

BRIAR LAKES SUBDIVISION No.3

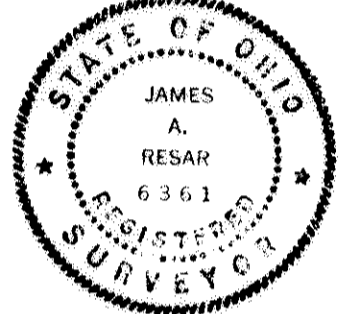
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TWP. SECTION NO. 11.
APRIL 22, 2004

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION No. 11, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 8.0032 ACRES OF LAND OF WHICH 1.1895 ACRES ARE IN RIGHTS OF WAY (0.3833 ACRES IN DETROIT ROAD AND 0.8062 ACRES IN HATTERAS WAY), 6.8137 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 48 TO 59, INCLUSIVE AND BEING THE SAME TRACT AS CONVEYED TO BRIAR LAKES LTD., AS RECORDED IN DOCUMENT NO. 20030952013.

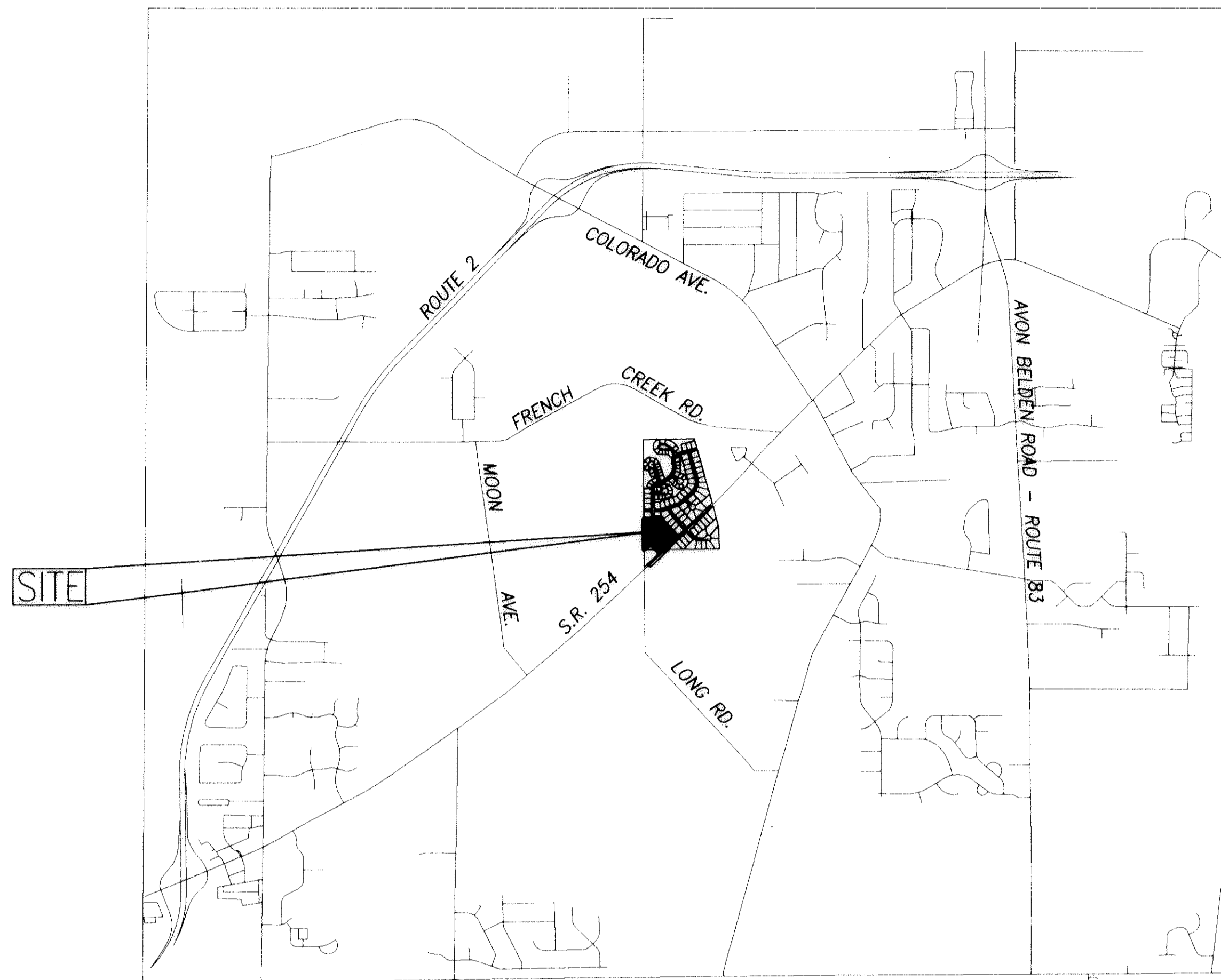
DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. ALL OF WHICH I CERTIFY TO BE CORRECT.

J.A.R. ENGINEERING & SURVEYING, INC.
24629 DETROIT ROAD
WESTLAKE, OH. 44145

James A. Resar
JAMES A. RESAR, P.E., P.S.
REG. OHIO SURVEYOR #6361



- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - MONUMENT BOX SET/FOUND



VICINITY MAP
NOT TO SCALE

OWNERS CERTIFICATE FOR ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, BRIAR LAKES LIMITED, AN OHIO LIMITED LIABILITY COMPANY HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS BRIAR LAKES SUBDIVISION No. 3, A SUBDIVISION OF LOTS 48 TO 59 INCLUSIVE AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE FOR PUBLIC USE HATTERAS WAY 60FT. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, WILDBERRY LIMITED BY LAKE POINTE CONSTRUCTION CO., INC., BY GREG ROMES, PRESIDENT, HAVE HEREUNTO SET OUR HAND THIS 13 DAY OF JUNE 2004.

BRIAR LAKES LIMITED
BY: GREG ROMES, MANAGER

NOTARIAL SEAL
STATE OF OHIO
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF JUNE 2004.

NOTARY PUBLIC *Gloria Pelletier*
MY COMM. EXPIRES 4-27-08

REGISTERED PROFESSIONAL PUBLIC
BY COMMISSION EXPIRES 7/27/08

TOTAL AREA = 8.0032 Ac.
AREA IN ROW = 1.1895 Ac.
AREA IN LOTS = 6.8137 Ac.

LORAIN COUNTY AUDITOR

UNDERGROUND EASEMENT

BRIAR LAKES LIMITED, THE OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, AMERITECH & CABLEVISION ALL THREE OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER 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 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 GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS THE 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, 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.

Greg Romes
BRIAR LAKES LIMITED
BY: GREG ROMES, MANAGER

Greg Romes 6-1-04
CABLEVISION

Greg Romes 6-1-04
C.E.I.

Greg Romes (sent via fax) 6-1-2004
AMERITECH

LORAIN COUNTY RECORDER

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 13 DAY OF JUNE 2004.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRMAN
CAROLYN WITHERSPON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 80-04 ON THIS 23 DAY OF JUNE 2004.

Larry Hoekstra
COUNCIL PRESIDENT
LARRY HOEKSTRA

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS JUNE DAY OF 2004.

Michael Bramhall
CITY ENGINEER
MICHAEL BRAMHALL, P.E., P.S.

UTILITY EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

MORTGAGE CERTIFICATE

THIS IS TO CERTIFY THAT STRONGSVILLE SAVINGS BANK AS MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF "BRIAR LAKES SUBDIVISION No. 3" TO BE CORRECT AND DOES DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

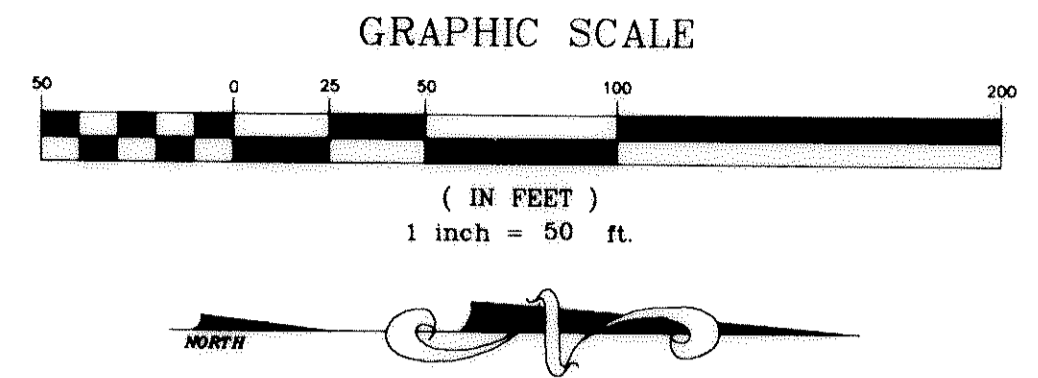
Trudy M. Brown
WITNESS

WITNESS

J.A.R. Engineering & Surveying, Inc.
CONSULTING ENGINEERS / SURVEYORS
24629 DETROIT ROAD WESTLAKE, OHIO 44145
Phone: (440)-871-8345

BRIAR LAKES SUBDIVISION No. 3
PLAT
S.R. 254
AVON, OHIO

1
3
04/04



SECTION No. 2
SECTION No. 11

CARLA R. McWILLIAM ETAL.
OR. VOL. 1111, PG. 60

THOMAS F. & LAURA
WOJCIECHOWSKI
OR. VOL. 1012, PG. 563

BRIAR LAKES SUBDIVISION No. 2
VOL. 69, PG. 29-31

HATTERAS WAY 60'

BRIAR LAKES DR. 60'

ST. RT. 254

DETROIT RD. 66'

HATTERAS WAY 60'

BRIAR LAKES SUBDIVISION NO. 1 VOL. 61, PGS. 6, 7, 8 & 9

HOMESTEAD VILLAGE SUBDIVISION
P.V. 44, PG. 27

- LEGEND
- IRON PIN SET
 - IRON PIN FOUND
 - MONUMENT BOX FOUND OR SET

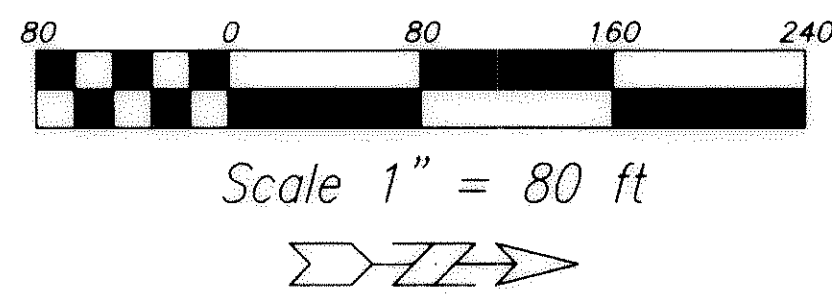
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	92.39	607.08	8°43'10"	46.28	S04°18'46"E	92.30
C2	92.48	607.08	8°43'41"	46.33	S13°02'11"E	92.39
C3	92.48	607.08	8°43'41"	46.33	S21°45'53"E	92.39
C4	92.05	607.08	8°41'15"	46.11	S30°28'20"E	91.96
C4.5	0.43	607.08	0°49'21"	0.21	S34°24'17"E	0.43
C5	24.41	30.00	46°36'53"	12.93	N10°41'10"W	23.74
C6	70.42	65.00	62°04'26"	39.11	S18°24'57"E	67.03
C7	57.63	65.00	50°47'45"	30.86	S74°51'02"E	55.76
C8	58.47	65.00	51°32'35"	31.38	N53°58'47"E	56.52
C9	57.06	65.00	50°17'50"	30.52	N03°03'35"E	55.25
C10	75.74	65.00	66°45'54"	42.83	N55°28'17"W	71.53
C11	25.93	30.00	49°31'31"	13.84	S64°05'29"E	25.13
C11.5	2.73	30.00	5°16'43"	1.38	N36°41'18"W	2.76
C12	119.92	547.09	12°33'33"	60.20	S27°46'10"E	119.68
C13	122.62	547.09	12°50'32"	61.57	S15°04'07"E	122.37
C14	83.02	547.09	8°41'40"	41.59	S04°18'01"E	82.94
C15	421.28	577.09	41°49'38"	220.52	S20°52'00"E	411.99

REVISIONS	

J.A.R. Engineering & Surveying, Inc.
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Phone: (440)-871-8345

BRIAR LAKES SUBDIVISION No. 3
PLAT
STATE ROUTE 254
AVON, OHIO

2
3
04/04



CARLA R McWILLIAM ETAL
O.V. 1111 PG. 60

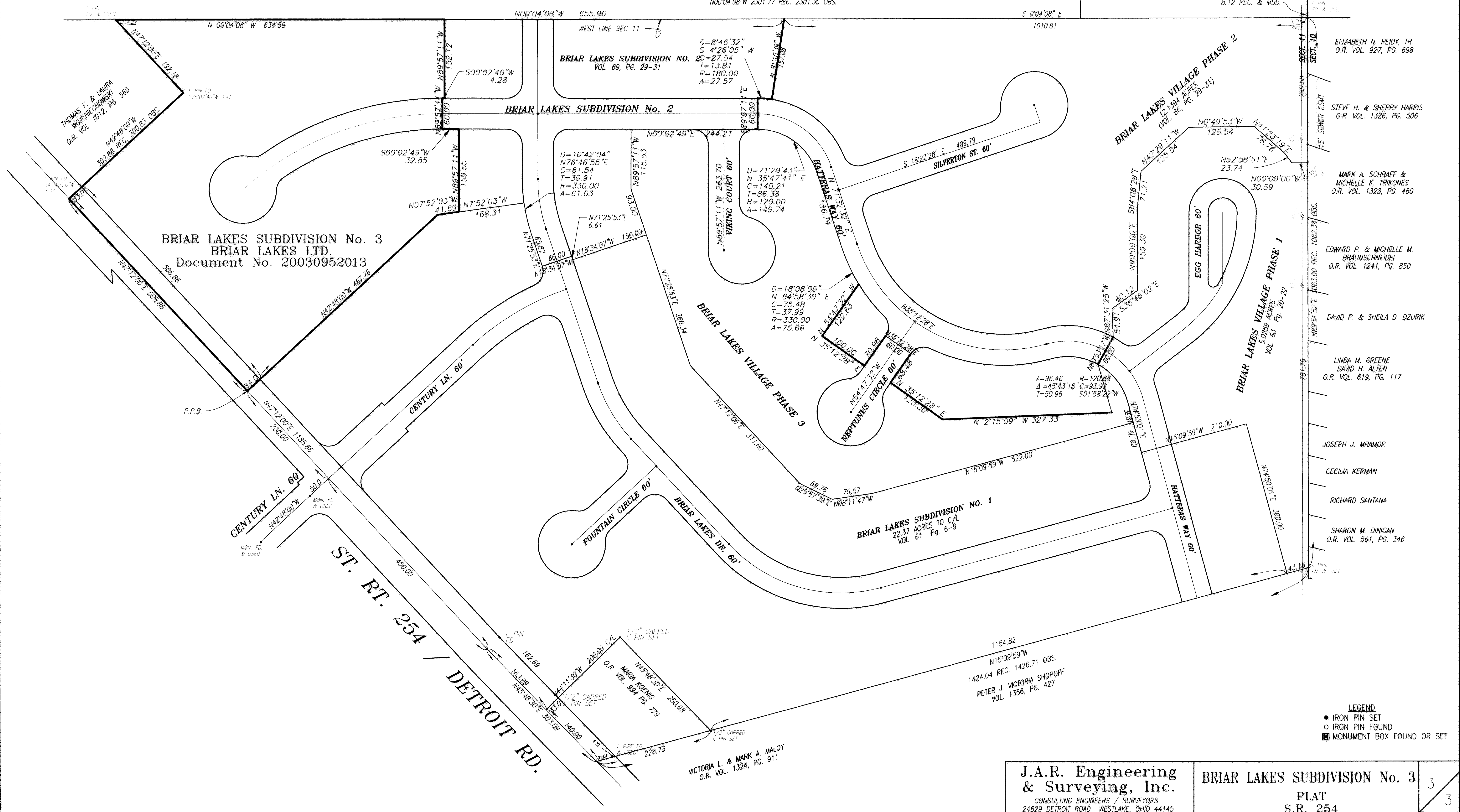
PROPERTY PHASE MAP
FOR

BRIAR LAKES

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN
& STATE OF OHIO & KNOWN AS BEING PART OF ORIGINAL
AVON TOWNSHIP SECTION NO. 11.

CARLA R McWILLIAM ETAL
O.V. 1111 PG. 60

N00°04'08"W 2301.77 REC. 2301.35 OBS.



- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - MONUMENT BOX FOUND OR SET

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S.R. 254
AVON, OHIO

3
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04/04