

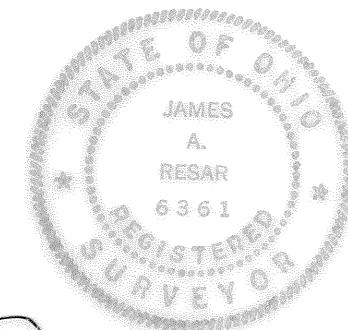
# VINEYARD ESTATES SUBDIVISION No. 4

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO, AND BEING KNOWN AS PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 26.

AVON LAND GROUP, LTD.  
7530 LUCERNE DRIVE, SUITE 101  
MIDDLEBURG HEIGHTS, OH 44130  
PHONE: (440)234-7000 - FAX(440)234-7522

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION No. 26, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 21.6708 ACRES OF LAND OF WHICH 3.6634 ACRES ARE IN RIGHTS OF WAY, 4.1853 ACRES ARE IN BLOCK "A" & 1.2945 ACRES ARE IN BLOCK "B", 12.5275 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 86 TO 114, AND BEING THE SAME TRACT AS CONVEYED TO THE AVON LAND GROUP, LTD. DESCRIBED IN DOC. #20000723488

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.



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

- LEGEND
- IRON PIN SET
  - IRON PIN FOUND
  - ◆ MONUMENT BOX SET
  - ◇ MONUMENT BOX FOUND

## OWNERS CERTIFICATE FOR ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, THE AVON LAND GROUP, LTD., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS VINEYARD ESTATES SUBDIVISION No. 4. A SUBDIVISION OF LOTS 86 TO 114 INCLUSIVE AND COMMON AREAS, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS SONOMA WAY 60 FT. AND NAPA BOULEVARD 80 FT.

WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL 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 UNDERSIGNED.

IN WITNESS WHEREOF, WE, THE AVON LAND GROUP, LTD., BY RONALD MADOW, MEMBER, HAVE HEREUNTO SET OUR HANDS THIS

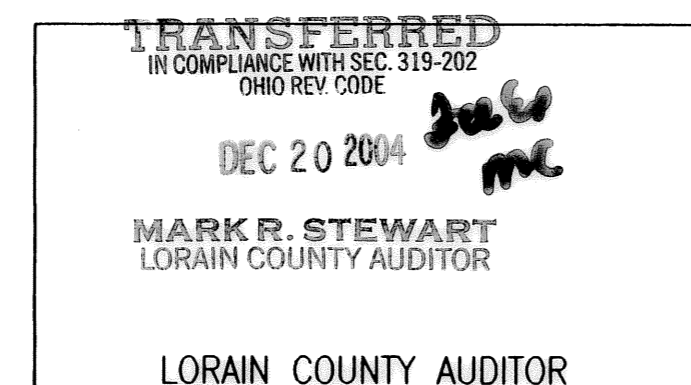
3 DAY OF December 2004.

*Ronald Madow member*  
BY: RONALD MADOW  
MEMBER

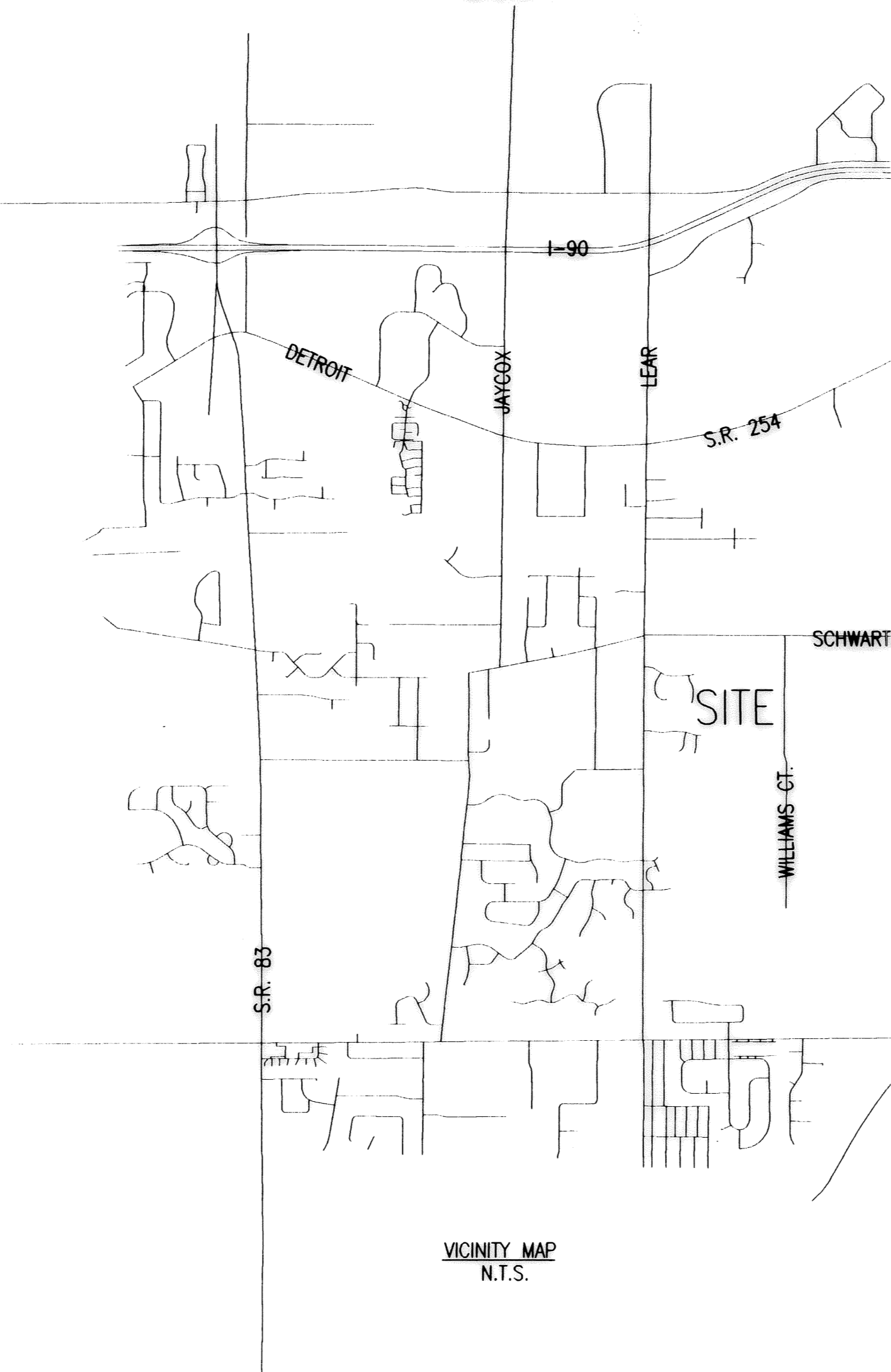
NOTARIAL SEAL  
STATE OF OHIO  
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF December 2004.

NOTARY PUBLIC *Sharon Goshorn*  
MY COMM. EXPIRES 6/17/07

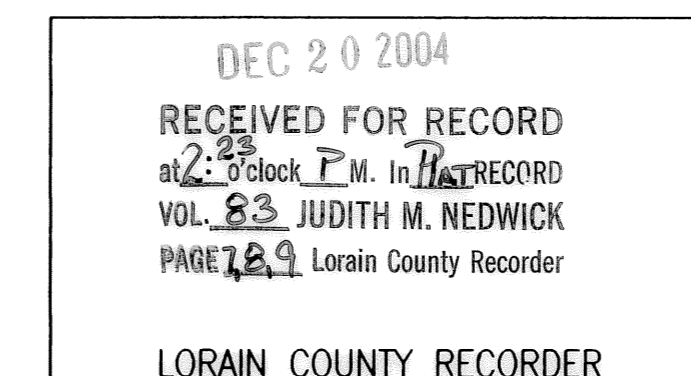


2004



## 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.



LORAIN COUNTY RECORDER  
Total - 259.30  
Box - Sue

## APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 10th DAY OF December 2004.

*Carolyn Witherspoon*  
PLANNING COMMISSION - CHAIRPERSON  
CAROLYN WITHERSPOON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 130-04 ON THIS 13th DAY OF DECEMBER 2004.

*Larry J. Hoekstra II*  
COUNCIL PRESIDENT  
LARRY J. HOEKSTRA II

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 8 DAY OF DECEMBER 2004.

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

## UNDERGROUND EASEMENT

THE AVON LAND GROUP, LTD., OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO OHIO EDISON, CENTURY TELEPHONE CO., COLUMBIA GAS & CABLEVISION, ALL FOUR OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEES) 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 GRANTEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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.

*Ronald Madow member*  
BY: RONALD MADOW, MEMBER

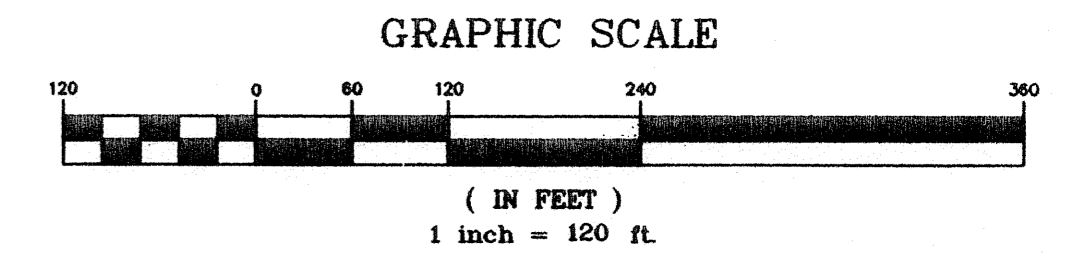
*Richard A. Mastaglio*  
OHIO EDISON

*William J. Dali* 10-15-2004  
CENTURY TELEPHONE CO.

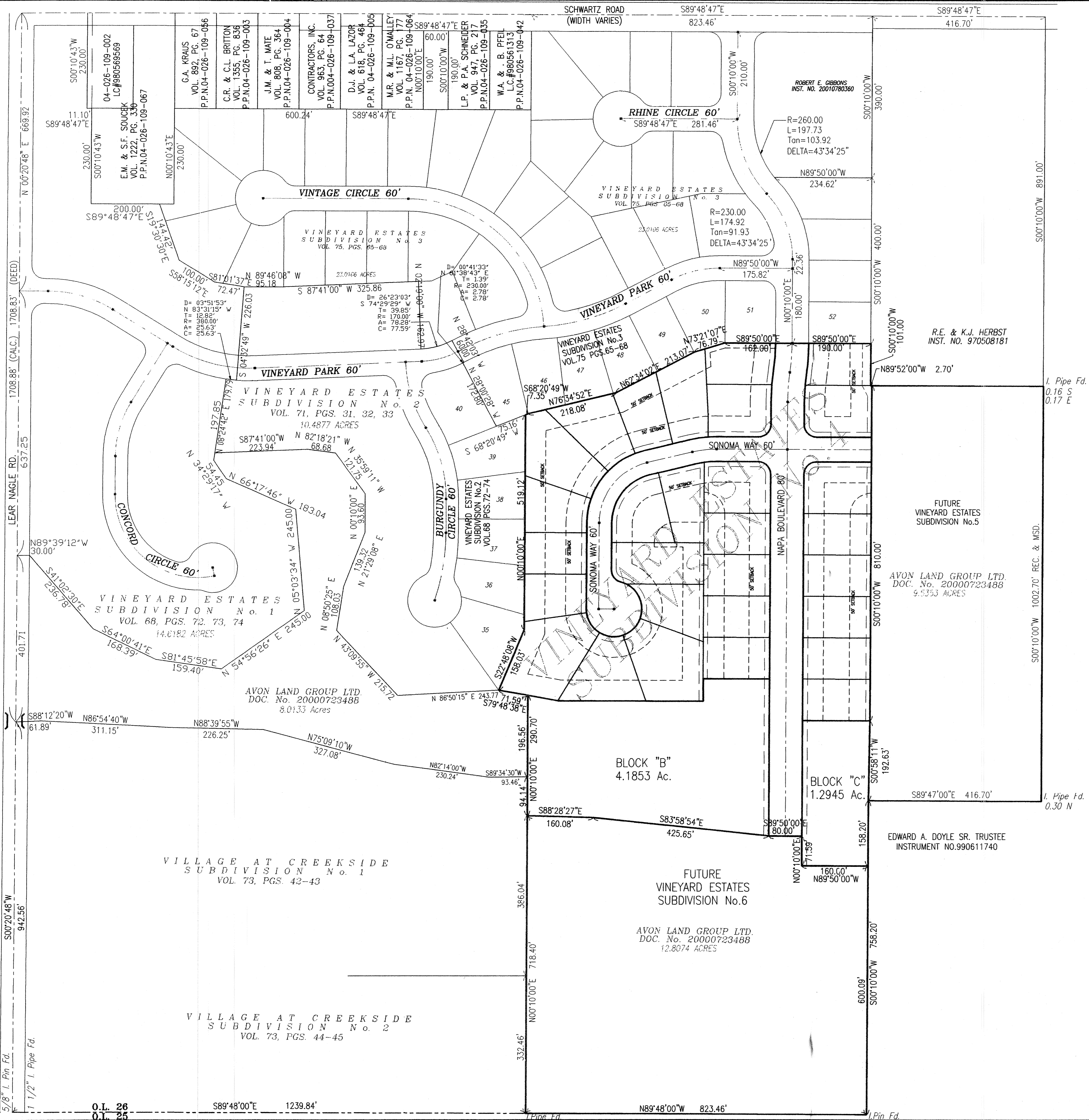
*Judith A. Derheimer*  
COLUMBIA GAS  
Judith A. Derheimer

*Paul S. St...*  
CABLEVISION

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



LEGEND	
	MONUMENT BOX
	I.P. SET



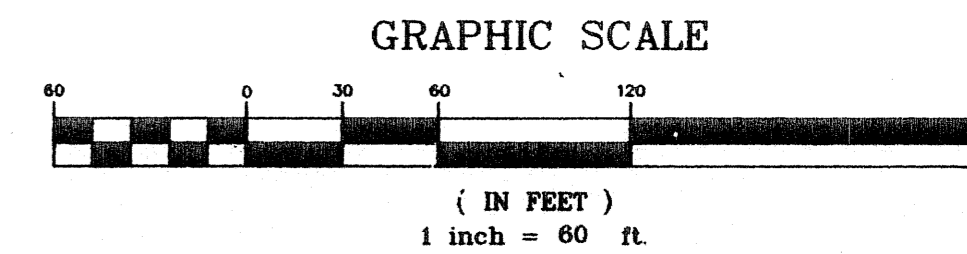
<b>J.A.R. Engineering &amp; Surveying, Inc.</b> CONSULTING ENGINEERS / SURVEYORS 24629 DETROIT ROAD WESTLAKE, OHIO 44145 Phone: (440)-871-8345	<b>VINEYARDS SUB. No. 4</b>	2
	<b>OVERALL PLAT</b> <b>SOUTHEAST OF LEAR &amp; SCHWARTZ</b> <b>AVON, OHIO</b>	3
		11/04

O.L. 26 S89°48'00"E 1239.84'

N89°48'00"W 823.46'

I. Pipe Fd.

R.E. & K.J. HERBST  
INST. NO. 970508181

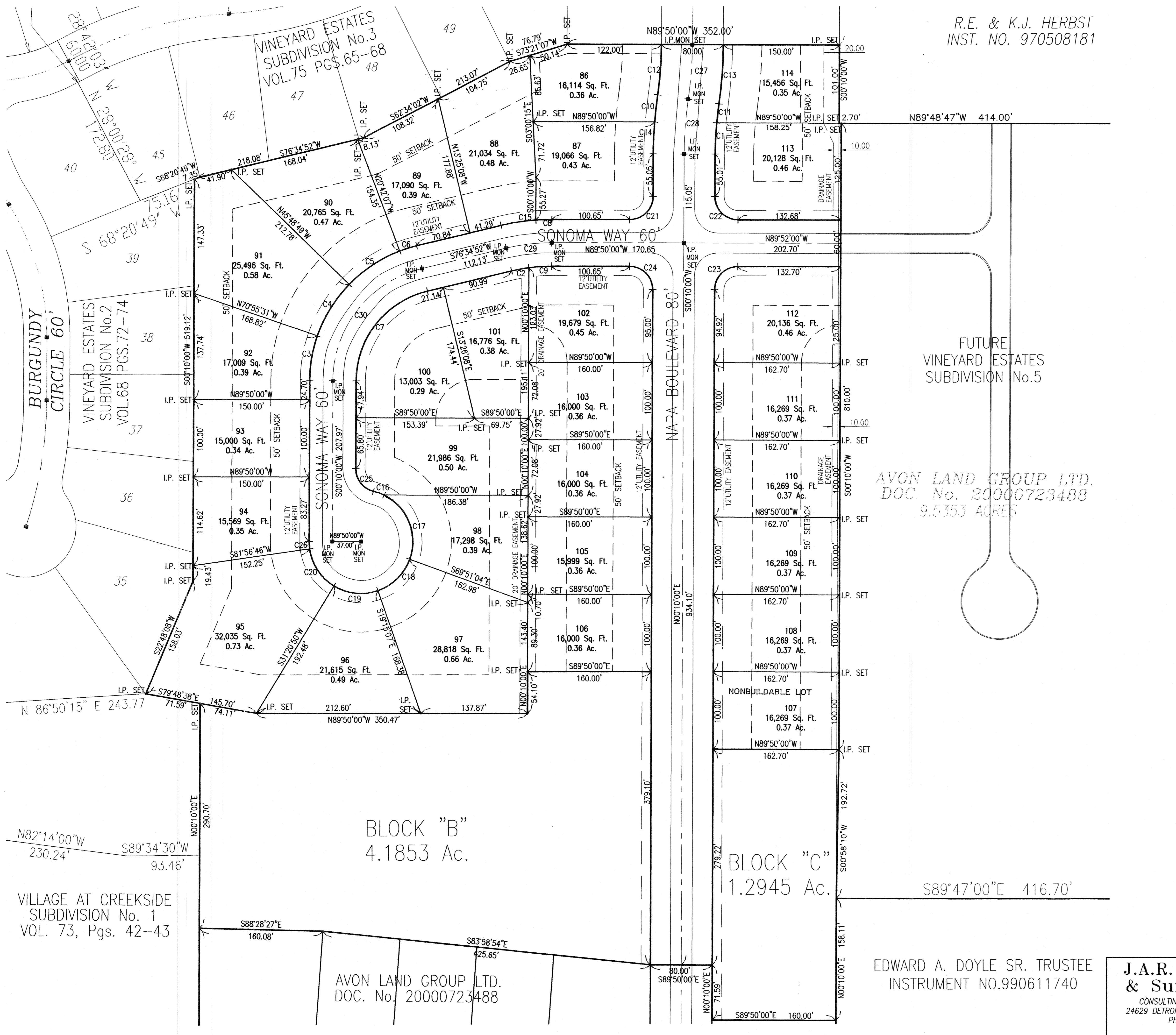


**LEGEND**

- MONUMENT BOX
- I.P. SET

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	TANGENT	CHORD BEARING	DELTA
C1	40.12	460.00	40.11	20.07	S02°39'54"W	4°59'50"
C2	22.73	220.00	22.72	11.37	S79°32'26"W	5°55'08"
C3	59.40	180.00	59.13	29.97	S09°37'15"W	18°54'29"
C4	78.89	180.00	78.26	40.08	S31°37'50"W	25°06'42"
C5	78.89	180.00	78.26	40.08	S56°44'32"W	25°06'42"
C6	22.88	180.00	22.86	11.45	S72°56'22"W	7°16'59"
C7	160.04	120.00	148.44	94.45	S38°22'26"W	76°24'52"
C8	20.66	280.00	20.66	10.33	S88°03'10"W	4°13'41"
C9	29.44	220.00	29.42	14.74	S86°20'00"W	7°40'00"
C10	35.32	540.00	35.32	17.66	S06°24'08"W	3°44'53"
C11	24.99	460.00	24.99	12.49	S08°43'12"W	3°06'45"
C12	65.11	460.00	65.05	32.60	N04°13'18"E	8°06'35"
C13	76.43	540.00	76.37	38.28	N04°13'17"E	8°06'35"
C14	41.11	540.00	41.10	20.56	S02°20'50"W	4°21'43"
C15	45.73	280.00	45.68	22.91	S81°15'36"W	9°21'27"
C16	14.79	67.00	14.76	7.42	N69°47'34"W	12°38'56"
C17	97.78	67.00	89.33	59.92	N21°39'35"W	83°37'02"
C18	59.17	67.00	57.27	31.67	N45°26'54"E	50°35'57"
C19	59.17	67.00	57.26	31.67	S83°57'09"E	50°35'57"
C20	59.17	67.00	57.27	31.67	S33°21'12"E	50°35'57"
C21	47.12	30.00	42.43	30.00	N45°10'00"E	90°00'00"
C22	47.14	30.00	42.44	30.01	S44°51'00"E	90°02'00"
C23	47.10	30.00	42.41	29.98	S45°11'00"W	89°58'00"
C24	47.12	30.00	42.43	30.00	N44°50'00"W	90°00'00"
C25	39.94	30.00	37.06	23.55	S37°58'31"E	76°17'02"
C26	9.61	67.00	9.60	4.81	S03°56'37"E	8°13'14"
C27	70.77	500.00	70.71	35.44	N04°13'17"E	8°06'35"
C28	70.77	500.00	70.71	35.44	S04°13'17"W	8°06'35"
C29	59.28	250.00	59.14	29.77	S83°22'26"W	13°35'08"
C30	200.05	150.00	185.55	118.06	S38°22'26"W	76°24'52"



VILLAGE AT CREEKSIDE  
SUBDIVISION No. 1  
VOL. 73, Pgs. 42-43

AVON LAND GROUP LTD.  
DOC. No. 20000723488

EDWARD A. DOYLE SR. TRUSTEE  
INSTRUMENT NO.990611740

**J.A.R. Engineering  
& Surveying, Inc.**  
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3  
3  
08/04