

MONACO PLACE SUBDIVISION PLAT

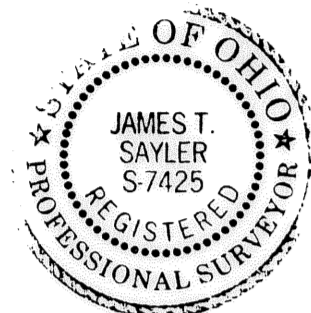
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, GAMELLIA CONSTRUCTION INC., I HAVE SURVEYED AND PLATTED THE MONACO PLACE SUBDIVISION AS SHOWN HEREON AND CONTAINING 8.9227 ACRES IN AVON TOWNSHIP SECTION NO. 19, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED (M) 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
AT ALL POINTS INDICATED (O) 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON JAYCOX ROAD HAVING A BEARING OF N01°46'00"W AND ARE USED FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

JANUARY, 2005



| | |
|--------------------------|-------------------|
| ACREAGE IN 13 LOTS | 5.8833 AC. |
| ACREAGE IN 3 BLOCKS | 1.2084 AC. |
| ACREAGE IN PUBLIC STREET | 1.8310 AC. |
| TOTAL | 8.9227 AC. |

JAMES T. SAYLER, REGISTERED SURVEYOR NO. S-7425

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS MONACO PLACE AND JAYCOX ROAD.

GAMELLIA CONSTRUCTION INC., 32745 WALKER RD., AVON LAKE, OH 44012

BY: James A. Gamellia
JAMES A. GAMELLIA, PRESIDENT

RETENTION BASIN EASEMENT

BLOCK "B" TO BE COVERED BY A RETENTION BASIN EASEMENT GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND WHO DOES HEREBY GRANT UNTO THE CITY OF AVON LAKE, (HEREINAFTER REFERRED TO AS THE "GRANTEE"), A PERMANENT RIGHT-OF-WAY AND EASEMENT TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE ALL IMPROVEMENTS MADE BY THE UNDERSIGNED OWNER ABOVE AND 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, SUBJECT TO THE TERMS INCLUDED HEREIN. NO STRUCTURES SHALL BE PLACED WITHIN SAID EASEMENT. WITHIN SAID EASEMENT, NO FENCES, SIGNAGE, MOUNDING OR ROCKS GREATER THAN TWO FEET IN DIAMETER SHALL BE PLACED WITHIN FIVE FEET OF THE WATERLINE OR SANITARY SEWER WITHOUT PRIOR APPROVAL OF THE GRANTEE. 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, WIDEN, DEEPEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES, WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. THE GRANTEE SHALL NOT BE REQUIRED TO REPLACE OR REPAIR ANY CURBS, FENCES, SIDEWALKS, DRIVEWAYS, ROADWAYS, PARKING AREAS, SIGNAGE AND LANDSCAPING, INCLUDING ORNAMENTAL TREES, BUSHES AND SPECIAL PLANTINGS AND THAT THE SAME ARE CONSTRUCTED ON THE EASEMENT AREA AT THE GRANTEE'S RISK; THE GRANTEE'S ONLY OBLIGATION BEING TO RESTORE THE DENSITY OF SUBSURFACE MATERIAL AND TO REPAIR OR REPLACE ANY GRASS DAMAGED IN SUCH MAINTENANCE, REPAIR OR RECONSTRUCTION. REGULAR MAINTENANCE OF THE EASEMENT AREA LANDSCAPE IS THE RESPONSIBILITY OF THE LANDOWNER. THE GRANTEE RESERVES THE RIGHT TO ENTER AND PERFORM ANY NECESSARY LANDSCAPE MAINTENANCE IF THE LANDOWNER FAILS TO DO SO AND CHARGE THE LANDOWNER FOR SAID LANDSCAPE MAINTENANCE.

GAMELLIA CONSTRUCTION INC.

BY: James A. Gamellia
JAMES A. GAMELLIA, PRESIDENT

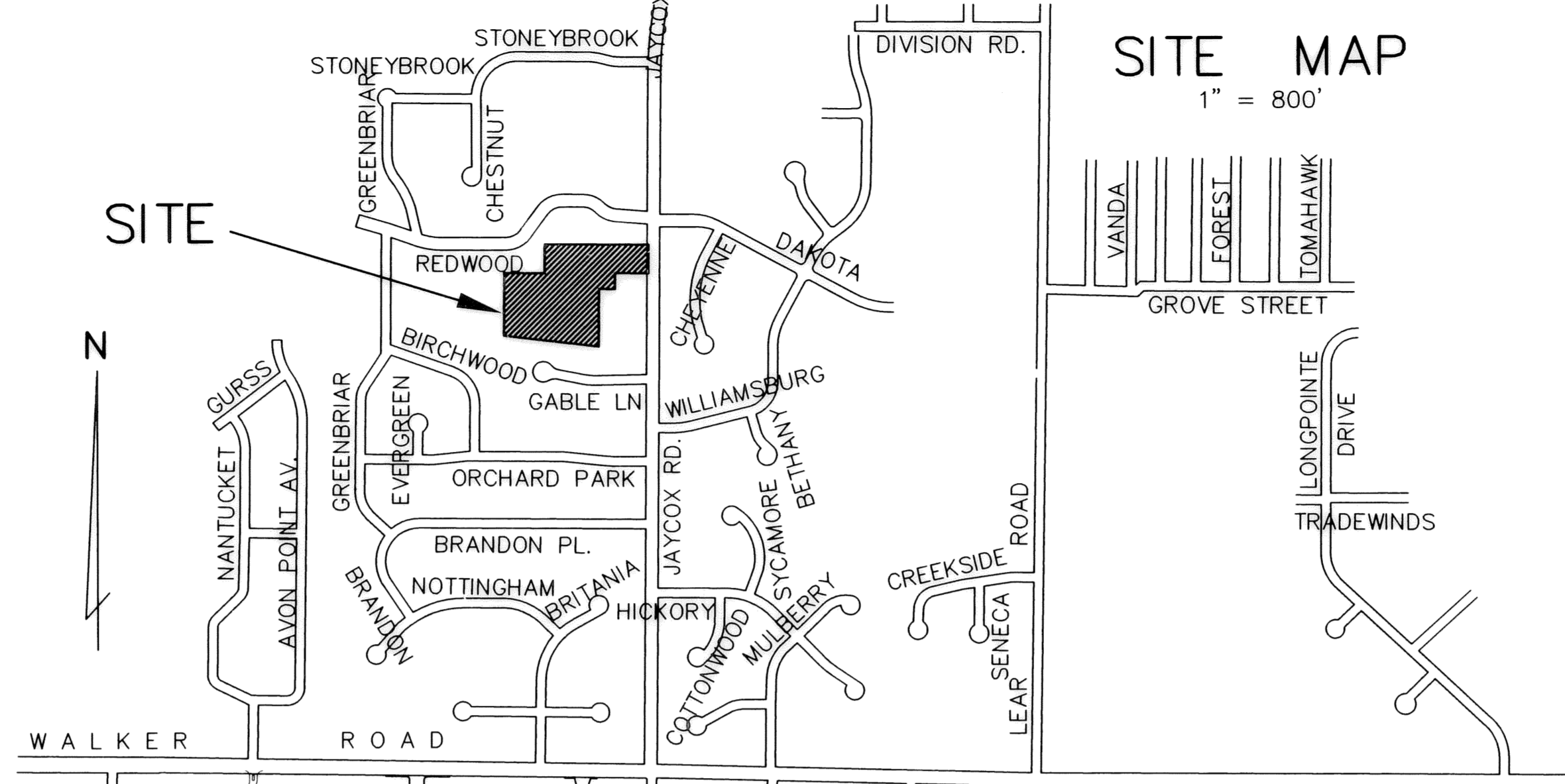
UTILITY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYTEL COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS AND PARALLEL WITH PUBLIC STREETS LINES AND OTHER PLACES AS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC LINES, GAS MAINS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC, GAS AND COMMUNICATION FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENTS RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

GAMELLIA CONSTRUCTION INC.,

BY: James A. Gamellia
JAMES A. GAMELLIA, PRESIDENT

BEING PART OF AVON TOWNSHIP SECTION NO. 19 CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO LOTS SUBJECT TO RESTRICTIONS, RESERVATIONS AND COVENANTS TO BE RECORDED SIMULTANEOUSLY AT COUNTY. BLOCKS "A" & "B" ARE TO BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION WHICH WILL HAVE RESPONSIBILITY FOR MAINTENANCE OF BLOCKS AS WELL AS ANY LANDSCAPING OR PAVING BRICKS WITHIN THE CUL-DE-SAC RIGHT-OF-WAY. BLOCK "C" IS TO BE TRANSFERRED TO THE ADJACENT HOMEOWNER WHO WILL HAVE RESPONSIBILITY FOR MAINTENANCE.



BUFFER AREAS:

AREAS ON THIS MAP IDENTIFIED AS BUFFER ARE TO REMAIN IN THEIR NATURAL STATE. NO CLEARING OR IMPROVEMENTS ARE TO BE MADE EXCEPT AS IS NECESSARY TO PROVIDE FOR DRAINAGE OF STORMWATER RUNOFF OR TO REMOVE DEAD OR DISEASED GROWTH AND EXCEPT FOR EXERCISE OF THE RIGHTS UNDER THE ACCESS AND UTILITY EASEMENTS DESCRIBED BELOW.
*SUCH AS FENCING, ACCESSORY STRUCTURES OR SHEDS

ACCESS & UTILITY EASEMENTS:

THE UNDERSIGNED OWNER HEREBY GRANTS TO THE OWNERS OF THE REAL ESTATE DESCRIBED HEREIN AS P.P.N. "04-00-019-143-064" AND "04-00-019-143-013" AND THEIR HEIRS AND ASSIGNS EASEMENTS, ENCUMBERING THE AREAS IDENTIFIED AS "ACCESS & UTILITY EASEMENT" FOR PURPOSES OF INGRESS AND EGRESS AND THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES. SAID OWNERS SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES AND ANY PAVING MATERIAL. IN THE EVENT SAID OWNERS FAIL TO MAINTAIN THE AREAS ENCUMBERED BY SAID EASEMENTS AS REQUIRED BY THE CITY OF AVON LAKE, THE CITY OF AVON LAKE MAY ENTER LAND ENCUMBERED BY SAID EASEMENTS AND PROVIDE SAID MAINTENANCE AND SAID OWNER SHALL REIMBURSE THE CITY OF AVON LAKE FOR ALL EXPENSES.

STORM SEWER EASEMENTS:

THE UNDERSIGNED OWNER HEREBY CONVEYS TO THE MONACO PLACE HOMEOWNERS ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS EASEMENTS FOR THE PURPOSES OF THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT AND REMOVAL OF STORM SEWER LINES ENCUMBERING THE AREAS SHOWN HEREIN AS "STORM SEWER EASEMENT". THE HOMEOWNERS ASSOCIATION HAS PRIMARY RESPONSIBILITY FOR MAINTENANCE AND REPAIR OF THE STORM SEWER LINES WITHIN THE STORM SEWER EASEMENT AREAS. IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION NEGLECTS TO PERFORM ANY MAINTENANCE DEEMED NECESSARY BY THE CITY OF AVON LAKE, THE CITY WILL HAVE THE RIGHT TO ENTER AND PERFORM SAID MAINTENANCE AND CHARGE THE HOMEOWNERS ASSOCIATION FOR SAID MAINTENANCE.

GAMELLIA CONSTRUCTION INC.,

BY: James A. Gamellia
JAMES A. GAMELLIA, PRESIDENT

NOTARY PUBLIC

COUNTY OF LORAIN)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR GAMELLIA CONSTRUCTION INC., BY JAMES A. GAMELLIA, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF MONACO PLACE SUBDIVISION AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 20th DAY OF June 2005

S. Renee Ebner
NOTARY PUBLIC



MY COMMISSION EXPIRES

| REVISIONS | DATE | REVISIONS |
|-----------|-----------|---|
| | 6/27/2005 | REVISED PER CYCLE 1 DEPARTMENT HEAD REVIEW COMMENTS |
| | | |
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ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF MONACO PLACE SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

Waide M. Mertz
AVON LAKE MUNICIPAL ENGINEER
WAIDE M. MERTZ, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF MONACO PLACE SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 24th DAY OF July, 2005.

Joseph R. Reitz
AVON LAKE PLANNING COMMISSION SECRETARY
JOSEPH R. REITZ

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF MONACO PLACE SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 191-2005 PASSED THE 22nd DAY OF August, 2005.

Robert J. Berner
MAYOR
ROBERT J. BERNER

Barbara L. Dopp
CLERK OF COUNCIL
BARBARA L. DOPP

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF MONACO PLACE SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Geoffrey R. Smith
AVON LAKE LAW DIRECTOR
GEOFFREY R. SMITH

MORTGAGEE'S CERTIFICATE

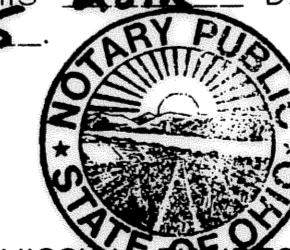
THIS IS TO CERTIFY THAT FIRST MORTGAGE BANK N.A., MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE MONACO PLACE SUBDIVISION AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING MONACO PLACE AND JAYCOX ROAD, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: Keith J. Comtois

NOTARY PUBLIC

COUNTY OF LORAIN)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR First Mort Bank, N.A. BY: Keith J. Comtois WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF MONACO PLACE SUBDIVISION AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

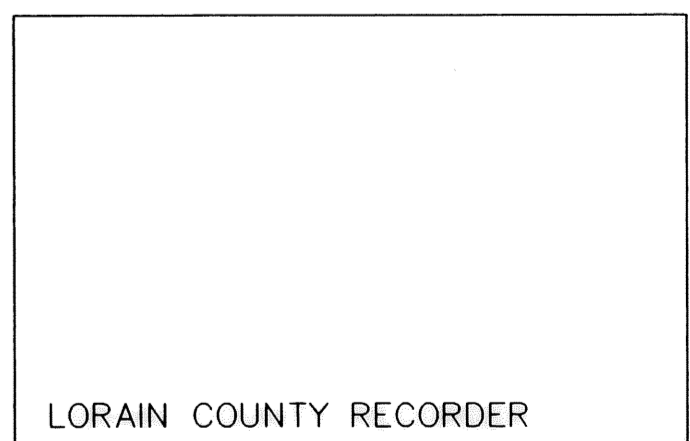
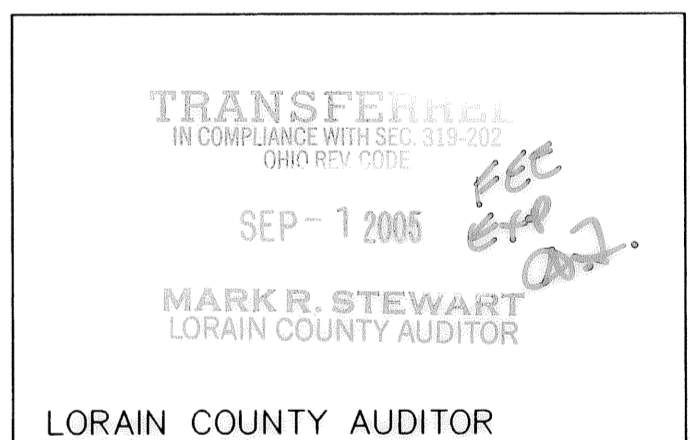
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 20th DAY OF June 2005



S. Renee Ebner
NOTARY PUBLIC

MY COMMISSION EXPIRES

S. Renee Ebner
Notary Public - State of Ohio
My commission expires 09/02/2006



MONACO PLACE SUBDIVISION PLAT

**THE HENRY G. REITZ
ENGINEERING COMPANY**
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
PHONE: (216) 251-3033

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JANUARY
2005

MONACO PLACE SUBDIVISION

BEING PART OF AVON TWP. SECTION NO. 19
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

- ⊙ DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN IN MONUMENT BOX SET.
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PINS WERE SET.
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND.
- DENOTES SETBACK LINE.

CURVE DATA

| (1) | (2) | (3A) | (3B) | (3C) | |
|---|---|--|---|---|---|
| R=190.00 D=31°45'24" L=105.31 C=103.97 N44°03'04"E T=54.05 | R=190.00 D=15°00'00" L=49.74 C=49.60 N20°40'22"E T=25.01 | R=50.00 D=71°55'50" L=62.77 C=58.73 N49°08'17"E T=36.28 | R=135.00 D=32°54'10" L=77.53 C=76.47 N78°26'43"W T=39.86 | R=65.00 D=37°50'00" L=42.92 C=42.15 N80°54'38"W T=22.28 | |
| (4) | (5) | (6) | (7A) | (7B) | (8A) |
| R=65.00 D=50°00'00" L=56.72 C=54.94 N55°10'22"E T=30.31 | R=65.00 D=50°00'00" L=56.72 C=54.94 N5°10'22"E T=30.31 | R=65.00 D=50°00'00" L=56.72 C=54.94 N61°49'38"W T=30.31 | R=65.00 D=22°51'10" L=25.93 C=25.75 N81°44'47"E T=13.14 | R=150.00 D=29°10'10" L=76.36 C=75.54 N84°54'17"E T=39.03 | R=150.00 D=16°32'10" L=43.30 C=43.15 N72°14'33"W T=21.80 |
| (8B) | (9) | (10A) | (10B) | (11) | (12) |
| R=65.00 D=39°21'10" L=44.64 C=43.77 N83°39'03"W T=23.24 | R=65.00 D=50°00'00" L=56.72 C=54.94 N51°40'22"E T=30.31 | R=65.00 D=64°01'40" L=72.64 C=68.92 N5°20'28"W T=40.64 | R=50.00 D=31°53'20" L=27.83 C=27.47 N21°24'38"W T=14.28 | R=50.00 D=18°38'20" L=16.26 C=16.19 N3°51'12"E T=8.20 | R=130.00 D=75°00'00" L=170.17 C=158.28 N50°40'22"E T=99.75 |
| (A1) | (A2) | (B) | (C) | | |
| R=25.00 D=89°56'22" L=39.24 C=35.34 N43°12'11"E T=24.97 | R=190.00 D=28°14'36" L=93.66 C=92.71 N74°03'04"E T=47.80 | R=65.00 D=17°00'00" L=19.29 C=19.22 N28°19'38"W T=9.71 | R=25.00 D=90°03'38" L=39.30 C=35.37 N46°47'49"W T=25.03 | | |

| | |
|---------------------------|-------------------|
| ACREAGE IN 13 LOTS | 5.8833 AC. |
| ACREAGE IN 3 BLOCKS | 1.2084 AC. |
| ACREAGE IN PUBLIC STREETS | 1.8310 AC. |
| TOTAL | 8.9227 AC. |

BUFFER AREAS:

AREAS ON THIS MAP IDENTIFIED AS BUFFER ARE TO REMAIN IN THEIR NATURAL STATE. NO CLEARING OR IMPROVEMENTS (SUCH AS FENCING, ACCESSORY STRUCTURES OR SHEDS) ARE TO BE CONSTRUCTED EXCEPT AS IS NECESSARY TO PROVIDE FOR DRAINAGE OF STORMWATER RUNOFF OR TO REMOVE DEAD OR DISEASED GROWTH AND EXCEPT FOR EXERCISE OF THE RIGHTS UNDER THE ACCESS AND UTILITY EASEMENTS DESCRIBED BELOW.

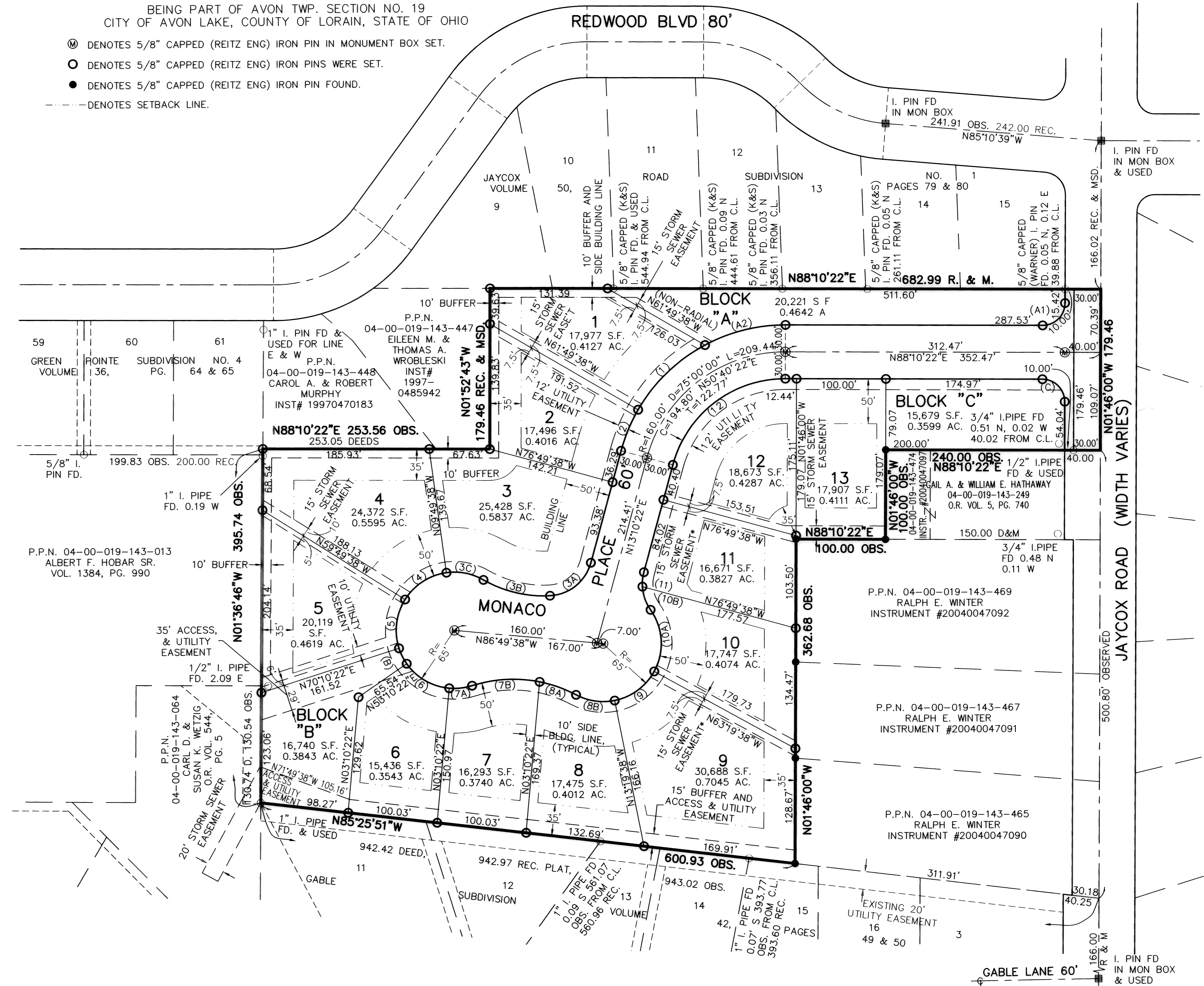
ACCESS & UTILITY EASEMENTS:

THE OWNER HEREBY GRANTS TO THE OWNERS OF THE REAL ESTATE DESCRIBED HEREON AS P.P.N. "04-00-019-143-064" AND "04-00-019-143-013" AND THEIR HEIRS AND ASSIGNS EASEMENTS, ENCUMBERING THE AREAS IDENTIFIED AS "ACCESS & UTILITY EASEMENT" FOR PURPOSES OF INGRESS AND EGRESS AND THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES. SAID OWNERS SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES AND ANY PAVING MATERIAL. IN THE EVENT SAID OWNERS FAIL TO MAINTAIN THE AREAS ENCUMBERED BY SAID EASEMENTS AS REQUIRED BY THE CITY OF AVON LAKE, THE CITY OF AVON LAKE MAY ENTER LAND ENCUMBERED BY SAID EASEMENTS AND PROVIDE SAID MAINTENANCE AND SAID OWNER SHALL REIMBURSE THE CITY OF AVON LAKE FOR ALL EXPENSES.

STORM SEWER EASEMENTS:

THE OWNER HEREBY CONVEYS TO THE MONACO PLACE HOMEOWNERS ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS EASEMENTS FOR THE PURPOSES OF THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT AND REMOVAL OF STORM SEWER LINES ENCUMBERING THE AREAS SHOWN HEREIN AS "STORM SEWER EASEMENT". THE HOMEOWNERS ASSOCIATION HAS PRIMARY RESPONSIBILITY FOR MAINTENANCE AND REPAIR OF THE STORM SEWER LINES WITHIN THE STORM SEWER EASEMENT AREAS. IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION NEGLECTS TO PERFORM ANY MAINTENANCE DEEMED NECESSARY BY THE CITY OF AVON LAKE, THE CITY WILL HAVE THE RIGHT TO ENTER AND PERFORM SAID MAINTENANCE AND CHARGE THE HOMEOWNERS ASSOCIATION FOR SAID MAINTENANCE.

* IN ADDITION THE STORM SEWER EASEMENTS ON LOTS 9 - 13 ARE ALSO HEREBY GRANTED TO THE OWNERS OF REAL ESTATE DESCRIBED HEREON AS P.P.N. "04-00-019-143-465", "04-00-019-143-467", "04-00-019-143-469" AND "04-00-019-143-474" FOR THE PURPOSE OF DISCHARGING STORMWATER RUNOFF FROM THE GRANTEE'S PROPERTY AT A RATE NOT TO EXCEED THE BEFORE DEVELOPMENT NATURAL RUNOFF RATE.



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GRAPHIC SCALE: 1" = 60'
0 30 60 120

| REVISIONS | DATE | DESCRIPTION |
|-----------|-----------|---|
| | 6/27/2005 | REVISED PER CYCLE 1 DEPARTMENT HEAD REVIEW COMMENTS |

MONACO PLACE SUBDIVISION PLAT

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
PHONE: (216) 251-3033

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JANUARY 2005