

# Saddle Creek Subdivision No.3

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 SUBLLOT 9, IN THE JOHN H. GRITTNERS SUBDIV., VII, PG. 20)

### ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, BRIARWOOD INVESTMENTS, INC., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS SADDLE CREEK SUBDIVISION NO. 3, A SUBDIVISION OF SUBLOTS 74 THROUGH 110 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 (SIXTY) 60 FEET IN WIDTH

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN SADDLE CREEK ESTATES NO. 3 CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK" "G", "H", "I", "B", "J" INCLUSIVE 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. 3 AS MORE FULLY PROVIDED IN THE "SADDLE CREEK ESTATES DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN VOLUME 24, PAGE 1 OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF. \* DOCUMENT # 856599

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. 1 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. 3 AS MORE FULLY PROVIDED IN THE "SADDLE CREEK ESTATES DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN VOLUME 24, PAGE 1 OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLLOT 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 THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEEES 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 GAMELLIA, MANAGING MEMBER OF BRIARWOOD INVESTMENTS, INC., HAS HERETO SET HIS HAND AT Avon Lake, OHIO, THIS 09th DAY OF November, 2003.

BY: Jim Gamellia  
JIM GAMELLIA, MANAGING MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Julia A. Clavin  
WITNESS  
S. Renee Elora  
WITNESS



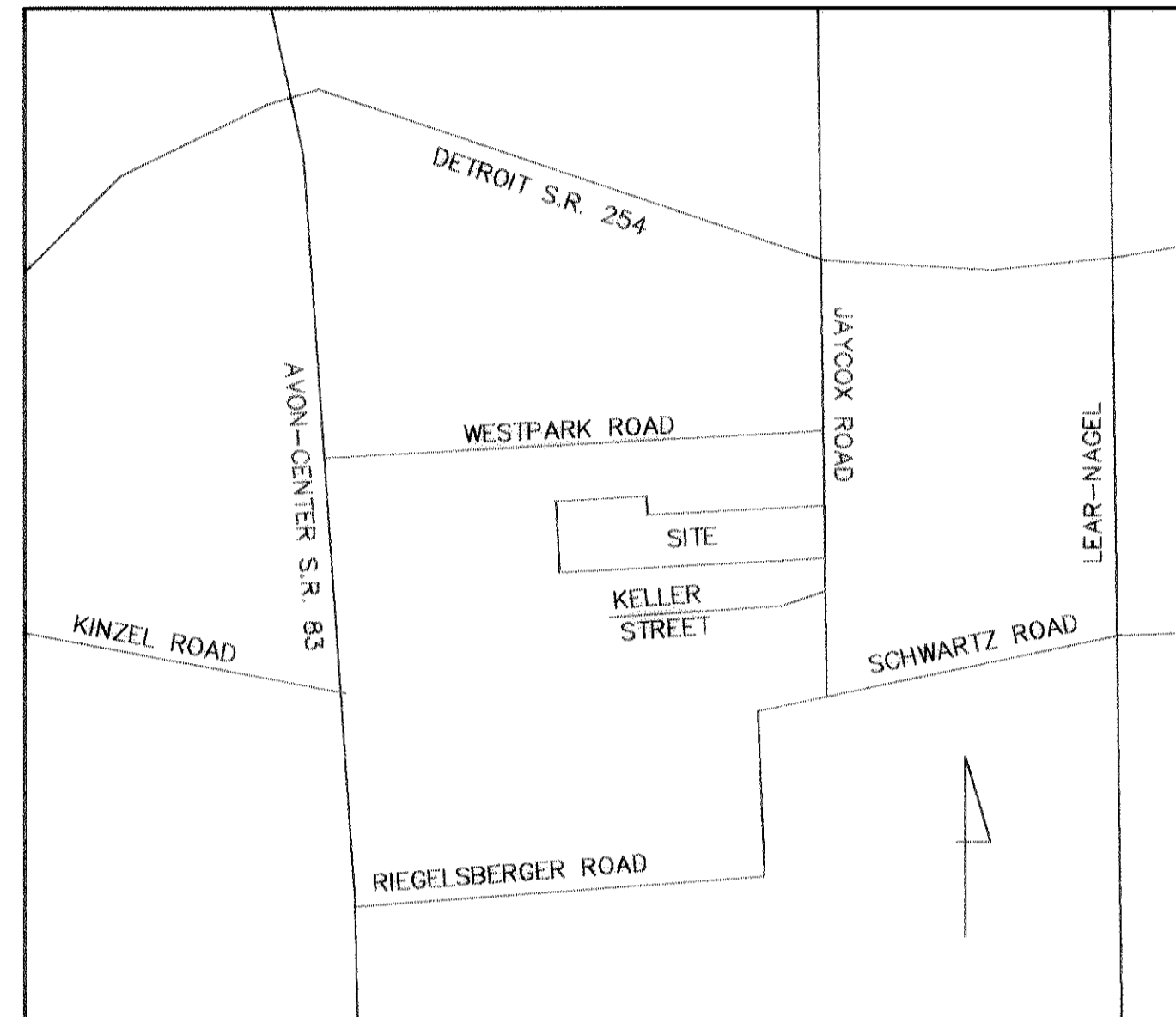
STATE OF OHIO )

COUNTY OF LORAIN )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, JIM GAMELLIA 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 09th DAY OF November, 2003.

S. Renee Elora  
WITNESS Notary My commission expires 09/09/06



VICINITY MAP (N.T.S.)

AREA TABULATION - SUBDIVISION NO.1-2-3  
AREA IN SUBLOTS = 28.6869 ACRES  
AREA IN BLOCKS = 19.1958 ACRES  
AREA IN RIGHT-OF-WAY = 7.1173 ACRES  
TOTAL AREA = 55.0000 ACRES

19.1958 AC./55.0000 AC. = 34.90% BLOCKS  
110 UNITS/55.00 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. 3  
AREA IN SUBLOTS = 9.2118 ACRES  
AREA IN BLOCKS = 6.8659 ACRES  
AREA IN RIGHT-OF-WAY = 1.9223 ACRES  
TOTAL AREA = 18.0000 ACRES

6.8659 AC./18.0000 AC. = 38.14% BLOCKS  
36 UNITS/18.00 ACRES = 2 UNITS/ACRE

AREA IN SECTION 14 = 15.5063 ACRES  
AREA IN SECTION 23 = 2.4937 ACRES

### MORTGAGE RELEASE

BE IT KNOWN THAT FIRST MERIT BANK N.A. 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 24 DOCUMENT #20020837028 PAGE 1 OF LORAIN COUNTY RECORD OF MORTGAGES.

SADDLE CREEK DRIVE, 60 FEET IN WIDTH AND THE EASEMENTS HEREIN GRANTED AND RESERVED, IN WITNESS WHEREOF FIRST MERIT BANK N.A. HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY BRUCE E. STEVENS HERETO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Elyria, OHIO, THIS 5th DAY OF NOVEMBER, 2003.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Julia A. Clavin  
BY: JULIA J. CLAVIN  
Sharon K. Gullett  
BY: Sharon K. Gullett

Bruce E. Stevens  
SIP

STATE OF OHIO )

COUNTY OF LORAIN )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, BRUCE E. STEVENS 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 Elyria, OHIO, THIS 24th DAY OF OCTOBER, 2003.

Julia A. Clavin  
NOTARY PUBLIC



### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 4th 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

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

Carolyn Witherspoon  
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

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

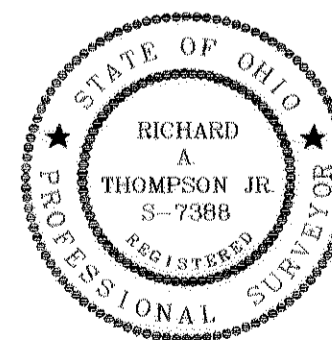
Michael C. Bramhall  
CITY OF AVON CONSULTANT ENGINEER - MICHAEL C. BRAMHALL, P.E. P.S.

TRANSFERRED  
NOV 13 2003  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

### 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.

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**  
www.LDCinc.net  
ENGINEERS - PLANNERS - SURVEYORS  
8685 East Avenue Mentor, Ohio 44060 1471 Lear Industrial Park Avon, Ohio 44011  
TEL: (440) 255-8463 (440) 951-LANDTEL: (440) 937-5601 (440) 937-5602  
(440) 354-6938 FAX: (440) 255-9579 FAX: (440) 937-5603

Saddle Creek Subdivision No.3  
City of Avon - County of Lorain - Ohio

DATE	8/29/03
SCALE: HOR.	1"=1'
VERT.	none
FILENAME	PLAT-3-1
COMPUTER	RAT
FIELD CREW	

Plat Title Sheet

SHEET	OF
1	2
CONTRACT No.	
Briaw1-0101	

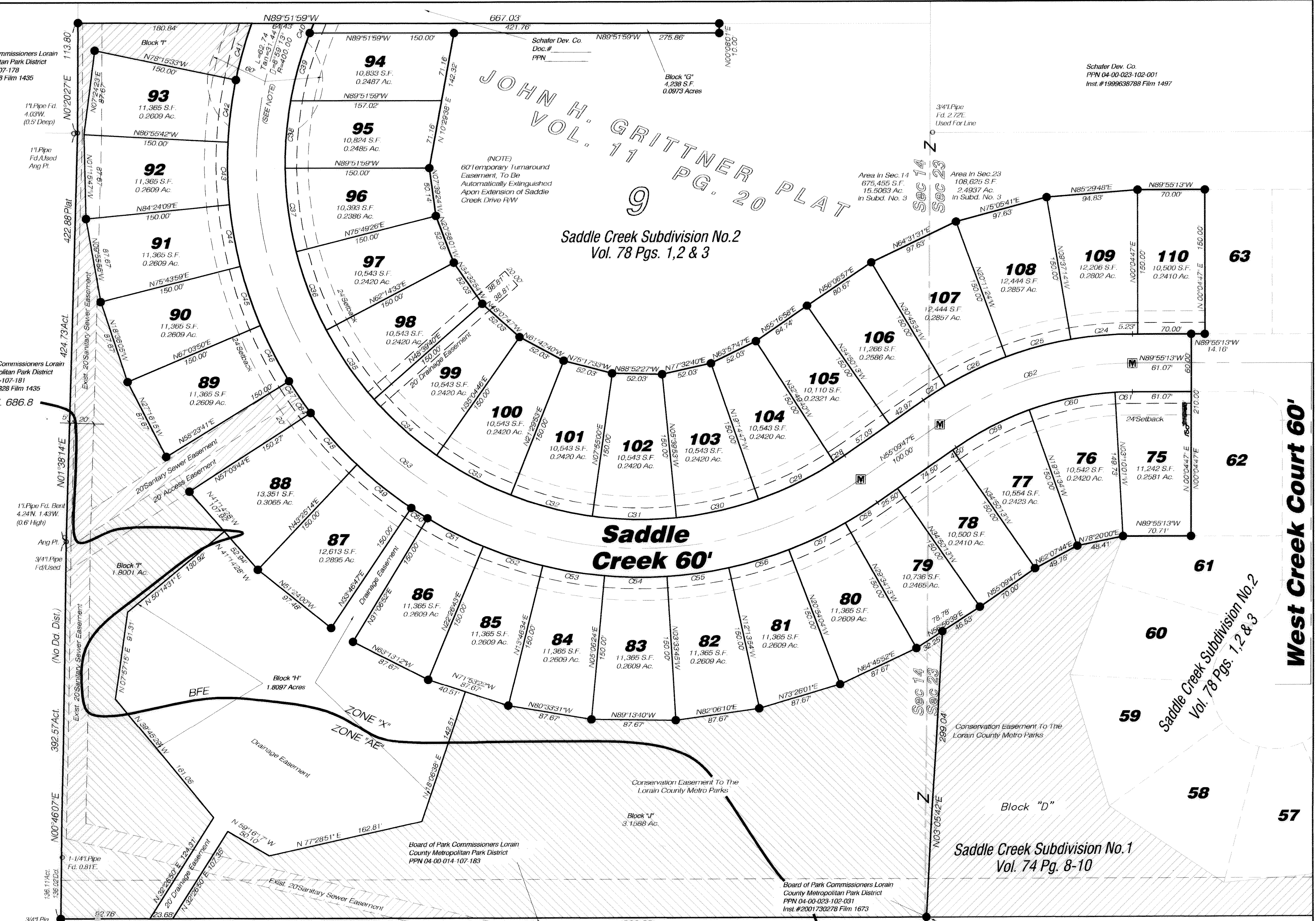
**LEGEND**

- 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"

Mess. = Measured  
Plat = Subdivision Plat  
D./M. = Deed & Measured

Dtl. = Deed  
Rec. = Record  
Act. = Actual

**GRAPHIC SCALE**  
1 inch = 50 ft.



CURVE	LENGTH	CURVE TABLE			CHORD	TANGENT
		RADIUS	DELTA	CHORD		
C24	64.33	380.00	9°42'01"	64.26	N85°13'47"E	32.24
C25	70.10	380.00	10°34'10"	70.00	N75°05'41"E	35.15
C26	70.10	380.00	10°34'10"	70.00	N84°31'31"E	35.15
C27	27.04	380.00	4°04'39"	27.04	N57°12'07"E	13.53
C28	12.97	370.00	2°00'33"	12.97	N56°10'04"E	6.49
C29	87.71	370.00	13°34'53"	87.50	N63°57'47"E	44.06
C30	87.71	370.00	13°34'53"	87.50	N77°32'40"E	44.06
C31	87.71	370.00	13°34'53"	87.50	N88°52'27"W	44.06
C32	87.71	370.00	13°34'53"	87.50	N75°17'33"W	44.06
C33	87.71	370.00	13°34'53"	87.50	N61°42'40"W	44.06
C34	87.71	370.00	13°34'53"	87.50	N48°07'47"W	44.06
C35	87.71	370.00	13°34'53"	87.50	N34°32'54"W	44.06
C36	87.71	370.00	13°34'53"	87.50	N20°58'01"W	44.06
C37	87.71	370.00	13°34'53"	87.50	N07°23'07"W	44.06
C38	70.34	370.00	10°53'35"	70.24	N04°51'07"E	35.28
C39	72.87	370.00	11°17'02"	72.75	N15°56'25"E	36.55
C40	10.81	370.00	1°40'25"	10.81	N22°25'09"E	5.40
C41	61.10	430.00	8°08'30"	61.05	N15°48'42"E	30.60
C42	65.06	430.00	8°40'09"	65.00	N07°24'23"E	32.59
C43	65.06	430.00	8°40'09"	65.00	N01°15'47"W	32.59
C44	65.06	430.00	8°40'09"	65.00	N09°55'56"W	32.59
C45	65.06	430.00	8°40'09"	65.00	N18°36'05"W	32.59
C46	65.06	430.00	8°40'09"	65.00	N27°16'15"W	32.59
C47	20.00	430.00	2°39'55"	20.00	N32°56'16"W	10.00
C48	72.35	430.00	9°38'27"	72.27	N41°45'32"W	36.26
C49	72.35	430.00	9°38'27"	72.27	N51°24'00"W	36.26
C50	20.00	430.00	2°39'55"	20.00	N57°33'10"W	10.00
C51	65.06	430.00	8°40'09"	65.00	N63°13'12"W	32.59
C52	65.06	430.00	8°40'09"	65.00	N71°53'22"W	32.59
C53	65.06	430.00	8°40'09"	65.00	N80°33'31"W	32.59
C54	65.06	430.00	8°40'09"	65.00	N89°13'40"W	32.59
C55	65.06	430.00	8°40'09"	65.00	N82°06'10"E	32.59
C56	65.06	430.00	8°40'09"	65.00	N73°26'01"E	32.59
C57	65.06	430.00	8°40'09"	65.00	N64°45'52"E	32.59
C58	39.53	430.00	5°16'00"	39.51	N57°47'47"E	19.78
C59	85.51	320.00	15°18'39"	85.26	N62°49'07"E	43.01
C60	91.37	320.00	16°21'33"	91.06	N78°39'13"E	46.00
C61	18.13	320.00	3°14'48"	18.13	N88°27'23"E	9.07
C62	213.29	350.00	34°55'00"	210.01	N72°37'17"E	110.07
C63	102.16	400.00	14°16'12"	765.59	N51°42'07"W	1319.45
C64	20.02	430.00	2°40'05"	20.02	N35°36'16"W	10.01

REV. No.	DATE	BY	CHK'D	<p><b>LAND DESIGN consultants</b> www.LDCinc.com ENGINEERS · PLANNERS · SURVEYORS</p> <p>8085 East Avenue Mentor, Ohio 44060 TEL: (440) 255-8463 (440) 951-LAND (440) 354-6938 FAX: (440) 255-8575</p> <p>1471 Lear Industrial Park, Avon, Ohio 44011 TEL: (440) 937-5601 (440) 937-5602 FAX: (440) 937-5603</p>	DATE 11/04/03	SHEET 2 OF 2 CONTRACT No. Briaw1-0101
<b>Saddle Creek Subdivision No. 3</b> City of Avon - Lorain County - Ohio					SCALE: HOR 1"=50' VERT. _____ FILENAME Plat-3-2 COMPUTER BRIAW1-0101 FIELD CREW Sas	