

FAIRFIELD ESTATES SUBDIVISION No. 1

BEING A SUBDIVISION OF A 10.1304 ACRE PARCEL OF LAND
IN ORIGINAL AVON VILLAGE SECTION NO. 3
NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, ECK, INC., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS FAIRFIELD ESTATES SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 21 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS FRENCH CREEK ROAD (SIXTY) 60 FEET IN WIDTH, FAIRFIELD DRIVE (SIXTY) 60 FEET IN WIDTH AND WESTFIELD DRIVE (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN FAIRFIELD ESTATES SUBDIVISION NO. 1 CERTAIN AREAS OF LAND DESIGNATED AS BLOCKS "A" AND "B" IN ADDITION TO "DRAINAGE EASEMENTS" FOR STORMWATER MANAGEMENT. SAID EASEMENT AREA IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN FAIRFIELD ESTATES SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "FAIRFIELD ESTATES 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 SUBLLOT 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 GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLLOTS 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 SUBLLOTS 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, HANDHOLES, 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 BLOCKS "A" AND "B" FOR A CITY BIKE PATH, "DRAINAGE EASEMENTS" AND "SANITARY SEWER AND WATERLINE 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.

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, GARY ECKENRODE, PRESIDENT OF ECK, INC., HAS HERETO SET HIS HAND AT LORAIN, OHIO, THIS 22nd DAY OF September, 2004.

BY: Eugene H. Eckenrode
EUGENE ECKENRODE, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

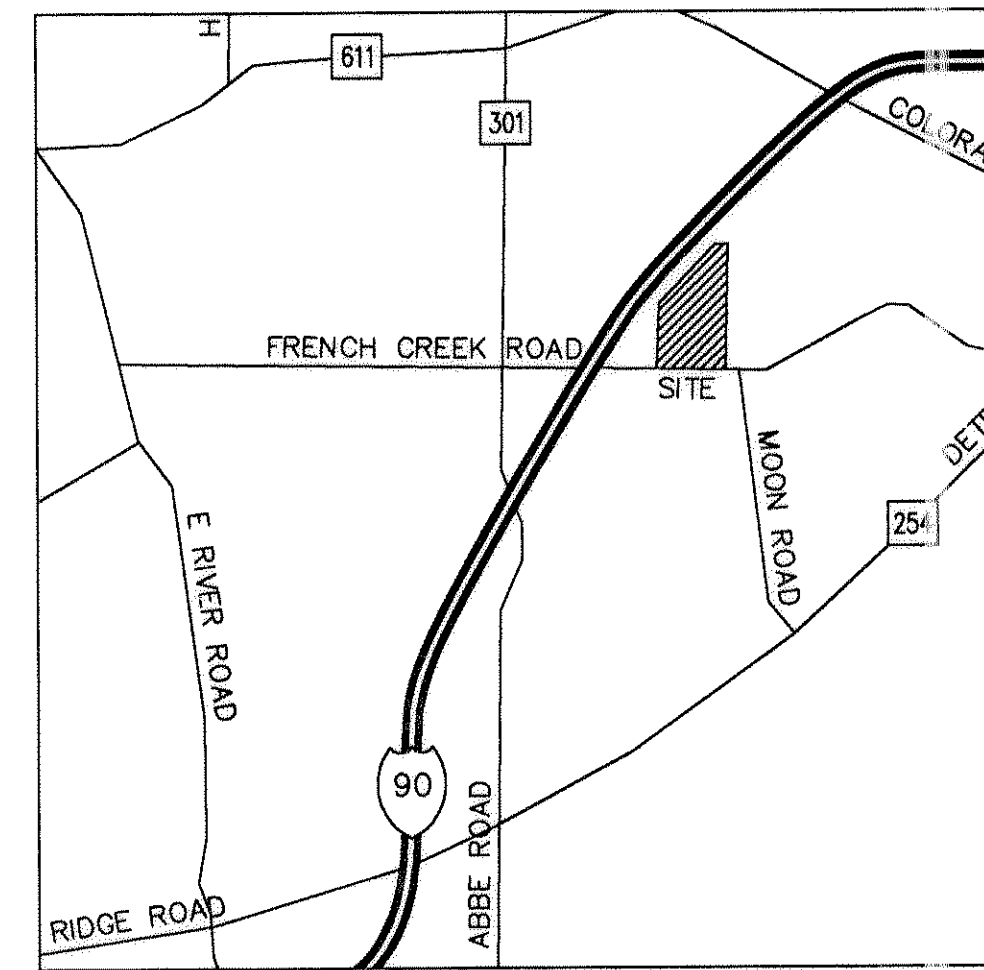
Janet C. Bourne JANET C. BOURNE
WITNESS PRINT
Dana M. Ricci DANA M. RICCI
WITNESS PRINT

STATE OF OHIO)

COUNTY OF LORAIN)
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, EUGENE ECKENRODE, PRESIDENT, ECK, 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 ECK, INC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT LORAIN, OHIO, THIS 22nd DAY OF September, 2004.

Janet C. Bourne
WITNESS JANET C. BOURNE
Notary Public for the State of Ohio
My Commission Expires April 5, 2008
Recorded in Erie County



VICINITY MAP
1" = 500'

MORTGAGE RELEASE

BE IT KNOWN THAT LORAIN NATIONAL BANK 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.

FRENCH CREEK ROAD 60 FEET IN WIDTH, FAIRFIELD DRIVE 60 FEET IN WIDTH, WESTFIELD DRIVE 60 FEET IN WIDTH AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF, _____ HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY EUGENE ECKENRODE HEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT LORAIN, OHIO, THIS 22nd DAY OF September, 2004.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

LORAIN NATIONAL BANK Janet C. Bourne JANET C. BOURNE
BY: WITNESS: PRINT
Eugene Eckenrode Dana M. Ricci
BY: EUGENE ECKENRODE WITNESS PRINT
V.P.

STATE OF OHIO)

COUNTY OF LORAIN)
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED EUGENE ECKENRODE THROUGH: LORAIN NATIONAL BANK 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 LORAIN, OHIO, THIS 22nd DAY OF September, 2004.

Janet C. Bourne
NOTARY PUBLIC
JANET C. BOURNE
Notary Public for the State of Ohio
My Commission Expires April 5, 2008
Recorded in Erie County

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 22nd DAY OF Sept., 2004. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Larry J. Hoekstra
LARRY J. HOEKSTRA, COUNCIL PRESIDENT

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 22nd DAY OF Sept., 2004.

Carolyn Witherspoon
CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 1st DAY OF Oct., 2004.

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

AREA TABULATION - SUBDIVISION NO. 1

SUBLOTS	7.4974	ACRES
BLOCKS "A" & "B"	0.4878	ACRES
RIGHT-OF-WAY	2.1452	ACRES
TOTAL PHASE NO. 1	10.1304	ACRES

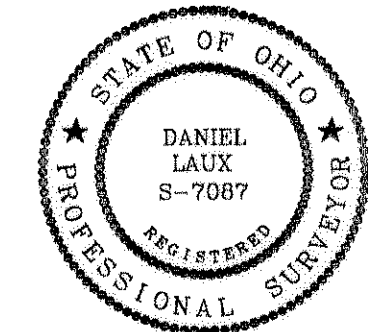
SUBDIVISION NO. 1 DENSITY CALCULATION

NUMBER OF SUBLOTS	21
PHASE 1 DENSITY	21 LOTS / 10.1304 ACRES 2.0 UNITS / ACRE

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 10.1304 ACRE PARCEL OF LAND LOCATED ON FRENCH CREEK ROAD IN THE CITY OF AVON FOR ECK, 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 ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN JANUARY OF 2004, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Daniel Laux 9-22-04
DANIEL LAUX, P.S. NO. 7087 DATE

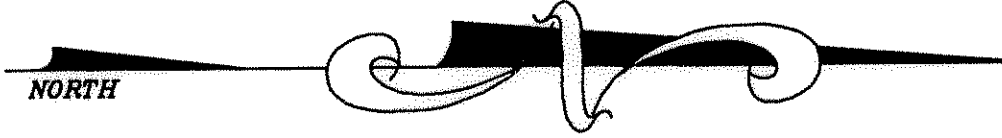


Mark R. Stewart
DEC 13 2004
MARK R. STEWART
LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	CHK'D	DATE: <u>September 22, 2004</u>	FAIRFIELD ESTATES SUBDIVISION No. 1 CITY OF AVON - LORAIN COUNTY - OHIO	POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com	RECORD PLAT	CONTRACT No.	
								03509	
								SHEET	OF
								1	3

French Creek Road (Width Varies)

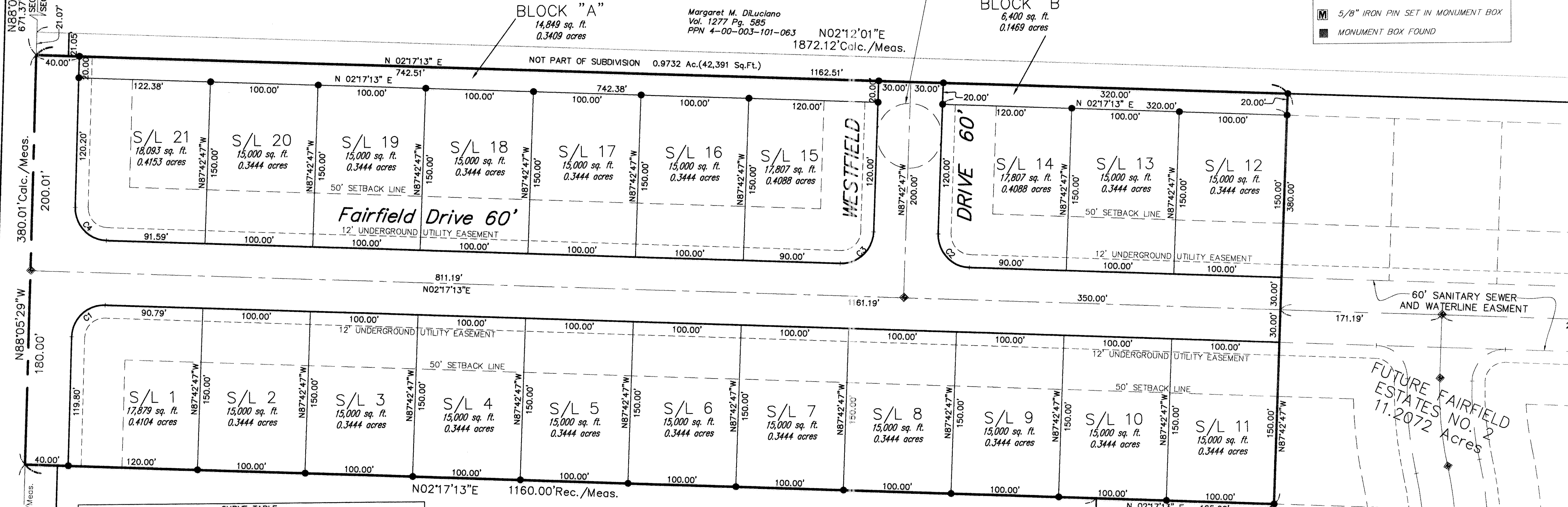
Lot 6 - Sheffield Village
Section 3 - City of Avon T-7N, R-16W
Mon. Box
W/ 1"
1/2" Pipe Fd./Ud.



TEMPORARY TURN AROUND
TO BE REMOVE UPON EXT.
OF WESTFIELD DRIVE.

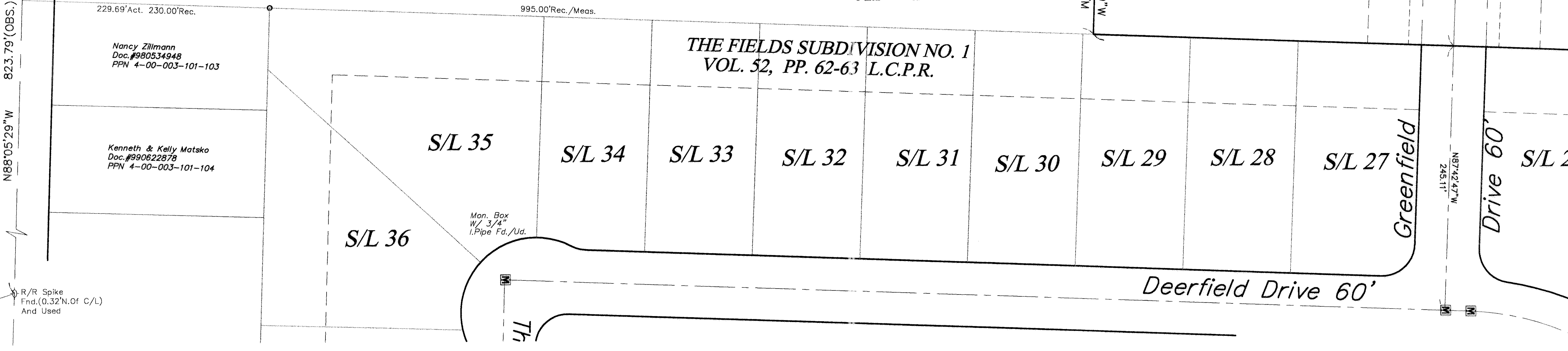
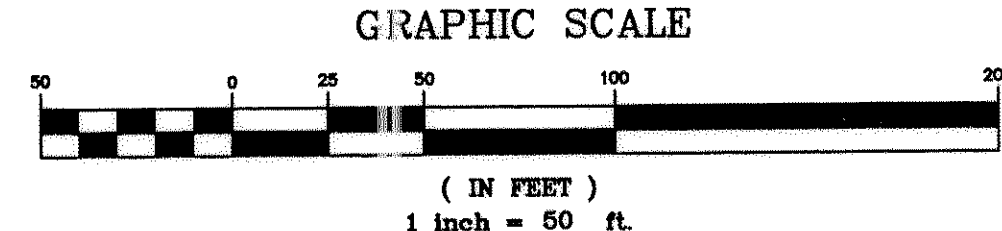
SURVEY LEGEND

- 5/8" IRON PIN SET
- IRON PIN/PIPE FOUND
- Ⓜ 5/8" IRON PIN SET IN MONUMENT BOX
- MONUMENT BOX FOUND



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	47.32	30.00	90°22'42"	30.20	42.57	S42°54'08"E
C2	47.12	30.00	90°00'00"	30.00	42.43	N47°17'13"E
C3	47.12	30.00	90°00'00"	30.00	42.43	N42°42'47"W
C4	46.93	30.00	89°37'18"	29.80	42.29	N47°05'52"E

Thomas W. Lowry
Vol. 147 Pg. 692 O.R.
PPN 4-00-003-101-043



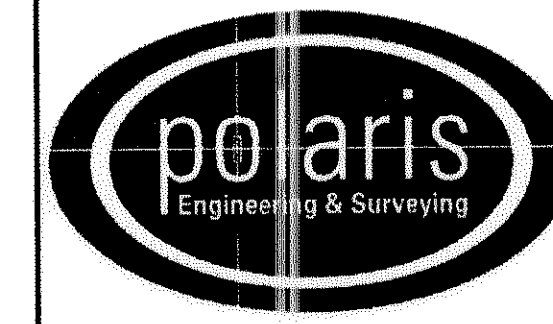
Moon Rd.

R/R Spike
Fnd.(0.32'N. of C/L)
And Used

REV. No.	DATE	BY	CHK'D

DATE: December 08, 2004
SCALE: HOR. 1"=50'
VERT. none
FILENAME: RecordPlot-Ph1
TAB: Plan1-02
CREW CHIEF: xxx

FAIRFIELD ESTATES
SUBDIVISION No. 1
CITY OF AVON - LORAIN COUNTY - OHIO



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
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RECORD PLAT

CONTRACT No.	
03509	
SHEET	OF
2	3

