

WILLOW CREEK SUBDIVISION NO.5

BEING PART OF
ORIGINAL AVON TOWNSHIP SECTION 28
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 28, CONTAINING 12.9292 ACRES,

THE UNDERSIGNED, SKY BUILDERS, INC., HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "WILLOW CREEK SUBDIVISION NO. 5" A SUBDIVISION OF LOTS 135 TO 163 INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, BOULEVARDS, PLANTING STRIPS, ETCETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING 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 PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREET ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE OR BENEATH THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET HIS HAND THIS 20th DAY OF October, 2004.

SKY BUILDERS, INC.

MARK SAVRANSKY, PRESIDENT

WITNESS

WITNESS

NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF SKY BUILDERS, INC., WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 20th DAY OF Oct., 2004.

Amy V. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/29/2006

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF _____ MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF WILLOW CREEK SUBDIVISION NO. 5 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON

MORTGAGEE

BY:

TITLE:

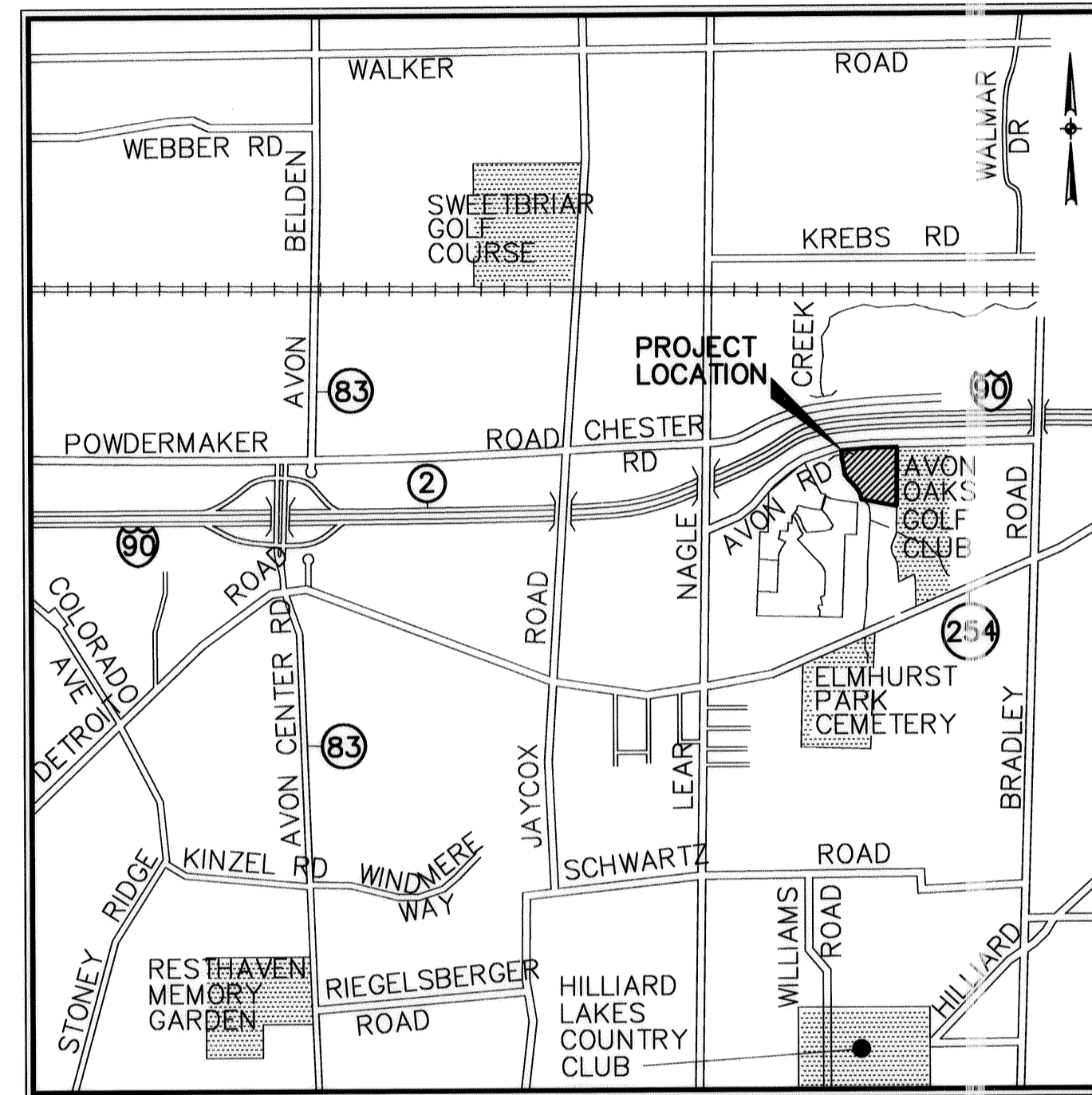
NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE _____ VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



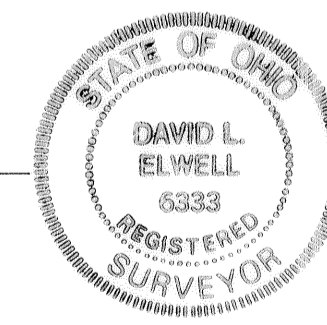
VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED WILLOW CREEK SUBDIVISION NO. 5 AS SHOWN HEREON, EMBRACING 12.9292 ACRES OF LAND IN AVON TOWNSHIP SECTION 28, CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 2.0435 ACRES LIE IN PUBLIC STREET DEDICATION, 2.8062 ACRES LIE IN BLOCKS, AND 8.0795 ACRES LIE IN LOTS NUMBERED 135 TO 163, INCLUSIVE.

IRON PIPES OR PINS WERE FOUND AT ALL POINTS INDICATED THUSLY \odot , AND IRON PINS WERE SET AT ALL POINTS INDICATED AS \circ . DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE GIVEN FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. DIMENSION ON CURVES ARE ARC MEASUREMENTS. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN TEN THOUSAND BEFORE BALANCING THE SURVEY ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

David L. Elwell
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



LEGEND

- \odot INDICATES IRON PIN FOUND
- \circ INDICATES 5/8" X 30" CAPPED IRON PIN SET
- \blacksquare INDICATES MONUMENT FOUND
- \square INDICATES MONUMENT SET

AREA TABULATION:

AREA IN R/W - 2.0435 Ac.
AREA IN LOTS - 8.0795 Ac.
AREA IN BLOCKS - 2.8062 Ac.
TOTAL AREA - 12.9292 Ac.
AREA IN SECTION 28 - 12.9292 Ac.

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 9 DAY OF November, 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 10th DAY OF November, 2004.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON, CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 11 DAY OF November, 2004. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Larry Hoekstra
COUNCIL PRESIDENT, LARRY HOEKSTRA

COUNTY AUDITOR

TRANSFERRED THIS _____ DAY OF _____.

LORAIN COUNTY AUDITOR DATE

COUNTY RECORDER

FILED FOR RECORD THIS DAY _____ AT _____ M. RECORDED THIS
DAY OF _____ IN PLAT BOOK _____
PAGE NO. _____

LORAIN COUNTY RECORDER DATE

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CENTURYTEL OF OHIO, ADELPHIA CABLE, AND THE ILLUMINATING COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER 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 OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID 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, MAINTAINANCE, REPAIR OR OPERATION OF SAID ELECTRIC, AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR:
SKY BUILDERS, INC.
Mark Savransky
MARK SAVRANSKY, PRESIDENT

GRANTEES:
Adelphia Cable
ADELPHIA CABLE
CenturyTel of Ohio
CENTURYTEL OF OHIO
Jim Dambler
THE ILLUMINATING COMPANY

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.705
OHIO REV. CODE
NOV 17 2004
fe ex
smn

MARK R. STEWART
LORAIN COUNTY AUDITOR

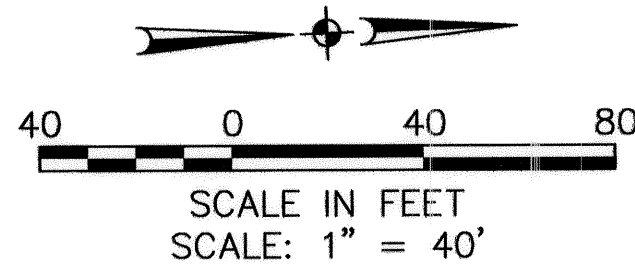
DATE	DESCRIPTION	BY
10-13-04	ORIGINAL ISSUE	
6-13-03	DRAWN BY: DAM	
	CH'D BY:	
	DWG 5-PLATCS	
	PATH: 03006\LDIT	
	F.B.	

KS ASSOCIATES, INC. 260 Bure Road, Suite 100 Elmira, Ohio 44035 Phone (440) 365-4730 Fax (440) 365-4790 multifoon@ksassoc.com www.ksassoc.com

WILLOW CREEK SUBDIVISION NO. 5 BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 28 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO
--

SHEET 1 OF 2
JOB NO. 03006

R:\030001\03006\del\control\5-PLATCS.dwg 10/14/2004 8:34:05 AM EDT

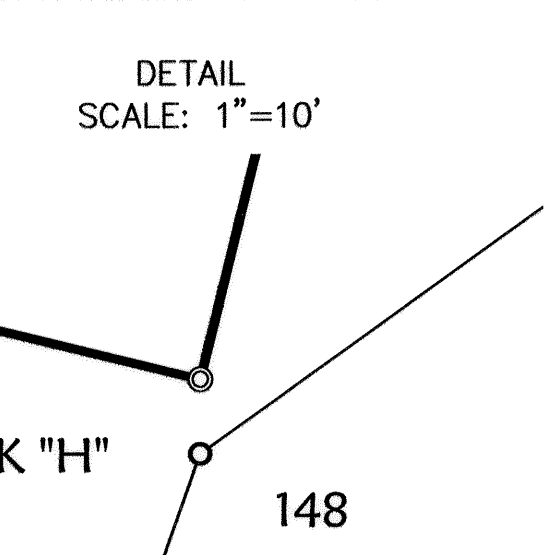
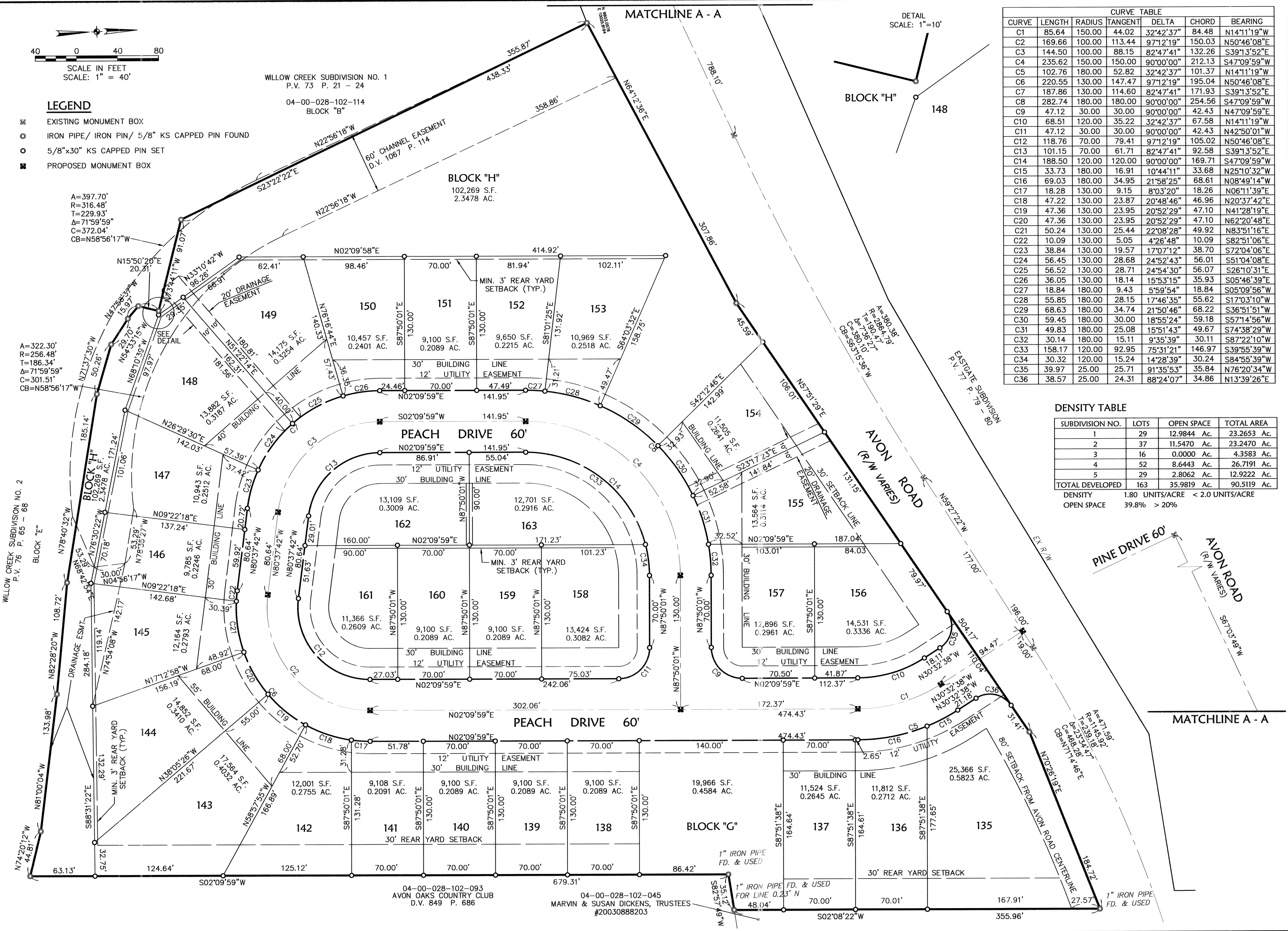


LEGEND

- EXISTING MONUMENT BOX
- IRON PIPE/ IRON PIN/ 5/8" KS CAPPED PIN FOUND
- 5/8"x30" KS CAPPED PIN SET
- PROPOSED MONUMENT BOX

A=397.70'
R=316.48'
T=229.93'
Δ=71°59'59"
C=372.04'
CB=N58°56'17"W

A=322.30'
R=256.48'
T=186.34'
Δ=71°59'59"
C=301.51'
CB=N58°56'17"W



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	85.64	150.00	44.02	32°42'37"	84.48	N14°11'19"W
C2	169.66	100.00	113.44	97°12'19"	150.03	N50°46'08"E
C3	144.50	100.00	88.15	82°47'41"	132.26	S39°13'52"E
C4	235.62	150.00	150.00	90°00'00"	212.13	S47°09'59"W
C5	102.76	180.00	52.82	32°42'37"	101.37	N14°11'19"W
C6	220.55	130.00	147.47	97°12'19"	195.04	N50°46'08"E
C7	187.86	130.00	114.60	82°47'41"	171.93	S39°13'52"E
C8	282.74	180.00	180.00	90°00'00"	254.56	S47°09'59"W
C9	47.12	30.00	30.00	90°00'00"	42.43	N47°09'59"E
C10	68.51	120.00	35.22	32°42'37"	67.58	N14°11'19"W
C11	47.12	30.00	30.00	90°00'00"	42.43	N42°50'01"W
C12	118.76	70.00	79.41	97°12'19"	105.02	N50°46'08"E
C13	101.15	70.00	61.71	82°47'41"	92.58	S39°13'52"E
C14	188.50	120.00	120.00	90°00'00"	169.71	S47°09'59"W
C15	33.73	180.00	16.91	10°44'11"	33.68	N25°10'32"W
C16	69.03	180.00	34.95	21°58'25"	68.61	N08°49'14"W
C17	18.28	130.00	9.15	8°03'20"	18.26	N06°11'39"E
C18	47.22	130.00	23.87	20°48'46"	46.96	N20°37'42"E
C19	47.36	130.00	23.95	20°52'29"	47.10	N41°28'19"E
C20	47.36	130.00	23.95	20°52'29"	47.10	N62°20'48"E
C21	50.24	130.00	25.44	22°08'28"	49.92	N83°51'16"E
C22	10.09	130.00	5.05	4°26'48"	10.09	S82°51'06"E
C23	38.84	130.00	19.57	17°07'12"	38.70	S72°04'06"E
C24	56.45	130.00	28.68	24°52'43"	56.01	S51°04'08"E
C25	56.52	130.00	28.71	24°54'30"	56.07	S26°10'31"E
C26	36.05	130.00	18.14	15°53'15"	35.93	S05°46'39"E
C27	18.84	180.00	9.43	5°59'54"	18.84	S05°09'56"W
C28	55.85	180.00	28.15	17°46'35"	55.62	S17°03'10"W
C29	68.63	180.00	34.74	21°50'46"	68.22	S36°51'51"W
C30	59.45	180.00	30.00	18°55'24"	59.18	S57°14'56"W
C31	49.83	180.00	25.08	15°51'43"	49.67	S74°38'29"W
C32	30.14	180.00	15.11	9°35'39"	30.11	S87°22'10"W
C33	158.17	120.00	92.95	75°31'21"	146.97	S39°55'39"W
C34	30.32	120.00	15.24	14°28'39"	30.24	S84°55'39"W
C35	39.97	25.00	25.71	91°35'53"	35.84	N76°20'34"W
C36	38.57	25.00	24.31	88°24'07"	34.86	N13°39'26"E

DENSITY TABLE

SUBDIVISION NO.	LOTS	OPEN SPACE	TOTAL AREA
1	29	12,9844 Ac.	23,2653 Ac.
2	37	11,5470 Ac.	23,2470 Ac.
3	16	0,0000 Ac.	4,3583 Ac.
4	52	8,6443 Ac.	26,7191 Ac.
5	29	2,8062 Ac.	12,9222 Ac.
TOTAL DEVELOPED	163	35,9819 Ac.	90,5119 Ac.

DENSITY 1.80 UNITS/ACRE < 2.0 UNITS/ACRE
OPEN SPACE 39.8% > 20%

DATE: 6-11-09 DRAWN BY: DAM CPO BY: DWG. NAME: 5-PLAT01 PATH: E:\2009\SUBDIVISIONS\	DESCRIPTION REVISIONS 10-13-04 ORIGINAL ISSUE	<p>KS ASSOCIATES, Inc. 200 Burns Rd., Suite 100 Springfield, Ohio 45502-7790 Phone: (614) 345-4790 Fax: (614) 345-4790 Email: info@ksassoc.com www.ksassoc.com</p>
<p>RECORD PLAT WILLOW CREEK SUBDIVISION NO. 5 AVON TOWNSHIP ORIGINAL SECTION NO. 28 CITY OF AVON COUNTY OF LORAIN STATE OF OHIO</p>		
SHEET 2 OF 2	JOB NO. 03006	

R:\03000\03006\Draw\central\dwg\5-PLAT01.dwg 11/9/2004 10:02:55 AM EST