

COTTAGE GATE SUBDIVISION NO.1

BEING A SUBDIVISION OF 11.9461 ACRE PARCEL OF LAND IN ORIGINAL AVON TOWNSHIP SECTION 23
 NOW SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO
 SEPTEMBER 2003 SCALE 1"=50'

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, COTTAGE GATE, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS COTTAGE GATE SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 22 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS VINEYARD PARK (SIXTY) 60 FEET IN WIDTH, AND NAGEL ROAD (FORTY) 40 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN COTTAGE GATE CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK A" THROUGH "BLOCK E" FOR STORMWATER MANAGEMENT AND/OR 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 COTTAGE GATE AS MORE FULLY PROVIDED IN THE "COTTAGE GATE 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 CITY OF AVON, OHIO EDISON, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT EASEMENT TWELVE (12) FEET AND TEN (10) IN WIDTH UNDER, OVER, ACROSS 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 GRANTEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN 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.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "DRAINAGE EASEMENT" AS SHOWN HEREON 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, STEVE SCHAFER, MANAGING MEMBER OF COTTAGE GATE, LLC, HAS HERETO SET HIS HAND AT AVON, OHIO, THIS 20th DAY OF JAN., 2004.

BY: Steve D. Schaffer
 STEVE SCHAFER, MANAGING MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Nancy L. Maddock
 WITNESS
Nancy L. Maddock
 WITNESS

STATE OF OHIO)

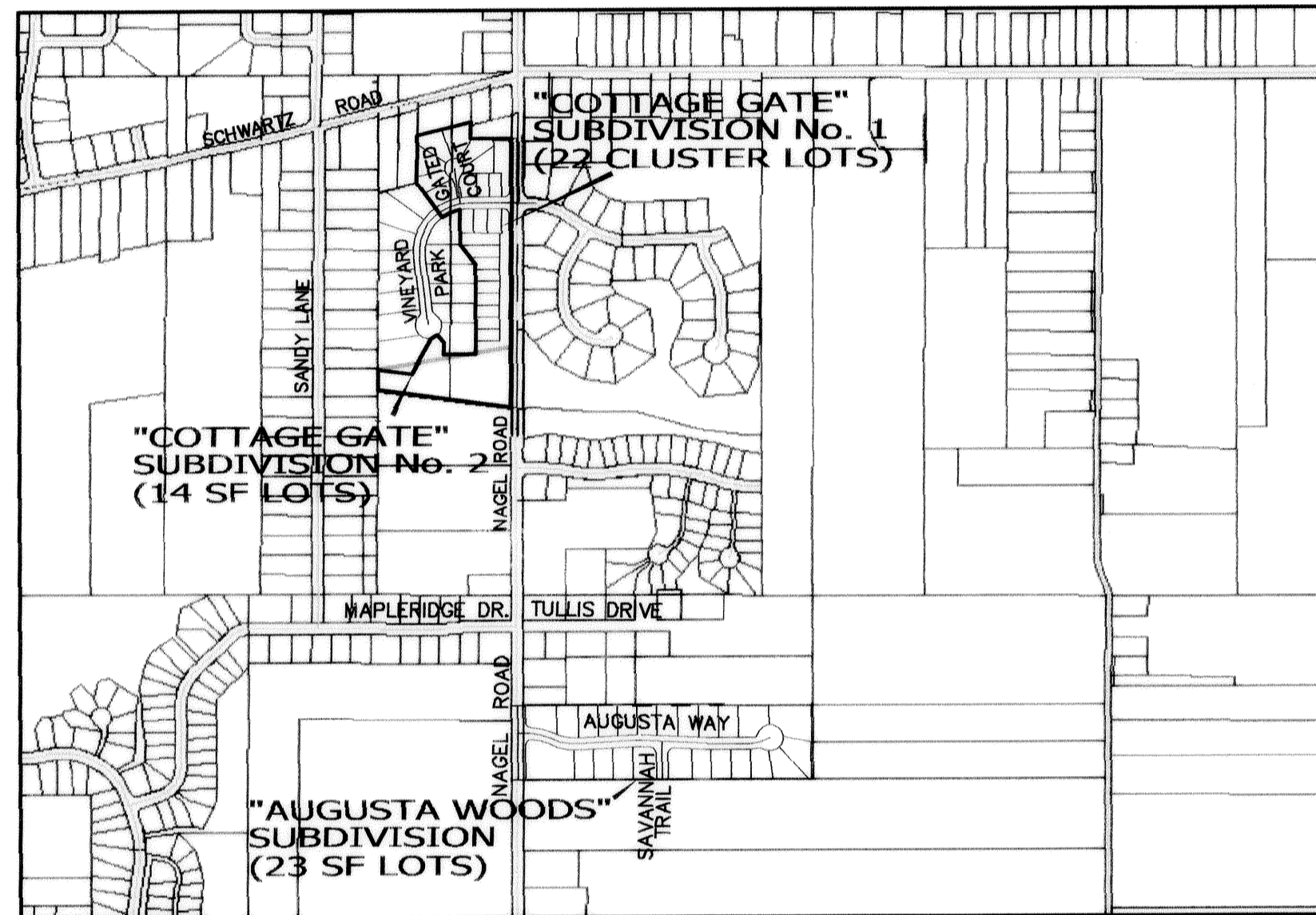
COUNTY OF LORAIN)
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, STEVE SCHAFER, MANAGING MEMBER, COTTAGE GATE, LLC, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO, THIS 20th DAY OF JAN., 2004.

Nancy L. Maddock
 WITNESS

NANCY L. MADDOCK
 Notary Public, State of Ohio
 My Commission Expires 5/25/2007

VICINITY MAP



OVERALL AREA = 11.9461 ACRES
 GREEN SPACE BLOCKS A,B & D = 1.1014 ACRES
 OPEN SPACE BLOCK "C" = 3.5830 ACRES
 R/W (Nagel & Vineyard) = 1.7794 ACRES
 LOTS = 5.2175 ACRES
 BLOCK E - PRIVATE ROAD = 0.2648 ACRES

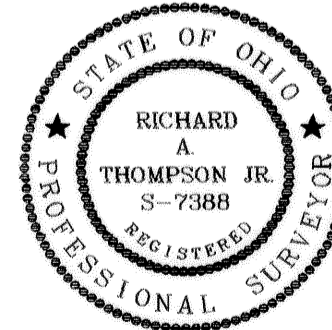
ALL REAR CORNERS TO BE SET PRIOR TO ACCEPTANCE.
 DISTANCE BETWEEN UNITS = 16' MIN.
 SIDEYARD = 3' MIN.

OPEN SPACE = BLOCK "C" / TOTAL = 3.5830 / 11.0011 = 33%
 DENSITY = 22 UNITS / 11.0011 ACRES = 2 UNITS / ACRE
 NOTE: 11.9461 ACRES - 0.9450 ACRES (30' NAGEL RW) = 11.0011 AC

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 11.9461 ACRE PARCEL OF LAND LOCATED ON NAGEL ROAD IN THE CITY OF AVON FOR COTTAGE GATE, 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. 12/21/03
 RICHARD A. THOMPSON, JR., P.S. NO. 7388 DATE



MORTGAGE RELEASE

BE IT KNOWN THAT 1st Fed Lending 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.

VINEYARD PARK 60 FEET IN WIDTH AND NAGEL 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 Wesley OHIO, THIS 21 DAY OF Jan. 2004

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Michael G. Beriberi, V.P. David M. Papp - witness
 BY: Michael G. Beriberi
 BY:

STATE OF OHIO)

COUNTY OF LORAIN)
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Michael G. Beriberi THROUGH Richard Maddock 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 Wesley, OHIO, THIS 21 DAY OF Jan. 2004

David M. Papp
 NOTARY PUBLIC

ASTRID M. PAGAN
 NOTARY PUBLIC - STATE OF OHIO
 My Commission Expires Oct. 24, 2004

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 12 DAY OF January 2004

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

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14th DAY OF Jan. 2004

Carolyn Witherspoon
 PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15th DAY OF January 2004 THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Larry J. Hoekstra II
 COUNCIL PRESIDENT

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 JAN 27 2004
 MARK R. STEWART
 LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	CHK'D

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

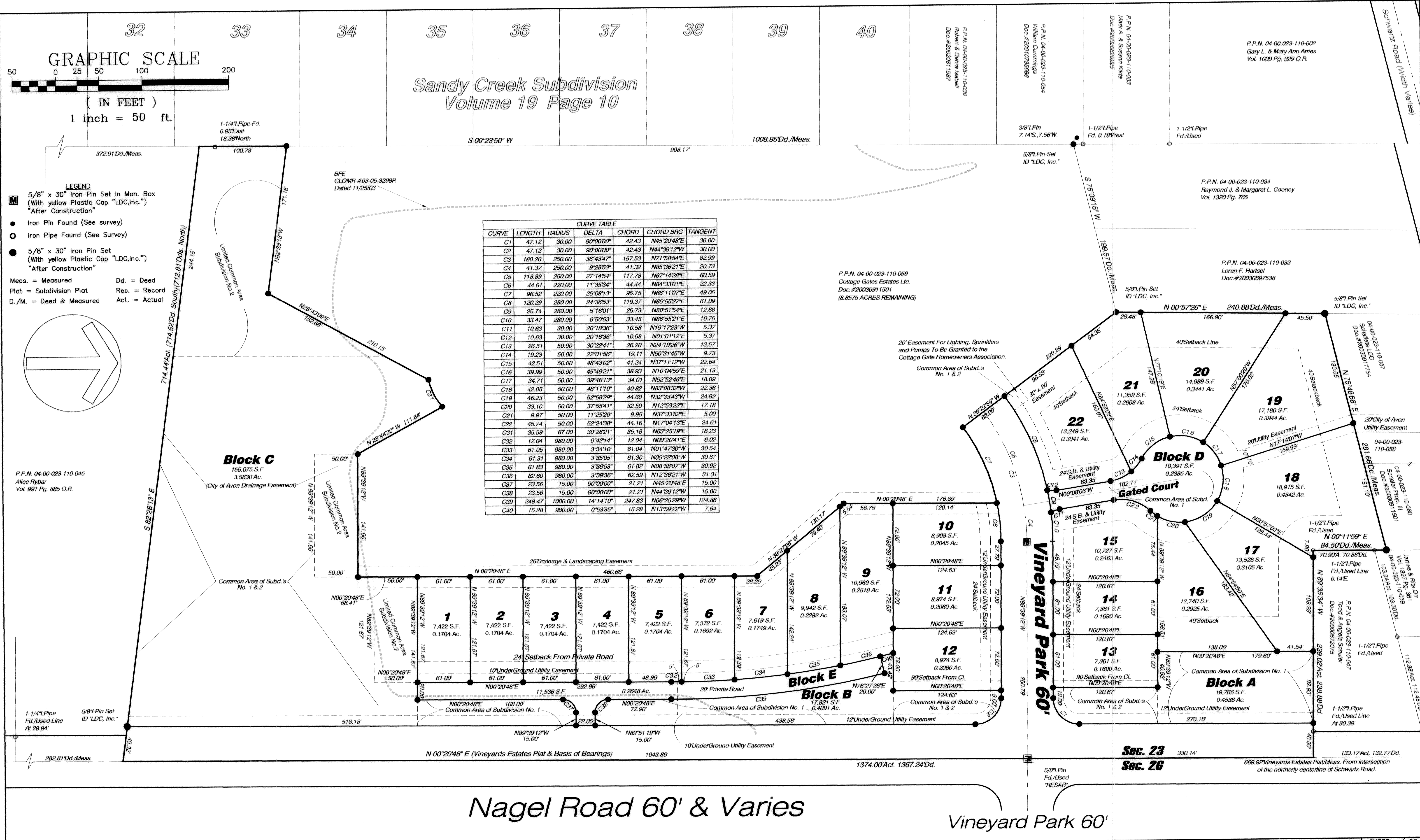
8580 East Avenue Mentor, Ohio 44060 1471 Lorain Industrial Park Avon, Ohio 44011
 TEL: (440) 255-9463 (440) 931-1480 TEL: (440) 937-5600 (440) 937-5602
 (440) 354-8838 FAX: (440) 255-9575 FAX: (440) 937-5603

Cottage Gate
 Subdivision Plat No.1
 City of Avon - Lorain County - Ohio

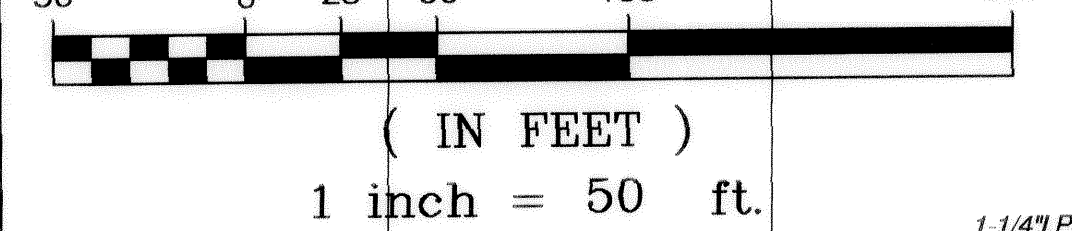
DATE 12/31/03
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PLAT TITLE SHEET

SHEET / OF
 1 / 2
 CONTRACT No.
 COTTG1-0201



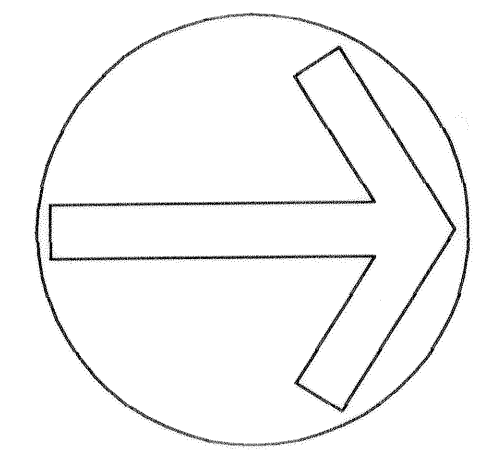
GRAPHIC SCALE



Sandy Creek Subdivision
Volume 19 Page 10

- 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

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	TANGENT
C1	47.12	30.00	90°00'00"	42.43	N45°20'48"E	30.00
C2	47.12	30.00	90°00'00"	42.43	N44°39'12"W	30.00
C3	160.26	250.00	36°43'47"	157.53	N71°58'54"E	82.99
C4	41.37	250.00	9°28'53"	41.32	N85°36'21"E	20.73
C5	118.89	250.00	27°14'54"	117.78	N67°14'28"E	60.59
C6	44.51	220.00	11°35'34"	44.44	N84°33'01"E	22.33
C7	98.52	220.00	25°08'13"	95.75	N66°11'07"E	49.05
C8	120.29	280.00	24°36'53"	119.37	N85°55'27"E	61.09
C9	25.74	280.00	5°16'01"	25.73	N80°51'54"E	12.88
C10	33.47	280.00	6°50'53"	33.45	N86°55'21"E	16.75
C11	10.63	30.00	20°18'36"	10.58	N19°17'23"W	5.37
C12	10.63	30.00	20°18'36"	10.58	N01°01'12"E	5.37
C13	26.51	50.00	30°22'41"	26.20	N24°19'26"W	13.57
C14	19.23	50.00	22°01'56"	19.11	N50°31'45"W	9.73
C15	42.51	50.00	48°43'02"	41.24	N37°11'12"W	22.64
C16	39.99	50.00	45°49'21"	38.93	N10°04'58"E	21.13
C17	34.71	50.00	39°46'13"	34.01	N52°52'46"E	18.09
C18	42.05	50.00	48°11'10"	40.82	N83°08'32"W	22.36
C19	46.23	50.00	52°58'29"	44.60	N32°33'43"W	24.92
C20	33.10	50.00	37°55'41"	32.50	N12°53'22"E	17.18
C21	9.97	50.00	11°25'20"	9.95	N37°33'52"E	5.00
C22	45.74	50.00	52°24'38"	44.16	N17°04'13"E	24.61
C31	35.59	67.00	30°26'21"	35.18	N63°25'10"E	18.23
C32	12.04	980.00	0°42'14"	12.04	N01°47'30"W	30.54
C33	61.05	980.00	3°34'10"	61.04	N01°47'30"W	30.54
C34	61.31	980.00	3°35'05"	61.30	N05°22'08"W	30.67
C35	61.83	980.00	3°36'53"	61.82	N08°58'07"W	30.92
C36	62.60	980.00	3°39'36"	62.59	N12°36'21"W	31.31
C37	23.56	15.00	90°00'00"	21.21	N45°20'48"E	15.00
C38	23.56	15.00	90°00'00"	21.21	N44°39'12"W	15.00
C39	248.47	1000.00	14°14'10"	247.83	N06°25'29"W	124.88
C40	15.28	980.00	0°53'35"	15.28	N13°59'22"W	7.64



P.P.N. 04-00-023-110-045
 Alice Hybar
 Vol. 991 Pg. 885 O.R.

Block C
 156,075 S.F.
 3.5830 Ac.

Block 1
 7,422 S.F.
 0.1704 Ac.

Block 2
 7,422 S.F.
 0.1704 Ac.

Block 3
 7,422 S.F.
 0.1704 Ac.

Block 4
 7,422 S.F.
 0.1704 Ac.

Block 5
 7,422 S.F.
 0.1704 Ac.

Block 6
 7,372 S.F.
 0.1692 Ac.

Block 7
 7,619 S.F.
 0.1749 Ac.

Block 8
 9,942 S.F.
 0.2282 Ac.

Block 9
 10,969 S.F.
 0.2518 Ac.

Block 10
 8,908 S.F.
 0.2045 Ac.

Block 11
 8,974 S.F.
 0.2060 Ac.

Block 12
 8,974 S.F.
 0.2060 Ac.

Block 13
 7,361 S.F.
 0.1690 Ac.

Block 14
 7,361 S.F.
 0.1690 Ac.

Block 15
 10,727 S.F.
 0.2463 Ac.

Block 16
 12,740 S.F.
 0.2925 Ac.

Block 17
 13,526 S.F.
 0.3105 Ac.

Block 18
 18,915 S.F.
 0.4342 Ac.

Block 19
 17,180 S.F.
 0.3944 Ac.

Block 20
 14,989 S.F.
 0.3441 Ac.

Block 21
 11,359 S.F.
 0.2608 Ac.

Block 22
 13,249 S.F.
 0.3041 Ac.

Sec. 23
Sec. 26

Nagel Road 60' & Varies

Vineyard Park 60'

REV. No.	DATE	BY	CHK'D

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

8585 East Avenue Mentor, Ohio 44060 1471 Lorain Industrial Park, Avon, Ohio 44011
 TEL: (440) 255-8463 (440) 951-LAND TEL: (440) 937-5801 (440) 937-5802
 (440) 354-6838 FAX: (440) 255-8575 FAX: (440) 937-5803

Cottage Gate
 Subdivision Plat No.1
 City of Avon - Lorain County - Ohio

DATE 12/31/03
 SCALE: HOR 1"=50'
 VERT
 FILENAME Plot-02-dwter-2003
 COMPUTER Server
 FIELD CREW TJS

RECORD PLAT

SHEET 2 OF 2
 CONTRACT No. Cottg1-0201