

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED VILLAGE AT CREEKSIDE, LLC., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS SCHWARTZ ROAD SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 22 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS SCHWARTZ ROAD (FORTY) 40 FEET IN WIDTH, STONE WHEEL RUN STREET (SIXTY) 60 FEET IN WIDTH, AND GRISTMILL AVENUE (EIGHTY) 80 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE SCHWARTZ ROAD SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "A", AND "B" IN ADDITION TO "LANDSCAPE EASEMENTS" AND "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 SCHWARTZ ROAD SUBDIVISION AS MORE FULLY PROVIDED IN THE "SCHWARTZ ROAD 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 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, 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 "20' CITY OF AVON DRAINAGE EASEMENT" 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, JAMES A. GAMELLIA MANAGING MEMBER OF VILLAGE AT CREEKSIDE, LLC., HAS HERETO SET HIS HAND

AT Avon Lake, OHIO, THIS 12<sup>th</sup> DAY OF February, 2008.

BY: James A. Gamellia  
JAMES A. GAMELLIA, MANAGING MEMBER OF VILLAGE AT CREEKSIDE, L.L.C.

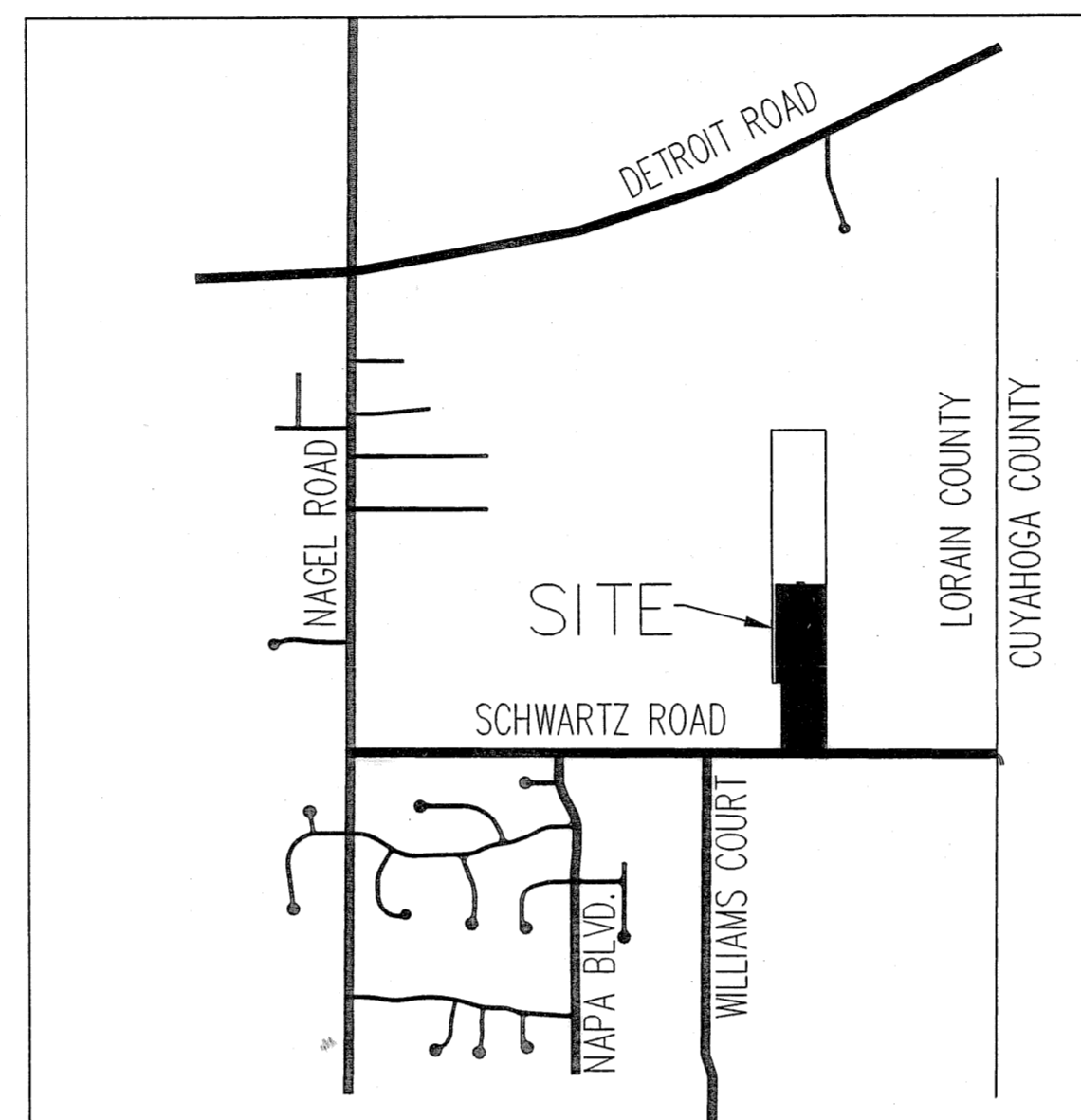
STATE OF OHIO )  
COUNTY OF LORAIN )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, JAMES A. GAMELLIA, MEMBER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF JAMES A. GAMELLIA, MANAGING MEMBER OF VILLAGE AT CREEKSIDE, L.L.C.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 12<sup>th</sup> DAY OF February, 2008.

S. Renee Elmer  
NOTARY PUBLIC  
S. Renee Elmer  
Notary Public - State of Ohio  
My commission expires 08/28/11

# SCHWARTZ ROAD SUBDIVISION No. 1

BEING A SUBDIVISION OF A 13.3026 ACRES  
IN ORIGINAL AVON TOWNSHIP SECTION NO. 26  
NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO



VICINITY MAP  
N.T.S.

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 8<sup>th</sup> DAY OF FEBRUARY, 2008. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Craig Witherspoon  
COUNCIL PRESIDENT - CRAIG WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11<sup>th</sup> DAY OF February, 2008.

Carolyn Witherspoon  
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 4 DAY OF FEBRUARY, 2008.

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

AREA TABULATION

SUBLOTS	10.0999	ACRES
BLOCKS "A" & "B"	0.1794	ACRES
RIGHT-OF-WAY	3.0233	ACRES
SUBTOTAL SUBDIVISION No. 1	13.3026	ACRES

REMAINING LANDS	13.4396	ACRES
TOTAL AREA	26.7422	ACRES

SUBDIVISION NO. 1 DENSITY CALCULATION

NUMBER OF SUBLOTS	22
22 LOTS / 13.3026 ACRES	
1.6 UNITS / ACRE	

NO TRANSFER NECESSARY  
MARK R. STEWART  
LORAIN COUNTY AUDITOR  
3-12-08 LMN  
DEPUTY

MORTGAGE RELEASE

BE IT KNOWN THAT 1st Federal of Lakewood 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. SCHWARTZ ROAD 40 FEET IN WIDTH, STONE WHEEL RUN STREET 60 FEET IN WIDTH, AND GRISTMILL AVENUE 80 FEET IN WIDTH, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF

1st Federal of Lakewood HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY Michael G. Berichon THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Avon Lake, OHIO, THIS 13<sup>th</sup> DAY OF February, 2008.

BY: Michael G. Berichon, V.P. (MORTGAGEE)

BOX 1ctc  
ELYRIA, OH 44035  
Plat vol. 93  
Pgs 45, 46, 47.

STATE OF OHIO )  
COUNTY OF LORAIN )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE

NAMED Michael G. Berichon THROUGH: 1st Federal of Lakewood, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 13<sup>th</sup> DAY OF February, 2008.

S. Renee Elmer  
NOTARY PUBLIC  
S. Renee Elmer  
Notary Public - State of Ohio  
My commission expires 08/28/11

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 13.3026 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, BEARINGS REFER TO NAD 83 DATUM, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN MAY OF 2005, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

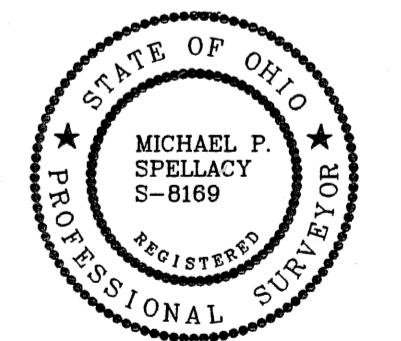
Michael P. Spellacy 01/29/08  
MICHAEL P. SPELLACY, P.S. NO. 8169 DATE

re-recorded to correct owner

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.203  
OHIO REV. CODE  
FEB 28 2008

Doc ID: 01387382003 Type: OFF  
Kind: PLAT  
Recorded: 02/28/2008 at 09:52:46 AM  
Fee Amt: \$259.20 Page 1 of 3  
Lorain County, Ohio  
Judith H. Nedzick County Recorder  
File: 2008-0242963

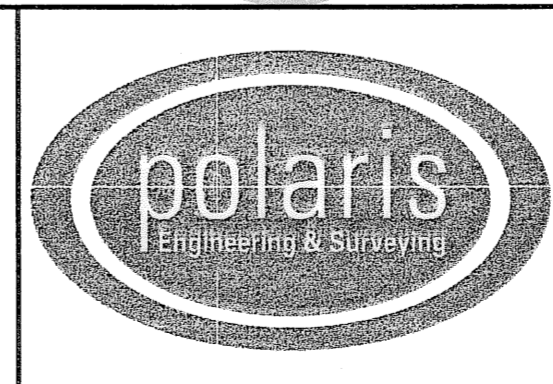
MARK R. STEWART  
LORAIN COUNTY AUDITOR



REV. No.	DATE	BY	CHK'D

DATE: 01/22/08  
SCALE: HOR. 1" = 50'  
VERT. \_\_\_\_\_  
FILENAME: D:\land\92\_Record Plat  
TAB: PLAT1-01  
DRAWN: mps  
CREW CHIEF: \_\_\_\_\_

Re-Record  
SCHWARTZ ROAD  
SUBDIVISION NO.1  
CITY OF AVON - LORAIN COUNTY - OHIO

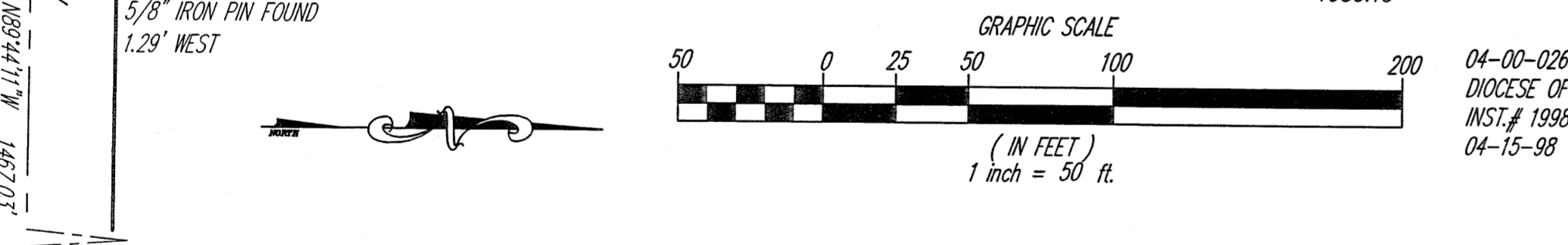
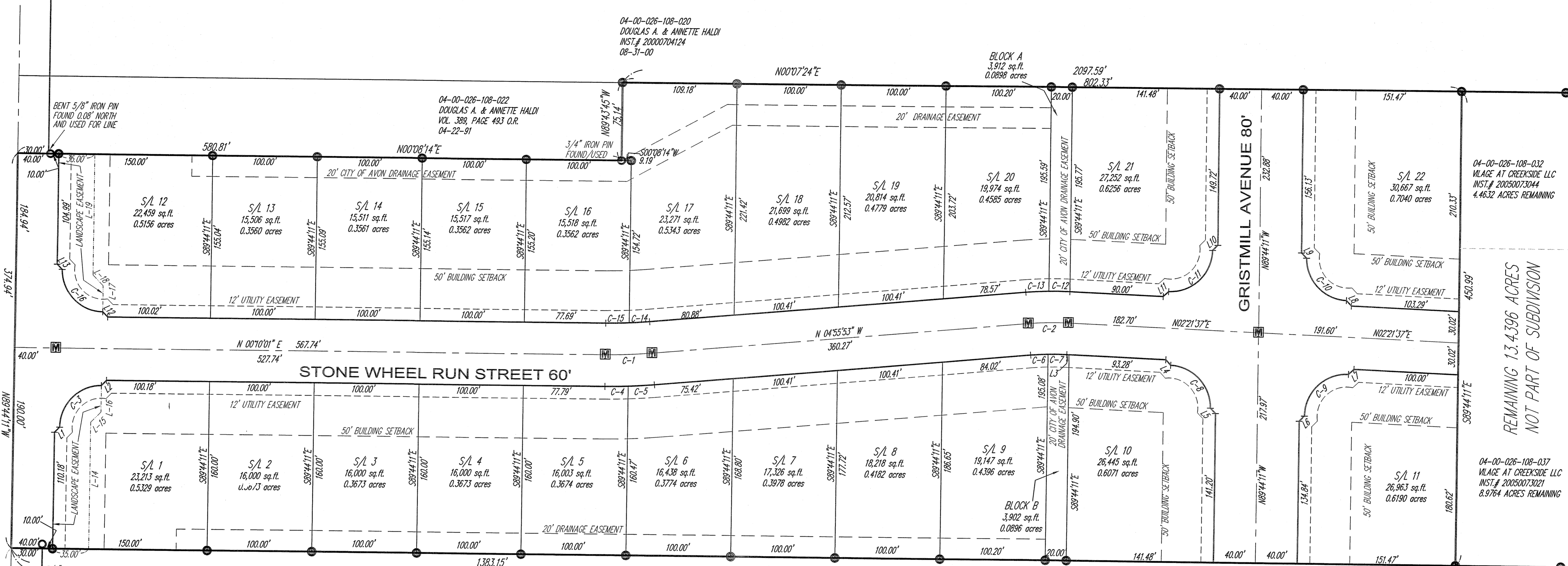


POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com

RECORD PLAT

CONTRACT No.	
05736	
SHEET	OF
1	3

Schwartz Road (Width Varies)



04-00-026-108-035  
DIOCESE OF CLEVELAND  
INST. # 18980529828  
04-15-98

**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	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	44.49	500.00	22.26	44.48	N02°22'56"W	5°05'54"
C2	38.18	300.00	19.12	38.15	S01°17'08"E	7°17'30"
C3	62.76	40.00	39.93	56.52	S44°47'05"E	89°54'12"
C4	22.22	530.00	11.11	22.22	N01°02'02"W	2°24'07"
C5	24.94	530.00	12.47	24.94	N03°34'59"W	2°41'48"
C6	16.55	270.00	8.28	16.55	S03°10'31"E	3°30'45"
C7	17.81	270.00	8.91	17.81	S00°28'14"W	3°46'45"
C8	61.37	40.00	38.56	55.52	S46°18'43"W	87°54'12"
C9	64.30	40.00	41.49	57.59	S43°41'17"E	92°05'48"
C10	61.37	40.00	38.56	55.52	N46°18'43"E	87°54'12"
C11	64.30	40.00	41.49	57.59	N43°41'17"W	92°05'48"
C12	20.00	330.00	10.00	20.00	S00°37'25"W	3°28'23"
C13	21.99	330.00	11.00	21.99	S03°01'20"E	3°49'07"
C14	19.50	470.00	9.75	19.50	N03°44'34"W	2°22'39"
C15	22.32	470.00	11.16	22.32	N01°11'37"W	2°43'16"
C16	62.90	40.00	40.07	56.62	N45°12'55"E	90°05'48"

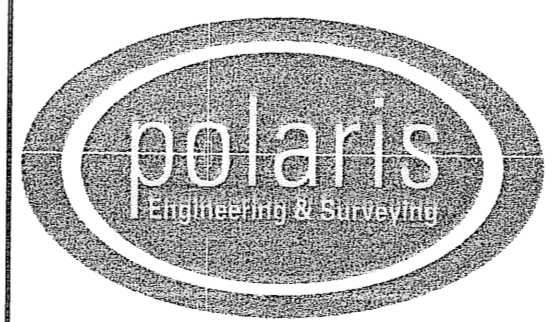
LINE TABLE		
LINE	LENGTH	BEARING
L1	7.00	N44°44'11"W
L2	7.00	N44°49'59"W
L3	2.20	N02°21'37"E
L4	7.00	N47°21'37"E
L5	7.00	N45°15'49"E
L6	7.00	N44°44'11"W
L7	7.00	N42°38'23"W
L8	7.00	S47°21'37"W
L9	7.00	S45°15'49"W
L10	7.00	S44°44'11"E
L11	7.00	S42°38'23"E
L12	7.00	S45°10'01"W
L13	7.00	S45°15'49"W
L14	120.18	N89°44'11"W
L15	13.98	N44°44'11"W
L16	25.00	N89°44'11"W
L17	25.00	N89°44'11"W
L18	14.17	S45°15'49"W
L19	115.00	N89°44'11"W

LORAIN COUNTY  
ORIGINAL AVON TOWNSHIP SECTION 26  
CUYAHOGA COUNTY

REV. No.	DATE	BY	CHK'D

DATE: 01/22/08  
SCALE: HOR. 1" = 50'  
VERT. 1" = 50'  
FILENAME: Polaris\_Plot2\_Record Plot  
TAB: Plot1-02  
DRAWN: mps  
CREW CHIEF:  

**SCHWARTZ ROAD  
SUBDIVISION No. 1**  
CITY OF AVON - LORAIN COUNTY - OHIO



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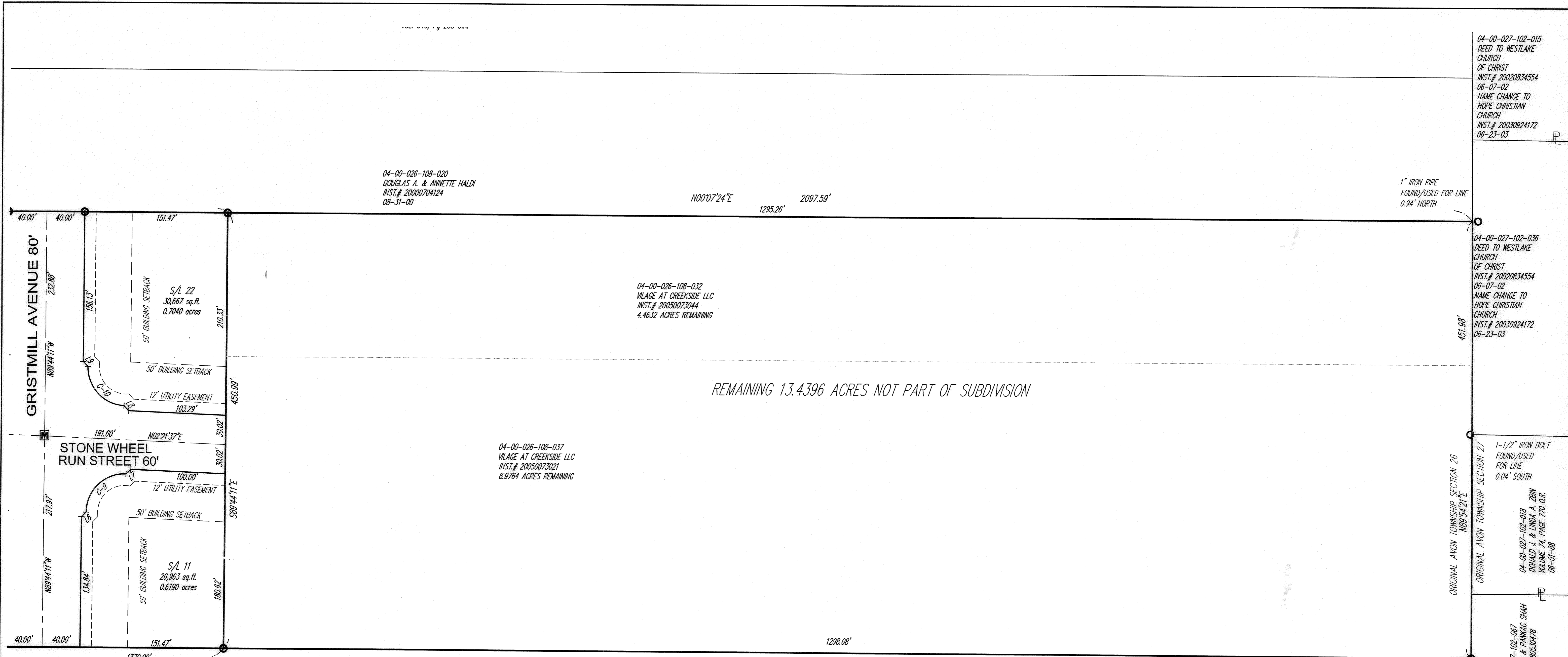
**RECORD PLAT**

CONTRACT No.	
05736	
SHEET	OF
2	3

REMAINING 13.4396 ACRES  
NOT PART OF SUBDIVISION

04-00-026-108-032  
VILAGE AT CREEKSIDE LLC  
INST. # 20050073044  
4.4632 ACRES REMAINING

04-00-026-108-037  
VILAGE AT CREEKSIDE LLC  
INST. # 20050073021  
8.9764 ACRES REMAINING



04-00-026-108-020  
DOUGLAS A. & ANNETTE HALDI  
INST.# 20000704124  
08-31-00

04-00-026-108-032  
VILAGE AT CREEKSIDE LLC  
INST.# 20050073044  
4.4632 ACRES REMAINING

04-00-026-108-037  
VILAGE AT CREEKSIDE LLC  
INST.# 20050073021  
8.9764 ACRES REMAINING

04-00-026-108-035  
DIOCESE OF CLEVELAND  
INST.# 19980529828  
04-15-98

04-00-027-102-015  
DEED TO WESTLAKE CHURCH OF CHRIST  
INST.# 20020834554  
06-07-02  
NAME CHANGE TO HOPE CHRISTIAN CHURCH  
INST.# 20030924172  
06-23-03

04-00-027-102-036  
DEED TO WESTLAKE CHURCH OF CHRIST  
INST.# 20020834554  
06-07-02  
NAME CHANGE TO HOPE CHRISTIAN CHURCH  
INST.# 20030924172  
06-23-03

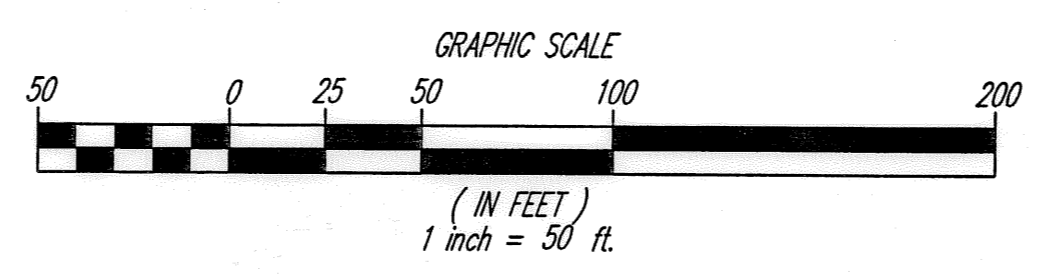
1-1/2" IRON BOLT FOUND/USED FOR LINE 0.04' SOUTH  
04-00-027-102-018  
DONALD J. & LINDA A. ZBIV  
VOLUME 74, PAGE 770 O.R.  
05-01-88

04-00-027-102-067  
NEELAM P. & PANKAG SHAH  
INST.# 19980530478  
04-17-98

REMAINING 13.4396 ACRES NOT PART OF SUBDIVISION

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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

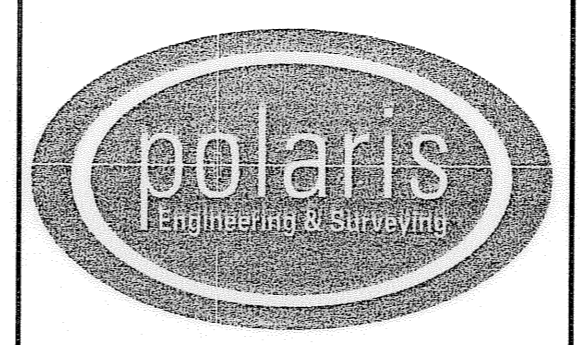
NOTE: DRILLHOLES TO BE SET ON TOP OF CURB AT ALL PROPERTY LINES

- 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

REV. No.	DATE	BY	CHK'D

DATE: 01/22/08  
SCALE: HOR. 1" = 50'  
VERT. \_\_\_\_\_  
FILENAME: PhandPh2\_Record Plat  
TAB: Plat1-03  
DRAWN: mps  
CREW CHIEF: \_\_\_\_\_

SCHWARTZ ROAD  
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05736  
SHEET 3 OF 3

RECORD PLAT