

VILLAGE LAKE ESTATES SUBDIVISION NO. 2

BEING A SUBDIVISION OF A 8.8298 ACRE PARCEL OF LAND AND A RE-SUBDIVISION OF BLOCK C OF VILLAGE LAKE ESTATES SUBDIVISION NO. 1 IN ORIGINAL AVON SECTION NO. 1 AS RECORDED IN VOLUME 70, PAGES 44-45 OF LORAIN COUNTY PLAT RECORDS NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, SCHAFER DEVELOPMENT COMPANY, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS VILLAGE LAKE ESTATES SUBDIVISION NO. 2, A SUBDIVISION OF SUBLOTS 13 THROUGH 26 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS CAMELOT WAY (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN VILLAGE LAKE ESTATES SUBDIVISION NO. 2 CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK D" THROUGH "BLOCK F" FOR STORMWATER MANAGEMENT AND OTHER RELATED ACTIVITIES. THE DRAINAGE EASEMENT OVER BLOCK "F" SUPERSEDES THAT SHOWN ON PLAT FOR VILLAGE LAKE ESTATES SUBDIVISION NO. 1, AND SAID AREA IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN VILLAGE LAKE ESTATES SUBDIVISION NO. 2 AS MORE FULLY PROVIDED IN THE "VILLAGE LAKE ESTATES SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN INSTRUMENT NO. _____ OF LORAIN COUNTY 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, HANDICAPES, 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" AND "BIKE PATH 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, PRESIDENT OF SCHAFER DEVELOPMENT COMPANY, HAS HERETO SET HIS HAND AT Avon OHIO, THIS 19th DAY OF Dec., 2005.

BY: Steve Schaffer
STEVE SCHAFER, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS
Michael G. Swick
WITNESS

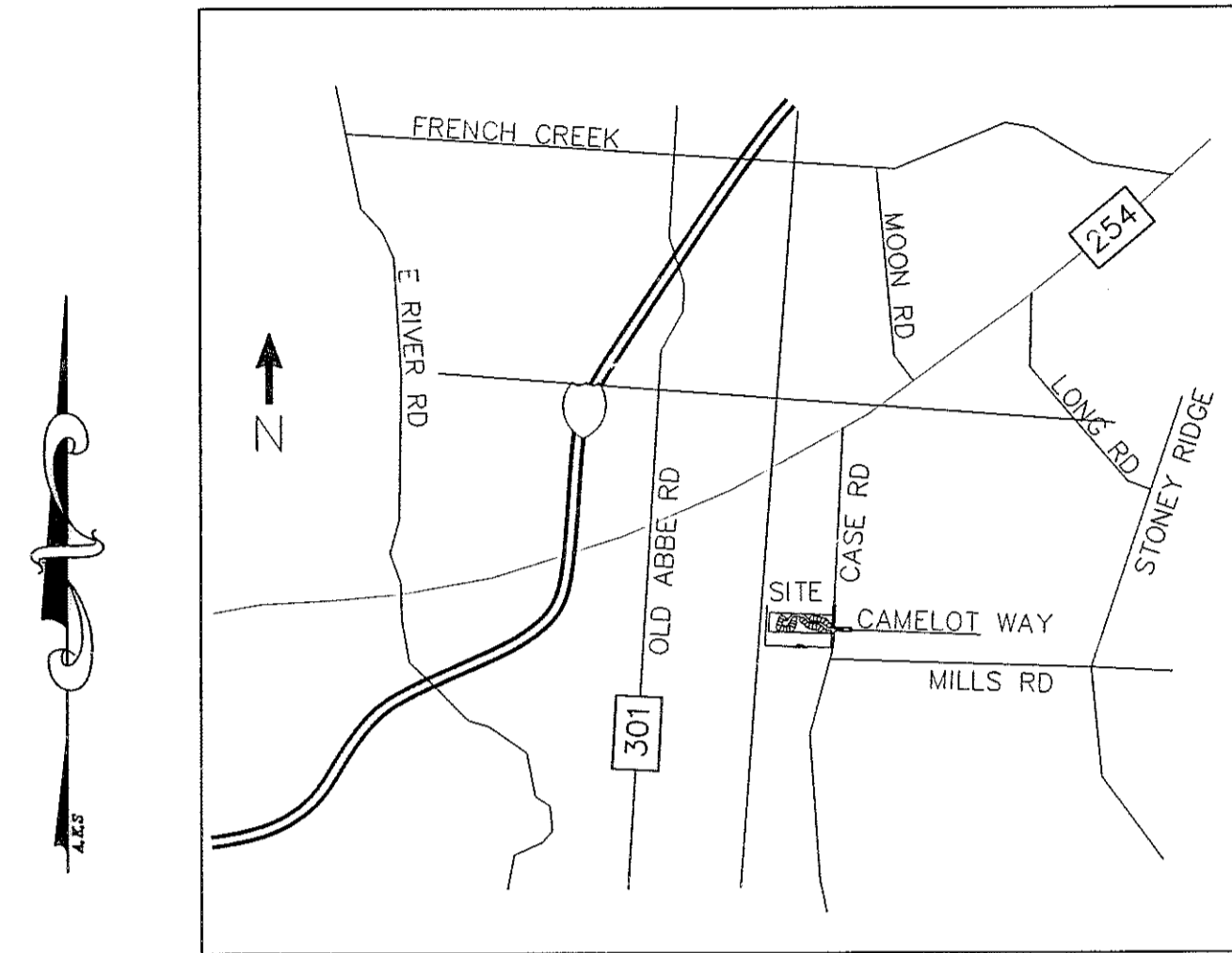
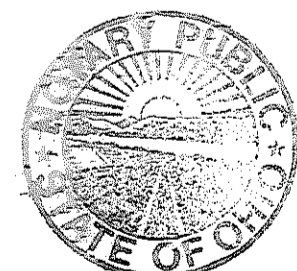
STATE OF OHIO)
COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, STEVE SCHAFER, PRESIDENT, SCHAFER DEVELOPMENT COMPANY, 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 SCHAFER DEVELOPMENT COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon OHIO, THIS 19th DAY OF Dec., 2005.

BY: S. Renee Elmer
WITNESS

S. Renee Elmer
Notary Public - State of Ohio
My commission expires
04/02/06

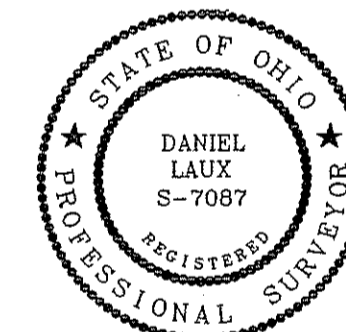


VICINITY MAP
NTS

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED OF THE 8.8298 ACRE PARCEL OF LAND LOCATED ON CASE ROAD IN THE CITY OF AVON FOR SCHAFER DEVELOPMENT COMPANY 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 VILLAGE LAKE ESTATES SUBDIVISION NO. 1 PLAT IN LORAIN COUNTY PLAT RECORDS, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN NOVEMBER OF 2003, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Daniel Laux 12.19.05
DANIEL LAUX, P.S. NO. 7087 DATE



MORTGAGE RELEASE

BE IT KNOWN THAT First Federal 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 INSTRUMENT NO. _____ OF LORAIN COUNTY RECORDS.

CAMELOT WAY 60 FEET IN WIDTH AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF, Michael G. Swick HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY Mike Swick THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Lakewood OHIO, THIS 19th DAY OF Dec., 2005.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Michael G. Swick, V.P.
BY:

BY: _____

STATE OF OHIO)
COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Mike Swick THROUGH: And Swick 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 Lakewood OHIO, THIS 19th DAY OF Dec., 2005.

BY: David Swick
NOTARY PUBLIC

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 21st DAY OF December, 2005. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Larry Hoekstra II
COUNCIL PRESIDENT - LARRY HOEKSTRA II

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 21st DAY OF December, 2005.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 20 DAY OF December, 2005.

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

AREA TABULATION - SUBDIVISION NO. 2

SUBLOTS	3.4085 ACRES
BLOCKS (D, E, & F)	4.3049 ACRES
RIGHT-OF-WAY	1.1164 ACRES
TOTAL	8.8298 ACRES

AREA TABULATION - SUBDIVISION NO. 1 AND SUBDIVISION NO. 2

SUBLOTS	6.1707 ACRES
BLOCKS (A, B, REVISED D, E, & F)	5.5008 ACRES
RIGHT-OF-WAY	2.1629 ACRES
TOTAL	13.8344 ACRES

**OPEN SPACE / DENSITY CALCULATIONS
(SUBDIVISIONS NO. 1 & NO. 2 COMBINED)**

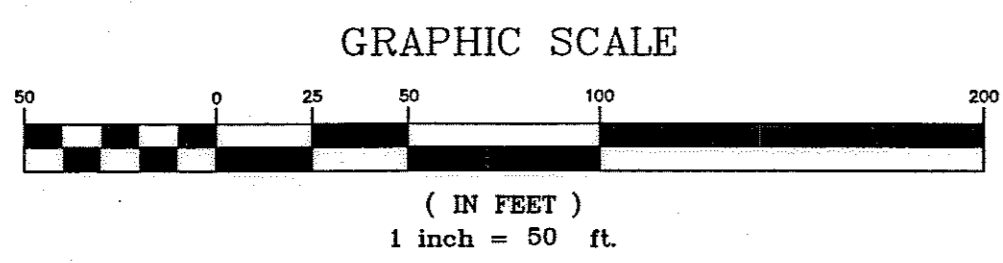
OPEN SPACE	5.5008 ACRES
TOTAL AREA	13.8344 ACRES
% OPEN SPACE	39.8%
DENSITY	26 UNITS / 13.8344 ACRES 1.88 UNITS / ACRE

TRANSFERRED
IN COMPLIANCE WITH SEC 319-202
OHIO REV CODE

JAN 04 2006

MARK R. STEWART
LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	CHK'D	DATE: 12/17/05	VILLAGE LAKE ESTATES SUBDIVISION No. 2 CITY OF AVON - LORAIN COUNTY - OHIO	POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com	RECORD PLAT	CONTRACT No.	
				SCALE: HOR. none				03517	
				VERT. none				SHEET OF	
				FILENAME: Plat 2-01				1	2
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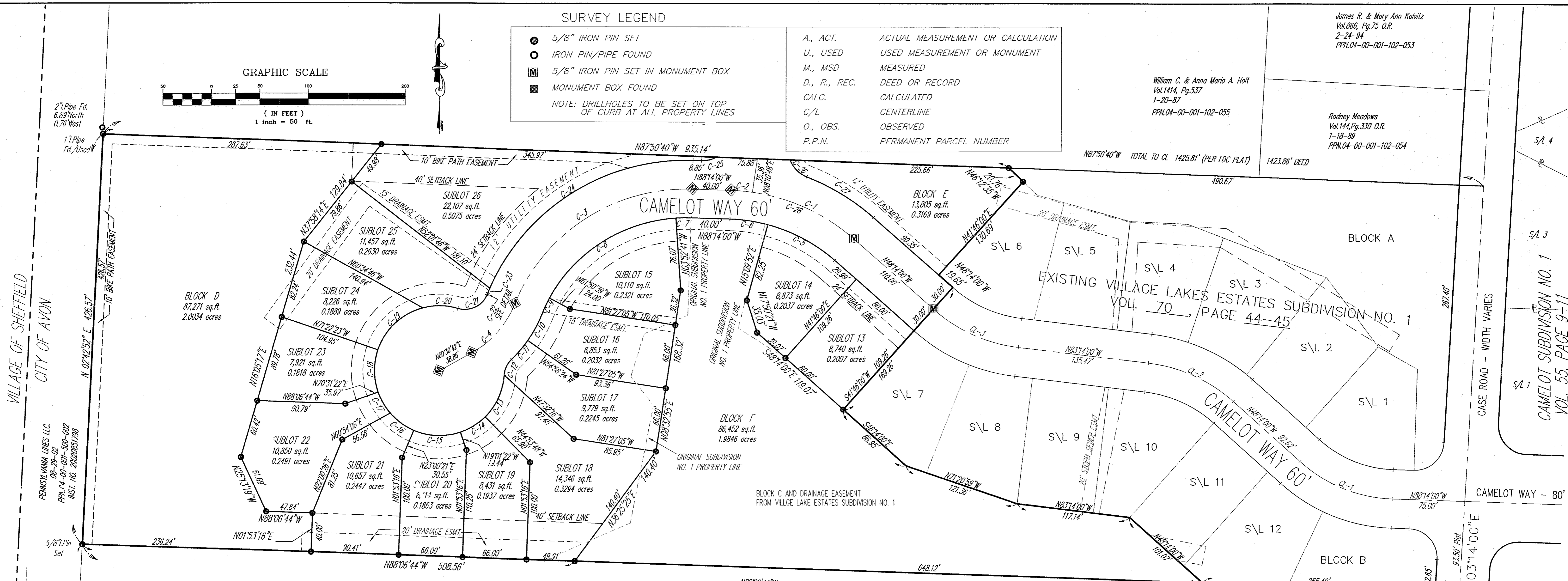
SURVEY LEGEND

- 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
- A., ACT. ACTUAL MEASUREMENT OR CALCULATION
 - U., USED USED MEASUREMENT OR MONUMENT
 - M., MSD MEASURED
 - D., R., REC. DEED OR RECORD
 - CALC. CALCULATED
 - C/L CENTERLINE
 - O., OBS. OBSERVED
 - P.P.N. PERMANENT PARCEL NUMBER

James R. & Mary Ann Kaivitz
Vol. 866, Pg. 75 O.R.
2-24-94
PPN.04-00-001-102-053

William C. & Anna Maria A. Holt
Vol. 1414, Pg. 537
1-20-87
PPN.04-00-001-102-055

Rodney Meadows
Vol. 144, Pg. 330 O.R.
1-18-89
PPN.04-00-001-102-054

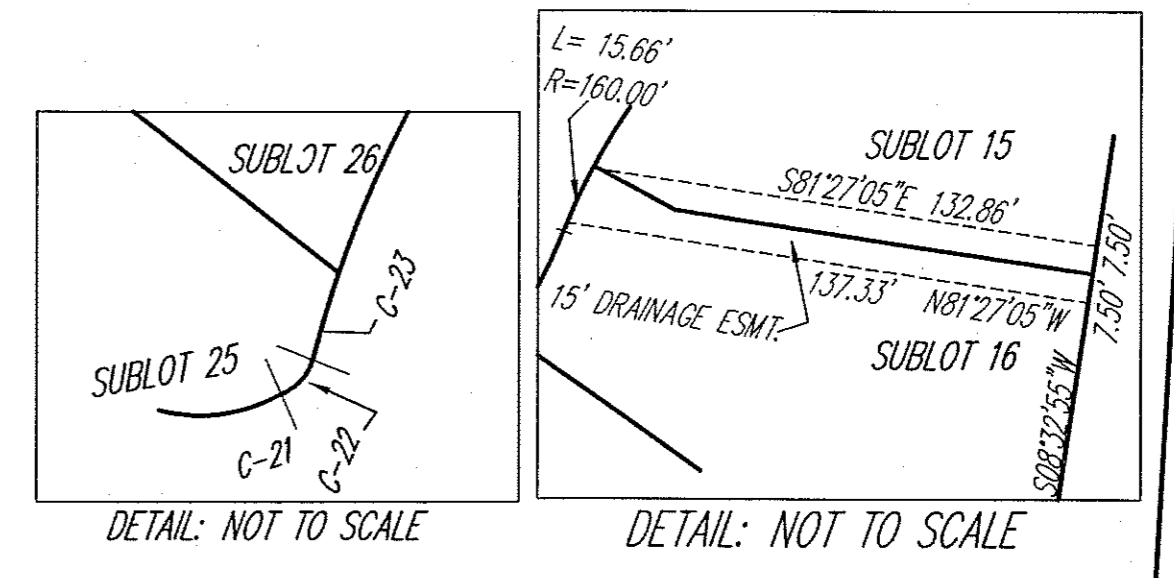
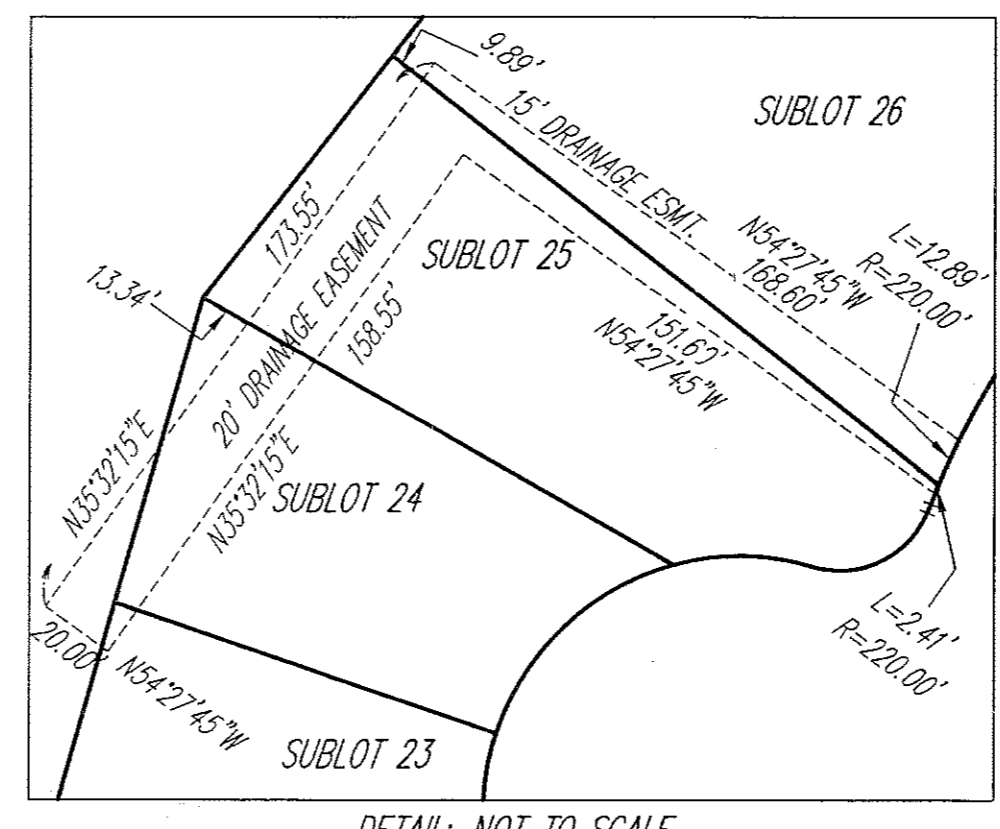


CURVE TABLE SUBDIVISION No. 2

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	117.24'	200.00'	60.36'	115.57'	N65°01'36"W	33°35'12"
C2	22.39'	200.00'	11.20'	22.37'	N85°01'36"W	6°24'48"
C3	233.06'	190.00'	133.74'	218.72'	N56°37'33"E	70°16'53"
C4	68.11'	100.00'	35.44'	66.80'	N40°58'54"E	39°01'35"
C5	78.93'	170.00'	40.19'	78.22'	N61°32'04"W	26°36'08"
C6	39.75'	170.00'	19.97'	39.66'	N81°32'04"W	13°23'52"
C7	15.76'	160.00'	7.89'	15.76'	N88°56'40"E	5°38'41"
C8	161.87'	160.00'	88.63'	155.06'	N57°08'20"E	57°57'58"
C9	18.63'	160.00'	9.32'	18.62'	N24°49'14"E	6°40'14"
C10	30.72'	130.00'	15.43'	30.65'	N28°15'22"E	13°32'29"
C11	25.42'	130.00'	12.75'	25.38'	N40°37'46"E	11°12'20"
C12	18.61'	25.00'	9.76'	18.18'	N24°54'39"E	42°38'35"
C13	48.55'	67.00'	25.39'	47.49'	N24°20'46"E	41°30'51"
C14	30.26'	67.00'	15.39'	30.00'	N58°02'25"E	25°52'26"

CURVE TABLE SUBDIVISION No. 2

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C15	49.15'	67.00'	25.74'	48.05'	N88°00'30"W	42°01'43"
C16	30.42'	67.00'	15.48'	30.16'	N53°59'17"W	26°00'43"
C17	25.15'	67.00'	12.72'	25.00'	N30°13'47"W	21°30'18"
C18	44.56'	67.00'	23.14'	43.74'	N00°25'30"W	38°06'15"
C19	65.88'	67.00'	35.88'	63.25'	N46°47'40"E	56°20'06"
C20	36.70'	67.00'	18.82'	36.24'	N89°20'48"W	31°22'58"
C21	36.18'	25.00'	22.09'	33.10'	N64°53'11"E	82°55'00"
C22	2.37'	76.00'	1.19'	2.37'	N22°27'24"E	1°56'34"
C23	5.33'	220.00'	2.67'	5.33'	N22°10'46"E	1°23'17"
C24	264.53'	220.00'	150.90'	248.88'	N57°19'12"E	68°53'36"
C25	16.01'	30.00'	8.20'	15.82'	N76°28'35"E	0°34'49"
C26	25.47'	30.00'	13.56'	24.72'	N44°09'05"W	48°39'10"
C27	81.27'	230.00'	41.06'	80.84'	N58°21'20"W	26°44'40"
C28	139.63'	200.00'	72.79'	136.81'	N68°14'00"W	40°00'00"



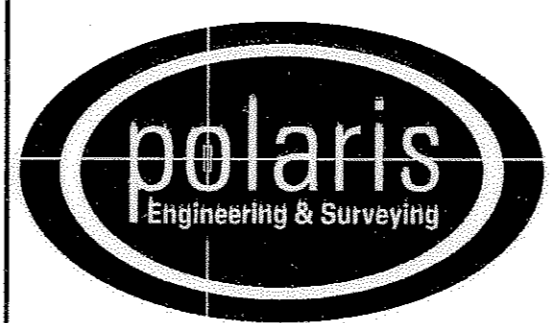
PHASE 1 CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
CL-1	104.72'	150.00'	54.60'	102.61'	S68°14'00"E	40°00'00"
CL-2	97.74'	160.00'	50.45'	96.23'	N65°44'00"W	35°00'00"
CL-3	97.74'	160.00'	50.45'	96.23'	S65°44'00"E	35°00'00"

REV. No.	DATE	BY	CHK'D

DATE: 12/17/05
SCALE: HOR. 1"=50'
VERT. none
FILENAME: Plot2-02
COMPUTER: FS
CREW CHIEF: xxx

**VILLAGE LAKE ESTATES
SUBDIVISION No. 2**
CITY OF AVON - LORAIN COUNTY - OHIO



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

RECORD PLAT

CONTRACT No.	
03517	
SHEET	OF
2	2