

# PLAT OF SUBDIVISION FOR VINEYARD ESTATES SUBDIVISION NO. 6

AVON LAND GROUP, LTD.  
6940 SOUTH EDGERTON ROAD  
BRECKSVILLE, OHIO 44141  
PHONE: (440)838-1400 - FAX: (440)838-6814

BEING PART OF ORIGINAL AVON TOWNSHIP, SECTION NO. 26, AND THE FUTURE VINEYARD ESTATES NO. 6 AS SHOWN BY THE RECORDED PLAT IN VOLUME 86, PAGES 63 THROUGH 65 OF LORAIN COUNTY MAP RECORDS, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 9.5358 ACRES OF LAND OF WHICH 1.3392 ACRES ARE IN THE RIGHT OF WAYS, 1.5052 ACRES ARE IN BLOCK "E", AND 6.6914 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 138 THROUGH 152, AND BEING THE SAME REMAINDER TRACT AS CONVEYED TO THE AVON LAND GROUP, LTD. DESCRIBED IN DOCUMENT NO. 20000723488.

PART OF ORIGINAL AVON TOWNSHIP,  
SECTION NO. 26

9.5353 ACRE FUTURE PARCEL  
VINEYARD ESTATES SUBDIVISION NO. 5  
VOL. 86 PG. 63 L.C.M.R.

CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

### CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED OWNERS, THE AVON LAND GROUP, LTD., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS VINEYARD ESTATES SUBDIVISION NO. 6, A SUBDIVISION OF LOTS 138 TO 152 INCLUSIVE AND COMMON AREA, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS SONOMA WAY 60' AND TUSCANY CIRCLE 60'.

WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH UNDERSIGNED.

IN WITNESS WHEREOF, WE, THE AVON LAND GROUP, LTD., BY STUART STEIGER, MEMBER, HAVE HEREUNTO SET OUR HANDS THIS 26<sup>th</sup> DAY OF March, 2009

*Stuart Steiger*  
AVON LAND GROUP, LTD.  
BY: STUART STEIGER, MEMBER


### NOTARY PUBLIC

STATE OF OHIO }  
COUNTY OF CUYAHOGA }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, STUART STEIGER, MEMBER, AVON LAND GROUP, LTD., 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 AVON LAND GROUP, LTD.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Parma Hts, OHIO, THIS 26<sup>th</sup> DAY OF March 2009.

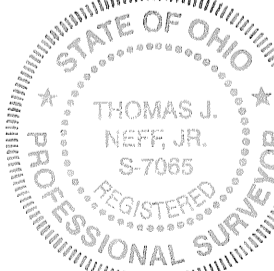
*Daniel J. Neff*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 6/23/2012



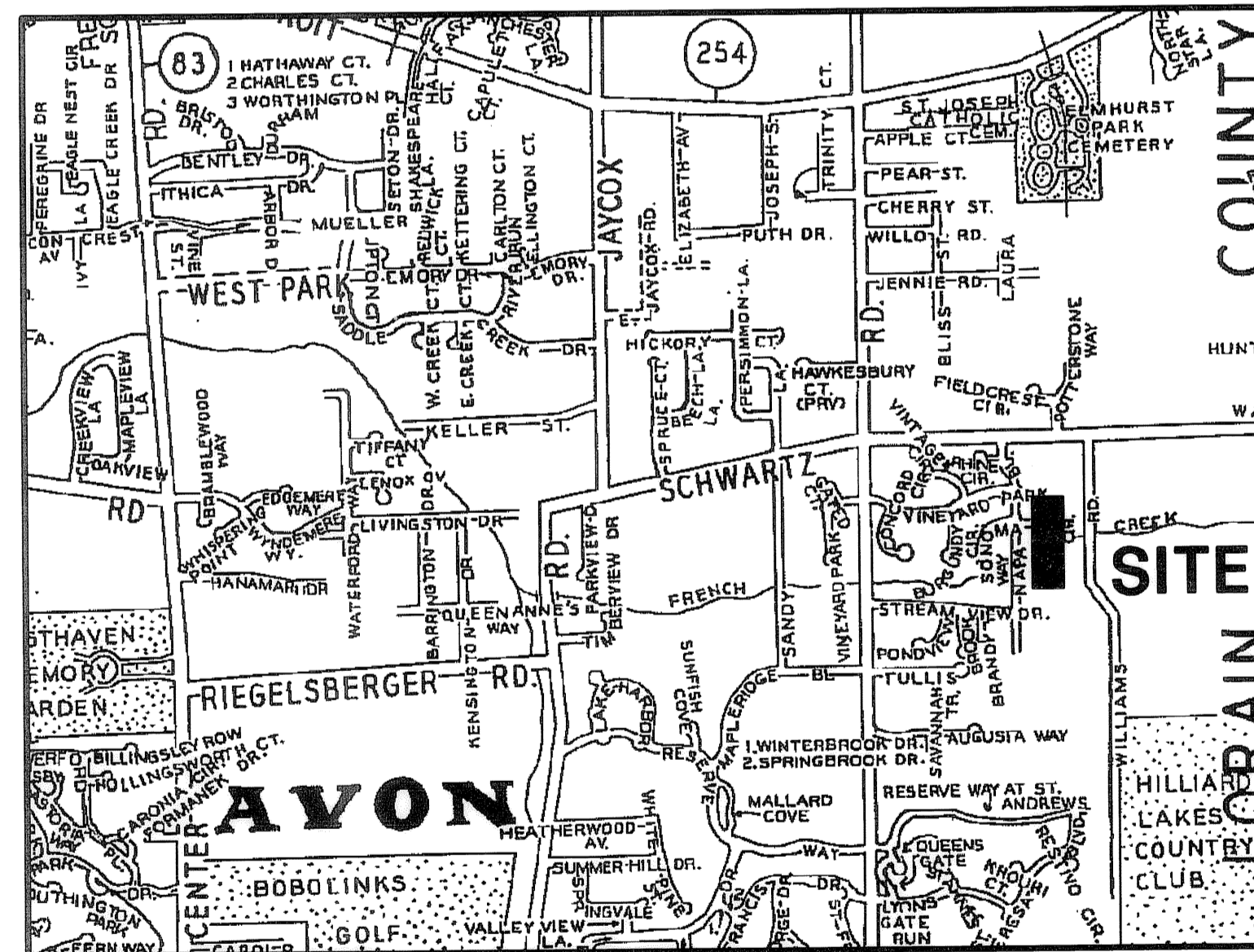
### CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SURVEY AND PLAT OF VINEYARD ESTATES SUBDIVISION NO. 6, AND THAT THE SAME IS CORRECT AND ACCURATE. ALL DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO A RECORD MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. BOUNDARY INFORMATION OBTAINED FROM A SURVEY MADE BY J.A.R. ENGINEERING & SURVEYING, INC. DATED AUGUST, 2001.

*Thomas J. Neff, Jr.*  
THOMAS J. NEFF, JR.  
REGISTERED SURVEYOR NO. 7065-OHIO  
DATE 03-26-09



TOTAL AREA: 9.5358 AC.  
LOT AREAS (SUBLOTS): 6.6914 AC.  
ROADWAY AREA: 1.3392 AC.  
BLOCK "E" 1.5052 AC.



VICINITY MAP  
NOT TO SCALE

### APPROVALS

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. \_\_\_\_\_ ON THIS 3rd DAY OF April, 2009

*Carolyn Witherspoon*  
COUNCIL PRESIDENT  
CAROLYN WITHERSPOON

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 16<sup>th</sup> DAY OF April, 2009

*Carolyn Witherspoon*  
PLANNING COMMISSION-CHAIRPERSON  
CAROLYN WITHERSPOON

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 31<sup>st</sup> DAY OF March, 2009

*Michael Bramhall*  
AVON CITY ENGINEER  
MICHAEL BRAMHALL, P.E.

### UNDERGROUND EASEMENT

THE AVON LAND GROUP, LTD., OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF AVON, OHIO EDISON, THE CENTURY TELEPHONE CO., COLUMBIA GAS AND TIME WARNER CABLE, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND 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 AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN THE AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

### UTILITY EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

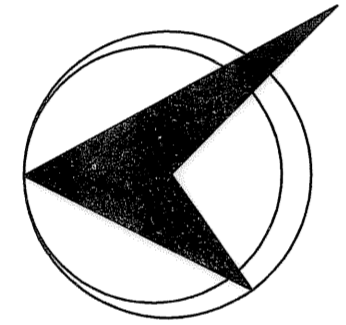
AUDITOR'S STAMP  
TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.20  
OHIO REV. CODE  
APR 09 2009  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

*Fee to Lmn*

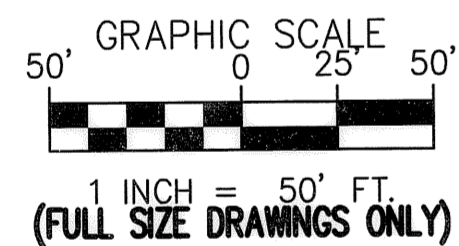
RECORDER'S STAMP

**NEFF & ASSOCIATES**  
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6405 York Road | Parma Heights, Ohio 44130  
Tel. 440.884.3100 | Fax: 440.884.6443





**NORTH**

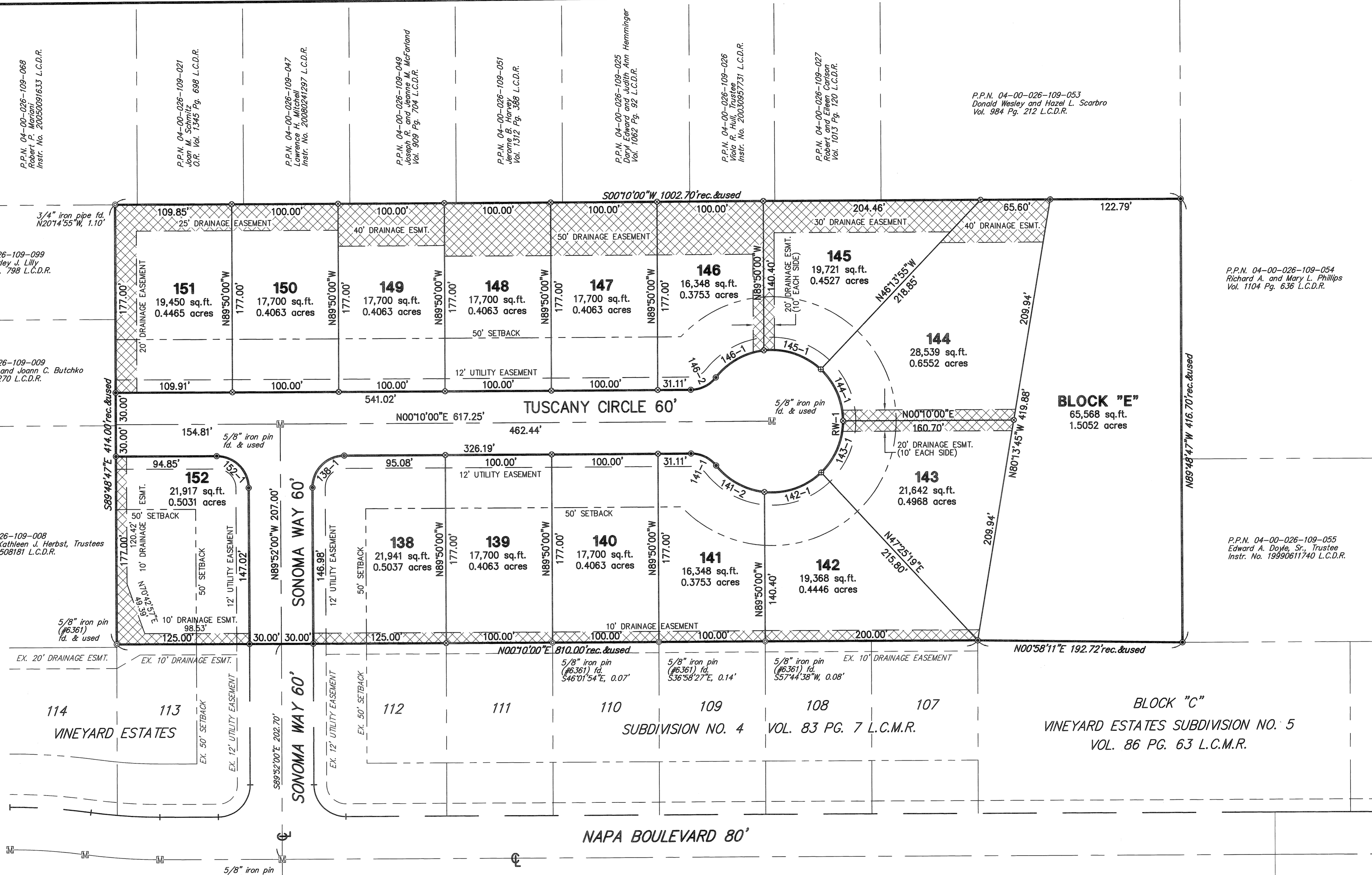


**LEGEND**

- ⊙ IRON PIN OR PIPE FOUND AS DESCRIBED
- ⊙ 5/8" IRON PIN W/CAP MARKED NEFF & ASSOC.-7065 (SET OR TO BE SET)
- ⊙ 5/8" IRON PIN W/CAP MARKED NEFF & ASSOC.-7065 (TO BE SET AT TIME OF LOT TRANSFER AT PROPERTY CORNERS)
- ⊕ MONUMENT BOX AND PIN FOUND AS DESCRIBED
- ⊕ MONUMENT BOX W/ 5/8" IRON PIN W/CAP MARKED NEFF & ASSOC.-7065 (TO BE SET AFTER STREET CONSTRUCTION)
- ▨ DRAINAGE EASEMENT

**NOTES:**

- 1) DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF AVON AND THE VINEYARD ESTATES HOMEOWNER'S ASSOCIATION.
- 2) 12' UTILITY EASEMENT IS GRANTED TO OHIO EDISON, COLUMBIA GAS, CENTURY TELEPHONE CO. AND TIME WARNER CABLE  
MINIMUM BUILDING SETBACKS:
- 3) (SINGLE FAMILY RESIDENTIAL SUBLOTS 138 THRU 152)
  - a) FRONT YARD SETBACK = 50'
  - b) REAR YARD SETBACK = 50'
  - c) SIDE YARD SETBACK = 12'



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
152-1	30.00'	47.11'	29.98'	42.41'	N45°09'00"E	89°58'00"
138-1	30.00'	47.14'	30.02'	42.44'	N44°51'00"W	90°02'00"
141-1	30.00'	27.12'	14.56'	26.20'	N26°03'40.5"E	51°47'21"
141-2	67.00'	53.22'	28.11'	51.83'	N29°11'56"E	45°30'50"
142-1	67.00'	58.32'	31.15'	56.50'	N18°29'47"W	49°52'36"
143-1	67.00'	54.26'	28.72'	52.79'	N66°38'02.5"W	46°23'55"
144-1	67.00'	54.26'	28.72'	52.79'	N66°58'02.5"E	46°23'55"
145-1	67.00'	58.32'	31.15'	56.50'	N18°49'47"E	49°52'36"
146-1	67.00'	53.22'	28.11'	51.83'	N28°51'56"W	45°30'50"
146-2	30.00'	27.12'	14.56'	26.20'	N25°43'40.5"W	51°47'21"
RW-1	67.00'	331.61'	52.74'	82.89'	N89°50'00"W	283°34'42"

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