

080555#2220
084066
080555#2220

084066#2226

71
080555

WOODBIDGE SUBDIVISION No. 1

BEING PART OF
ORIGINAL AVON TOWNSHIP SECTION NO. 26
NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, VILLAGE AT CREEKSIDE, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS WOODBRIDGE SUBDIVISION No. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 14 INCLUSIVE, AND BLOCK "A", AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS SCHWARTZ ROAD (SIXTY) 60 FEET IN WIDTH AND VARIES, POTTERSTONE WAY (SIXTY) 60 FEET IN WIDTH AND FIELDCREST CIRCLE (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN WOODBRIDGE SUBDIVISION No. 1 CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "A" IN ADDITION TO "DRAINAGE EASEMENTS" FOR LANDSCAPING AND 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 WOODBRIDGE SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "WOODBIDGE SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN INSTRUMENT NO. _____ OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLot 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 SUBLots 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 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 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 "DRAINAGE 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, STEVE SCHAFER, MEMBER OF VILLAGE AT CREEKSIDE, LLC, HAS HERETO SET HIS HAND AT AVON, OHIO, THIS 23 DAY OF May, 2005.

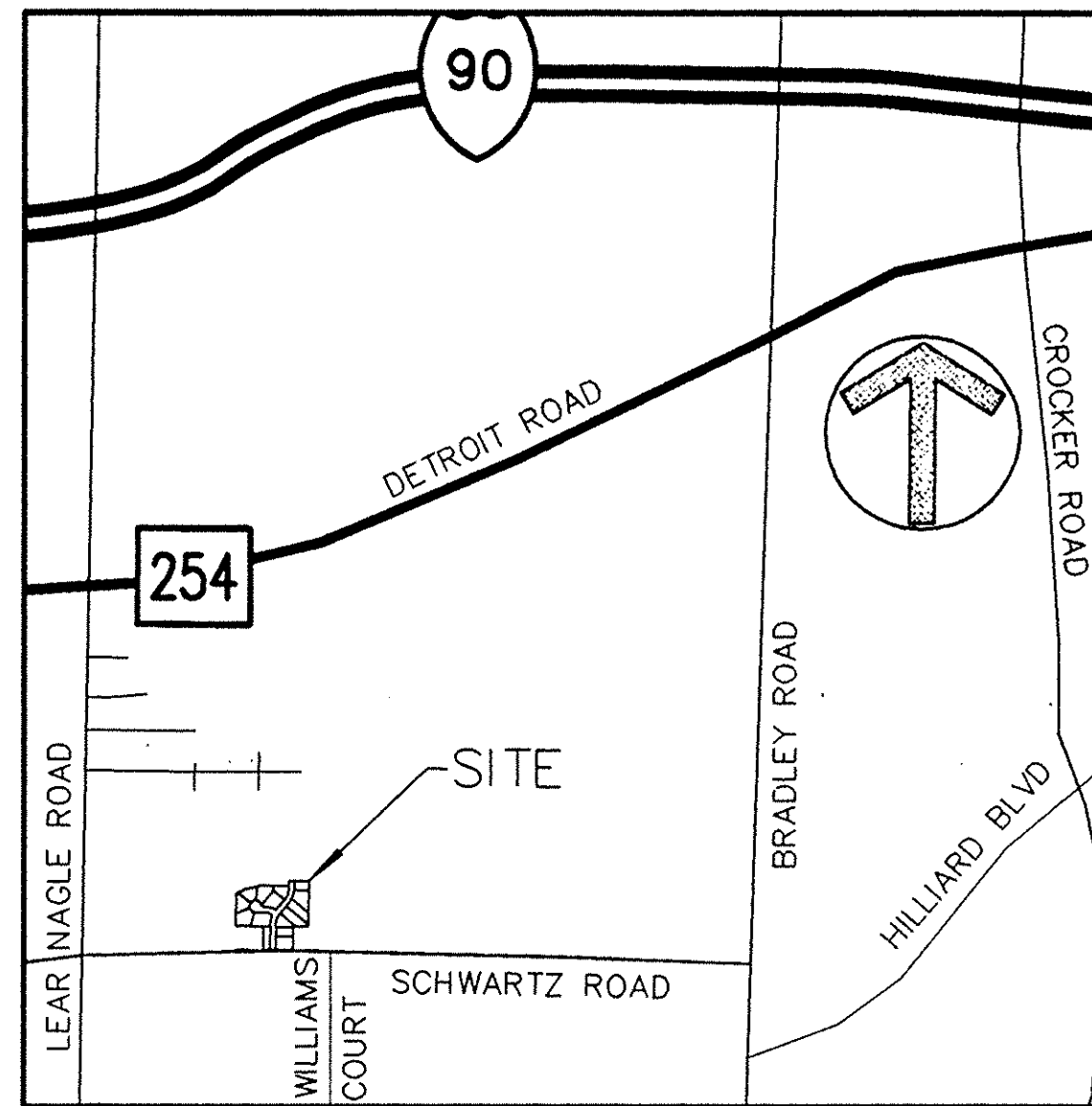
BY: Steve Schaffer
STEVE SCHAFER, MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
WITNESS: Brandon Morrison
WITNESS: Brandon Morrison

STATE OF OHIO)
COUNTY OF LORAIN)
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, STEVE SCHAFER, MEMBER, VILLAGE AT CREEKSIDE, LLC, 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 VILLAGE AT CREEKSIDE, LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO, THIS 25TH DAY OF May, 2005.

WITNESS: Charles W. Szucs
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 10-25-07
Recorded in Geauga County



VICINITY MAP
SCALE 1"=2000'

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. DOCUMENT # 20040024664

SCHWARTZ ROAD WIDTH VARIES, POTTERSTONE WAY 60 FEET IN WIDTH AND FIELDCREST CIRCLE 60 FEET IN WIDTH ALONG WITH THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF _____ HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY _____ THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT LORAIN, OHIO, THIS 24TH DAY OF July, 2005.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
BY: Paul A. Campagna
WITNESS: Kenneth P. Warton
BY: Kenneth P. Warton
WITNESS: Paul A. Campagna

STATE OF OHIO)
COUNTY OF LORAIN)
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Paul A. Campagna/Kenneth Warton 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 24TH DAY OF July, 2005.

NOTARY PUBLIC
STATE OF OHIO
COMMISSION EXPIRES
March 24, 2008



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 23 DAY OF May 2005. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT - LARRY HOEKSTRA II

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 18TH DAY OF May 2005.

PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 4 DAY OF MAY 2005.

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

AREA TABULATION

AREA IN BLOCK 'A' = 0.2376 Acres
AREA WITHIN RIGHT OF WAY = 2.1722 Acres
AREA IN SINGLE FAMILY LOTS (14) = 7.8219 Acres
TOTAL SINGLE FAMILY DEVELOPMENT AREA = 10.2317 Acres

DENSITY = 14 UNITS / 10.0238 ACRES = 1.4 UNITS/ACRE

AREA "NOT PART OF SUBDIVISION" = 4.0440 Acres

AREA IN TOTAL SURVEY = 14.2757 Acres

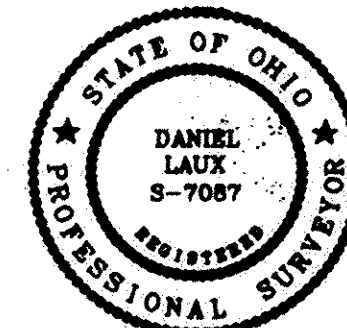
LOT REQUIREMENTS:

SF = R-1 SINGLE FAMILY LOTS.
MINIMUM AREA = 15,000 SQ. FT.
MINIMUM FRONT SETBACK = 50'
MINIMUM REAR YARD = 50'
MINIMUM SIDEYARD = 12'
MINIMUM FRONTAGE = 100' (150' CORNERS)

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 15.8133 ACRE PARCEL OF LAND LOCATED ON SCHWARTZ ROAD IN THE CITY OF AVON FOR VILLAGE AT CREEKSIDE, LLC, 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. 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, P.S. NO. 7087
DATE: 4-26-05



NO TRANSFER NECESSARY
MARK R. STEWART
LORAIN COUNTY AUDITOR
DEPUTY

TRANSFERRED
IN COMPLIANCE WITH SEC. 519.202
DAILY COPY CODE
JUN 23 2005
MARK R. STEWART
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD
at 2:42 o'clock P.M. on JUN 23 2005
VOL. 85 JUDITH M. NEDWICK
PAGE 5 Lorain County Recorder
71 and 72 inc.
1728 me Box: LETA (LAWRA)

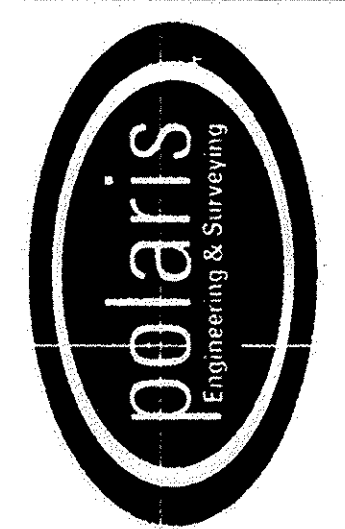
REV. No.	DATE	BY	CHK'D	DATE:
				04-25-05
				SCALE: HOR. 1"=1'
				VERT. 1/8"
				FILENAME: RecordPlat-Ph1
				TAB: Plan1-01
				CREW CHIEF:

Being re-recorded to correct ownership of Schaffer Properties parcel

TAX MAP DEPT. COPY # 05-00880

WOODBIDGE
SUBDIVISION No. 1
CITY OF AVON - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHAROON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



RECORD PLAT

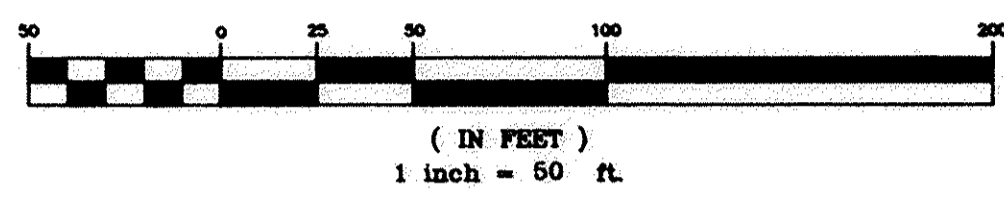
CONTRACT No.	
03516	
SHEET	OF
1	2

85/75

SURVEY LEGEND

- 5/8" IRON PIN SET
 - IRON PIN/PIPE FOUND
 - 5/8" IRON PIN SET IN MONUMENT BOX
 - MONUMENT BOX FOUND
- NOTE: DRILLHOLES TO BE SET ON TOP OF CURB AT ALL PROPERTY LINES

GRAPHIC SCALE



LINE TABLE

LINE	LENGTH	BEARING
L1	282.07	N00°16'15"E
L2	31.82	N39°02'37"E
L3	197.68	N39°02'37"E
L4	82.21	N00°30'45"E
L5	41.27	N50°57'23"W
L6	125.56	N89°43'45"W
L7	37.00	N00°16'15"E

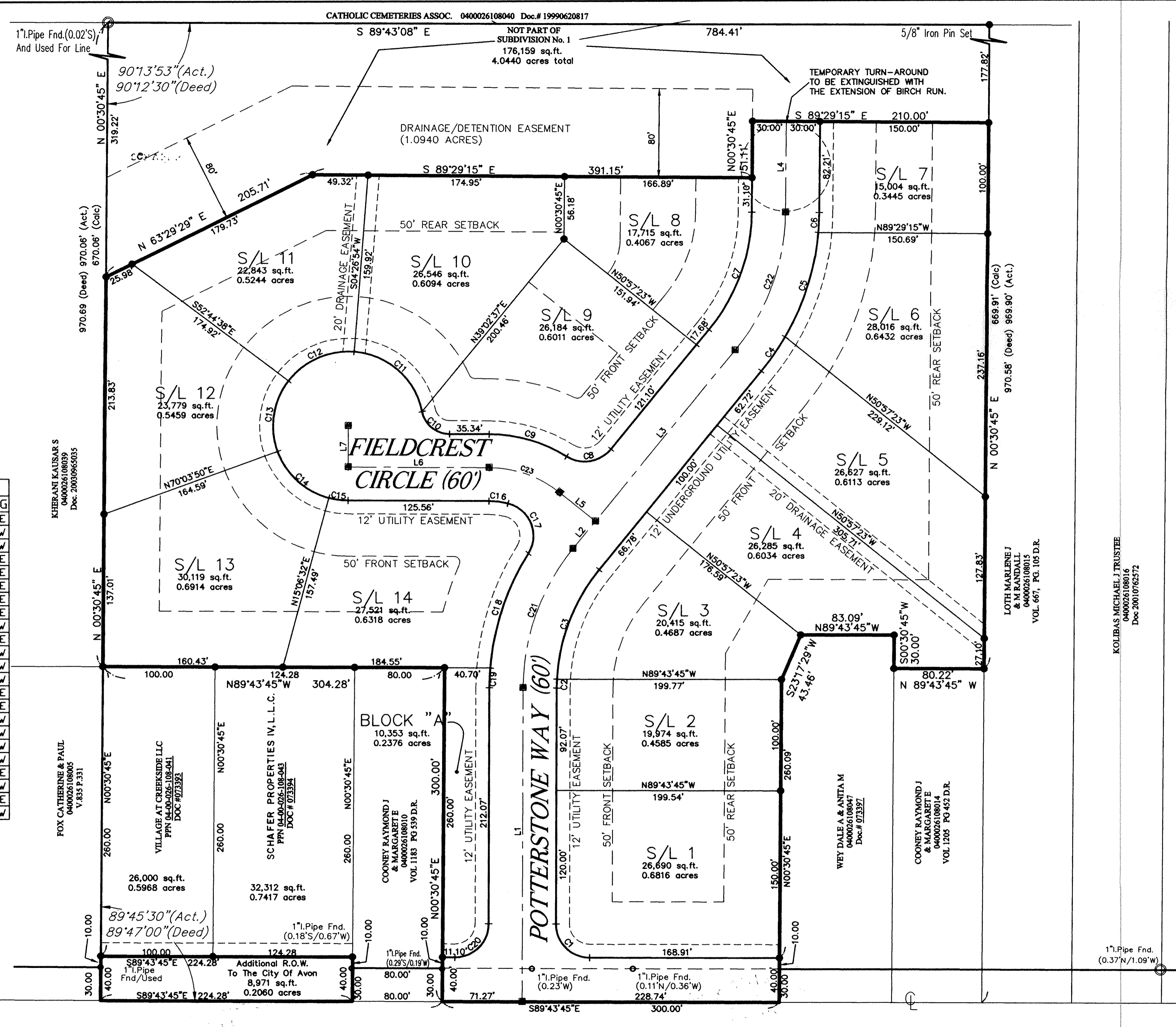
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	47.12	30.00	90°00'00"	30.00	42.43	S44°43'45"E
C2	7.94	170.00	2°40'31"	3.97	7.94	S01°36'30"W
C3	107.10	170.00	36°05'51"	55.40	105.34	S20°59'41"W
C4	37.44	230.00	9°19'39"	18.76	37.40	N34°22'47"E
C5	99.42	230.00	24°46'04"	50.50	98.65	N17°19'56"E
C6	17.81	230.00	4°26'08"	8.91	17.80	N02°43'49"E
C7	114.32	170.00	38°31'52"	59.42	112.18	N19°46'41"E
C8	43.60	30.00	83°16'36"	26.67	39.87	N80°40'55"E
C9	72.72	130.00	32°02'58"	37.34	71.77	N73°42'16"W
C10	34.35	250.00	78°43'02"	20.50	31.71	S50°22'14"E
C11	87.16	67.00	74°32'23"	50.98	81.15	N48°16'55"W
C12	66.88	67.00	57°11'32"	36.52	64.14	S65°51'08"W
C13	66.88	67.00	57°11'32"	36.52	64.14	S08°39'36"W
C14	64.26	67.00	54°57'18"	34.84	61.83	S47°24'49"E
C15	17.35	67.00	14°50'17"	8.72	17.30	S82°18'36"E
C16	17.08	70.00	13°58'58"	8.58	17.04	N82°44'16"W
C17	56.42	30.00	107°45'01"	41.10	48.46	N21°52'17"W
C18	109.43	230.00	27°15'38"	55.77	108.40	S18°22'24"W
C19	17.95	230.00	4°28'20"	8.98	17.95	S02°30'25"W
C20	47.12	30.00	90°00'00"	30.00	42.43	N45°16'15"E
C21	135.34	200.00	38°46'22"	70.38	132.77	S19°39'26"W
C22	134.50	200.00	38°31'52"	69.90	131.98	N19°46'41"E
C23	67.67	100.00	38°46'22"	35.19	66.39	N70°20'34"W

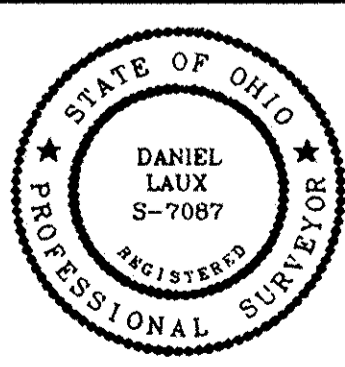
Nagel Road 60'

89°45'41" (Act.)
89°48'00" (Deed)

N89°43'45"W 2248.67' obs.



REV. No.	DATE	BY	CH'KD



DATE: 06-16-05
 SCALE: HOR. 1"=50'
 VERT. n/a
 FILENAME: RecordPlat-Ph1
 TAB: Plan1-02
 CREW CHIEF: _____

GIBBONS ROBERT E & ANDREA H
 0400026109097

HERBST RICHARD E & KATHLEEN J
 TRUSTEES
 0400026109008

BUTCHKO RAYMOND F JR & JOANN C
 0400026109009

LILLY JOHN E & SHIRLEY J
 0400026109099

MAIDENS JOHN E & PAMELA A
 0400026109011

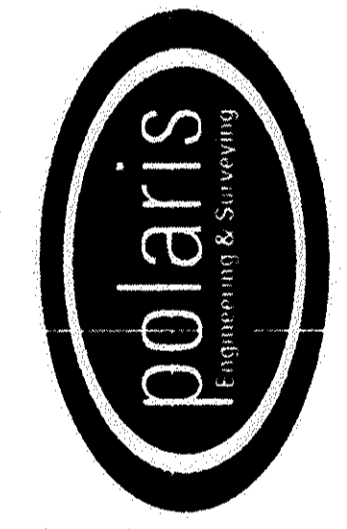
KASTEN JILL G & SCHWARTZ MARTIN L
 0400026109012

FARMER WILLIAM D
 0400026109013

Schwartz Road (Width Varies)

WOODBRIDGE
 SUBDIVISION No. 1
 CITY OF AVON - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARLON ROAD, SUITE D
 COLUMBUS, OHIO 43244
 (410) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com



RECORD PLAT

CONTRACT No.	
03516	
SHEET	OF
2	2