

BENTLEY PARK SUBDIVISION No. 7

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY SUCCESSOR BY MERGER TO PULTE HOMES OF OHIO CORPORATION, AN OHIO CORPORATION HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS BENTLEY PARK SUBDIVISION NO. 7, A SUBDIVISION OF SUBLOTS 185 THROUGH 216 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS BENTLY DRIVE (SIXTY) 60 FEET IN WIDTH AND SETON DRIVE (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 ADELPHIA CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH THE 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 PURPOSED OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS 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 SERVICES OF UNDERGROUND CABLES AND CONDUITS. THE CHARACTER OF THE INSTALLATION AN 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, MANHOLES SWITCHING CABINETS, ETC. SAID EASEMENT SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, 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.

NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN SANITARY SEWER EASEMENTS AND ROADWAY EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

INDIVIDUAL PROPERTY OWNERS OVER WHICH SAID EASEMENTS LIE SHALL BE RESPONSIBLE FOR THE DAILY NORMAL MAINTENANCE OF THE EASEMENT AREAS SUCH AS MOWING, LEAF COLLECTIONS AND DISPOSAL AND ANY OTHER SIMILAR MAINTENANCE NOT REQUIRING THE USE OF HEAVY EQUIPMENT. ANY REGRADING OF THE EASEMENT AREA SHALL BE SUBJECT TO CITY CODES.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH AND 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 OF UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, GREG SCHMIDT, PRESIDENT OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY SUCCESSOR BY MERGER TO PULTE HOMES OF OHIO CORPORATION, AN OHIO CORPORATION HAS HERETO SET HIS HAND AT Solon, OHIO, THIS 7 DAY OF September, 2004.

BY: Gregory J. Schmidt
GREGORY J. SCHMIDT, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS Nicole D. McKenna
WITNESS Brynn M. Allio

STATE OF OHIO)
COUNTY OF Cuyahoga)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, GREG SCHMIDT, PRESIDENT, PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY SUCCESSOR BY MERGER TO PULTE HOMES OF OHIO CORPORATION, AN OHIO CORPORATION 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 PULTE HOMES OF OHIO LLC A MICHIGAN LIMITED LIABILITY COMPANY SUCCESSOR BY MERGER TO PULTE HOMES OF OHIO CORPORATION, AN OHIO CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Solon, OHIO, THIS 7 DAY OF September, 2004.

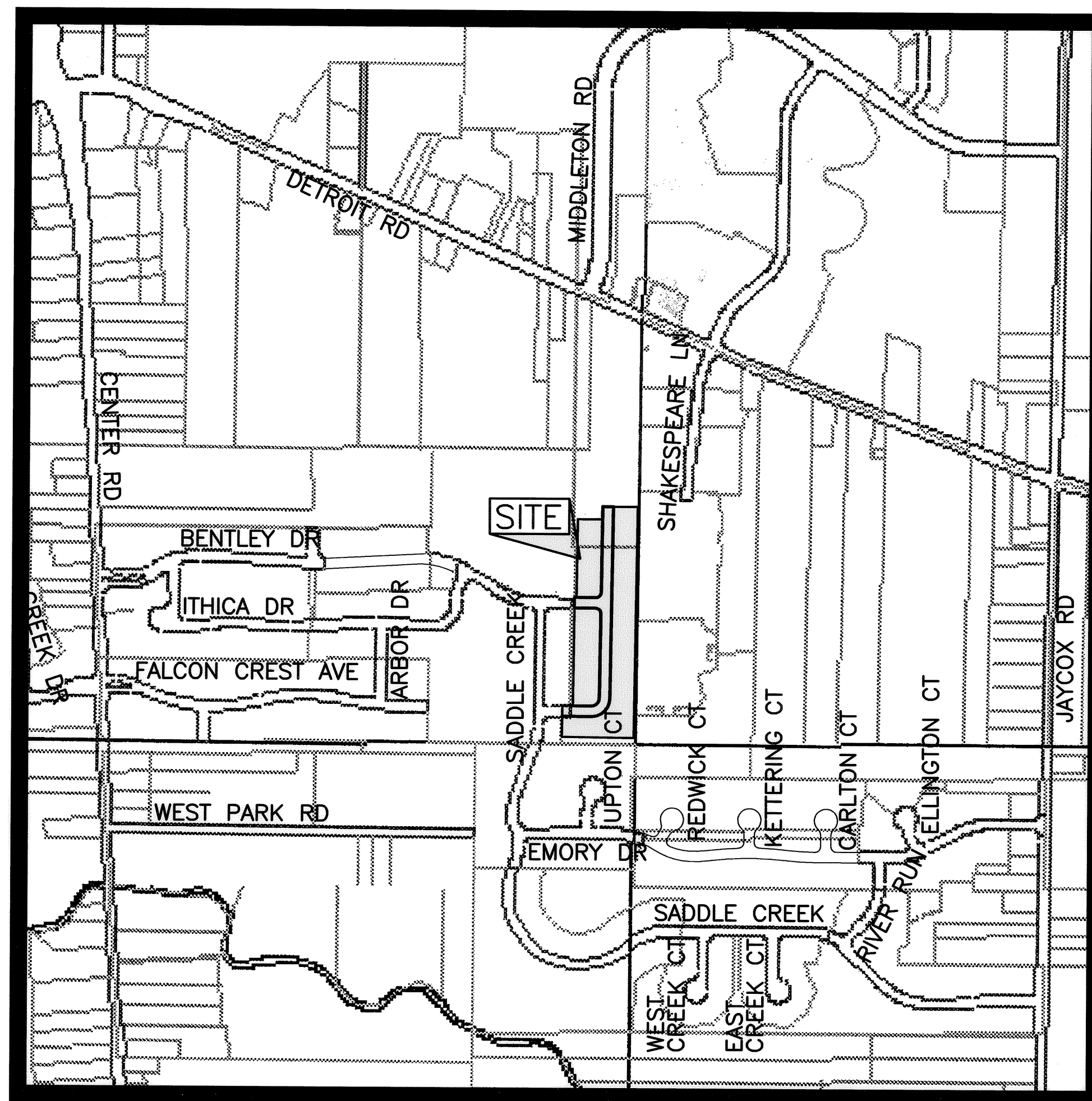
MY COMMISSION EXPIRES
12/9/2008

Matthew W. Baker
NOTARY PUBLIC

SITUATED IN THE CITY OF AVON,
COUNTY OF LORAIN STATE OF
OHIO AND KNOWN AS BEING PART
OF ORIGINAL AVON TOWNSHIP
SECTION 15

LOTS (32)	8.9905 AC.
STREETS	2.0178 AC.
TOTAL	11.0083 AC.

MAY, 2004

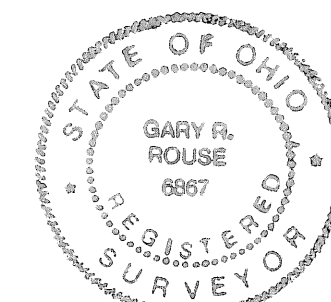


LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 11.0083 ACRE PARCEL OF LAND LOCATED ON BENTLEY DRIVE IN THE CITY OF AVON FOR PULTE HOMES OF OHIO CORPORATION 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 LEGAL DESCRIPTION OF MASA MATSUNAGA AS RECORDED IN INSTRUMENT NO. 20000730279, FILM 1673, (CENTERLINE OF JAYCOX ROAD, NORTH 01° 05' 30" EAST), LORAIN COUNTY RECORDS, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN NOVEMBER 2002, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Gary R. Rouse
GARY R. ROUSE - REG. NO. 6867



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 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

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 23 DAY OF September, 2004.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

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

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

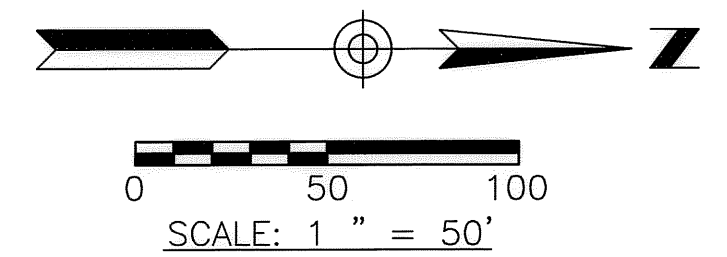
FISCAL OFFICER'S STAMP	RECORDING DEPARTMENT STAMP
TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE MAR 14 2005 MARK R. STEWART LORAIN COUNTY AUDITOR	

GBC DESIGN, INC.

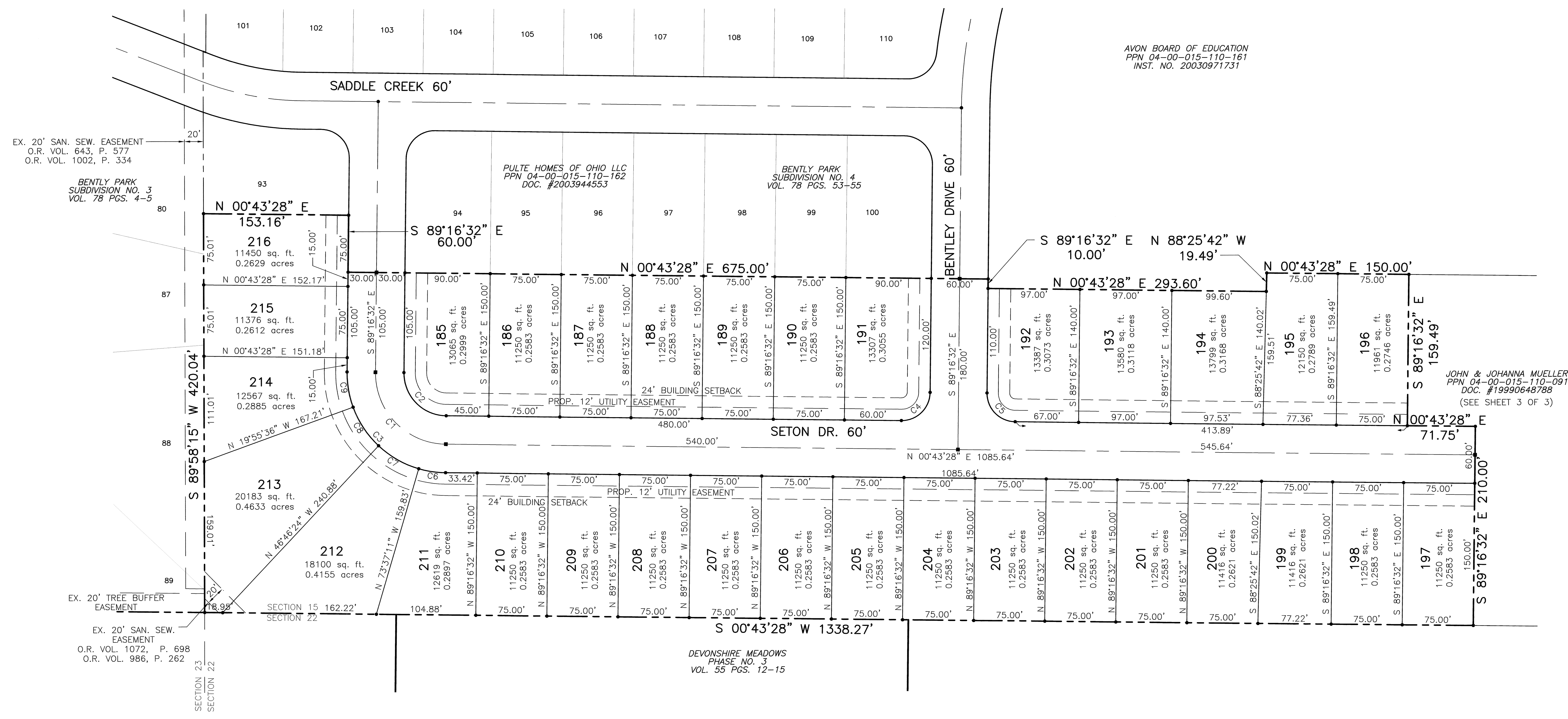
3378 W. Market St. Akron, OH 44333-3386
Phone 330-836-0228 Fax 330-836-5782

LEGEND

- 5/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC.)
- IRON PIN FOUND (TYPE & SIZE AS INDICATED)
- MONUMENT ASSEMBLY TO BE SET
- * 1" REBAR TO BE SET

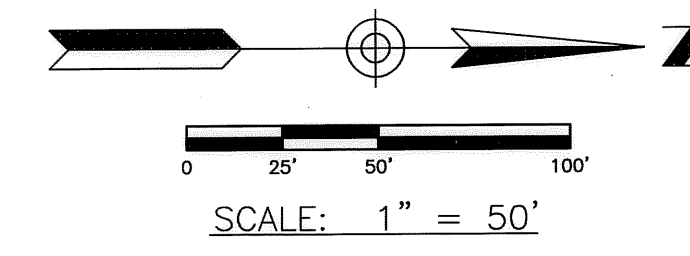


NUMBER	DELTA	CHORD BRG	CURVE RADIUS	LENGTH	TANGENT	CHD LENGTH
C1	90°00'00"	N 45°43'28" E	75.00'	117.81'	75.00'	106.07'
C2	90°00'00"	N 45°43'28" E	45.00'	70.69'	45.00'	63.64'
C3	90°00'00"	N 45°43'28" E	105.00'	164.93'	105.00'	148.49'
C4	90°00'00"	N 44°16'32" W	30.00'	47.12'	30.00'	42.43'
C5	90°00'00"	N 45°43'28" E	30.00'	47.12'	30.00'	42.43'
C6	15°39'21"	N 08°33'08" E	105.00'	28.69'	14.44'	28.60'
C7	26°50'47"	N 29°48'13" E	105.00'	49.20'	25.06'	48.75'
C8	26°50'47"	N 56°39'00" E	105.00'	49.20'	25.06'	48.75'
C9	20°39'04"	N 80°23'56" E	105.00'	37.84'	19.13'	37.64'



AVON BOARD OF EDUCATION
PPN 04-00-015-110-161
INST. NO. 20030971731

JOHN & JOHANNA MUELLER
PPN 04-00-015-110-091
DOC. #19990648788
(SEE SHEET 3 OF 3)



AVON BOARD OF EDUCATION
PPN. 04-00-015-110-161
INST.# 20030971731

J. & C. KICICLINSKI
PPN. 04-00-015-110-028
D.V. 1389, P. 872

J. & J. MUELLER, TRUSTEES
PPN. 04-00-015-110-029
INST.# 20030944552

J. & J. MUELLER, TRUSTEES
PPN. 04-00-015-110-091
INST.# 19990648788

N 00°43'28" E
150.00'

196

S 89°16'32" E
159.49'

N 00°43'28" E
71.75'

SEE SHEET 2 OF 3

198

197

S 89°16'32" E 210.00'

DEVONSHIRE MEADOWS
PHASE 3
P.B. 55, P. 12-15

STRATFORD VILLAGE
CONDOMINIUMS
P.B. 26, P. 1-11

DEVONSHIRE MEADOWS
PHASE 1
P.B. 55, P. 12

O.L. 15
O.L. 22

