

Saddle Creek Subdivision No.2

Being A Subdivision of a 18.0000 Acre Parcel of Land in Original Avon Township Section 23
 Now in the City of Avon, County of Lorain and State of Ohio
 Sept. 2003 Scale 1"=50'

(ALSO PART OF SUBLot 9, IN THE JOHN H. GRITTNERS SUBDIV., V.II, P.20)

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, BRIARWOOD INVESTMENTS, INC., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS SADDLE CREEK SUBDIVISION NO. 2, A SUBDIVISION OF SUBLOTS 39 THROUGH 74 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS SADDLE CREEK DRIVE, EAST CREEK COURT AND WEST CREEK COURT, ALL (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN SADDLE CREEK ESTATES NO. 2 CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK" F, 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 SADDLE CREEK ESTATES NO. 2 AS MORE FULLY PROVIDED IN THE "SADDLE CREEK ESTATES 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 TO THE LORAIN COUNTY METRO PARKS, WITHIN THIS SUBDIVISION DESIGNATED AS "CONSERVATION EASEMENT" AS SHOWN HEREIN TO BE THE EXCLUSIVE USE OF THE LORAIN COUNTY METRO PARKS.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN SADDLE CREEK ESTATES NO. 2 CERTAIN AREAS OF LAND DESIGNATED AS "LANDSCAPE EASEMENT" SAID AREA IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN SADDLE CREEK ESTATES NO. 2 AS MORE FULLY PROVIDED IN THE "SADDLE CREEK ESTATES 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.

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, ADELPHIA CABLE, AND COLUMBIA GAS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLots AND 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 GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING 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.

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, MANHOLES 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 "SANITARY SEWER AND DRAINAGE 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.

INDIVIDUAL PROPERTY OWNERS OVER WHICH SAID EASEMENTS LIE SHALL BE RESPONSIBLE FOR THE DAILY NORMAL MAINTENANCE OF THE EASEMENT AREAS SUCH AS MOWING, LEAF COLLECTION AND DISPOSAL AND ANY OTHER SIMILAR MAINTENANCE NOT REQUIRING THE USE OR HEAVY EQUIPMENT. ANY REGRADING OF THE EASEMENT AREA SHALL BE SUBJECT TO CITY CODES.

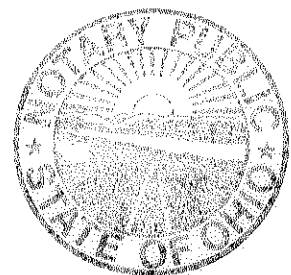
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, JIM GAMBELLA, MANAGING MEMBER OF BRIARWOOD INVESTMENTS, INC., HAS HERETO SET HIS HAND AT Avon Lake, OHIO, THIS 10 DAY OF OCTOBER, 2003.

BY: Jim Gambella
 JIM GAMBELLA, MANAGING MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS: S. Renee Ebner
 WITNESS: Fred Schmidt



STATE OF OHIO)

COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, JIM GAMBELLA MANAGING MEMBER, BRIARWOOD INVESTMENTS, INC., 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 BRIARWOOD INVESTMENTS, INC.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 10th DAY OF OCTOBER, 2003.

WITNESS: S. Renee Ebner
 WITNESS: Fred Schmidt



VICINITY MAP (N.T.S.)

AREA TABULATION - SUBDIVISION NO.1 & 2
 AREA IN SUBLots = 19.4751 ACRES
 AREA IN BLOCK = 12.3299 ACRES
 AREA IN RIGHT-OF-WAY = 5.1950 ACRES
 TOTAL AREA = 37.0000 ACRES
 12.3299 AC./37.0000 AC. = 33.32% BLOCK
 74 UNITS/37.0000 ACRES = 2 UNITS/ACRE

NOTES:
 ALL REAR CORNERS TO BE SET PRIOR TO ACCEPTANCE.
 DISTANCE BETWEEN UNITS = 16' MINIMUM
 SIDEYARD = 3' MINIMUM

AREA TABULATION - SUBDIVISION NO.2
 AREA IN SUBLots = 10.1031 ACRES
 AREA IN BLOCK = 5.3703 ACRES
 AREA IN RIGHT-OF-WAY = 2.5266 ACRES
 TOTAL AREA = 18.0000 ACRES

MORTGAGE RELEASE

BE IT KNOWN THAT First Merit 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.

SADDLE CREEK DRIVE, EAST CREEK COURT, AND WEST CREEK COURT, ALL 60 FEET IN WIDTH AND THE EASEMENTS HEREIN GRANTED AND RESERVED, IN WITNESS WHEREOF, First Merit HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY Susan Grachan THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Avon Lake, OHIO, THIS 10th DAY OF OCTOBER, 2003.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

George M. Gambella
 BY: Susan Grachan
FIRST MERIT BANK N.A.

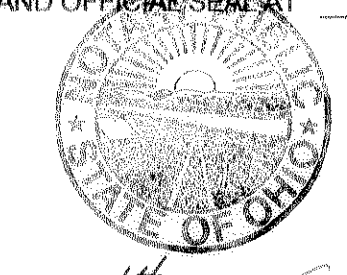
STATE OF OHIO)

COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, Susan Grachan THROUGH: First Merit Bank N.A. 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 Avon Lake, OHIO, THIS 10th DAY OF OCTOBER, 2003.

WITNESS: S. Renee Ebner
 NOTARY PUBLIC



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 10th DAY OF September, 2003. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

WITNESS: Thomas Wearsch
 COUNCIL PRESIDENT - THOMAS WEARSCH

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 8th DAY OF September, 2003.

WITNESS: Carolyn Witherspoon
 PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

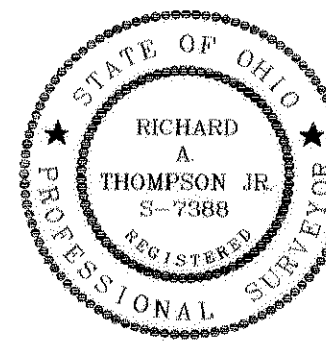
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 2 DAY OF September, 2003.

WITNESS: Michael C. Bramhall
 CITY OF AVON CONSULTANT ENGINEER - MICHAEL C. BRAMHALL, P.E. P.S.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 18.0000 ACRE PARCEL OF LAND LOCATED ON JAYCOX ROAD IN THE CITY OF AVON FOR BRIARWOOD INVESTMENTS, INC., 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 LEGAL DESCRIPTION OF MASA MATSUNAGA AS RECORDED IN INSTRUMENT NO. 2000730279, FILM 1673, (CENTERLINE OF JAYCOX ROAD, NORTH 01° 05'30" EAST), LORAIN COUNTY 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.

WITNESS: Richard A. Thompson Jr. 8/29/03
 RICHARD A. THOMPSON, JR., P.S. NO. 7388 DATE



REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
 ENGINEERS • PLANNERS • SURVEYORS
 8885 East Avenue Mentor, Ohio 44060 1471 Lorain Industrial Park Avon, Ohio 44011
 TEL: (440) 255-8463 (440) 851-LANDTEL (440) 837-5601 (440) 837-5602
 (440) 354-6838 FAX: (440) 255-8578/AX (440) 837-5603

Saddle Creek Subdivision No.2
 City of Avon - County of Lorain - Ohio

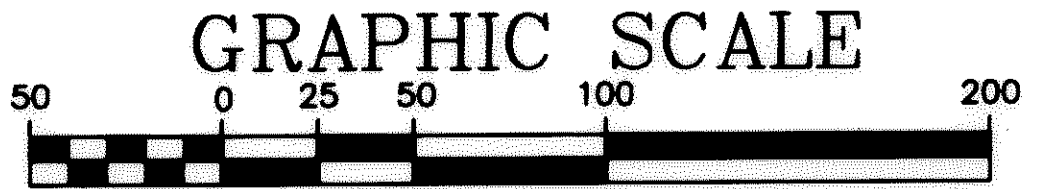
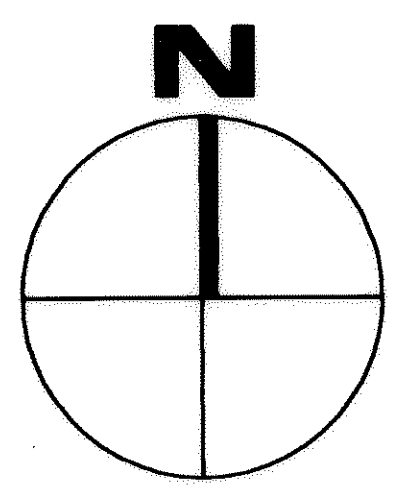
DATE	8/29/03
SCALE: HOR.	1"=1'
VERT.	none
FILENAME	PLAT-2-1
COMPUTER	RAT
FIELD CREW	

Plat Title Sheet

SHEET	OF
1	3
CONTRACT No.	
Briw1-0101	

961438

961438



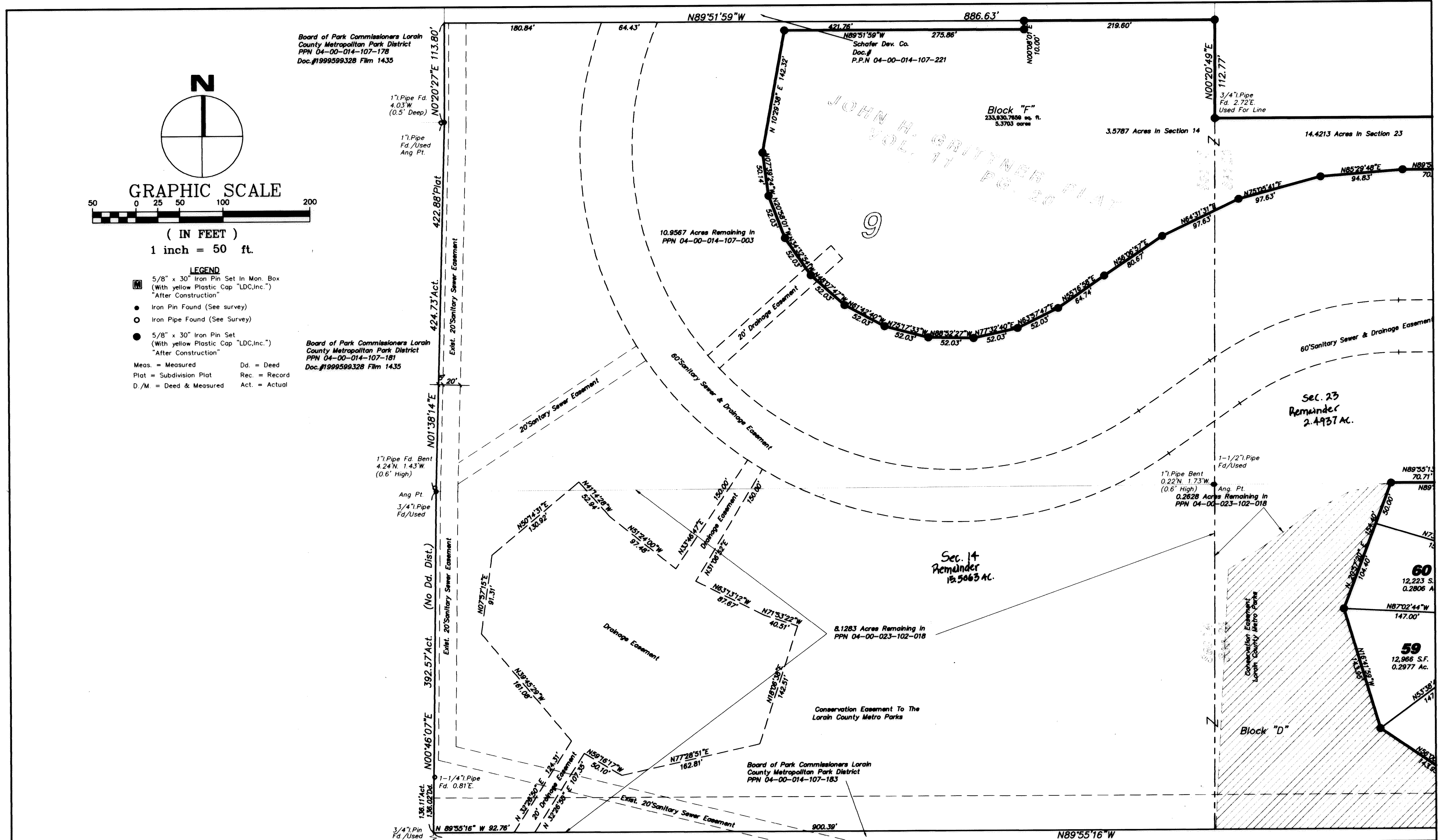
(IN FEET)
1 inch = 50 ft.

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

Board of Park Commissioners Lorain County Metropolitan Park District
PPN 04-00-014-107-178
Doc.#1999599328 Film 1435

Board of Park Commissioners Lorain County Metropolitan Park District
PPN 04-00-014-107-181
Doc.#1999599328 Film 1435

JOHN H. GRITNER
VOL. 11 PG. 20 PLAT



REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
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ENGINEERS · PLANNERS · SURVEYORS

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 (440) 324-8838 FAX: (440) 325-8575 FAX: (440) 837-2825

Saddle Creek Subdivision No. 2
City of Avon - Lorain County - Ohio

DATE 10/20/03
SCALE: HOR. 1"=50'
VERT. "
FILENAME Plat-2-2
COMPUTER RAT
FIELD CREW See

Record Plat

SHEET OF
3 3

CONTRACT No.
Briaw1-0101