

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED HALSTED VILLAGE LLC., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS HALSTED VILLAGE SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 29 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS STONEY RIDGE ROAD (WIDTH VARIES), HALSTED LANE (SIXTY) 60 FEET IN WIDTH, COUNTRYSIDE LANE (SIXTY) 60 FEET IN WIDTH, AND SPLIT RAIL LANE (SIXTY) 60 FEET IN WIDTH.

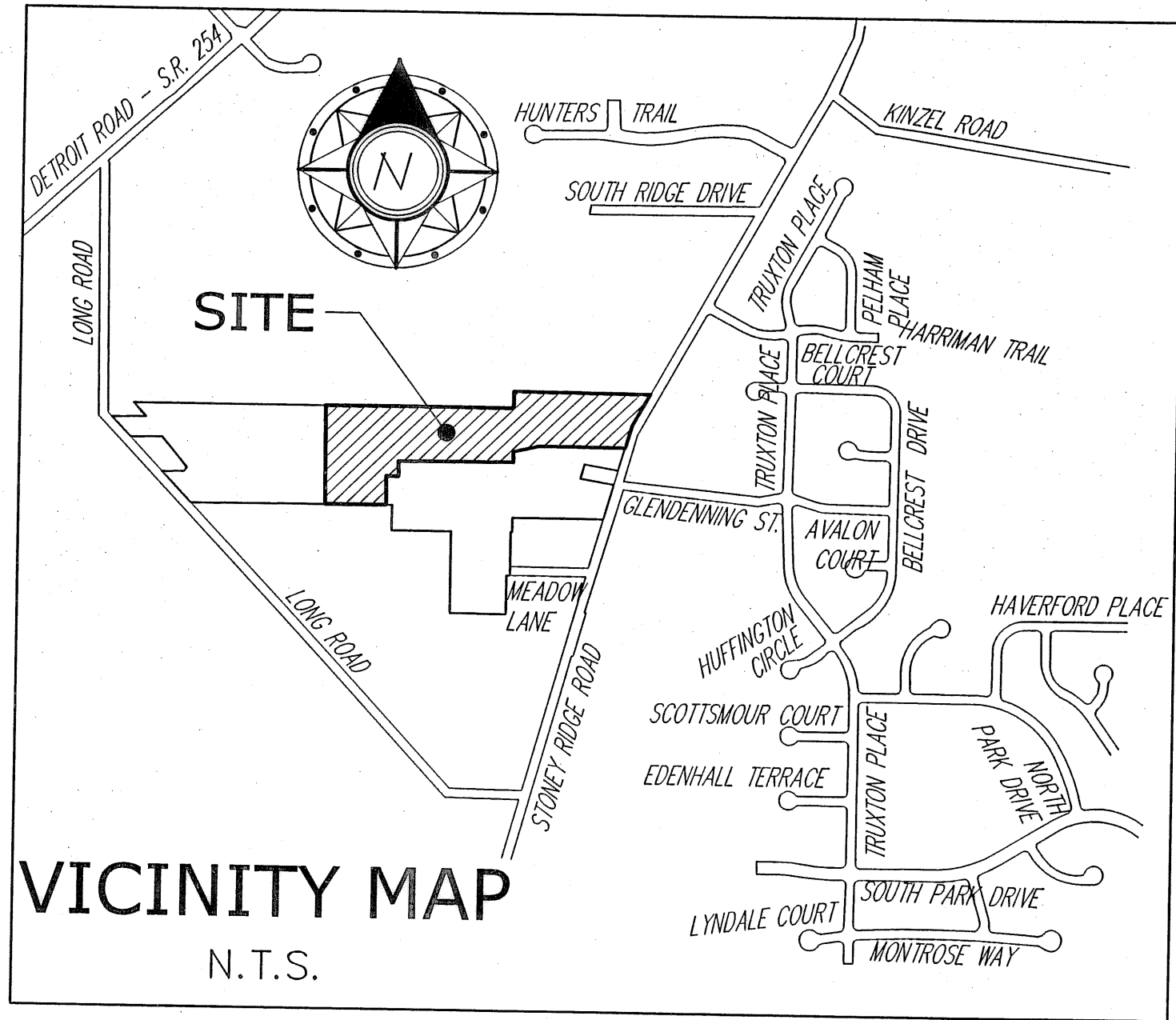
AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE HALSTED VILLAGE SUBDIVISION NO. 1 CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "A" AND BLOCK "B" IN ADDITION TO "DRAINAGE EASEMENTS", AND "LANDSCAPE EASEMENTS" FOR LANDSCAPING AND STORMWATER MANAGEMENT. SAID EASEMENT AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN HALSTED VILLAGE SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "HALSTED VILLAGE 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 TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) 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 FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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 THEREFORE, 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.

HALSTED VILLAGE SUBDIVISION No. 1

BEING A SUBDIVISION OF A 18.4618 ACRES
IN ORIGINAL AVON TOWNSHIP SECTION NO. 11
NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 2008. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT - CRAIG WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19th DAY OF NOVEMBER, 2008.

PLANNING/COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 17 DAY OF NOVEMBER, 2008.

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

AREA TABULATION SUBDIVISION 1.

SUBLOTS	12.6477	ACRES
BLOCKS "A" & "B"	2.0296	ACRES
RIGHT-OF-WAY	3.7845	ACRES
SUBTOTAL SUBDIVISION No. 1	18.4618	ACRES

REMAINING LANDS 9.3737 ACRES

TOTAL AREA 27.8355 ACRES

SUBDIVISION NO. 1 DENSITY CALCULATION

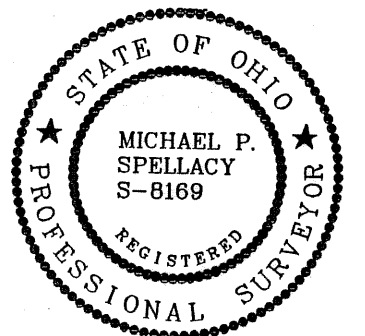
NUMBER OF SUBLOTS	29
	29 LOTS / 18.4618 ACRES
	1.57 UNITS / ACRE

TRANSFERRED
IN COMPLIANCE WITH SEC. 315-302
OHIO REV. CODE
DEC 02 2003
Jesse Mc
MARK R. STEWART
LORAIN COUNTY AUDITOR

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 18.4618 ACRE PARCELS OF LAND LOCATED ON STONEY RIDGE ROAD AND LONG ROAD IN THE CITY OF AVON FOR HALSTED VILLAGE 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 11/07/08
MICHAEL P. SPELLACY, P.S. NO. 8169 DATE



MORTGAGE RELEASE

BE IT KNOWN THAT Lorain National Bank 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. 2008-0250113 OF LORAIN COUNTY RECORDS. STONEY RIDGE ROAD (WIDTH VARIES), HALSTED LANE (SIXTY) 60 FEET IN WIDTH, COUNTRYSIDE LANE (SIXTY) 60 FEET IN WIDTH AND SPLIT RAIL LANE (SIXTY) 60 FEET IN WIDTH, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF

_____ HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY
_____ THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT
_____, OHIO, THIS _____ DAY OF _____, 2008.

BY: Marina Nagy, Vice President Lorain National Bank
(MORTGAGEE)

STATE OF OHIO)

COUNTY OF LORAIN)

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

NAMED Marina Nagy, Vice President 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO,

THIS 12th DAY OF November, 2008.

NOTARY PUBLIC

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. GANELIA, MANAGER OF HALSTED VILLAGE LLC. INC., HAS HERETO SET HIS HAND AT Avon Lake, OHIO, THIS 17th DAY OF November, 2008.

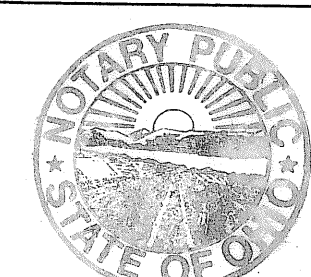
BY: JAMES A. GANELIA, MANAGER OF HALSTED VILLAGE LLC.

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. GANELIA, MANAGER, 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 HALSTED VILLAGE LLC. INC.

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

THIS 17th DAY OF November, 2008.

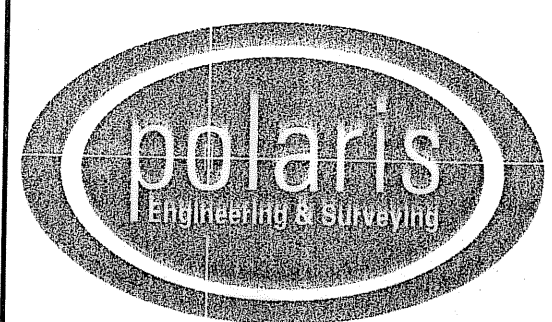
S. Renee Ebner
NOTARY PUBLIC
S. Renee Ebner
Notary Public - State of Ohio
My Commission Expires: 09/02/14



REV. No.	DATE	BY	CHK'D

DATE: 11/07/08
SCALE: HOR. 1" = N/A
VERT. 1" = N/A
FOLDER: Plots
FILENAME: Record Plat - PH 1
TAB: 01-Title
DRAWN: JML

HALSTED VILLAGE SUBDIVISION NO. 1
CITY OF AVON - LORAIN COUNTY - OHIO



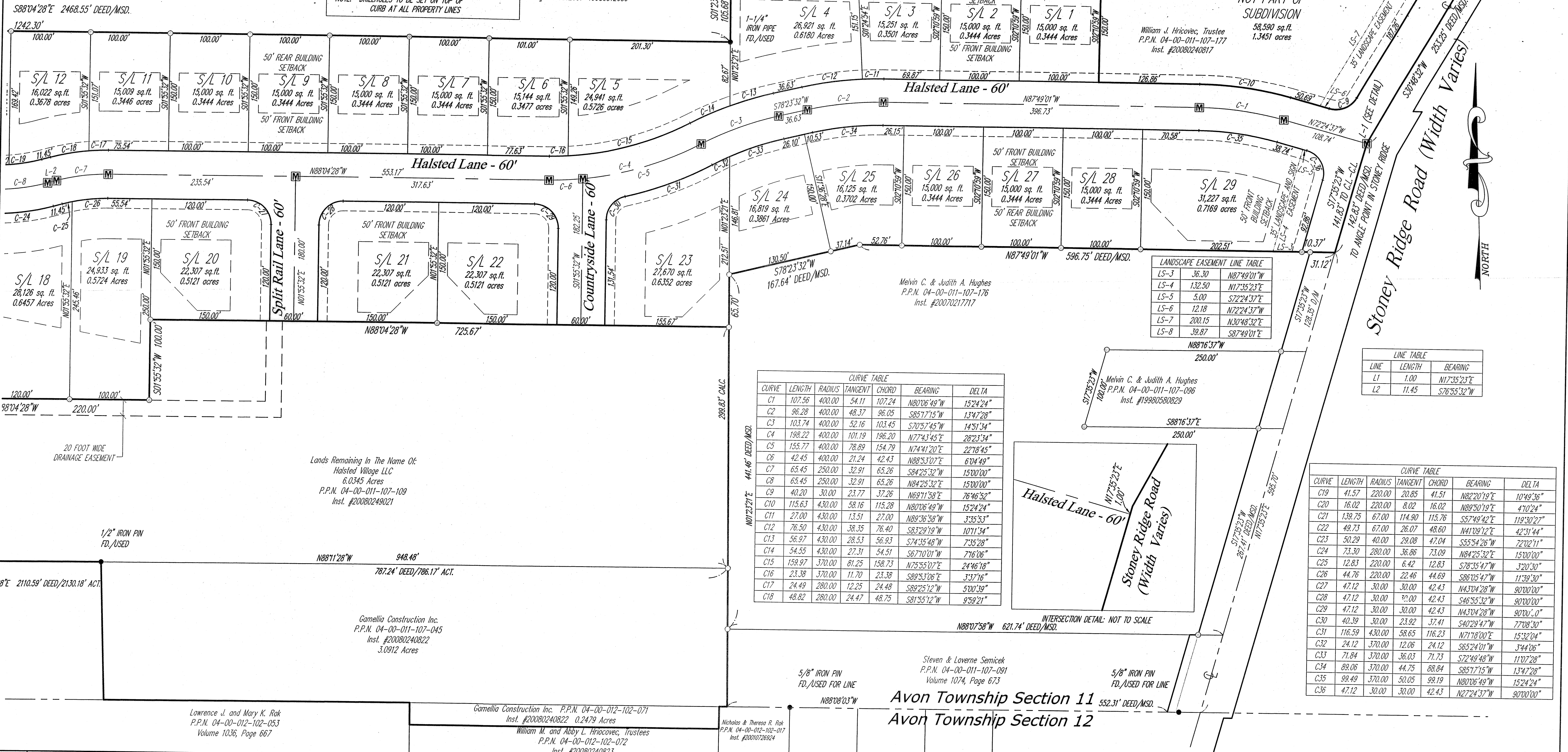
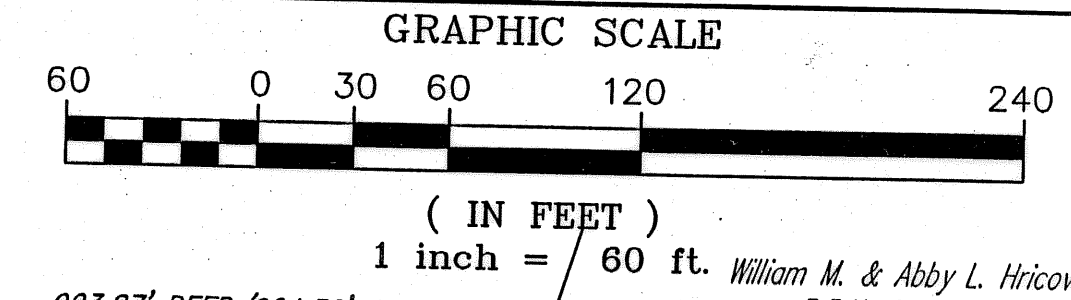
POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

RECORD PLAT

CONTRACT No.	
06066	
SHEET	OF
1	3

BOUNDARY SURVEY LEGEND

- 5/8" IRON PIN SET
- IRON PIN/PIPE FOUND
- Ⓜ MON BOX FOUND WITH PIN/PIPE
- MONUMENT BOX FOUND EMPTY
- ▲ SURVEY NAIL SET
- △ SURVEY NAIL FOUND
- STONE/CONCRETE MONUMENT FOUND
- DRILLHOLE SET
- DRILLHOLE FOUND
- ⊕ RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND
- 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
- NOTE: DRILLHOLES TO BE SET ON TOP OF CURB AT ALL PROPERTY LINES



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	107.56	400.00	54.11	107.24	N80°06'49"W	152°24'24"
C2	96.28	400.00	48.37	96.05	S85°17'15"W	134°27'28"
C3	103.74	400.00	52.16	103.45	S70°57'45"W	143°51'34"
C4	198.22	400.00	101.19	196.20	N77°43'45"E	282°33'34"
C5	155.77	400.00	78.89	154.79	N74°41'20"E	227°18'45"
C6	42.45	400.00	21.24	42.43	N88°53'07"E	67°04'49"
C7	65.45	250.00	32.91	65.26	S84°25'32"W	150°00'00"
C8	65.45	250.00	32.91	65.26	N84°25'32"E	150°00'00"
C9	40.20	30.00	23.77	37.26	N69°11'58"E	76°46'52"
C10	115.63	430.00	58.16	115.28	N80°06'49"W	152°24'24"
C11	27.00	430.00	13.51	27.00	N89°36'58"W	335°53'3"
C12	76.50	430.00	38.35	76.40	S83°29'19"W	101°11'34"
C13	56.97	430.00	28.53	56.93	S74°35'48"W	73°52'28"
C14	54.55	430.00	27.31	54.51	S67°10'01"W	71°6'06"
C15	159.97	370.00	81.25	158.73	N25°55'07"E	24°46'18"
C16	23.38	370.00	11.70	23.38	S89°53'06"E	33°37'16"
C17	24.49	280.00	12.25	24.48	S89°25'12"W	50°03'39"
C18	48.82	280.00	24.47	48.75	S81°55'12"W	95°59'21"

LANDSCAPE EASEMENT LINE TABLE

LINE	LENGTH	BEARING
LS-3	36.30	N87°49'01"W
LS-4	132.50	N17°35'23"E
LS-5	5.00	S72°24'37"E
LS-6	12.18	N72°24'37"W
LS-7	200.15	N30°48'32"E
LS-8	39.87	S87°49'01"E

LINE TABLE

LINE	LENGTH	BEARING
L1	1.00	N17°35'23"E
L2	11.45	S76°55'32"W

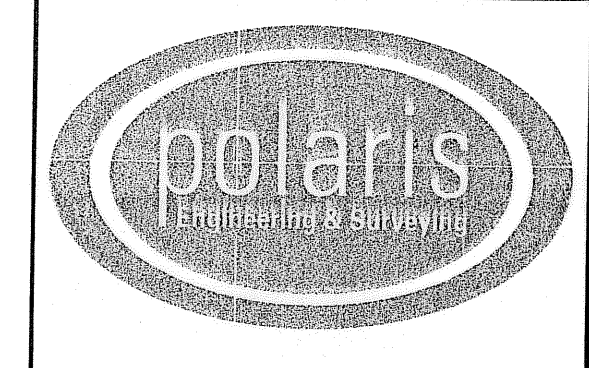
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C19	41.57	220.00	20.85	41.51	N82°20'19"E	10°49'36"
C20	16.02	220.00	8.02	16.02	N89°50'19"E	47°02'24"
C21	139.75	67.00	114.90	115.76	S57°49'42"E	119°30'27"
C22	49.73	67.00	26.07	48.60	M11°09'12"E	42°31'44"
C23	50.29	40.00	29.08	47.04	S55°54'26"W	72°02'11"
C24	73.30	280.00	36.86	73.09	N84°25'32"E	150°00'00"
C25	12.83	220.00	6.42	12.83	S78°35'47"W	32°03'30"
C26	44.76	220.00	22.46	44.69	S86°05'47"W	11°39'30"
C27	47.12	30.00	42.43	44.33	N43°04'28"W	90°00'00"
C28	47.12	30.00	42.43	44.33	S46°55'32"W	90°00'00"
C29	47.12	30.00	42.43	44.33	N43°04'28"W	90°00'00"
C30	40.39	30.00	23.92	37.41	S40°29'47"W	77°08'30"
C31	116.59	430.00	58.65	116.23	N71°18'00"E	15°32'04"
C32	24.12	370.00	12.06	24.12	S65°24'01"W	344°06"
C33	71.84	370.00	36.03	71.73	S72°49'48"W	110°27'28"
C34	88.06	370.00	44.75	88.84	S85°17'15"W	134°27'28"
C35	99.49	370.00	50.05	99.19	N80°06'49"W	152°24'24"
C36	47.12	30.00	42.43	44.33	N27°24'37"W	90°00'00"

REV. No.	DATE	BY	CHK'D

DATE: 11/19/08
 SCALE: HOR. 1"=60'
 VERT. 1"=0'
 FOLDER: 06-066\dwa\plots
 FILENAME: record plat
 TAB: 02-plot
 DRAWN: xxxx

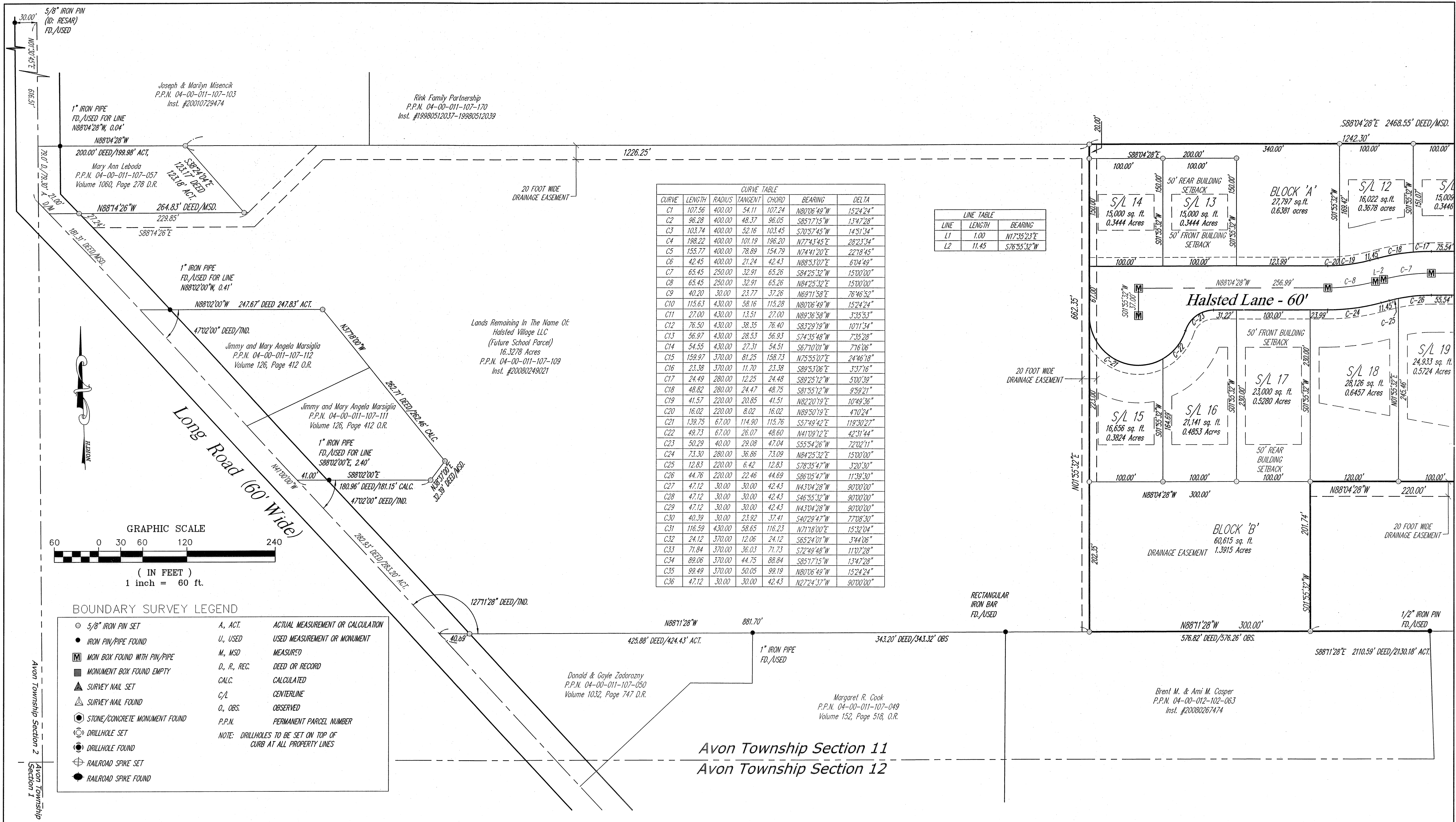
HALSTED VILLAGE SUBDIVISION NO. 1
 CITY OF AVON - LORAIN COUNTY - OHIO



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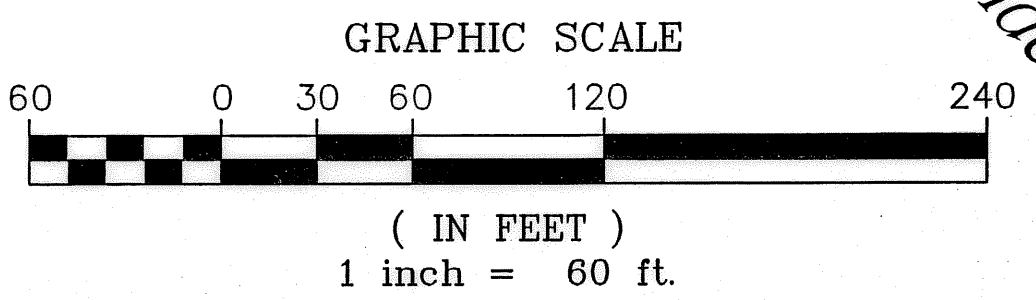
RECORD PLAT

CONTRACT No.	
06-066	
SHEET	OF
02	03



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	107.56	400.00	54.11	107.24	N80°06'49"W	15°24'24"
C2	96.28	400.00	48.37	96.05	S85°17'15"W	13°47'28"
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C5	155.77	400.00	78.89	154.79	N74°41'20"E	22°18'45"
C6	42.45	400.00	21.24	42.43	N88°53'07"E	6°04'49"
C7	65.45	250.00	32.91	65.26	S84°25'32"W	15°00'00"
C8	65.45	250.00	32.91	65.26	N84°25'32"E	15°00'00"
C9	40.20	30.00	23.77	37.26	N68°11'58"E	76°46'52"
C10	115.63	430.00	58.16	115.28	N80°06'49"W	15°24'24"
C11	27.00	430.00	13.51	27.00	N89°36'58"W	3°35'53"
C12	76.50	430.00	38.35	76.40	S83°29'19"W	10°11'34"
C13	56.97	430.00	28.53	56.93	S74°35'48"W	7°35'28"
C14	54.55	430.00	27.31	54.51	S67°10'01"W	7°16'06"
C15	159.97	370.00	81.25	158.73	N75°55'07"E	24°46'18"
C16	23.38	370.00	11.70	23.38	S89°53'06"E	3°37'16"
C17	24.49	280.00	12.25	24.48	S89°25'12"W	5°00'39"
C18	48.82	280.00	24.47	48.75	S81°55'12"W	9°59'21"
C19	41.57	220.00	20.85	41.51	N82°20'19"E	10°49'36"
C20	16.02	220.00	8.02	16.02	N89°50'19"E	4°10'24"
C21	139.75	67.00	114.90	115.76	S57°49'42"E	119°30'27"
C22	49.73	67.00	26.07	48.60	N41°09'12"E	42°31'44"
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C36	47.12	30.00	30.00	42.43	N27°24'37"W	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.00	N17°35'23"E
L2	11.45	S76°55'32"W



BOUNDARY SURVEY LEGEND		
○ 5/8" IRON PIN SET	A, ACT	ACTUAL MEASUREMENT OR CALCULATION
● IRON PIN/PIPE FOUND	U, USED	USED MEASUREMENT OR MONUMENT
Ⓜ MON BOX FOUND WITH PIN/PIPE	M, MSD	MEASURED
■ MONUMENT BOX FOUND EMPTY	D, R, REC	DEED OR RECORD
▲ SURVEY NAIL SET	CALC.	CALCULATED
△ SURVEY NAIL FOUND	C/L	CENTERLINE
● STONE/CONCRETE MONUMENT FOUND	O, OBS	OBSERVED
○ DRILLHOLE SET	P.P.N.	PERMANENT PARCEL NUMBER
● DRILLHOLE FOUND	NOTE: DRILLHOLES TO BE SET ON TOP OF CURB AT ALL PROPERTY LINES	
⊕ RAILROAD SPIKE SET		
● RAILROAD SPIKE FOUND		

REV. No.	DATE	BY	CHK'D	DATE: 11/19/08	<h3>HALSTED VILLAGE SUBDIVISION NO.1</h3> <p>CITY OF AVON - LORAIN COUNTY - OHIO</p>	<p>POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com</p>	<h2>RECORD PLAT</h2>	CONTRACT No.	
				SCALE: HOR. 1"=N/A				06066	
				VERT. 1"=N/A				SHEET	OF
				FOLDER: Plans				3	3
				FILENAME: Record Plat - PH 1					