

VINEYARD ESTATES SUBDIVISION No. 5

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,
AND PART OF BLOCK "C" IN THE VINEYARD ESTATES SUBDIVISION NO. 4 AS SHOWN BY
THE RECORD PLAT IN VOL. 83, PG. 7 THROUGH 9 OF LORAIN COUNTY MAP RECORDS

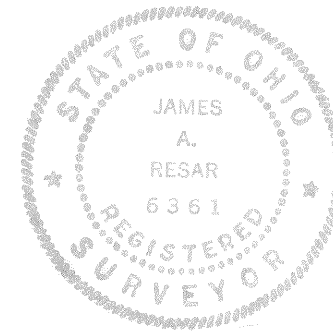
2005

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, AND PART OF
BLOCK "C" IN THE VINEYARD ESTATES SUBDIVISION NO. 4 AS SHOWN BY
THE RECORD PLAT IN VOL. 83, PG. 7 THROUGH 9 OF LORAIN COUNTY MAP
RECORDS, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND
CONTAINING 12.8159 ACRES OF LAND OF WHICH 2.6776 ACRES ARE IN THE
RIGHT OF WAYS, 0.0095 OF AN ACRE IS IN BLOCK "D", AND 10.1288
ACRES ARE WITHIN THE SUBDIVISION OF LOTS 115 TO 137, 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.

DATE OF SURVEY:
WALSH'S CLEVELAND SURVEYS JAN., 01
J.A.R. ENGINEERING AUG., 01



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. 5. A SUBDIVISION OF LOTS 115
TO 137 INCLUSIVE AND COMMON AREAS, AND DO HEREBY ACCEPT
THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS
SHOWN HEREON AND DESIGNATED AS STREAMVIEW 60 FT.,
NAPA BOULEVARD 80 FT., & BRANDY COURT 60 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

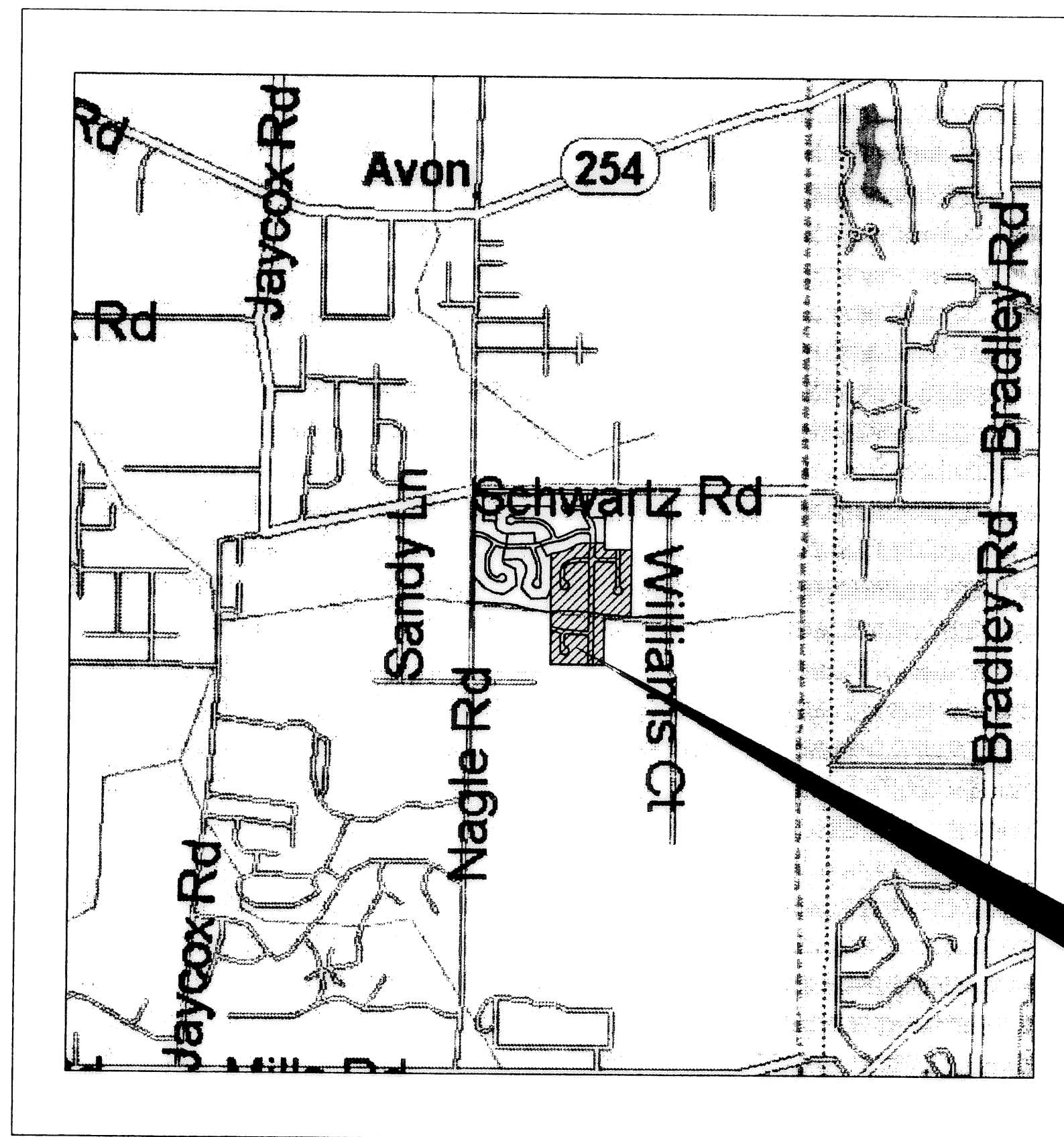
14th DAY OF September 2005.

Carl S. Andreano
AVON LAND GROUP, LTD.
BY: CARL S. ANDREANO
MEMBER

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
14 DAY OF September 2005.

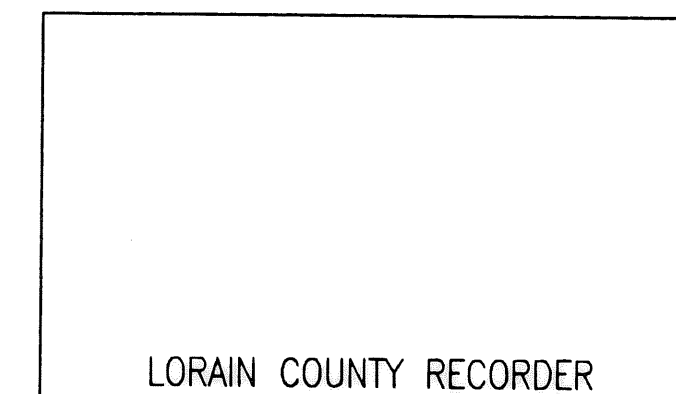
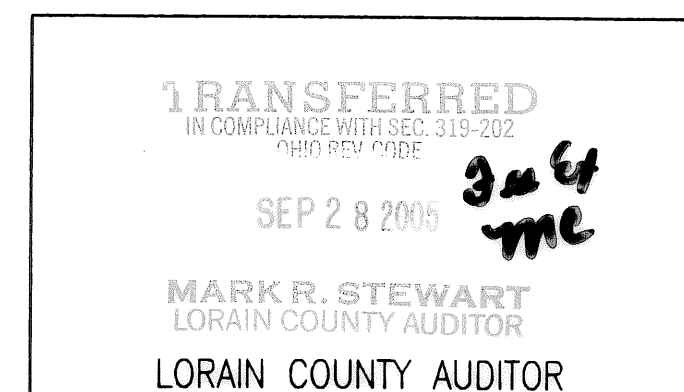
NOTARY PUBLIC *Sharon Goshorn*
MY COMM. EXPIRES 4/12/07
J.A.R. Engineering & Surveying, Inc.
24629 Detroit Road
Westlake, Ohio 44145



VICINITY MAP

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.



APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF
AVON FOR RECORDING PURPOSES ONLY THIS 27th DAY OF
September 2005.

Carolyn Witherspoon
PLANNING COMMISSION - CHAIRPERSON
CAROLYN WITHERSPOON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING
PURPOSES BY ORDINANCE NO. 120-05 ON THIS 26th DAY OF
September 2005.

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 26th DAY OF
September 2005.

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.

Carl S. Andreano
AVON LAND GROUP, LTD.
BY: CARL S. ANDREANO, MEMBER

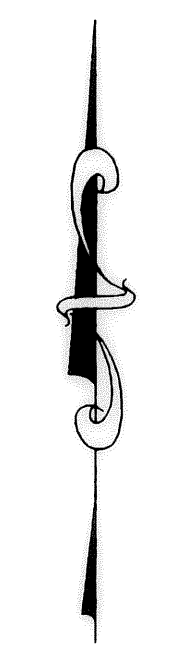
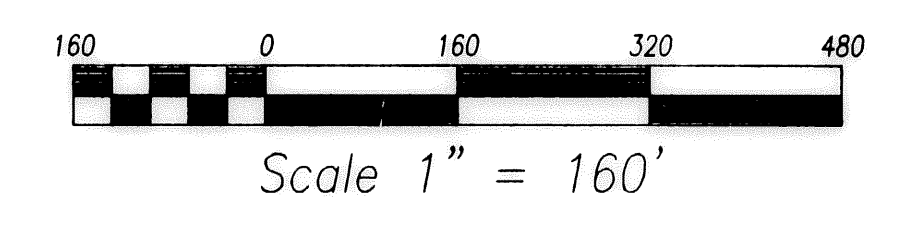
Dim Douglas
OHIO EDISON

Robert DeLoe
CENTURY TELEPHONE CO.

William D. Dean
COLUMBIA GAS

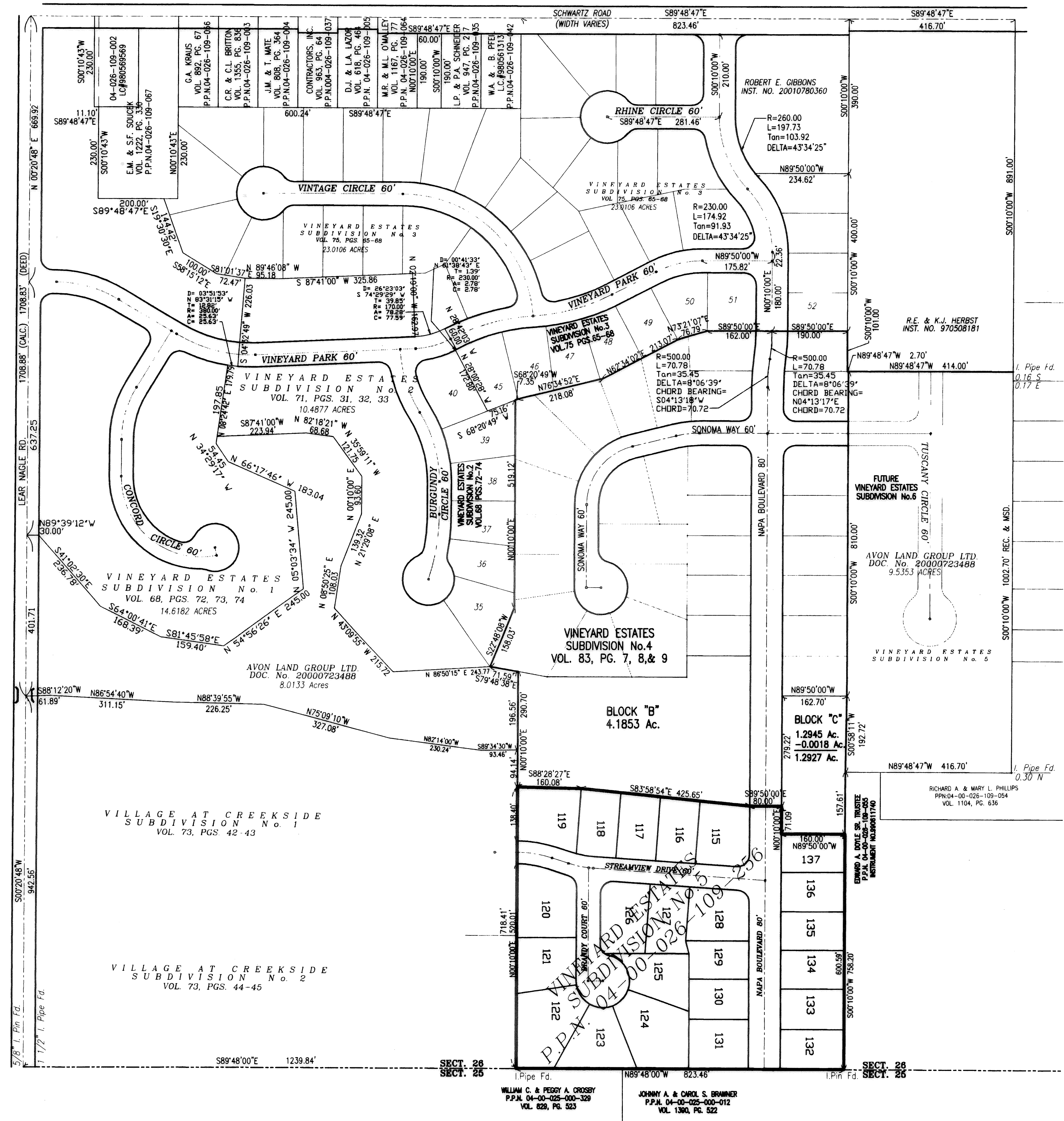
Michael Bramhall
CABLEVISION

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



LEGEND

- - MONUMENT BOX SET
- - MONUMENT BOX EXT'G
- - IRON PIN SET
- - IRON PIN FIND



WILLIAM C. & PEGGY A. CROSSY
P.P.A. 04-00-026-000-329
VOL. 826, PG. 523

JOHNNY A. & CAROL S. BRUNNER
P.P.A. 04-00-026-000-072
VOL. 1380, PG. 522

REVISIONS	

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

VINEYARDS ESTATES
SUBDIVISION No. 5
PLAT
STREAMVIEW & NAPA & BRANDY
AVON, OHIO

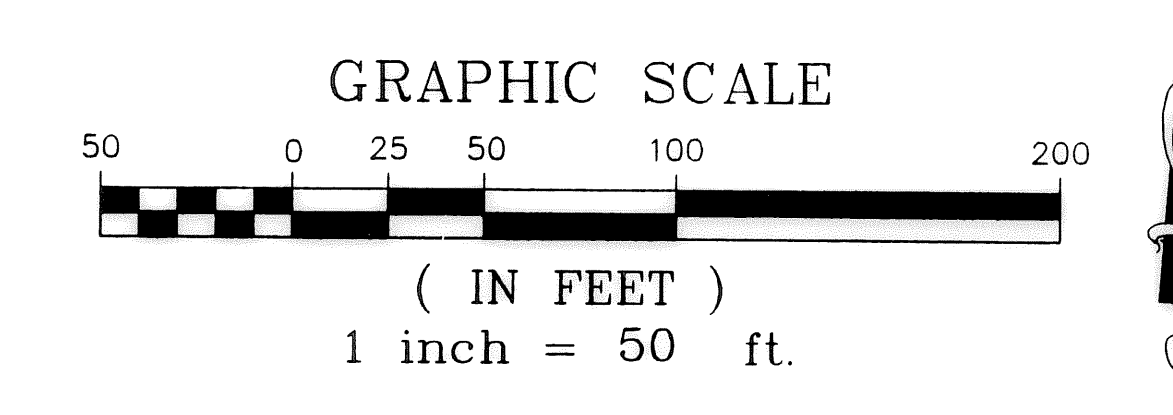
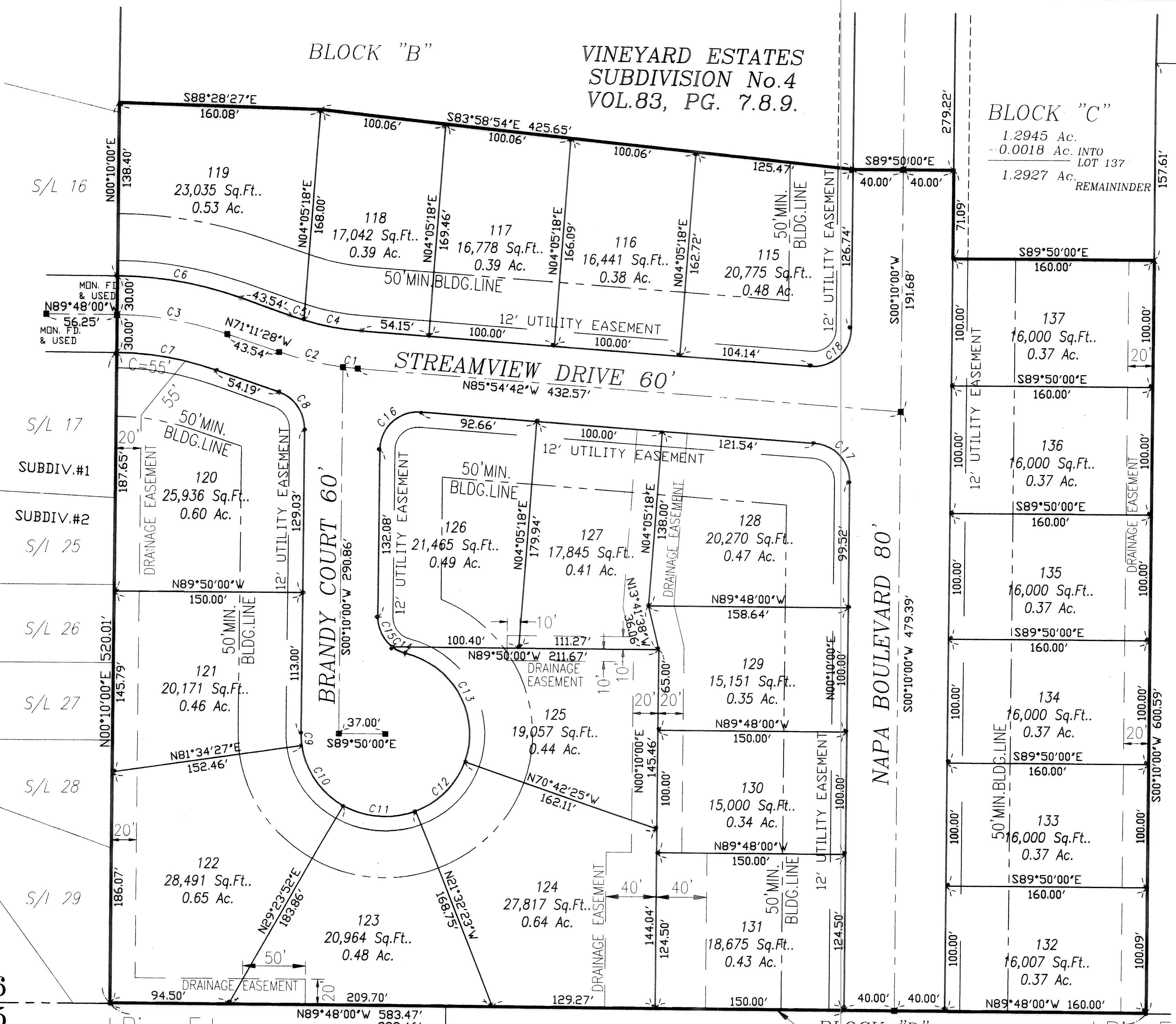
2
3
08/05

VILLAGE AT CREEKSIDE SUBDIVISION NO. 1 VOL. 73, PGS. 42-43

VILLAGE AT CREEKSIDE SUBDIVISION NO. 2 VOL. 73, PGS. 44-45

BLOCK "B"
VINEYARD ESTATES SUBDIVISION No. 4 VOL. 83, PG. 7.8.9.

BLOCK "C"
1.2945 Ac. INTO LOT 137
1.2927 Ac. REMAINDER



LEGEND

- MONUMENT BOX
- I.P. SET

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD-BEARING
C1	11.95	250.00	5.98	2°44'24"	11.95	S84°32'30"E
C2	52.28	250.00	26.23	11°58'50"	52.18	S77°10'53"E
C3	89.40	275.28	45.10	18°36'28"	89.01	N80°29'46"W
C4	46.19	220.00	23.18	12°01'46"	46.10	S79°53'49"E
C5	10.33	220.00	5.17	2°41'28"	10.33	S72°32'12"E
C6	99.16	305.28	50.02	18°36'41"	98.73	N80°29'51"W
C7	79.64	245.28	40.17	18°36'13"	79.29	N80°29'35"W
C8	37.36	30.00	21.54	71°21'28"	34.99	N35°30'44"W
C9	10.05	67.00	5.03	8°35'33"	10.04	S04°07'47"E
C10	61.01	67.00	32.81	52°10'35"	58.93	S34°30'51"E
C11	59.56	67.00	31.91	50°56'15"	57.62	S86°04'16"E
C12	57.49	67.00	30.65	49°10'02"	55.75	N43°52'36"E
C13	111.57	67.00	73.65	95°24'37"	99.12	N28°24'44"W
C14	12.39	30.00	6.28	23°39'20"	12.30	S64°17'22"E
C15	27.56	30.00	14.84	52°37'42"	26.60	S26°08'51"E
C16	49.18	30.00	32.13	93°55'18"	43.85	S47°07'39"W
C17	45.07	30.00	28.01	86°04'42"	40.95	N42°52'21"W
C18	49.18	30.00	32.13	93°55'18"	43.85	N47°07'39"E

SECT. 26
SECT. 25

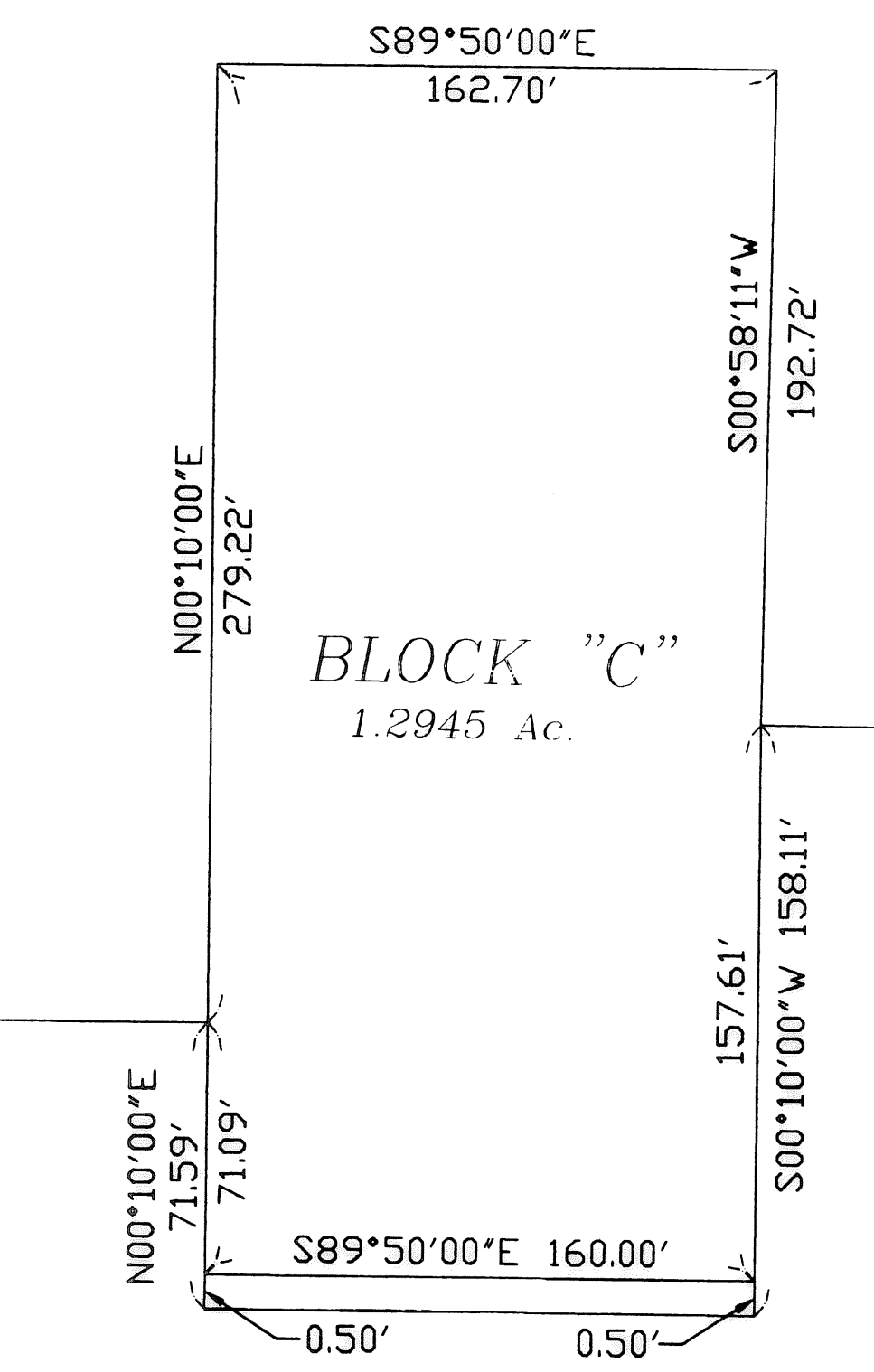
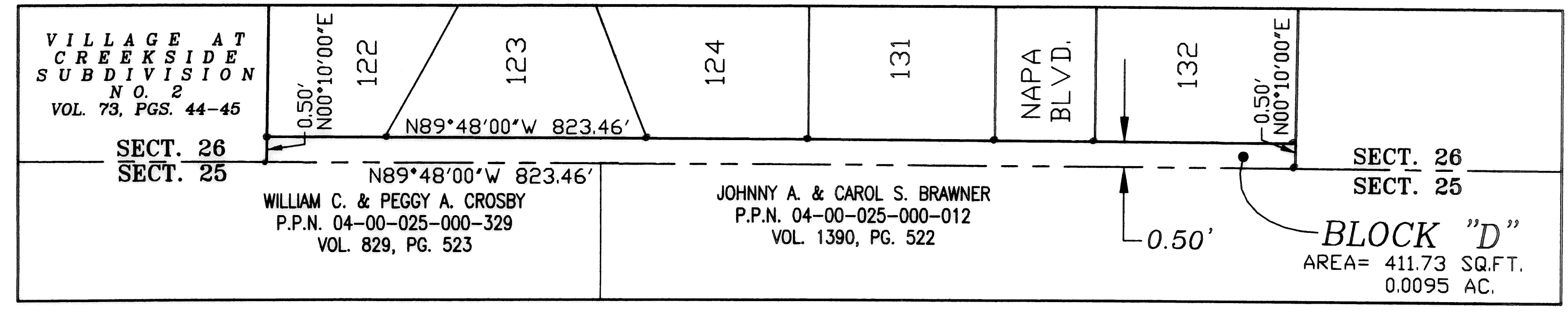
SECT. 26
SECT. 25

WILLIAM C. & PEGGY A. CROSBY
P.P.N. 04-00-025-000-329
VOL. 829, PG. 523

JOHNNY A. & CAROL S. BRAWNER
P.P.N. 04-00-025-000-012
VOL. 1390, PG. 522

BLOCK "D" DETAIL N.T.S.

BLOCK "C" DETAIL N.T.S.



REVISIONS

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