

AMBERWOOD SUBDIVISION No. 3

PART OF ORIGINAL AVON TOWNSHIP SECTION 2
NOW IN THE
CITY OF AVON, LORAIN COUNTY, STATE OF OHIO

OWNER'S CERTIFICATION FOR ACCEPTANCE & DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON PLATTED LAND, DO HEREBY ACCEPT THIS PLAT AND SUBDIVISION THEREOF, AND DEDICATE FOR PUBLIC USE THE RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON.

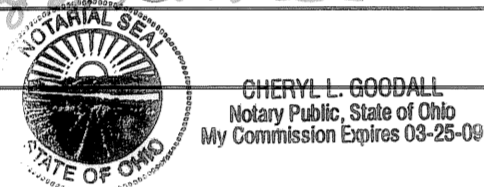
OWNER:
AMBERWOOD INVESTORS LLC, AN OHIO LIMITED LIABILITY COMPANY
BY: REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY
BY: John E. Bucky
JOHN E. BUCKEY, PRESIDENT / OHIO DIVISION

NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO } S.S.
COUNTY OF Lucas }

ACKNOWLEDGED BEFORE ME BY REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, BY MANAGING MEMBER JOHN E. BUCKEY PRESIDENT/OHIO DIVISION, ON BEHALF OF SAID CORPORATION
AT Toledo, OHIO THIS 10th DAY OF JANUARY, 2005

NOTARY PUBLIC Campbell Goodall
MY COMM. EXPIRES _____



APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 23 DAY OF FEBRUARY, 2005
Carolyn Witherspoon
CAROLYN WITHERSPOON, PLANNING COMMISSION-CHAIRPERSON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 179-04 ON THIS 21 DAY OF FEBRUARY, 2005
Larry Hoekstra II
LARRY HOEKSTRA II, COUNCIL PRESIDENT

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 17 DAY OF FEBRUARY, 2005
Michael Bramhall
BRAMHALL ENGINEERING & SURVEYING COMPANY
MICHAEL BRAMHALL, P.E., P.S.
CITY OF AVON CONSULTING ENGINEER

MORTGAGEE'S CONSENT

THIS IS TO CERTIFY THAT FIFTH THIRD BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF AMBERWOOD SUBDIVISION No. 3 DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT, AND HEREBY RELEASES THE LAND COMPRISING THE PUBLIC STREETS, AS SHOWN HEREON FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

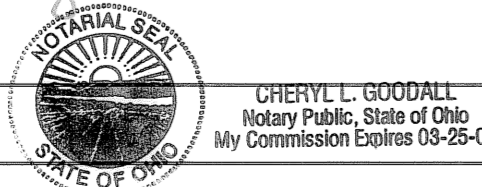
FIFTH THIRD BANK
BY: Lawrence C. Boyer
LAWRENCE C. BOYER
SENIOR VICE-PRESIDENT

NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO } S.S.
COUNTY OF LORAIN }

ACKNOWLEDGED BEFORE ME BY LAWRENCE C. ROYER, SENIOR VICE-PRESIDENT ON BEHALF OF FIFTH THIRD BANK AT TOLEDO, OHIO THIS 11th DAY OF JANUARY, 2005

NOTARY PUBLIC Campbell Goodall
MY COMM. EXPIRES _____



DRAINAGE EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND AND GRANTED 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 TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENTS 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 SERVICES 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.

UNDERGROUND UTILITY EASEMENT

GRANTOR: AMBERWOOD INVESTORS LLC, AN OHIO LIMITED LIABILITY COMPANY
GRANTEES: THE ILLUMINATING COMPANY, THE CENTURY TELEPHONE CO., ALDELPHIA CABLE & COLUMBIA GAS OF OHIO

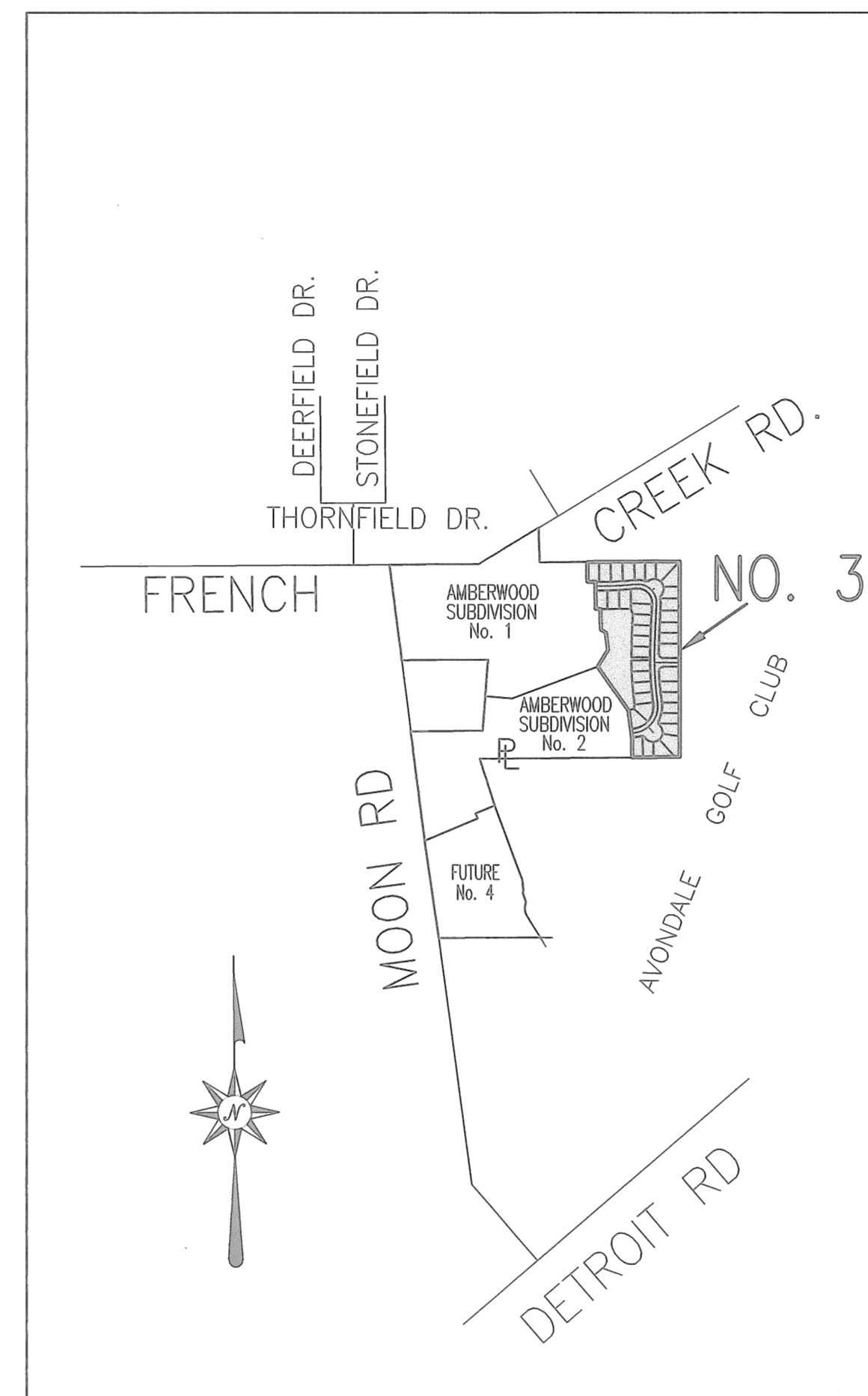
WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, THE CENTURY TELEPHONE CO., ALDELPHIA CABLE & COLUMBIA GAS OF OHIO, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PRIVATE THOROUGHFARES AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND NATURAL GAS PIPE LINES, ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW-GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING NATURAL GAS, ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID GAS, ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN PIPE LINES AND 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.

ACCEPTANCE

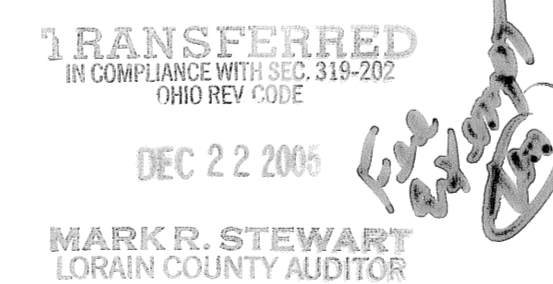
GRANTOR: AMBERWOOD INVESTORS LLC, AN OHIO LIMITED LIABILITY COMPANY
BY: REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: John E. Bucky
JOHN E. BUCKEY, PRESIDENT / OHIO DIVISION

GRANTEES: THE ILLUMINATING COMPANY BY Tim Drenth 12/29/04
THE CENTURY TELEPHONE COMPANY BY Alan K. ... 12.2.04
ALDELPHIA CABLE BY John ... 12/6/04
COLUMBIA GAS OF OHIO BY Don ... 12/15/04

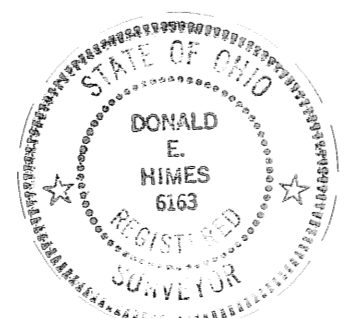


VICINITY MAP
SCALE 1" = 1000'



SURVEYOR'S CERTIFICATE:

I DECLARE THE BOUNDARY OF THIS PLAT TO BE A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE IN NOVEMBER 2001 UNDER MY DIRECTION, IN ACCORDANCE WITH THE STANDARDS SET FORTH IN OAC SECTION 4733-37 AND A SUBDIVISION THEREOF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NORTH DATUM USED IS THE BEARING OF RECORD FOR THE NORTH LINE OF ORIGINAL AVON TOWNSHIP SECTION NO. 2 AND IS FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. PROPERTY CORNERS WERE FOUND OR SET AS INDICATED AND ARE CORRECT TO THE BEST OF MY PERSONAL AND PROFESSIONAL KNOWLEDGE.



Donald E. Himes
DONALD E. HIMES, P.S., OHIO REG. No. 6163
SEPTEMBER 2004

SHEET 1 OF 2

© ZWICK ASSOCIATES, INC.
engineers • surveyors • planners
8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743
PH: (440) 235-2729 FAX: (440) 235-0604 E-MAIL: zwick@eng.ohio.com

AMBERWOOD SUBDIVISION No. 3

DESIGNED DEH	DRAWN CES	CHECKED DEH
DATE SEPTEMBER 2004	REVISED	SCALE AS SHOWN

C:\0000118-C\Avon-1\Amberwood-Subdivision\No-3\Plats\Plat-Cover-Sheet.dwg Fri Nov 05 10:05:38 2004 COPYRIGHT ZWICK ASSOCIATES, INC. (BSTA, 1 CES)

04-00-002-102-063
AVONDALE GOLF CLUB
DEED VOL. 1258, PG. 379

04-00-003-103-024
STEVEN S. & SUSAN K. SPAETZEL
O.R.V. 745, PG 181

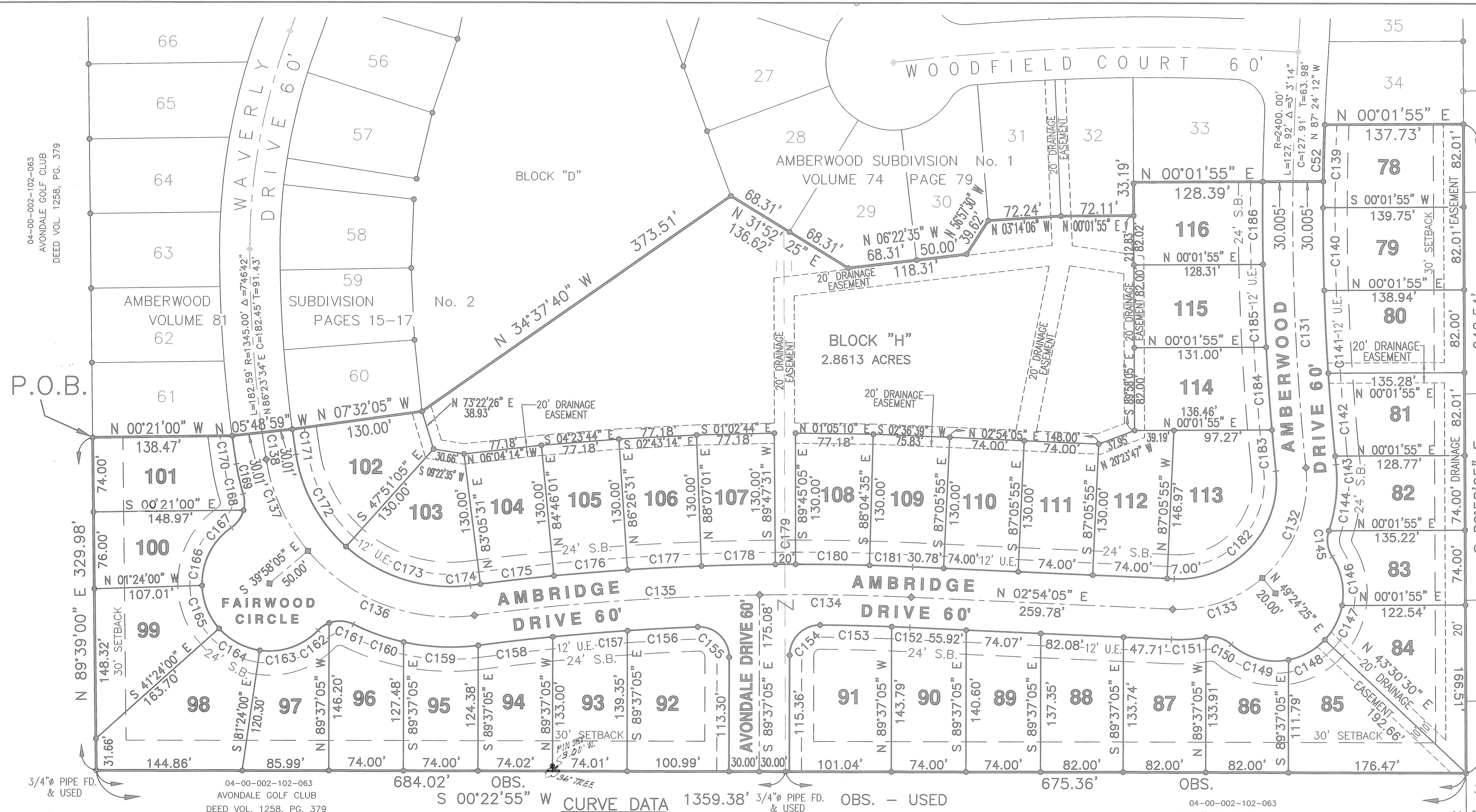
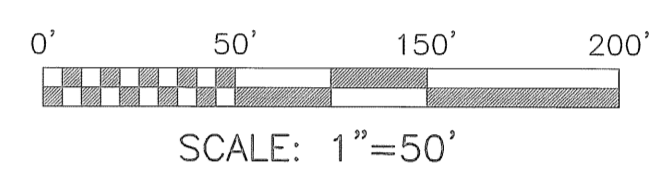
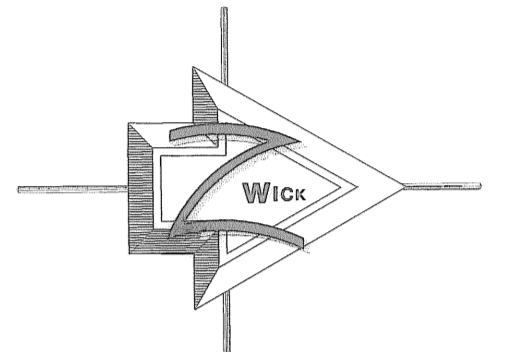
04-00-003-103-020
YVONNE KELLY
INSTR# 970490447

04-00-003-103-018
BOBBY C. & MONYA J. SPARKS
O.R.V. 1266 PG 132

04-00-003-103-015
ST. CLEMENT
MACEDONIAN
ORTHODOX
CHURCH
DEED VOL. 1203, PG. 573

04-00-003-103-003
FRANK & THERESA
DANICKI
DEED VOL. 811, PG. 551

04-00-003-103-005
MICHAEL M & MARIA E
MATYNKA
INSTR# 20040993539



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LEN	CHORD BEARING
C131	2400.00'	06°46'46"	283.97'	142.15'	283.81'	N 87°40'48" E
C132	127.00'	55°07'00"	122.17'	66.28'	117.51'	N 68°09'05" W
C133	127.00'	43°29'40"	96.41'	50.66'	94.11'	N 18°50'45" W
C134	2480.00'	03°28'40"	150.53'	75.29'	150.51'	N 01°09'45" E
C135	2480.00'	06°33'30"	283.87'	142.09'	283.72'	N 03°51'20" W
C136	185.00'	57°10'00"	184.58'	100.80'	177.02'	N 21°26'55" E
C137	185.00'	31°20'00"	101.17'	51.89'	99.91'	N 65°41'55" E
C138	1345.00'	01°08'18"	26.72'	13.36'	26.72'	N 81°56'04" E
C139	2370.00'	01°59'00"	82.04'	41.02'	82.04'	N 83°33'13" W
C140	2370.00'	01°58'58"	82.02'	41.01'	82.01'	N 89°27'48" E
C141	2370.00'	01°59'04"	82.09'	41.05'	82.08'	N 87°28'47" E
C142	2370.00'	01°59'20"	82.27'	41.14'	82.26'	N 85°29'35" E
C143	2370.00'	00°12'30"	8.62'	4.31'	8.62'	N 84°23'40" E
C144	157.00'	24°12'18"	66.33'	33.67'	65.83'	N 83°36'26" W
C145	30.00'	51°07'29"	26.77'	14.35'	25.89'	N 82°55'59" E
C146	67.00'	43°06'36"	50.41'	26.47'	49.23'	N 87°55'32" E
C147	67.00'	33°01'40"	38.62'	19.86'	38.09'	N 63°00'20" W
C148	67.00'	35°38'56"	41.69'	21.54'	41.02'	N 28°40'02" W
C149	67.00'	52°17'10"	61.14'	32.89'	59.04'	N 15°18'01" E
C150	30.00'	51°07'29"	26.77'	14.35'	25.89'	N 15°52'51" E
C151	157.00'	12°34'58"	34.48'	17.31'	34.41'	N 03°23'24" W
C152	2450.00'	00°25'28"	18.15'	9.08'	18.15'	N 02°41'21" E
C153	2450.00'	01°39'23"	70.83'	35.42'	70.83'	N 01°38'55" E
C154	30.00'	90°26'19"	47.35'	30.23'	42.59'	N 44°23'56" W
C155	30.00'	92°24'12"	48.38'	31.29'	43.31'	N 44°10'49" E
C156	2450.00'	01°38'00"	69.84'	34.92'	69.84'	N 02°50'17" W
C157	2450.00'	01°44'14"	74.28'	37.15'	74.28'	N 04°31'24" W
C158	2450.00'	01°44'34"	74.52'	37.26'	74.52'	N 06°15'48" W

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LEN	CHORD BEARING
C159	215.00'	19°50'12"	74.44'	37.59'	74.07'	N 02°47'01" E
C160	215.00'	14°08'00"	53.03'	26.65'	52.90'	N 19°46'07" E
C161	30.00'	47°25'16"	24.83'	13.18'	24.13'	N 03°07'29" E
C162	30.00'	25°11'04"	13.19'	6.70'	13.08'	N 33°10'42" W
C163	67.00'	54°22'13"	63.58'	34.41'	61.22'	N 18°35'07" W
C164	67.00'	40°00'00"	46.77'	24.39'	45.83'	N 28°36'00" E
C165	67.00'	40°00'00"	46.77'	24.39'	45.83'	N 68°36'00" E
C166	67.00'	57°14'03"	66.93'	36.56'	64.18'	N 62°46'58" W
C167	30.00'	41°09'18"	21.55'	11.26'	21.09'	N 54°44'36" W
C168	30.00'	31°27'02"	16.47'	8.45'	16.26'	N 88°57'14" E
C169	215.00'	08°08'12"	30.53'	15.29'	30.51'	N 77°17'49" E
C170	1375.00'	01°10'30"	28.20'	14.10'	28.20'	N 81°57'10" E
C171	1315.00'	01°06'00"	25.25'	12.62'	25.25'	N 81°54'55" E
C172	155.00'	39°13'00"	106.09'	55.22'	104.03'	N 61°45'25" E
C173	155.00'	49°17'00"	133.32'	71.10'	129.25'	N 17°30'25" E
C174	2510.00'	00°13'36"	9.93'	4.96'	9.93'	N 07°01'17" W
C175	2510.00'	01°40'30"	73.38'	36.69'	73.38'	N 06°04'14" W
C176	2510.00'	01°40'30"	73.38'	36.69'	73.38'	N 04°23'44" W
C177	2510.00'	01°40'30"	73.38'	36.69'	73.38'	N 02°43'14" W
C178	2510.00'	01°40'30"	73.38'	36.69'	73.38'	N 01°02'44" W
C179	2510.00'	00°27'24"	20.01'	10.00'	20.01'	N 00°01'13" E
C180	2510.00'	01°40'30"	73.38'	36.69'	73.38'	N 01°05'10" E
C181	2510.00'	00°58'40"	42.83'	21.42'	42.83'	N 02°24'45" E
C182	97.00'	98°36'40"	166.95'	112.80'	147.09'	N 46°24'15" W
C183	2430.00'	00°57'37"	40.73'	20.36'	40.73'	N 84°46'14" E
C184	2430.00'	01°56'16"	82.19'	41.10'	82.18'	N 86°13'10" E
C185	2430.00'	01°56'04"	82.05'	41.03'	82.04'	N 88°09'20" E
C186	2430.00'	01°56'02"	82.02'	41.01'	82.02'	S 89°54'36" E

SUBLOT	SQ. FT	ACREAGE
78	11,397	0.2616
79	11,447	0.2628
80	11,262	0.2585
81	10,847	0.2490
82	9,556	0.2194
83	9,478	0.2176
84	13,649	0.3133
85	13,537	0.3108
86	9,844	0.2260
87	10,862	0.2494
88	11,115	0.2552
89	10,284	0.2361
90	10,525	0.2416
91	14,451	0.3317
92	14,152	0.3249
93	10,092	0.2317
94	9,540	0.2190
95	9,160	0.2103
96	10,292	0.2363
97	9,748	0.2238

SUBLOT	SQ. FT	ACREAGE
98	14,614	0.3355
99	11,335	0.2602
100	9,158	0.2102
101	10,679	0.2452
102	11,211	0.2574
103	11,465	0.2632
104	9,772	0.2243
105	9,772	0.2243
106	9,772	0.2243
107	9,772	0.2243
108	9,772	0.2243
109	9,705	0.2228
110	9,620	0.2208
111	9,620	0.2208
112	10,508	0.2412
113	13,368	0.3069
114	10,947	0.2513
115	10,613	0.2436
116	10,508	0.2412

SUBLOT AREAS

- LEGEND**
- 5/8" IRON PIN SET (30" REBAR WITH "ZWICK" CAP) OR REFERENCE DRILL HOLE SET
 - ◆ IRON PIN MONUMENT SET
 - PROPERTY CORNER FOUND AS INDICATED
 - ◇ IRON PIN MONUMENT FOUND
- LAND DISTRIBUTION**
- | | |
|--------------------|----------------------|
| 39 SUBLOTS | 9.7210 ACRES |
| BLOCK "H" | 2.8613 ACRES |
| PUBLIC STREETS | 2.6730 ACRES |
| TOTAL AREA: | 15.2553 ACRES |

SHEET 2 OF 2

©ZWICK ASSOCIATES, INC.
engineers • surveyors • planners
8750 STEARNS ROAD, QUILSTED TWP., OHIO 44138-1743
PH:(440) 235-2729 FAX:(440) 235-0604 E-MAIL: zwick@eng.ohiocoxmail.com

AMBERWOOD SUBDIVISION No. 3

DESIGNED DEH	DRAWN CES	CHECKED DEH
DATE OCTOBER 2003	REVISION SEPTEMBER 2004	SCALE 1"=50'

C:\Draw\file-C:\wv-1\Amberwood-LLC\Amberwood-Subdivision\No-3\Plat.dwg F1 Nov 05 10:15:03 2004 COPYRIGHT ZWICK ASSOCIATES, INC. (857A_1_CES)