

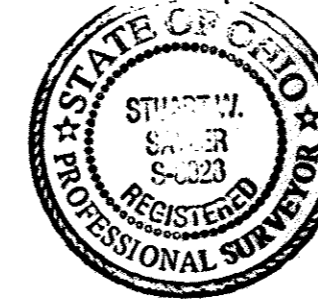
DEDICATION PLAT RECREATION LANE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED A PARCEL OF LAND AS SHOWN HEREON CONTAINING 18.4549 ACRES OF LAND, OF WHICH 15.2521 ACRES ARE IN ORIGINAL AVON TOWNSHIP SECTION NO. 3 AND 3.2028 ACRES ARE IN ORIGINAL AVON TOWNSHIP SECTION NO. 4, ALL NOW IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO. THE DEDICATION PARCEL CONTAINS 1.6715 ACRES OF LAND OF WHICH 1.3213 ACRES ARE IN ORIGINAL AVON TOWNSHIP SECTION NO. 3 AND 0.3501 ACRES ARE IN ORIGINAL AVON TOWNSHIP SECTION NO. 4. AT ALL POINTS THUSLY INDICATED ●, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED ○, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON THE CENTERLINE BEARINGS OF INTERSTATE 90 AS SHOWN BY THE STATE OF OHIO, DEPARTMENT OF HIGHWAYS, CENTERLINE SURVEY PLAT LOR.-90-17.21. AND ARE USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SCALE: 1" = 100'
JANUARY 2011

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OH. 44135
PHONE: (216) 251-3033 FAX: (216) 251-5149

BY Stuart W. Saylor PRES.
STUART W. SAYLER, REG. SURVEYOR NO. 5547



SURVEYED PARCEL OWNERSHIP
COLORADO I-90, LLC
FILE NO. 2008-0266688
PARCEL NO. 04-00-003-101-451

ACCEPTANCE & DEDICATION

WE THE UNDERSIGNED, COLORADO I-90, LLC, OWNERS OF THE WITHIN PLATTED LAND, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE DEDICATION OF RECREATION LANE, ACCEPT THIS PLAT OF THE SAME. AND DO HEREBY DEDICATE TO PUBLIC USE THE STREET SHOWN HEREON AND DESIGNATED AS RECREATION LANE. THE UNDERSIGNED FURTHER AGREES 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 THE UNDERSIGNED.

COLORADO I-90, LLC

BY: Victor Cohn
VICTOR COHN

TITLE: MANAGING MEMBER BY: Benjamin F. Cappadora TITLE: Partner
BENJAMIN F. CAPPADORA

UTILITY EASEMENT

WE, THE UNDERSIGNED, COLORADO I-90, LLC, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURYTEL, TIME WARNER CABLE, AND COLUMBIA GAS OF OHIO, 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 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 THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN 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 FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

COLORADO I-90, LLC BY: Victor Cohn
VICTOR COHN

COLORADO I-90, LLC BY: Benjamin F. Cappadora
BENJAMIN F. CAPPADORA

THE ILLUMINATING CO. BY: _____

CENTURYTEL BY: _____

TIME WARNER CABLE BY: _____

COLUMBIA GAS OF OHIO BY: _____

COUNTY OF San Diego)
STATE OF California) SS

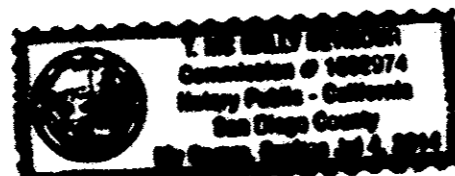
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR COLORADO I-90, LLC, BY: VICTOR COHN, TITLE: MANAGING MEMBER WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF COLORADO I-90, LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CORONADO, CA OHIO THIS 7th DAY OF February, 2011.

Jim Nally
NOTARY PUBLIC

MY COMMISSION EXPIRES

7-4-14



COUNTY OF OHIO)
STATE OF CUYAHOGA) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR COLORADO I-90, LLC, BY: BENJAMIN F. CAPPADORA, TITLE: MANAGING MEMBER WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF COLORADO I-90, LLC.

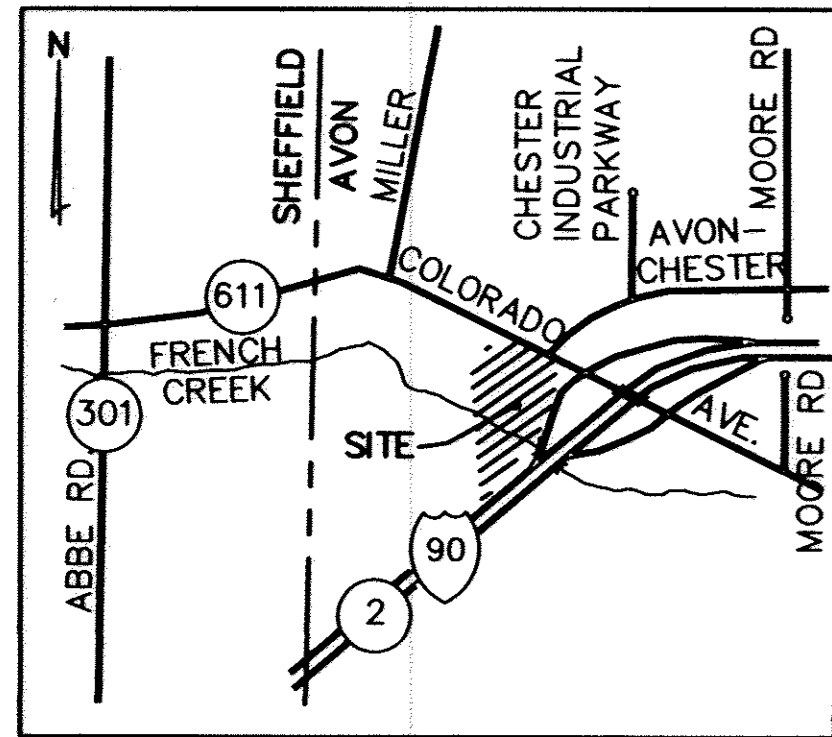
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland OHIO THIS 3rd DAY OF February, 2011.

Theresa C. Manos
NOTARY PUBLIC

MY COMMISSION EXPIRES

1/1/2012

TERESA C. MANOS
NOTARY PUBLIC - STATE OF OHIO
Recorded in Cuyahoga County
My commission expires 1/1/2012



VICINITY MAP
NOT TO SCALE

LEGEND:

- Ⓜ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET

TRANSFERRED
IN COMPLIANCE WITH SEC. 315-002
OHIO REV. CODE
FEB 22 2011
fel ek umm
MARK R. STEWART
LORAIN COUNTY AUDITOR

APPROVALS:

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 7th DAY OF February, 2011
[Signature]
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 7th DAY OF February, 2011
[Signature]
PLANNING COMMISSION
CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 7th DAY OF February, 2011
THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.
[Signature]
COUNCIL PRESIDENT

Doc ID: 016301350002 Type: OFF
Kind: PLAT
Recorded: 02/22/2011 at 12:03:43 PM
Fee Amt: \$172.00 Page 1 of 2
Lorain County, Ohio
Judith M. Madlock County Recorder
File # **2011-0364904**
Vol 96 Pg 53-54

CITY OF AVON
Jim Piazza
937-7545

CURVE TABLE

R-1 R=200.00' L=193.99' D=55°34'28" T=105.39' C=186.48' N 03°48'10" E	R-1A R=280.00' L=313.98' D=64°14'57" T=175.81' C=297.79' N 08°08'24" E
R-2 R=280.00' L=271.59' D=55°34'28" T=147.55' C=261.07' N 03°48'10" E	R-2A R=200.00' L=224.27' D=64°14'57" T=125.58' C=212.70' N 08°08'24" E
CL-1 R=240.00' L=232.79' D=55°34'28" T=126.47' C=223.77' N 03°48'10" E	CL-2 R=240.00' L=269.13' D=64°14'57" T=150.71' C=255.25' N 08°08'24" E

LEGEND:

- ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET.

THE BASIS OF BEARINGS SHOWN ARE BASED ON THE CENTERLINE BEARINGS OF INTERSTATE 90 AS SHOWN BY THE STATE OF OHIO, DEPARTMENT OF HIGHWAYS, CENTERLINE SURVEY PLAT # LOR.-90-17.21.

