

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED GEMELLIA CONSTRUCTION, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS SCHWARTZ ROAD SUBDIVISION NO. 2, A SUBDIVISION OF SUBLOTS 23 THROUGH 47 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS STONE WHEEL RUN STREET (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE SCHWARTZ ROAD SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS "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.

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. GEMELLIA, PRESIDENT OF GEMELLIA CONSTRUCTION INC., HAS HERETO SET HIS HAND

AT Avon Lake, OHIO, THIS 24th DAY OF June, 2008.

BY: [Signature]
JAMES A. GEMELLIA, PRESIDENT OF GEMELLIA CONSTRUCTION INC.

STATE OF OHIO)

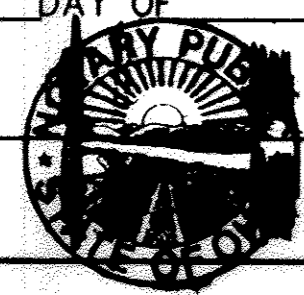
COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, JAMES A. GEMELLIA, PRESIDENT, 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 GEMELLIA CONSTRUCTION INC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake OHIO,

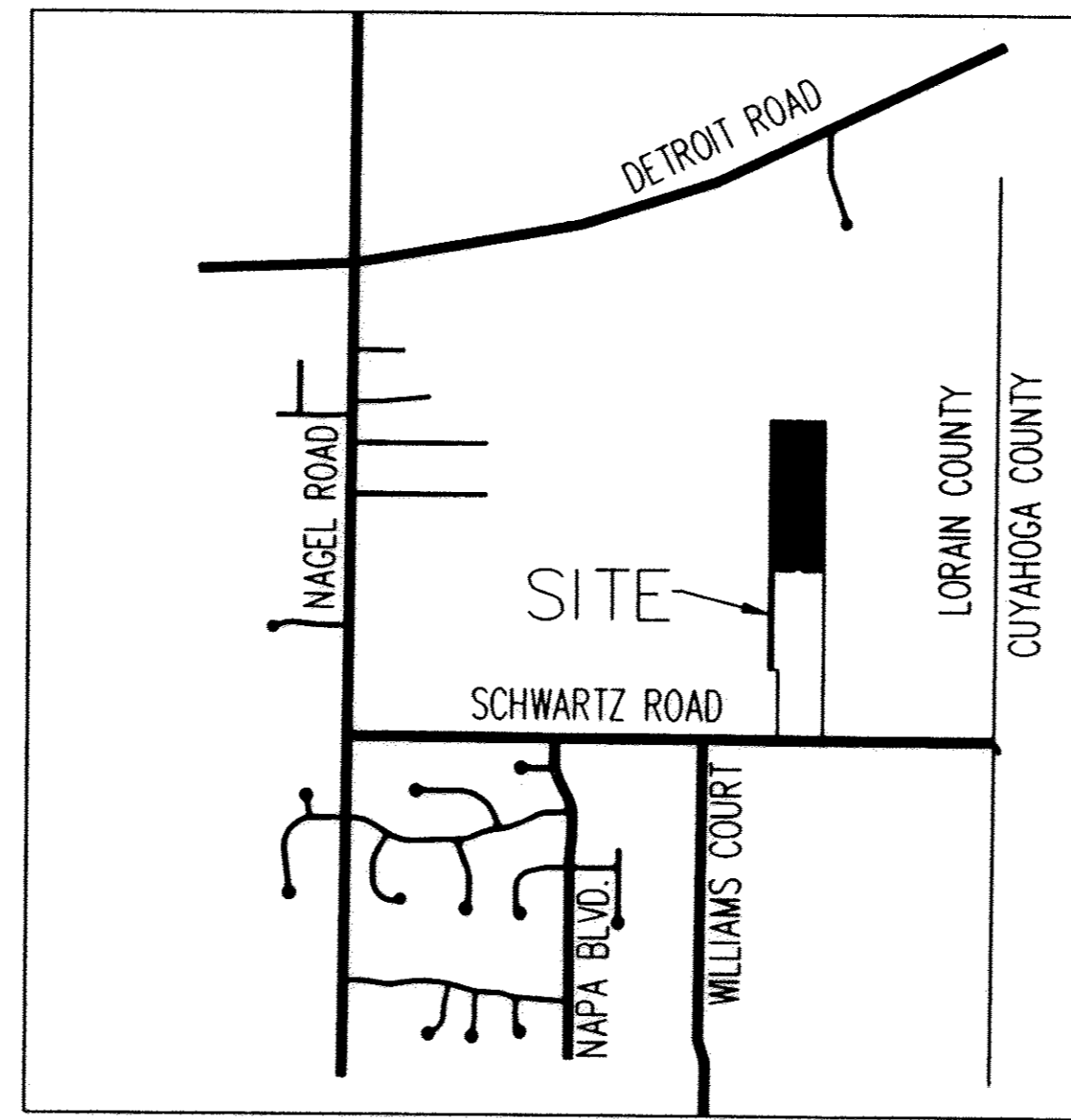
THIS 24th DAY OF JUNE, 2008.

S. Renee Ebner
NOTARY PUBLIC



SCHWARTZ ROAD SUBDIVISION No. 2

BEING A SUBDIVISION OF A 13.4396 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 2 DAY OF July, 2008. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

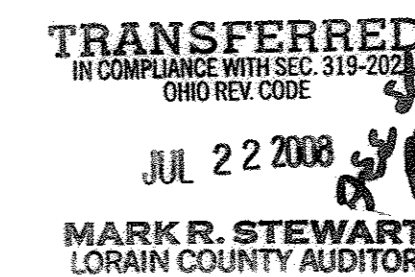
[Signature]
COUNCIL PRESIDENT - CRAIG WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 3rd DAY OF July, 2008.
[Signature]
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 27 DAY OF JUNE, 2008.
[Signature]
CITY OF AVON CONSULTING ENGINEER - MICHAEL C. BRAMHALL, P.E. P.S.

Doc ID: 01426440001 Type: OFF
Kind: PLAT
Recorded: 07/22/2008 at 11:30:07 AM
Fee Amt: \$172.80 Page 1 of 1
Lorain County, Ohio
Judith M Hedwick County Recorder
File # 2008-0261974
LCTC
ELYRIA, OH 44035

Vol 94
Pg 4



AREA TABULATION SUBDIVISION 1.

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

AREA TABULATION SUBDIVISION 2.

SUBLOTS	11.7202	ACRES
RIGHT-OF-WAY	1.7194	ACRES
SUBTOTAL SUBDIVISION No. 2	13.4396	ACRES

REMAINING LANDS 0.0000 ACRES

TOTAL AREA 26.7422 ACRES

SUBDIVISION NO. 1 AND 2 DENSITY CALCULATION

NUMBER OF SUBLOTS	47
47 LOTS / 26.7422 ACRES	
1.8 UNITS / ACRE	

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 13.4396 ACRE PARCEL OF LAND LOCATED ON SCHWARTZ ROAD IN THE CITY OF AVON FOR GEMELLIA CONSTRUCTION, 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.

[Signature] 6/20/08
MICHAEL P. SPELLACY, P.S. No. 8169 DATE



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. STONE WHEEL RUN STREET 60 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, Vice P. THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Avon Lake, OHIO, THIS 25 DAY OF June, 2008.

BY: [Signature], V.P. (MORTGAGEE)

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: _____ 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 25th DAY OF June, 2008.

[Signature]
NOTARY PUBLIC

S. Renee Ebner
Notary Public - State of Ohio
My commission expires 09/29/11



REV. No.	DATE	BY	CHK'D

DATE: 08/19/08
SCALE: HOR. 1" = 50'
VERT. _____
FILENAME: Plat2-01_Record Plat
TAB: PLAT2-01
DRAWN: mpa
CREW CHIEF: _____

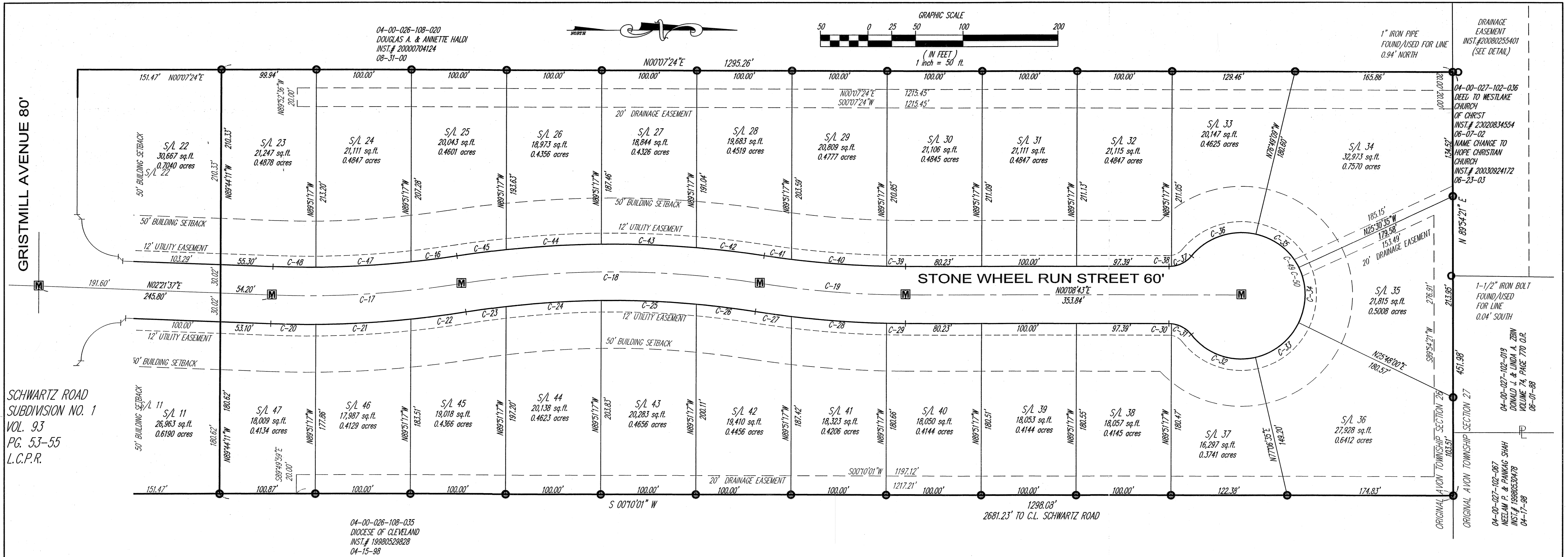
SCHWARTZ ROAD
SUBDIVISION NO.2
CITY OF AVON - LORAIN COUNTY - OHIO



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.	
05736	
SHEET	OF
1	2

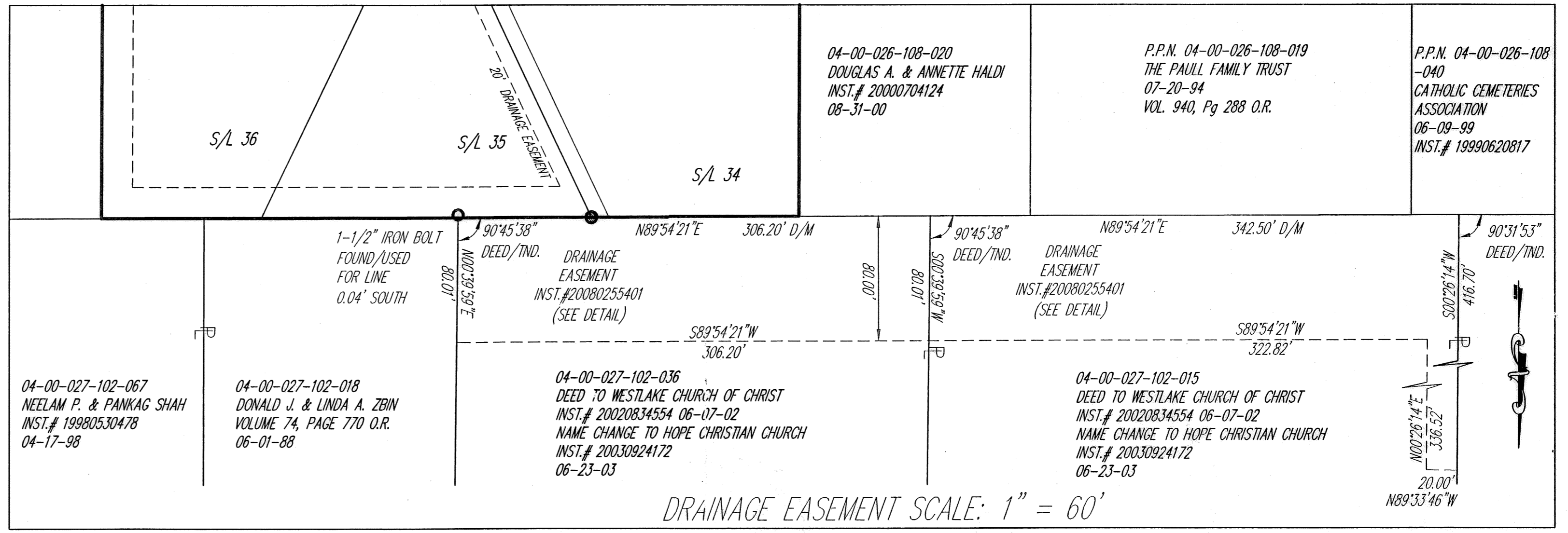


SCHWARTZ ROAD
SUBDIVISION NO. 1
VOL. 93
PG. 53-55
L.C.P.R.

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	TANGENT	CHORD	BEARING	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C9	64.30	40.00	41.49	57.59	S43°41'17"E	92°05'48"	C32	75.80	67.00	42.54	71.83	N19°31'19"E	64°49'29"
C10	61.37	40.00	38.56	55.52	N46°18'43"E	87°54'12"	C33	60.00	67.00	32.18	58.02	N38°32'42"W	51°18'35"
C17	200.00	1000.00	100.33	199.67	N03°22'10"W	112°7'33"	C34	60.00	67.00	32.18	58.02	N89°51'17"W	51°18'35"
C18	315.00	1000.00	158.82	313.70	S00°04'30"E	182°2'53"	C35	60.00	67.00	32.18	58.02	S38°50'08"W	51°18'35"
C19	153.66	1000.00	76.98	153.51	N04°32'50"E	8°48'14"	C36	75.80	67.00	42.54	71.83	S19°13'54"E	64°49'29"
C20	47.45	1030.00	23.73	47.44	N01°02'26"E	2°38'22"	C37	24.51	30.00	12.98	23.83	N28°14'30"W	46°48'16"
C21	100.20	1030.00	50.14	100.16	N03°03'57"W	5°34'25"	C38	2.61	30.00	1.31	2.61	N02°20'50"W	4°59'05"
C22	58.36	1030.00	29.19	58.35	N07°28'33"W	3°14'46"	C39	19.77	970.00	9.88	19.77	N00°43'44"E	1°10'03"
C23	42.58	970.00	21.29	42.58	S07°50'29"E	2°30'55"	C40	100.31	970.00	50.20	100.26	N04°16'31"E	5°55'29"
C24	100.26	970.00	50.18	100.22	S03°37'21"E	5°55'20"	C41	28.98	970.00	14.49	28.98	N08°05'36"E	1°42'42"
C25	100.11	970.00	50.10	100.07	S02°17'43"W	5°34'49"	C42	71.82	1030.00	35.93	71.81	S06°57'06"W	3°59'43"
C26	62.59	970.00	31.31	62.58	S07°06'02"W	3°41'50"	C43	100.10	1030.00	50.09	100.06	S02°10'11"W	5°34'06"
C27	38.23	1030.00	19.12	38.23	N07°53'09"E	2°07'36"	C44	100.23	1030.00	50.16	100.19	S03°24'08"E	5°34'32"
C28	100.27	1030.00	50.17	100.23	N04°02'01"E	5°34'40"	C45	52.29	1030.00	26.15	52.29	S07°38'40"E	2°54'32"
C29	19.77	1030.00	9.88	19.77	N00°41'42"E	1°05'58"	C46	48.65	970.00	24.33	48.65	N07°39'44"W	2°52'26"
C30	2.61	30.00	1.31	2.61	S02°38'15"W	4°39'05"	C47	100.22	970.00	50.16	100.18	N03°15'55"W	5°55'12"
C31	24.51	30.00	12.98	23.83	S28°31'56"W	46°48'16"	C48	45.13	970.00	22.57	45.12	N01°01'39"E	2°39'56"
							C49	10.04	67.00	5.03	10.03	S60°11'46"W	8°35'19"
							C50	10.03	67.00	5.03	10.02	S68°46'47"W	8°34'44"



REV. No.	DATE	BY	CHK'D

DATE: 06/19/08
 SCALE: HOR. 1" = 50'
 VERT.

FILENAME: P:\land\Ph2_Record Plot
 TAB: Plot2-02
 DRAWN: mps
 CREW CHIEF:

**SCHWARTZ ROAD
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.	
05736	
SHEET	OF
2	2