

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. 2, A SUBDIVISION OF SUBLOTS 6 THROUGH 19 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS 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 "GREENBELT EASEMENTS" FOR LANDSCAPING AND "LOCAL SERVICE DRAINAGE EASEMENTS" FOR 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 6<sup>th</sup> DAY OF July, 2010.

BY: [Signature]  
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.

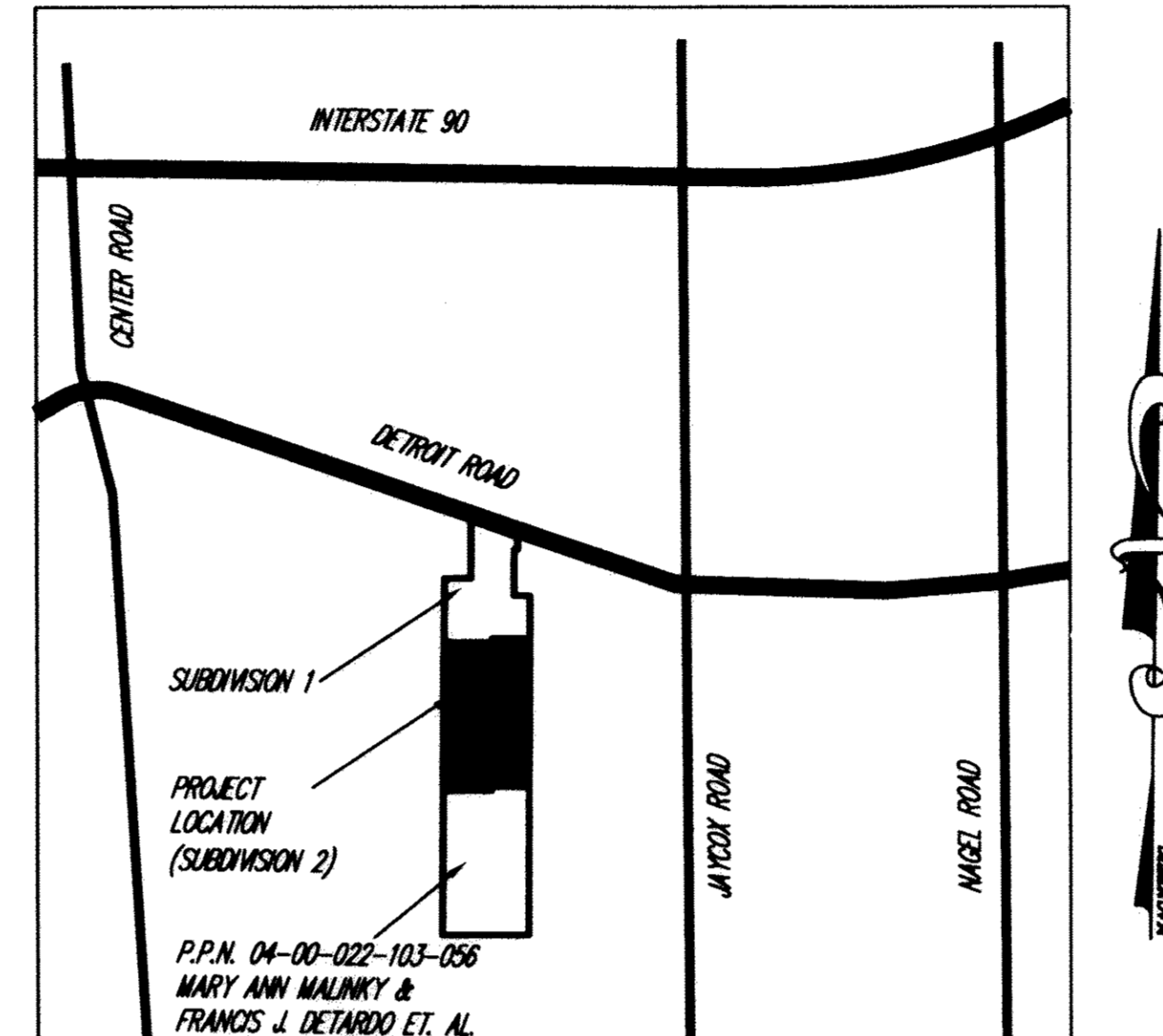
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, Ohio, OHIO,

THIS 6<sup>th</sup> DAY OF July, 2010.

[Signature]  
NOTARY PUBLIC

# PALMER VILLAGE SUBDIVISION NO. 2

BEING A SUBDIVISION OF A 6.5276 ACRES  
IN ORIGINAL AVON TOWNSHIP SECTION NO. 22  
NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO



VICINITY MAP: NOT TO SCALE

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 30<sup>th</sup> DAY OF JUNE, 2010. 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 1<sup>st</sup> DAY OF July, 2010.

[Signature]  
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 30<sup>th</sup> DAY OF JUNE, 2010.

[Signature]  
CITY OF AVON ENGINEER - ROB KNOPF

AREA TABULATION SUBDIVISION 1.

SUBLOTS	5.5635 ACRES
RIGHT-OF-WAY	0.9641 ACRES
SUBTOTAL SUBDIVISION No. 2	6.5276 ACRES
SUBDIVISION NO. 1	3.7280 ACRES
TOTAL AREA	10.2556 ACRES

SUBDIVISION NO. 1 & 2 DENSITY CALCULATION

NUMBER OF SUBLOTS	19
	19 LOTS / 10.2556 ACRES
	1.85 UNITS / ACRE

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. \_\_\_\_\_ 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

Bruce E. Stearns, President/CEO THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT

Lorain, OHIO, THIS 6<sup>th</sup> DAY OF July, 2010.

BY: [Signature]  
(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: Bruce E. Stearns, President/CEO, 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 6<sup>th</sup> DAY OF July, 2010.

[Signature]  
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 6.5276 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.

[Signature] 5-25-2010  
MICHAEL P. SPELLACY, P.S. NO. 8169 DATE

Doc ID: 01595970003 Type: OFF  
Kind: PLAT  
Recorded: 07/13/2010 at 09:58:38 AM  
Fee Amt: \$259.20 Page 1 of 3  
Lorain County, Ohio  
Judith M. Hedwick County Recorder  
File: 2010-0339853  
P. Vol. 916 Pgs. 24, 25, 26

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JUL 13 2010



MARK R. STEWART  
LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	CHK'D
1			

DATE: 04/28/10  
SCALE: HOR. 1"=N/A  
VERT. 1"=N/A  
FOLDER: Plate  
FILENAME: Record Plat - PH 1  
TAB: Plat 1-01  
DRAWN: [Signature]

PALMER VILLAGE  
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

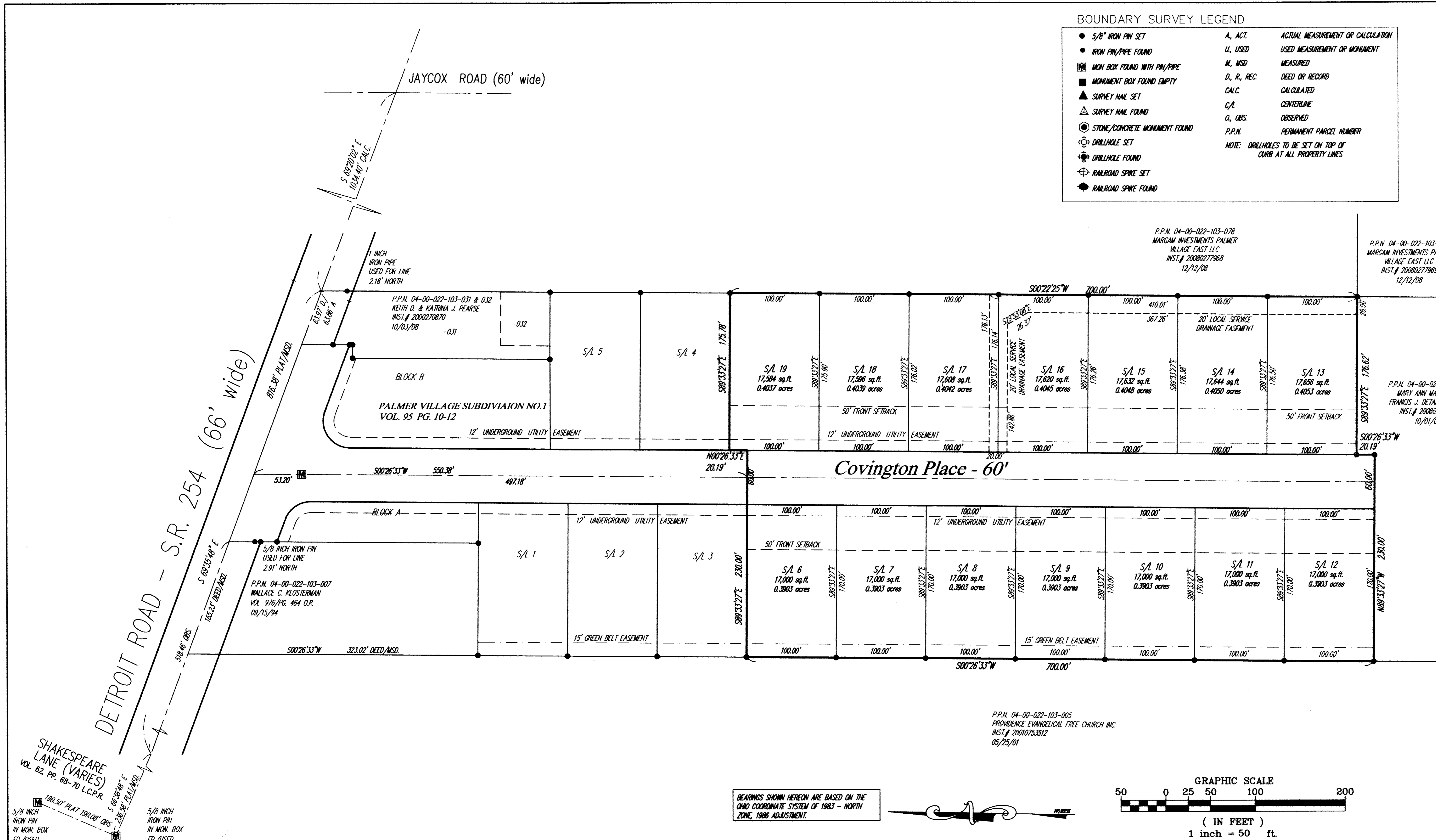
CONTRACT No.

06-205

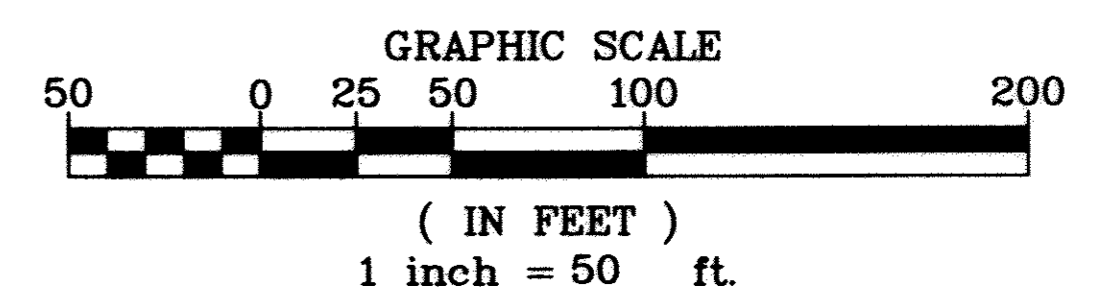
SHEET	OF
1	3

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		



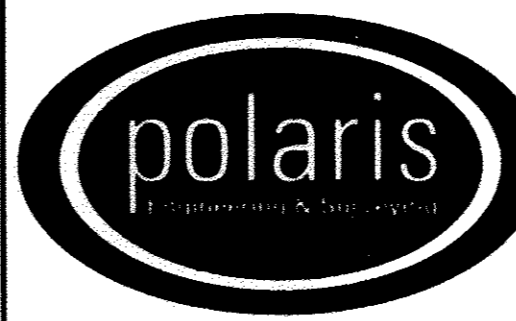
BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1906 ADJUSTMENT.



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 VERT. 1"=N/A  
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 TAB: Plat 1-02  
 DRAWN: JML

PALMER VILLAGE  
 SUBDIVISION NO. 2  
 CITY OF AVON - LORAIN COUNTY - OHIO



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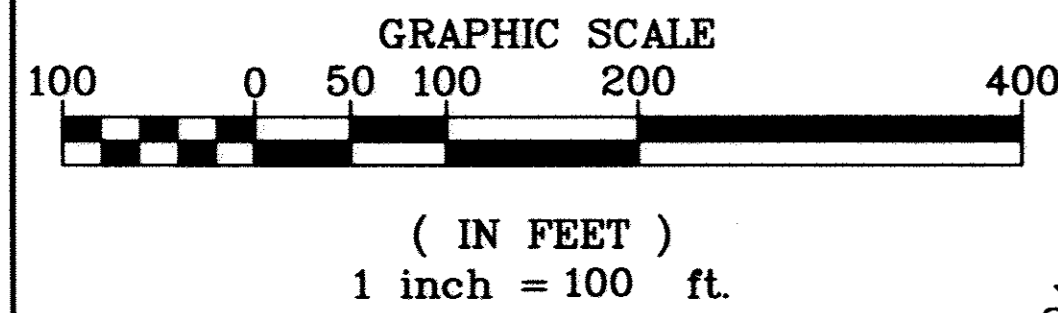
RECORD PLAT

CONTRACT No.	
06-205	
SHEET	OF
2	3

**BOUNDARY SURVEY LEGEND**

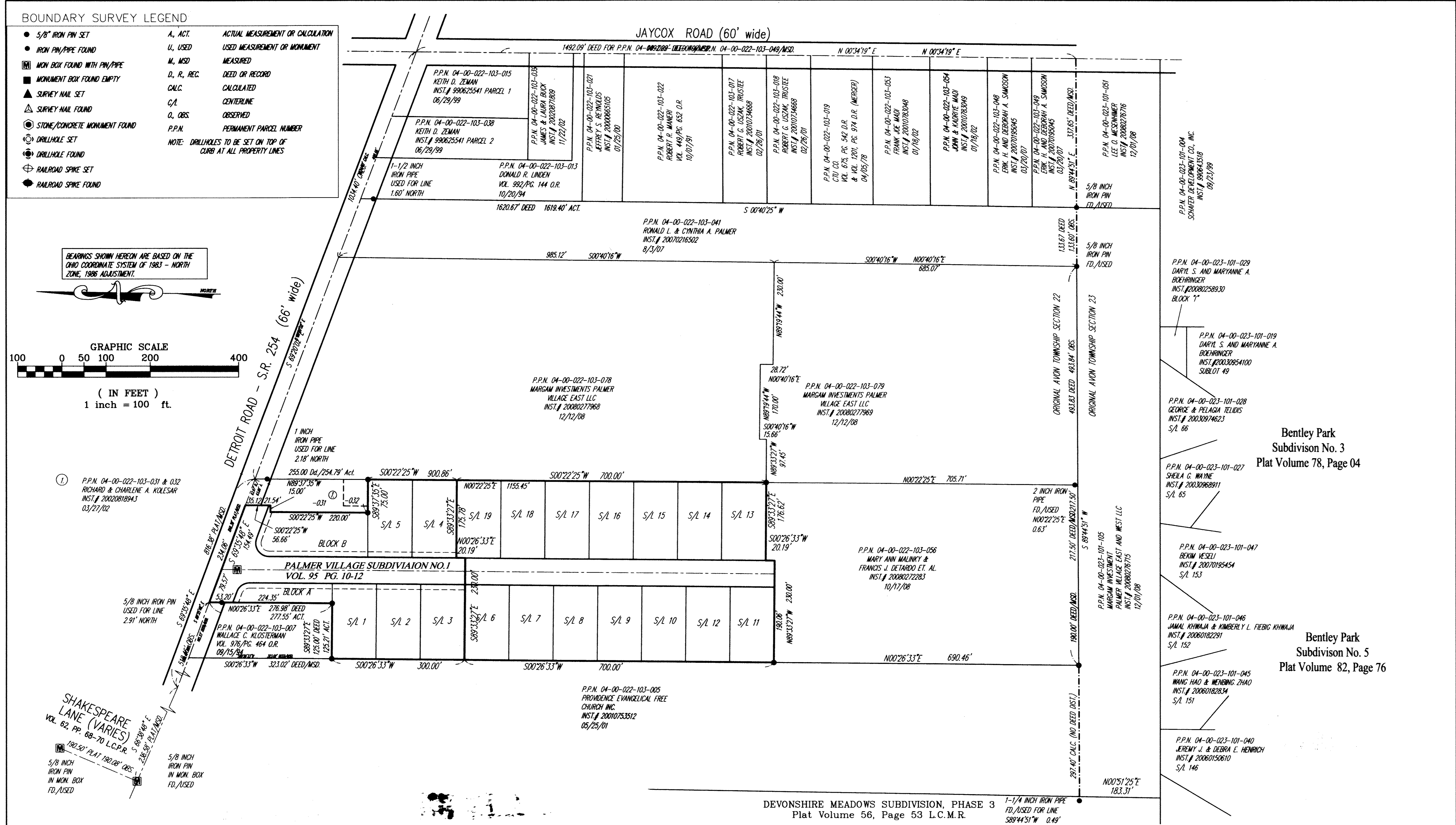
- 5/8" IRON PIN SET
  - IRON PIN/PIPE FOUND
  - MON BOX FOUND WITH PIN/PIPE
  - MONUMENT BOX FOUND EMPTY
  - ▲ SURVEY NAIL SET
  - ▲ SURVEY NAIL FOUND
  - STONE/CONCRETE MONUMENT FOUND
  - DRILLHOLE SET
  - DRILLHOLE FOUND
  - ⊕ RAILROAD SPIKE SET
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- 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.



**JAYCOX ROAD (60' wide)**

**DETROIT ROAD - S.R. 254 (66' wide)**



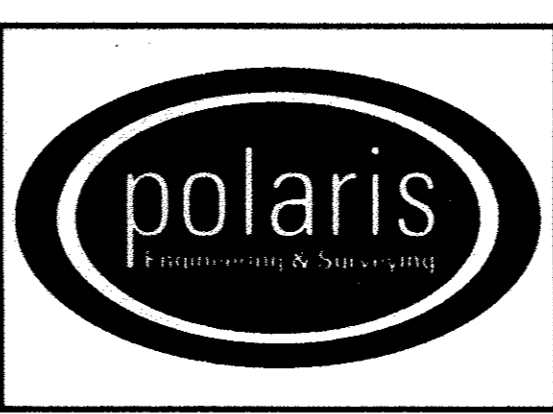
**Bentley Park Subdivision No. 3**  
Plat Volume 78, Page 04

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

REV. No.	DATE	BY	CHK'D

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 VERT. 1"=N/A  
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 FILENAME: Record Plat - PH 1  
 TAB: Plat 1-03  
 DRAWN: MPS

**PALMER VILLAGE SUBDIVISION NO. 2**  
 CITY OF AVON - LORAIN COUNTY - OHIO



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**RECORD PLAT**

CONTRACT No.	
06-205	
SHEET	OF
3	3