLUSIVE AND BLOCK A. DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS AND EASEMENTS AS 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 THEREOF THE UNDERSIGNED HAVE HEREUNTO SET HIS HAND THIS 12th DAY OF June, 2003.

SKY BUILDERS, INC.

[Signature]
MARK SAVRANSKY, PRESIDENT

[Signature]
WITNESS

[Signature]
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.

[Signature]
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 EASTGATE SUBDIVISION HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON

MORTGAGEE

BY: _____

TITLE: _____

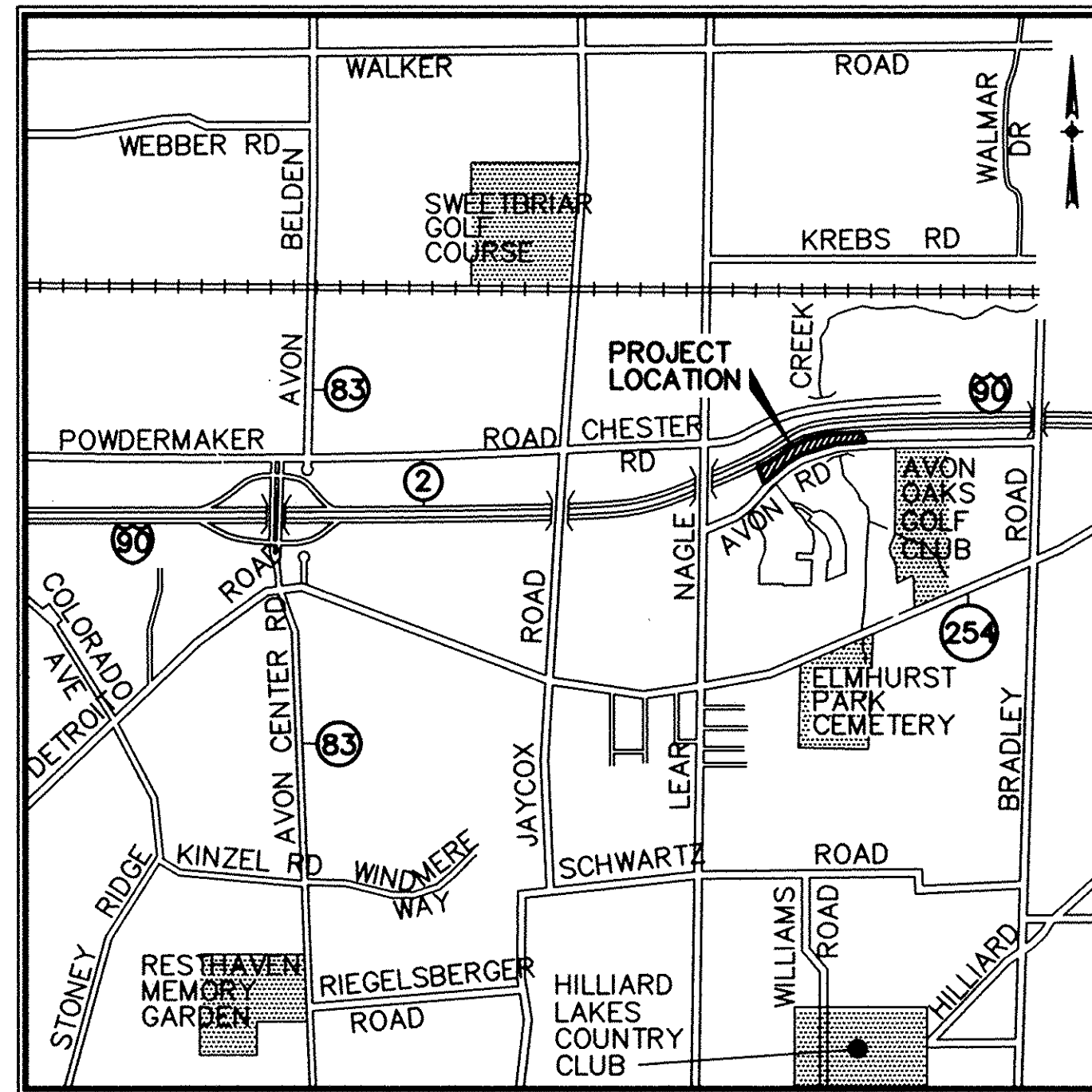
NOTARY PUBLIC

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 EASTGATE SUBDIVISION AS SHOWN HEREON, EMBRACING 5.1786 ACRES OF LAND IN AVON TOWNSHIP SECTION 28, CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 0.2114 ACRES LIE IN BLOCKS & 4.9672 ACRES LIE IN LOTS NUMBERED 1 TO 9, 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.

[Signature]
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



LEGEND

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

AREA TABULATION:

| | | |
|----------------|---|------------|
| AREA IN BLOCKS | - | 0.2114 Ac. |
| AREA IN LOTS | - | 4.9672 Ac. |
| TOTAL AREA | - | 5.1786 Ac. |

APPROVALS

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

[Signature]
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.

[Signature]
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.

[Signature]
COUNCIL PRESIDENT, THOMAS WEARSCH

RECEIVED FOR RECORD
O'clock P.M. In PLAT RECORD
VOL. 27 JUDITH M. NEDWICK
PAGE 5 Lorain County Recorder
77,80

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, COLUMBIA GAS 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.

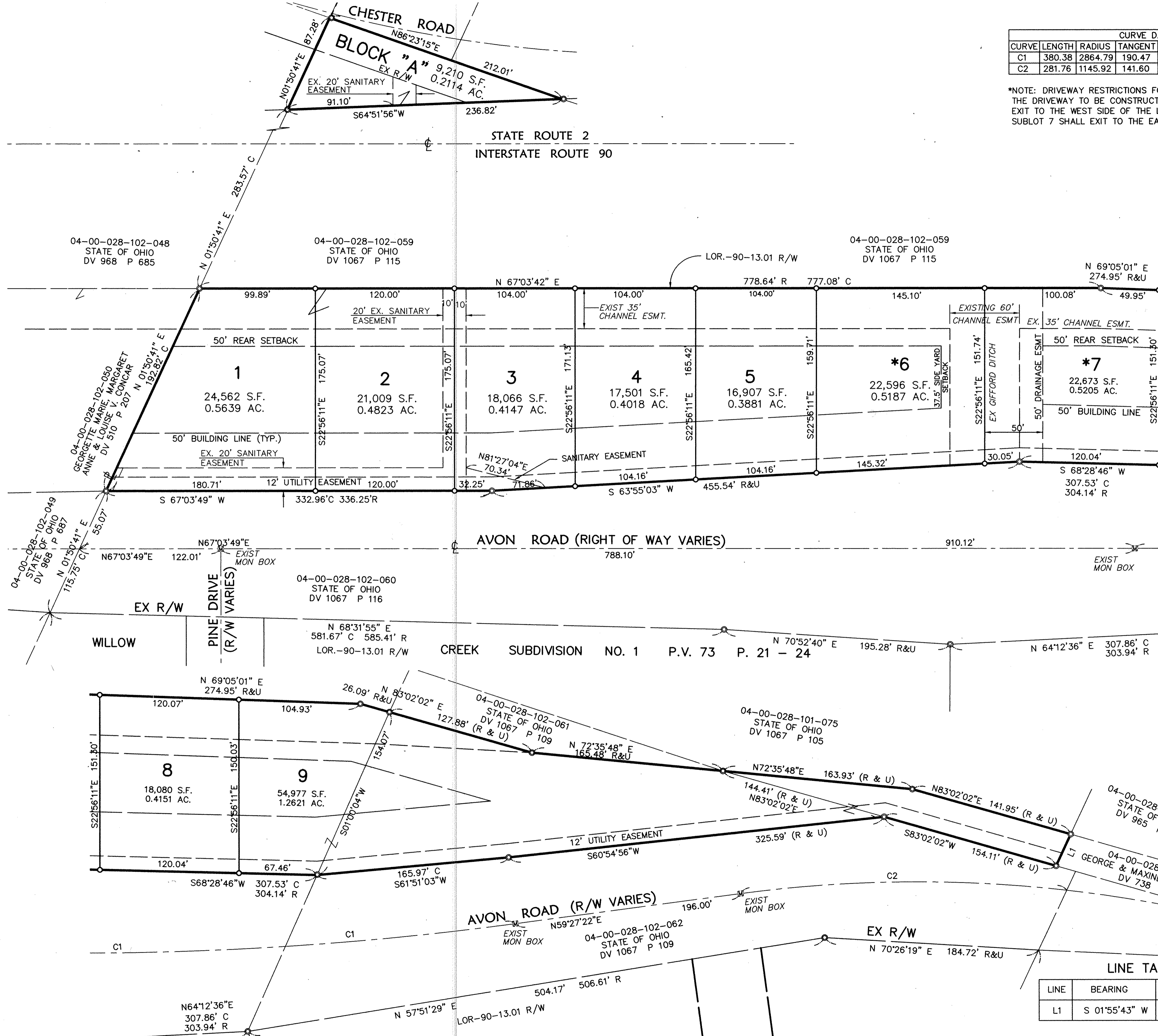
GRANTOR:
SKY BUILDERS, INC.
[Signature]
MARK SAVRANSKY, PRESIDENT

GRANTEES:
ADELPHIA CABLE
[Signature]
CENTURYTEL OF OHIO
[Signature]
THE ILLUMINATING COMPANY

| | |
|---|--|
| BY | |
| DATE | |
| DESCRIPTION | |
| DATE: 02-19-03 | |
| DRAWN BY: DAM | |
| CHK'D BY: JJK | |
| DWG: 1-PLATCS.DWG | |
| PATH: 03005\DDT | |
| F.B. | |
| HS ASSOCIATES, INC. 600 Burns Road, Suite 100 Avon, Ohio (440) 345-4730 Fax (440) 345-4790 mol@hsassoc.com www.hsassoc.com | |
| HS ASSOCIATES | |
| EASTGATE SUBDIVISION BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 28 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO | |
| RECORD PLAT | |
| SHEET 1 OF 2 | |
| JOB NO. 03005 | |

| CURVE DATA | | | | | | |
|------------|--------|---------|---------|-----------|--------|-------------|
| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | BEARING |
| C1 | 380.38 | 2864.79 | 190.47 | 7°36'27" | 380.10 | N63°15'36"E |
| C2 | 281.76 | 1145.92 | 141.60 | 14°05'17" | 281.05 | N66°30'01"E |

*NOTE: DRIVEWAY RESTRICTIONS FOR SUBLOTS 6 & 7. THE DRIVEWAY TO BE CONSTRUCTED TO ACCESS SUBLOT 6 SHALL EXIT TO THE WEST SIDE OF THE LOT AND DRIVEWAY ACCESS TO SUBLOT 7 SHALL EXIT TO THE EAST SIDE OF THE LOT



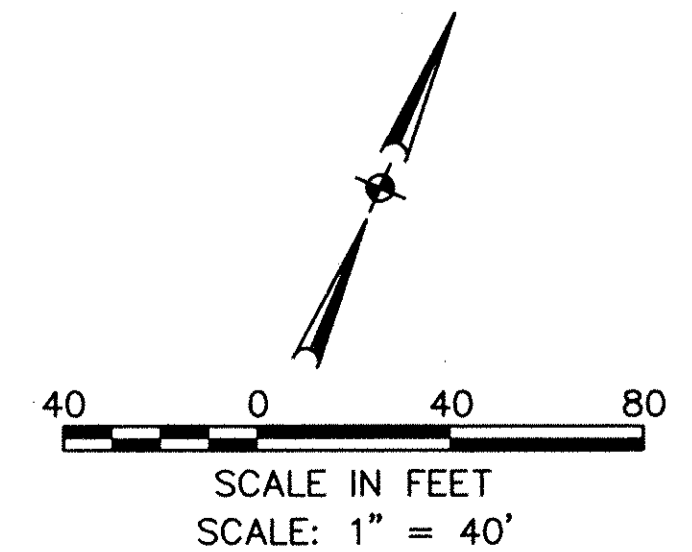
SEE BELOW FOR CONTINUATION

LEGEND

- ⊠ - EXISTING MONUMENT BOX
- - IRON PIN/PIPE FOUND
- - IRON PIN/PIPE SET
- ⊞ - TACKED HUB
- ⊙ - DRILL HOLE
- - PKNAIL
- - 5/8" REBAR SET

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|------------|
| L1 | S 01°55'43" W | 30.06' R&U |



| | | | | | | | |
|-------|-----------------------|-------------|-----|---------|---------|------------|---------|
| BY | | DESCRIPTION | | DATE | | REVISIONS | |
| DATE: | 04-15-03 | DRAWN BY: | DAM | CWD BY: | L-PLATI | DWG. NAME: | L-PLATI |
| PATH: | D:\USERS\JUDY\CONTROL | | | | | | |
| F.B.: | | | | | | | |

HS ASSOCIATES
 200 Burns Road, Suite 100
 Columbus, Ohio 43260
 Phone (614) 365-4730
 Fax (614) 365-4790
 molli@hsassoc.com
 www.hsassoc.com

RECORD PLAT
EASTGATE SUBDIVISION
 OF PART OF
 ORIGINAL AVON TOWNSHIP SECTION 28
 CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

| | | | |
|---------|-------|----|---|
| SHEET | 2 | OF | 2 |
| JOB NO. | 03005 | | |

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