

WOODBIDGE SUBDIVISION No. 2

BEING A SUBDIVISION OF A 4.0440 ACRE PARCEL OF LAND
IN 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. 2, A SUBDIVISION OF SUBLot 15, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS POTTERSTONE WAY (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN WOODBRIDGE SUBDIVISION No. 2 AREAS OF LAND DESIGNATED AS "BLOCK B" IN ADDITION TO "DRAINAGE EASEMENTS" FOR LANDSCAPING AND STORMWATER MANAGEMENT. SAID EASEMENT AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN THE WOODBRIDGE SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "WOODBRIDGE 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 THE SUBLot 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 DEVICES, 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, EGRESS 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, SCHEDULING 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, FENCES OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE AND ROADWAY EASEMENTS. THE CITY IS RESPONSIBLE FOR REPAIRING ONLY GRASS 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 12th DAY OF Dec, 2005

BY: Steve Schaffer
STEVE SCHAFER, MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS: Carolyn Witherspoon PRINT
WITNESS: Dorothy A. Bonner PRINT

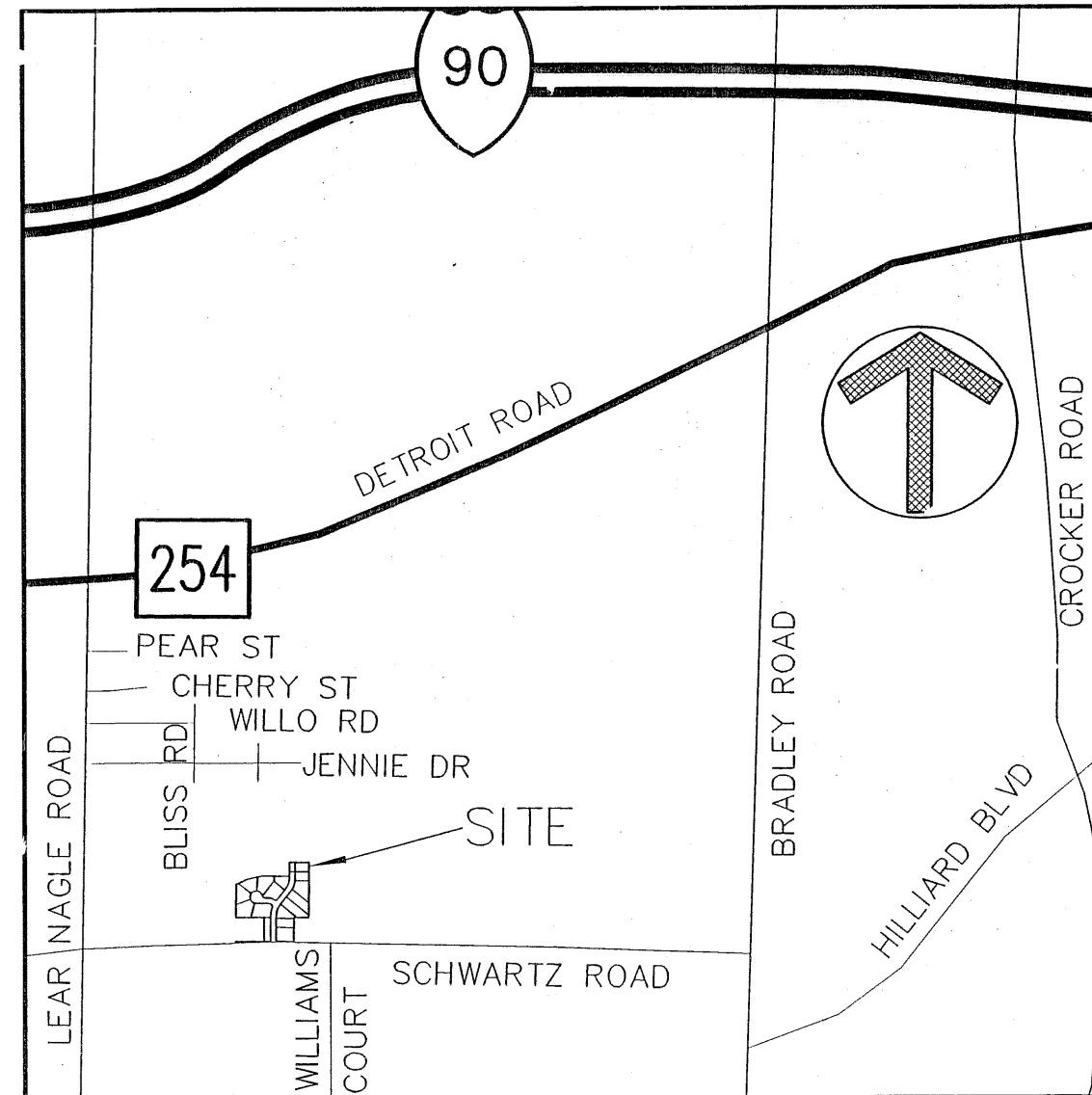
STATE OF OHIO)

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 HERETO SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO, THIS 12th DAY OF Dec, 2005

S. Renee Blum
NOTARY PUBLIC

Notary Seal: S. Renee Blum, Public - State of Ohio, My Commission Expires 02/05/06



VICINITY MAP

SCALE 1"=2000'

MORTGAGE RELEASE

BE IT KNOWN THAT _____ 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.

POTTERSTONE WAY 60 FEET IN WIDTH ALONG WITH THE EASEMENTS HEREBY GRANTED AND RESERVED. IN WITNESS WHEREOF _____ HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY _____ THEREUNTO DULY AUTHORIZED AND ITS SEAL HERETO AFFIXED AT _____ OHIO, THIS _____ DAY OF _____, 20____.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BY: _____ WITNESS: _____ PRINT
BY: _____ WITNESS: _____ PRINT

STATE OF OHIO)

COUNTY OF LORAIN)
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED _____ THROUGH: _____ 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 _____ OHIO, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 12th DAY OF Dec, 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 12th DAY OF Dec, 2005

PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 28th DAY OF Dec, 2005

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

AREA TABULATION - SUBDIVISIONS NO. 1 and NO. 2

AREA IN BLOCK "A" 0.2376 ACRES
AREA WITHIN RIGHT OF WAY 2.1722 ACRES
AREA IN SINGLE FAMILY LOTS (14) 7.8219 ACRES
SUBTOTAL SUBDIVISION No. 1 10.2317 ACRES

AREA IN BLOCK "B" 0.2669 ACRES
AREA WITHIN RIGHT OF WAY 0.2439 ACRES
AREA IN SINGLE FAMILY LOTS (1) 0.3444 ACRES
SUBTOTAL SUBDIVISION No. 2 0.8552 ACRES
REMAINING LANDS 3.1888 ACRES

TOTAL AREA 14.2757 ACRES

SUBDIVISIONS NO. 1 & 2 DENSITY CALCULATION

NUMBER OF SUBLots 15
PHASE 1&2 DENSITY 15 LOTS / 14.2757 ACRES
0.05 U. LOTS / ACRE

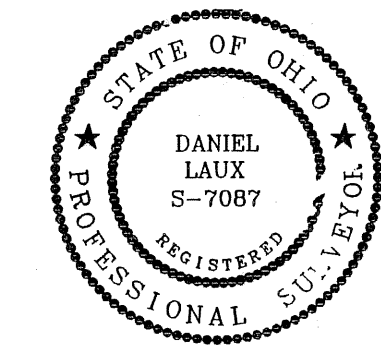
LOT REQUIREMENTS:

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 4.0440 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 12-20-05
DANIEL LAUX, P.S. NO. 7087 DATE



TRANSFERRED IN COMPLIANCE WITH 12/20/05
JAN 30 2006
MARK R. STEWART
LORAIN COUNTY AUDITOR

Fee exempt

REV. No.	DATE	B.	CHK'D	DATE
				12/19/05
				SCALE: HOR. 1"=11'
				VERT. 1"=6'
				FILENAME: RecordPlat-Ph2
				TAB: Plan1-01
				CREW CHIEF:

WOODBIDGE 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-s.com



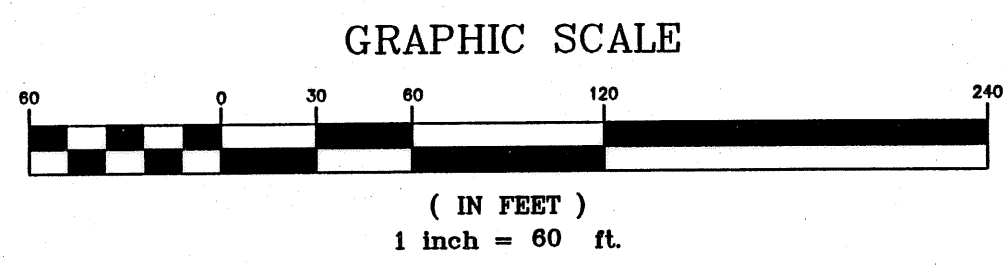
RECORD PLAT

CONTRACT No.	
03516	
SHEET	OF
1	2

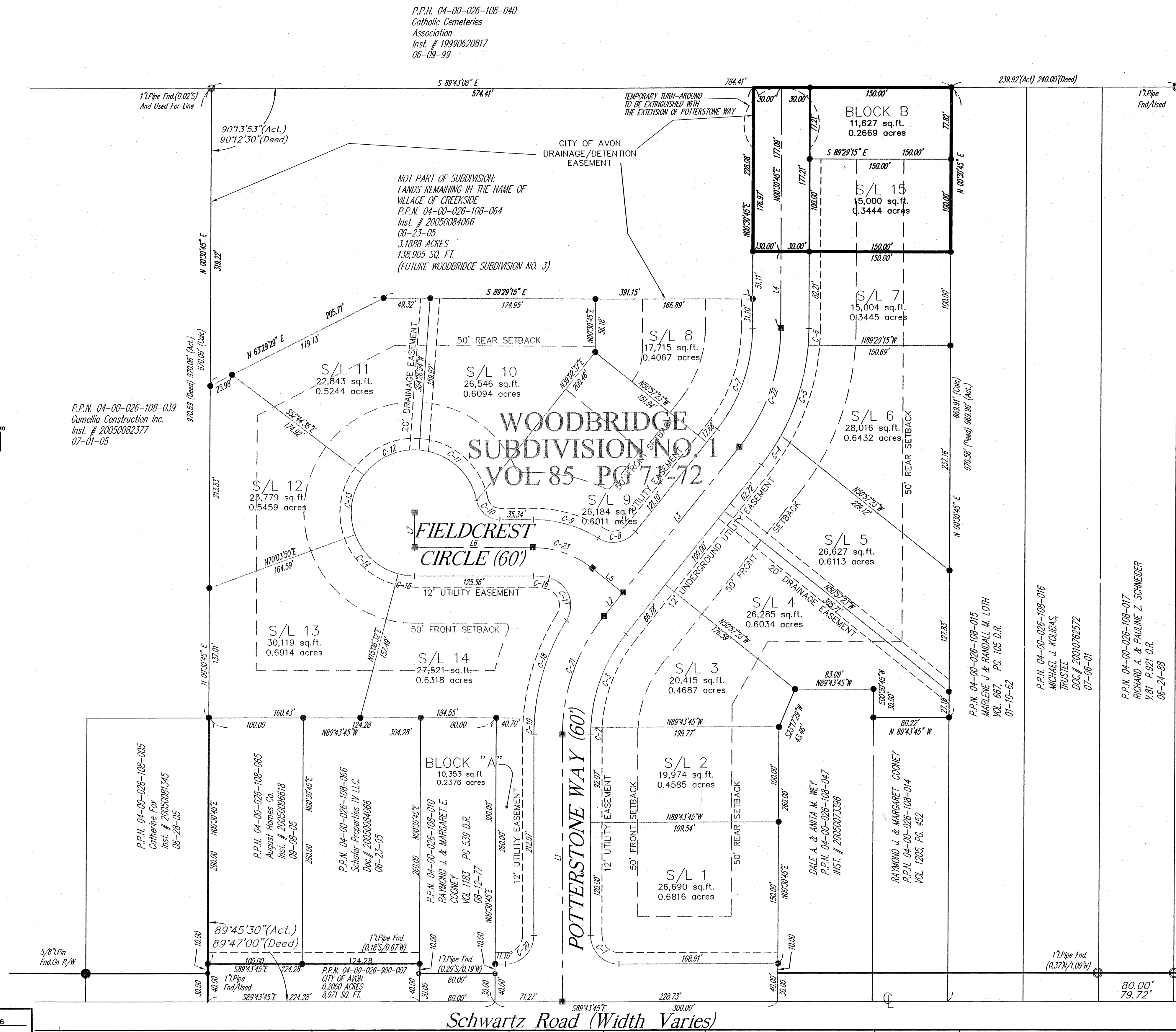
SURVEY LEGEND

- 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

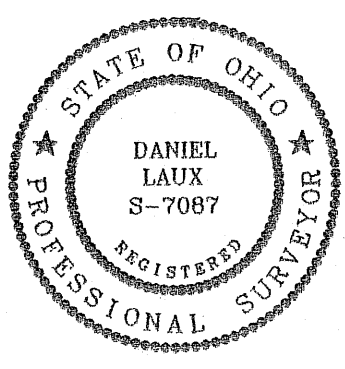
LINE	LENGTH	BEARING
L1	282.07	N00°16'15"E
L2	31.82	N39°02'37"E
L3	197.68	N39°02'37"E
L4	82.21	N00°30'45"E
L5	41.27	N50°57'23"W
L6	125.56	N89°43'45"W
L7	37.00	N00°16'15"E



CURVE	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	25.00	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



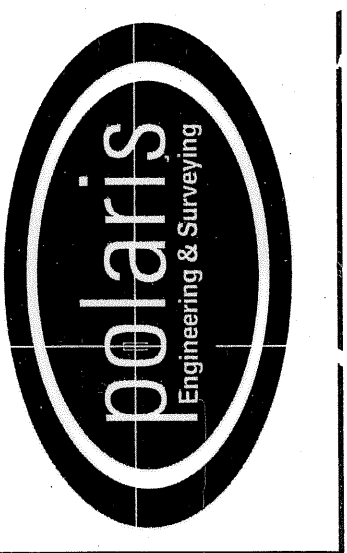
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DATE: 01/23/08
 SCALE: HOR. 1"=50'
 VERT. n/a
 FILENAME: RecordPlat-Ph2
 TAB: Plan1-02
 CREW CHIEF: _____

WOODBRIDGE ESTATES
SUBDIVISION No. 2
 CITY OF AVON - LORAIN COUNTY - OHIO

POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARLTON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
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RECORD PLAT

CONTRACT No.	
03516	
SHEET	OF
2	2