

FAIRFIELD ESTATES SUBDIVISION No. 2

BEING A SUBDIVISION OF A 11.0587 ACRE PARCEL OF LAND
IN ORIGINAL AVON TOWNSHIP SECTION NO. 3
NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, ECK, INC., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS FAIRFIELD ESTATES SUBDIVISION NO. 2, A SUBDIVISION OF SUBLOTS 22 THROUGH 39 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS GREENFIELD DRIVE (SIXTY) 60 FEET IN WIDTH AND FAIRFIELD DRIVE (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN FAIRFIELD ESTATES SUBDIVISION NO. 2 CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "C" IN ADDITION TO BLOCK "D" FOR STORMWATER MANAGEMENT. SAID BLOCK "D" IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN FAIRFIELD ESTATES SUBDIVISIONS AS MORE FULLY PROVIDED IN THE FAIRFIELD ESTATES DECLARATION OF COVENANTS AND RESTRICTIONS, AS SHOWN RECORDED IN DOCUMENT 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 GRANTEE(S)) 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 GRANTEE(S) FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE. AT SUCH LOCATIONS AS GRANTEE(S) 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, HANDHOLES, 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 BLOCK "C" FOR A CITY BIKE PATH AND BLOCK "D" 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, GARY ECKENRODE, PRESIDENT OF ECK, INC., HAS HERETO SET HIS HAND AT LEARN, OHIO, THIS 10th DAY OF JULY 2006.

BY: Eugene Eckenrode
EUGENE ECKENRODE, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Diane T Mackin Diane T Mackin
WITNESS PRINT PRINT

Michelle Shough Michelle Shough
WITNESS PRINT PRINT

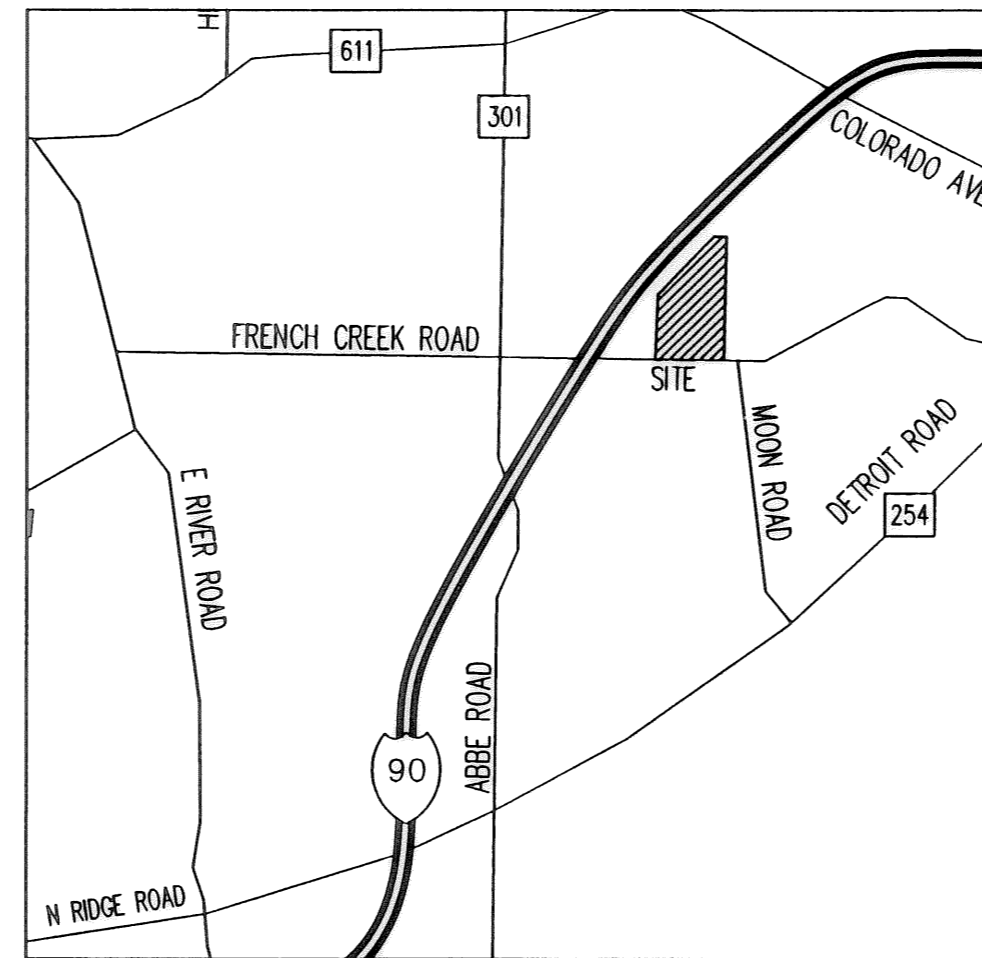
STATE OF OHIO)

COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, EUGENE ECKENRODE, PRESIDENT, ECK, INC., 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 ECK, INC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT LEARN, OHIO, THIS 10th DAY OF JULY 2006.

Michelle Shough
WITNESS NOTARY



VICINITY MAP

1"=500'

MORTGAGE RELEASE

BE IT KNOWN THAT LORAIN 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 VOLUME _____, PAGE _____ OF LORAIN COUNTY RECORD OF MORTGAGES.

GREENFIELD DRIVE 60 FEET IN WIDTH, FAIRFIELD DRIVE 60 FEET IN WIDTH AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF _____ HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN HIS NAME BY _____ THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT LEARN, OHIO, THIS 23 DAY OF JUNE 2006.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

LORAIN NATIONAL BANK Patrick A. Mahoney
BY: Ellen M. Walsh WITNESS: Peter G. DiDonato
STATE OF OHIO) V.P. PRINT PRINT

COUNTY OF LORAIN)
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED Ellen M. Walsh THROUGH Lorain National Bank 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 Leann, OHIO, THIS 23 DAY OF JUNE, 2006.

Patrick A. Mahoney
NOTARY PUBLIC



PATRICK A. MAHONEY
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga City
My Comm. Exp. 06/10/08

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5 DAY OF JUNE, 2006. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Clinton S. Pelfrey
COUNCIL PRESIDENT - CLINTON S. PELFREY

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 7th DAY OF JUNE, 2006.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 3 DAY OF JUNE, 2006.

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

AREA TABULATION - SUBDIVISIONS NO. 1 and NO. 2

SUBLOTS	8,1272 ACRES
BLOCKS "C" & "D"	1,3894 ACRES
RIGHT-OF-WAY	1,5421 ACRES
SUBTOTAL SUBDIVISION No. 2	11,0587 ACRES

SUBTOTAL SUBDIVISION No. 1 10,1304 ACRES

AREA NOT PART OF SUBDIVISION 0,9732 ACRES
TOTAL AREA 22,1623 ACRES

SUBDIVISIONS NO. 1 & 2 DENSITY CALCULATION

NUMBER OF SUBLOTS	39
PHASE 1&2 DENSITY	39 LOTS / 22,1623 ACRES 1.76 UNITS / ACRE

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 11.0587 ACRE PARCEL OF LAND LOCATED ON FRENCH CREEK ROAD IN THE CITY OF AVON FOR ECK, INC., 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 FAIRFIELD ESTATES SUBDIVISION PLAT AS RECORDED IN VOL. 52, PAGES 62 AND 63 OF THE 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 FEBRUARY OF 2005, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Daniel Laux 5-24-06
DANIEL LAUX, P.S. NO. 7087 DATE

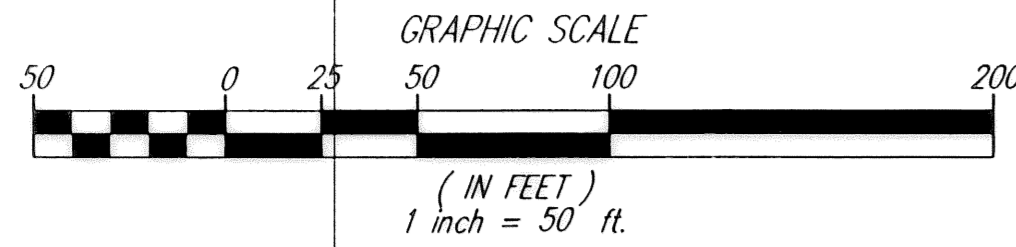


TRANSFERRED
IN COMPLIANCE WITH SEC. 3119-202
OHIO REV. CODE

JUL 13 2006

MARK R. STEWART
LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	CHK'D	DATE: <u>MAY 23, 2005</u>	FAIRFIELD 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.	
								03509	
								SHEET	OF
								1	2

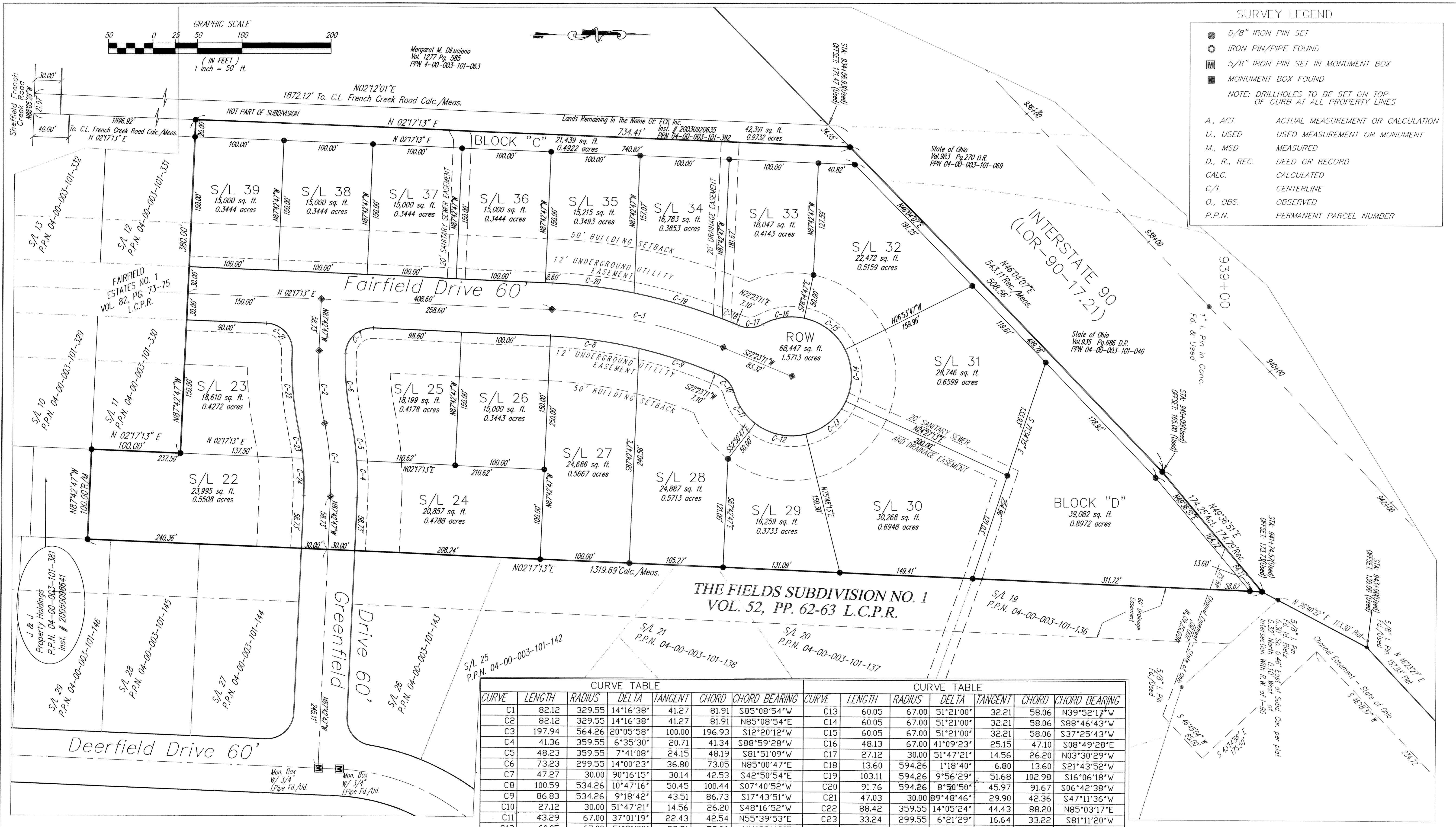


Margaret M. DiLuciano
Vol. 1277 Pg. 385
PPN 4-00-003-101-063

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



CURVE TABLE						CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	82.12	329.55	14°16'38"	41.27	81.91	S85°08'54"W	C13	60.05	67.00	51°21'00"	32.21	58.06	N39°52'17"W
C2	82.12	329.55	14°16'38"	41.27	81.91	N85°08'54"E	C14	60.05	67.00	51°21'00"	32.21	58.06	S88°46'43"W
C3	197.94	564.26	20°05'58"	100.00	196.93	S12°20'12"W	C15	60.05	67.00	51°21'00"	32.21	58.06	S37°25'43"W
C4	41.36	359.55	6°35'30"	20.71	41.34	S88°59'28"W	C16	48.13	67.00	41°09'23"	25.15	47.10	S08°49'28"E
C5	48.23	359.55	7°41'08"	24.15	48.19	S81°51'09"W	C17	27.12	30.00	51°47'21"	14.56	26.20	N03°30'29"W
C6	73.23	299.55	14°00'23"	36.80	73.05	N85°00'47"E	C18	13.60	594.26	1°18'40"	6.80	13.60	S21°43'52"W
C7	47.27	30.00	90°16'15"	30.14	42.53	S42°50'54"E	C19	103.11	594.26	9°56'29"	51.68	102.98	S16°06'18"W
C8	100.59	534.26	10°47'16"	50.45	100.44	S07°40'52"W	C20	91.76	594.26	8°50'50"	45.97	91.67	S06°42'38"W
C9	86.83	534.26	9°18'42"	43.51	86.73	S17°43'51"W	C21	47.03	30.00	89°48'46"	29.90	42.36	S47°11'36"W
C10	27.12	30.00	51°47'21"	14.56	26.20	S48°16'52"W	C22	88.42	359.55	14°05'24"	44.43	88.20	N85°03'17"E
C11	43.29	67.00	37°01'19"	22.43	42.54	N55°39'53"E	C23	33.24	299.55	6°21'29"	16.64	33.22	S81°11'20"W
C12	60.05	67.00	51°21'00"	32.21	58.06	N11°28'43"E	C24	41.40	299.55	7°55'09"	20.73	41.37	S88°19'39"W

REV. No.	DATE	BY	CHK'D

DATE: MAY 23, 2005
SCALE: HOR. 1"=50'
VERT. none
FILENAME: RecordPlat-Ph2
TAB: PLAN2-02
CREW CHIEF: xxx

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



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