

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED MARGAM INVESTMENT PALMER VILLAGE WEST LLC. HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS PALMER VILLAGE SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 5 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS DETROIT ROAD (SIXTY-SIX) 66 FEET IN WIDTH, AND COVINGTON PLACE (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE PALMER VILLAGE SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "A" AND BLOCK "B" IN ADDITION TO "DRAINAGE EASEMENTS", AND "GREENBELT EASEMENT", 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 PALMER VILLAGE SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "PALMER 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 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 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.

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, MANAGER OF MARGAM INVESTMENT PALMER VILLAGE WEST LLC., HAS HERETO SET HIS HAND

AT Avon Lake, OHIO, THIS 20th DAY OF MARCH, 2009.

BY: James A. Gamellia
JAMES A. GAMELLIA, MANAGER OF MARGAM INVESTMENT PALMER VILLAGE WEST LLC.

STATE OF OHIO)

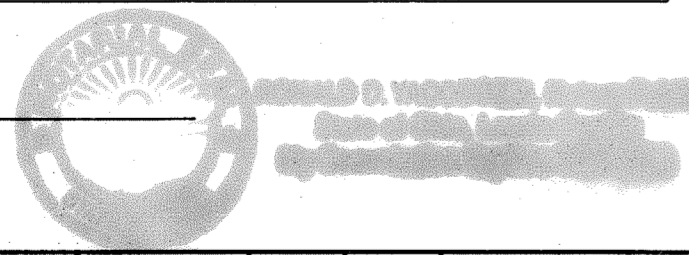
COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, JAMES A. GAMELLIA, 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 MARGAM INVESTMENT PALMER VILLAGE WEST LLC.

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

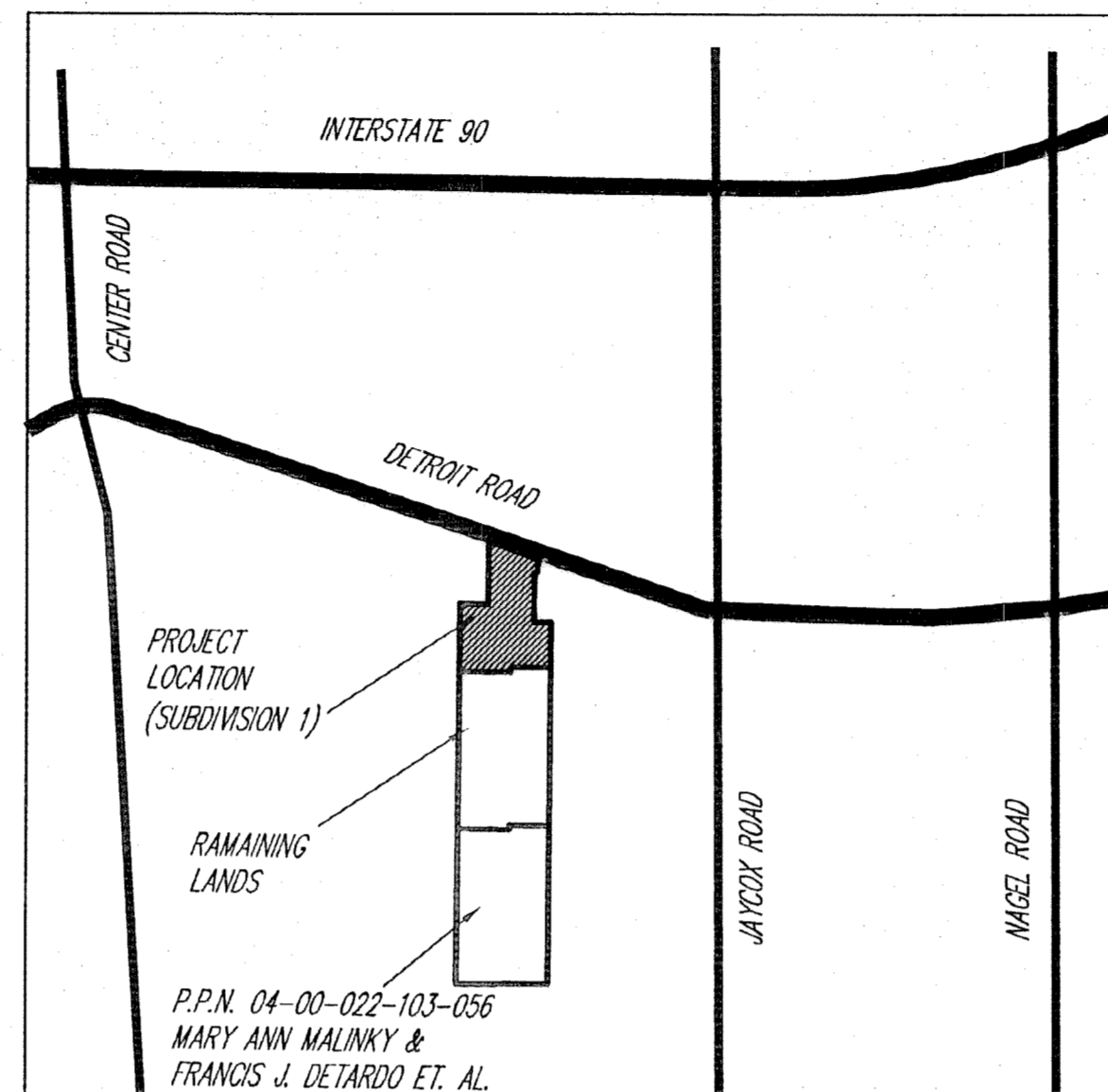
THIS 20th DAY OF march, 2009.

NOTARY PUBLIC



PALMER VILLAGE SUBDIVISION NO. 1

BEING A SUBDIVISION OF A 3.7280 ACRES
IN ORIGINAL AVON TOWNSHIP SECTION NO. 22
NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO



VICINITY MAP: NOT TO SCALE

MORTGAGE RELEASE

BE IT KNOWN THAT Buckeye Community 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. 2008-0272284 OF LORAIN COUNTY RECORDS. DETROIT ROAD (FIFTY) 50 FEET IN WIDTH, AND COVINGTON PLACE (SIXTY) 60 FEET IN WIDTH, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF

Buckeye Community Bank HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY

Sandra L. Osbell, EVP THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Lorain, OHIO, THIS 23rd DAY OF March, 2009.

BY: Sandra L. Osbell (MORTGAGEE)

STATE OF OHIO)

COUNTY OF LORAIN)

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

NAMED Buckeye Community Bank THROUGH: Sandra L. Osbell, EVP, 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 Lorain, OHIO,

THIS 23rd DAY OF March, 2009.

NOTARY PUBLIC



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 20th DAY OF APRIL, 2009. 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 6th DAY OF April, 2009.

PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 31 DAY OF MARCH, 2009.

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

AREA TABULATION SUBDIVISION 1.

SUBLOTS	1.9797	ACRES
BLOCKS "A" & "B"	0.7834	ACRES
RIGHT-OF-WAY	0.9649	ACRES
SUBTOTAL SUBDIVISION No. 1	3.7280	ACRES
REMAINING LANDS	6.5276	ACRES
TOTAL AREA	10.2556	ACRES

SUBDIVISION NO. 1 DENSITY CALCULATION

NUMBER OF SUBLOTS	5
5 LOTS / 3.7280 ACRES	
1.34 UNITS / ACRE	

SURVEYOR'S CERTIFICATION

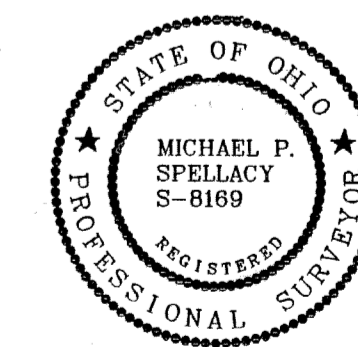
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 3.7280 ACRE PARCEL OF LAND LOCATED ON DETROIT ROAD IN THE CITY OF AVON FOR MARGAM INVESTMENT PALMER VILLAGE WEST LLC., AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED, BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN OCTOBER OF 2006, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Spellacy 3/16/09
MICHAEL P. SPELLACY, P.S. NO. 8169 DATE

TRANSFERRED IN COMPLIANCE WITH SEC. 319-02 OHIO REV. CODE

APR 10 2009

MARK R. STEWART LORAIN COUNTY AUDITOR

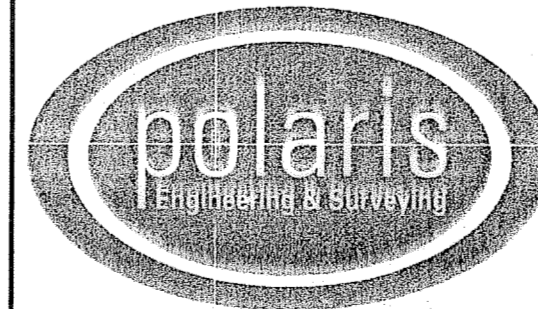


REV. No.	DATE	BY	CHK'D
1			

DATE: 03/16/09
SCALE: HOR. 1"=N/A
VERT. 1"=N/A
FOLDER: Plat
FILENAME: Record Plat - PH 1
TAB: Plat 1-01
DRAWN: JML

PALMER 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.

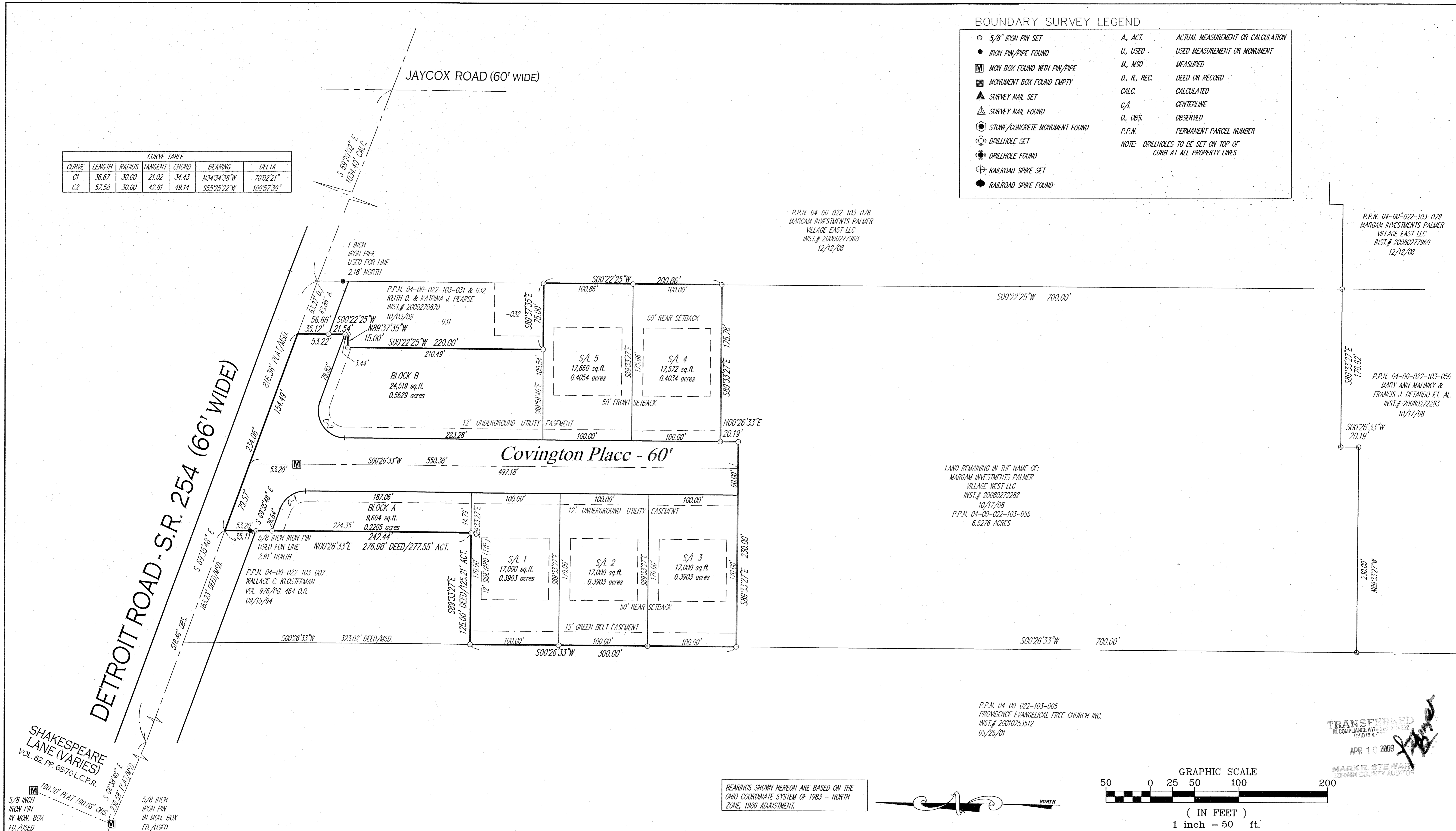
06-205

SHEET OF

1 3

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	36.67	30.00	21.02	34.43	N34°34'38"W 70°02'21"
C2	57.58	30.00	42.81	49.14	S55°25'22"W 109°57'39"

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		

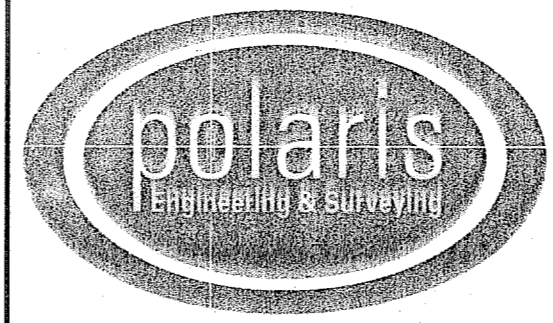


SHAKESPEARE LANE (VARIES)
VOL. 62, PP. 68-70 L.C.P.R.

REV. No.	DATE	BY	CHK'D

DATE: 03/18/09
SCALE: HOR. 1"=N/A
VERT. 1"=N/A
FOLDER: Plats
FILENAME: Record Plat - PH.1
TAB: Plat 1-02
DRAWN: JML

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

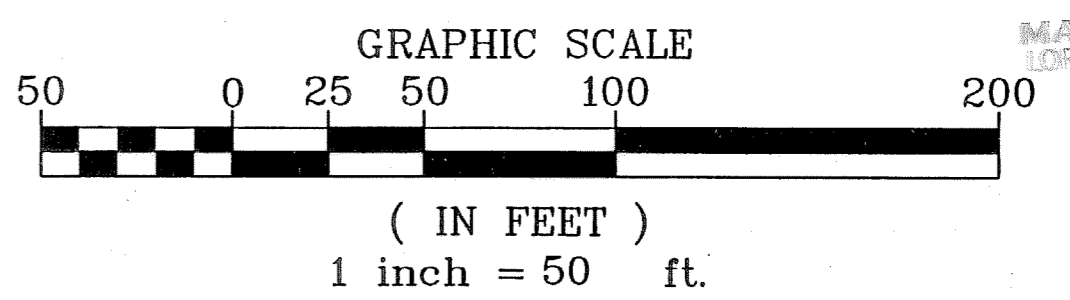
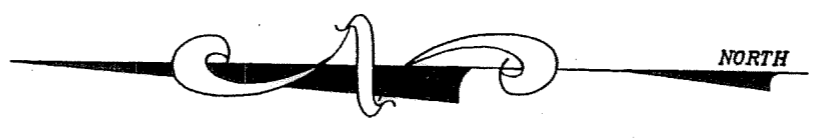


POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

RECORD PLAT

CONTRACT No.	
06-205	
SHEET	OF
2	3

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT.



LAND REMAINING IN THE NAME OF:
MARGAM INVESTMENTS PALMER
VILLAGE WEST LLC
INST.# 2008022282
10/17/08
P.P.N. 04-00-022-103-055
6.5278 ACRES

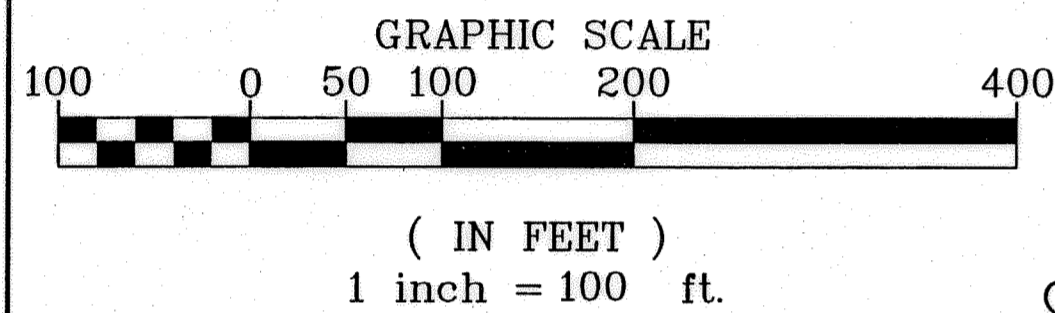
P.P.N. 04-00-022-103-005
PROVIDENCE EVANGELICAL FREE CHURCH INC.
INST.# 20010753512
05/25/01

TRANSFERRED
IN COMPLIANCE WITH SEC. 309.12
OHIO REV. CODE
APR 10 2009
MARK R. STEVENS
LORAIN COUNTY AUDITOR

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

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT.



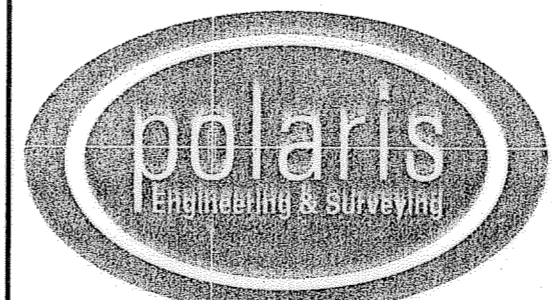
P.P.N. 04-00-022-103-031 & 032
KEITH D. & KATRINA J. PEARSE
INST.# 2000270870
10/03/08

SHAKESPEARE LANE (VARIES)
VOL. 62, PP. 68-70, C.P.R.
S 88°29'18" E
100.50' PLAT 190.00' OBS.
5/8" IRON PIN IN MON. BOX FD./USED

REV. No.	DATE	BY	CHK'D

DATE: 03/12/09
SCALE: HOR. 1"=N/A
VERT. 1"=N/A
FOLDER: Plots
FILENAME: Record Plat - PH.1
TAB: Plat 1-03
DRAWN: MPS

PALMER 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.	
06-205	
SHEET	OF
3	3

DETROIT ROAD - S.R. 254 (66' WIDE)
S 88°29'18" E
S 88°29'18" E
S 88°29'18" E

JAYCOX ROAD (60' WIDE)
N 00°34'19" E

Covington Place - 60'

BLOCK A

S/L 1 S/L 2 S/L 3

S 00°26'33" E 276.98' DEED 277.55' ACT.

S 00°26'33" W 300.00'

S 00°26'33" E 300.00'

S 00°26'33" W 700.00'

S 00°26'33" E 700.00'

S 00°26'33" W 700.00'

S 00°26'33" E 700.00'

S 00°26'33" W 700.00'

S 00°26'33" E 700.00'

P.P.N. 04-00-022-103-078
MARGAM INVESTMENTS PALMER VILLAGE EAST LLC
INST.# 2008027968
12/12/08

LAND REMAINING IN THE NAME OF:
MARGAM INVESTMENTS PALMER VILLAGE WEST LLC
INST.# 20080272282
10/17/08
P.P.N. 04-00-022-103-055
6.5276 ACRES

P.P.N. 04-00-022-103-005
PROVIDENCE EVANGELICAL FREE CHURCH INC.
INST.# 20010753512
05/25/01

P.P.N. 04-00-022-103-041
RONALD L. & CYNTHIA A. PALMER
INST.# 20070216502
8/3/07

P.P.N. 04-00-022-103-079
MARGAM INVESTMENTS PALMER VILLAGE EAST LLC
INST.# 2008027969
12/12/08

P.P.N. 04-00-022-103-056
MARY ANN MALINKY & FRANCIS J. DETARDO ET. AL.
INST.# 20080272283
10/17/08

P.P.N. 04-00-023-101-029
DARYL S. AND MARYANNE A. BOEHRINGER
INST.# 20080258930
BLOCK 7"

P.P.N. 04-00-023-101-019
DARYL S. AND MARYANNE A. BOEHRINGER
INST.# 20030954100
SUBLOT 49

P.P.N. 04-00-023-101-028
GEORGE & PELAGIA TELUS
INST.# 20030974623
S/L 66

P.P.N. 04-00-023-101-027
SHERLA G. WAYNE
INST.# 20030968911
S/L 65

P.P.N. 04-00-023-101-047
BENIM VESELI
INST.# 20070195454
S/L 153

P.P.N. 04-00-023-101-046
JAMAL KHAWAJA & KIMBERLY L. FIEBI, KHAWAJA
INST.# 20060182291
S/L 152

P.P.N. 04-00-023-101-045
WANG HAO & HENGBING ZHAO
INST.# 20060182834
S/L 151

P.P.N. 04-00-023-101-040
JEREMY J. & DEBRA E. HENRICH
INST.# 20060150610
S/L 146

Bentley Park Subdivision No. 3
Plat Volume 78, Page 04

Bentley Park Subdivision No. 5
Plat Volume 82, Page 76

TRANSFERRED
IN COMPLIANCE WITH SEC. 3107.02
APR 10 2009
MARK R. STEWART
LORAIN COUNTY AUDITOR