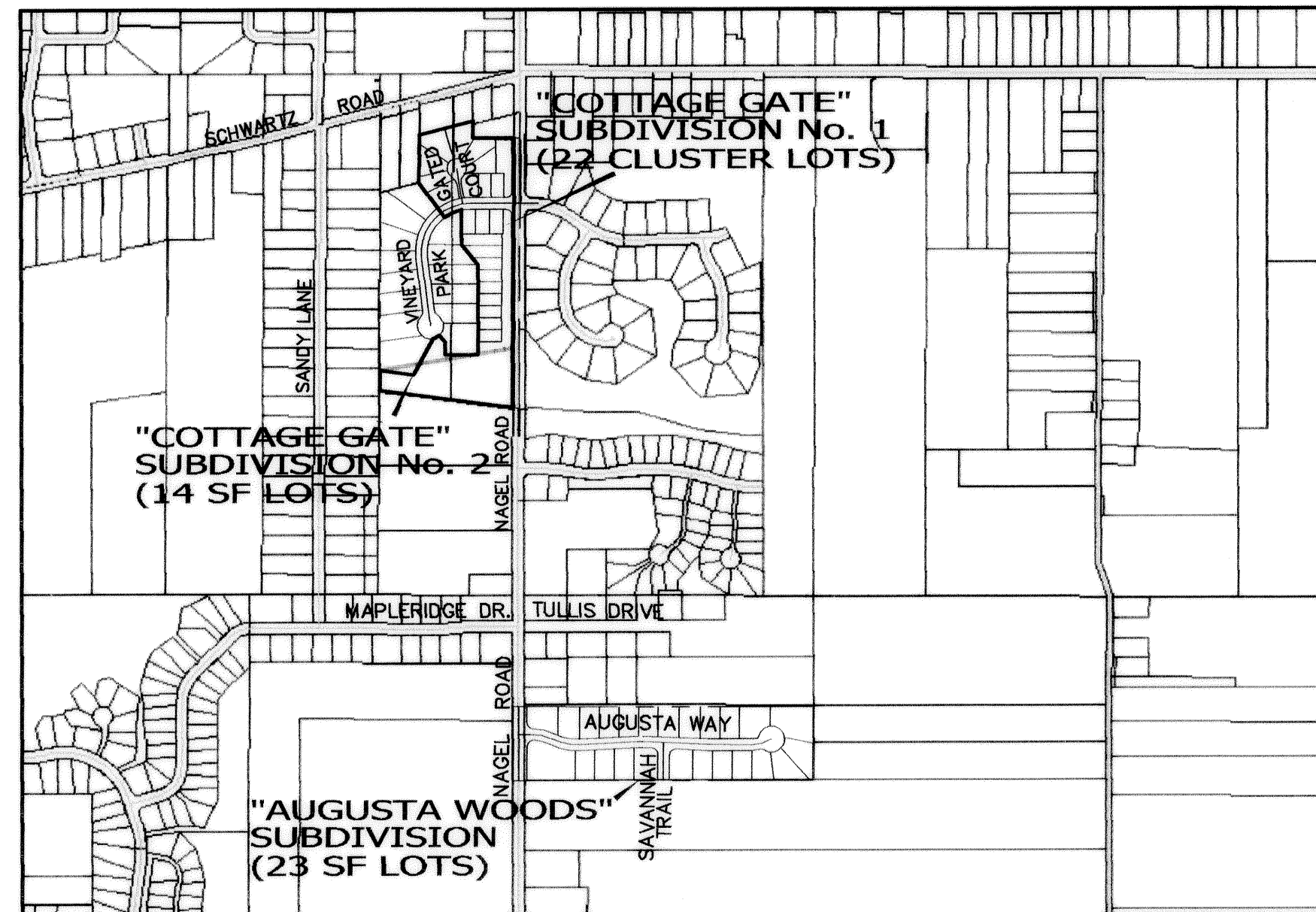


COTTAGE GATE SUBDIVISION NO.2

BEING A SUBDIVISION OF 8.8575 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'

VICINITY MAP



ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, COTTAGE GATE, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS COTTAGE GATE NO. 2, A SUBDIVISION OF SUBLOTS 23 THROUGH 36 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 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 GRANTEEES) 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 GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS 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 SCHAFFER, MANAGING MEMBER OF COTTAGE GATE, LLC, HAS HERETO SET HIS HAND AT Avon, OHIO, THIS Monday OF Jan, 2004

BY: Steve D. Schaffer
 STEVE SCHAFFER, MANAGING MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Amelia D. Schaffer
 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 SCHAFFER, 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 HERETO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO, THIS Monday DAY OF Jan, 2004

Nancy L. Maddock
 WITNESS

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

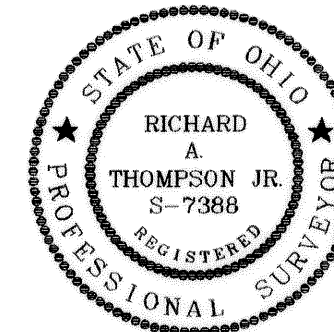
TOTAL AREA = 8.8575 ACRES
 R/W AREA = 1.0771 ACRES
 SUBLOTS AREA = 7.7804 ACRES
 DENSITY = 14 LOTS/8.8575 ACRES = 1.58 LOTS/ACRE

ALL REAR CORNERS TO BE SET PRIOR TO ACCEPTANCE.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 8.8575 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. 12/31/03
 RICHARD A. THOMPSON, JR., P.S. NO. 7388 DATE



MORTGAGE RELEASE

BE IT KNOWN THAT 1st Federal National 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 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 Westlake, OHIO, THIS 21 DAY OF Jan, 2004

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Michael C. Bramhall, VP.
 BY: Richard A. Thompson, Jr.

David M. Pagan - witness

STATE OF OHIO)

COUNTY OF Lorain) Cuyahoga
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Michael C. Bramhall, VP. 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 Westlake, OHIO, THIS 21 DAY OF Jan, 2004

David M. Pagan
 NOTARY PUBLIC



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 14 DAY OF Jan, 2004
Carolyn Witherspoon
 PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15 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 - LORAIN COUNTY

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-2012
 Ohio Public Code

JAN 27 2004

MARK R. STEWART
 LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
 www.LDCinc.net
 ENGINEERS · PLANNERS · SURVEYORS
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 (440) 354-6838 FAX: (440) 255-8575 FAX: (440) 937-5603

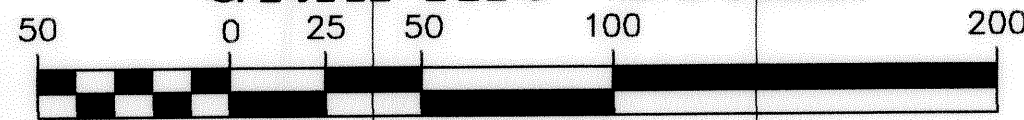
Cottage Gate
 Subdivision Plat No.2
 City of Avon - Lorain County - Ohio

DATE 12/31/03
 SCALE: HOR. 1"=1'
 VERT. _____
 FILENAME Plot-01-SF
 COMPUTER Server
 FIELD CREW TJE

PLAT TITLE SHEET

SHEET 1 OF 2
 CONTRACT No. COTTG1-0201

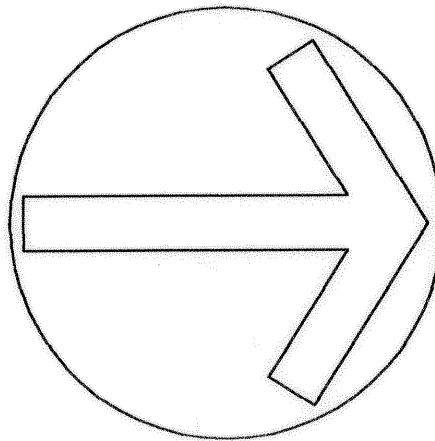
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

**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
Plot = Subdivision Plot Rec. = Record
D./M. = Deed & Measured Act. = Actual



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BRG	TAN
C23	265.86	250.00	60°55'48"	253.51	N23°09'07"E	147.06
C24	85.18	280.00	17°25'46"	84.85	N44°54'08"E	42.92
C25	85.18	280.00	17°25'46"	84.85	N27°28'22"E	42.92
C26	85.18	280.00	17°25'46"	84.85	N10°02'35"E	42.92
C27	42.23	280.00	8°38'30"	42.19	N02°59'32"W	21.16
C28	27.12	30.00	51°47'21"	26.20	N18°34'53"E	14.56
C29	110.53	67.00	94°31'30"	98.42	N02°47'11"W	72.51
C30	60.00	67.00	51°18'35"	58.02	N75°42'13"W	32.18
C31	35.59	67.00	30°26'21"	35.18	N63°25'19"E	18.23
C32	69.30	67.00	59°15'41"	66.25	N18°34'18"E	38.11
C33	56.18	67.00	48°02'36"	54.55	N35°04'50"W	29.86
C34	27.12	30.00	51°47'21"	26.20	N33°12'28"W	14.56
C35	68.23	220.00	17°46'12"	67.98	N01°34'19"E	34.39
C36	165.72	220.00	43°09'36"	161.83	N32°02'13"E	87.02
C37	262.24	220.00	68°17'49"	246.99	N44°36'19"E	149.22
C38	96.52	220.00	25°08'13"	95.75	N66°11'07"E	49.05

**Cottage Gate Subdivision No.1
Volume ,Page**

Vineyard Park 60'

**Cottage Gate Subdivision No.1
Volume ,Page**

**Cottage Gate Subdivision No.1
Volume ,Page**

Vineyard Park 60'

Nagel Road 60' & Varies

Vineyard Park 60'

REV. No.	DATE	BY	CHK'D

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**Cottage Gate
Subdivision No.2**
City of Avon - Lorain County - Ohio

DATE 1/19/04
SCALE: HOR. 1"=50'
VERT.
FILENAME Plat-02-sf
COMPUTER Server
FIELD CREW TJS

RECORD PLAT

SHEET	OF
2	2
CONTRACT No. Cottg1-0201	