

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED MARGAM INVESTMENT-PALMER VILLAGE EAST LLC. HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS PALMER VILLAGE SUBDIVISION NO. 3, A SUBDIVISION OF SUBLOTS 20 THROUGH 29 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 PALMER LANE (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE PALMER VILLAGE SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS BLOCKS "C" THROUGH "F" IN ADDITION TO "DRAINAGE EASEMENTS" AND "PRESERVATION 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 PALMER VILLAGE SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "PALMER VILLAGE SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN INSTRUMENT NO. 2009-029116 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, ROBERT C. MARKOVICH, GENERAL MANAGER OF MARGAM INVESTMENT-PALMER VILLAGE EAST LLC., HAS HERETO SET HIS HAND

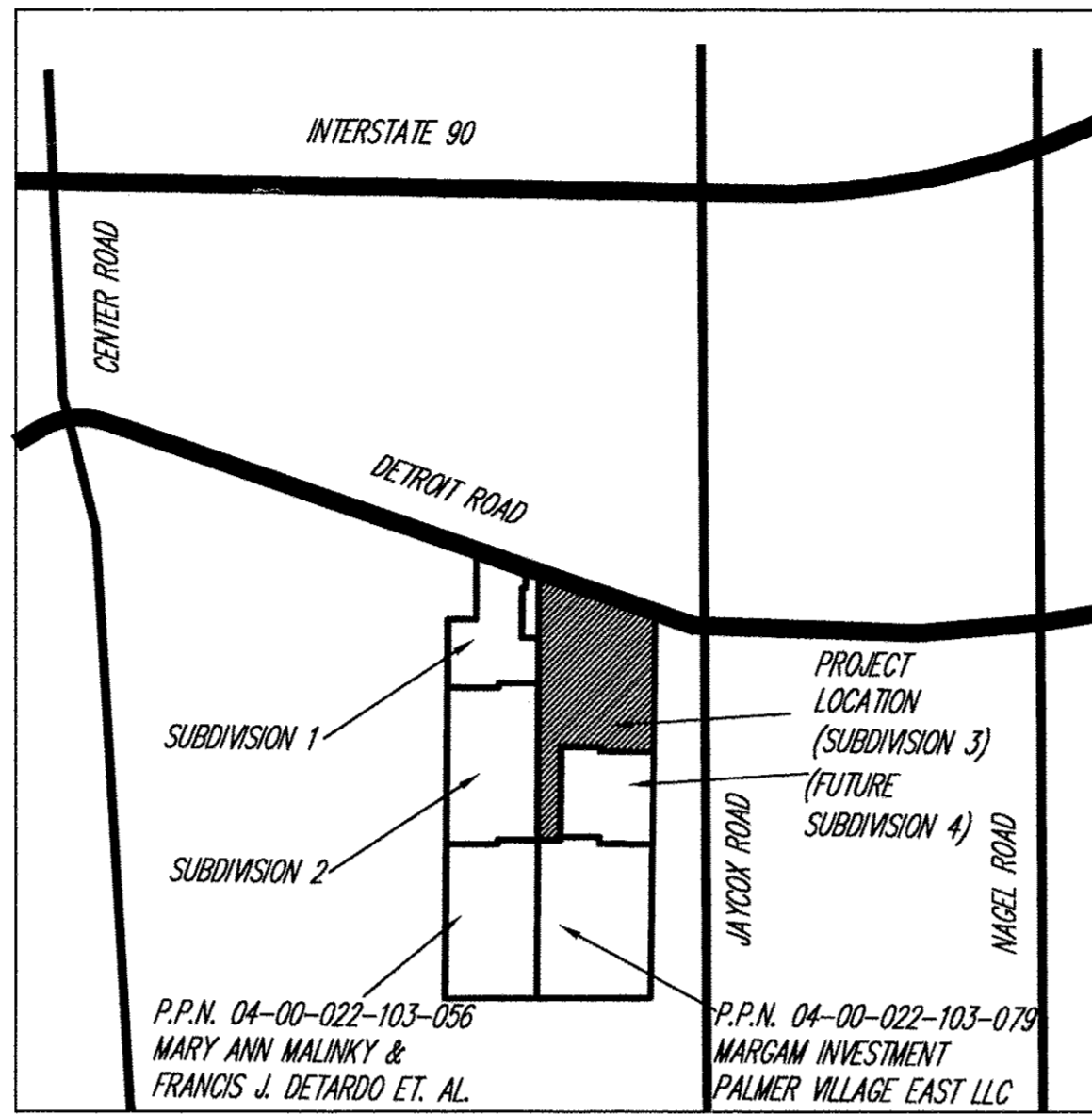
AT LORAIN, OHIO, THIS 22nd DAY OF JUNE, 2012.
 BY: R.C. Markovich
 ROBERT C. MARKOVICH, GENERAL MANAGER OF MARGAM INVESTMENT-PALMER VILLAGE EAST LLC.

STATE OF OHIO)
 COUNTY OF LORAIN)
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, ROBERT C. MARKOVICH, GENERAL MANAGER OF MARGAM INVESTMENT-PALMER VILLAGE EAST LLC., 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 EAST LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT LORAIN, OHIO,
 THIS 22nd DAY OF JUNE, 2012.

Ronald D. Yacobozzi
 NOTARY PUBLIC
 RONALD D. YACOBOSZI, Notary Public
 State of Ohio, Lorain County
 My Commission Expires 6-21-2014

VICINITY MAP: NOT TO SCALE



PALMER VILLAGE SUBDIVISION NO. 3

BEING A SUBDIVISION OF A 6.9635 ACRES
 IN ORIGINAL AVON TOWNSHIP SECTION NO. 22
 NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO

Plat being re-recorded to add correct page 3 of 3 to properly delineate Block "C."

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 18th DAY OF JUNE, 2012. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Daniel S. Zegarac
 COUNCIL PRESIDENT - DAN ZEGARAC

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 20th DAY OF JUNE, 2012.

Carolyn Witherspoon
 PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14th DAY OF JUNE, 2012.

Rob Knopf, Jr.
 CITY OF AVON ENGINEER - ROB KNOPF, JR.

MORTGAGE RELEASE

BE IT KNOWN THAT INDEPENDENCE 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 IN INSTRUMENT NO. 2008-0277970 OF LORAIN COUNTY RECORDS ON DETROIT ROAD 66 (SIXTY-SIX) FEET IN WIDTH, AND PALMER LANE 60 (SIXTY) FEET IN WIDTH, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF INDEPENDENCE BANK HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY

Robert G. Wolverton THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT
LORAIN, OHIO, THIS 26th DAY OF JUNE, 2012.

BY: INDEPENDENCE BANK (MORTGAGEE)
Robert G. Wolverton SENIOR V.P.

STATE OF OHIO)
 COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED INDEPENDENCE BANK THROUGH:

Robert G. Wolverton, 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 INDEPENDENCE BANK.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT LORAIN, OHIO,
 THIS 26th DAY OF JUNE, 2012.

Ronald D. Yacobozzi
 NOTARY PUBLIC
 RONALD D. YACOBOSZI, Notary Public
 State of Ohio, Lorain County
 My Commission Expires 6-21-2014

MORTGAGE RELEASE

BE IT KNOWN THAT BROCK P. AND LINDA M. WALLS MORTGAGEES OF THE LAND INDICATED ON THE ANNEXED PLAT DO HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY THEM IN INSTRUMENT NO. 2011-0384431 OF LORAIN COUNTY RECORDS ON DETROIT ROAD 66 (SIXTY-SIX) FEET IN WIDTH, AND PALMER LANE 60 (SIXTY) FEET IN WIDTH, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF

BROCK P. AND LINDA M. WALLS HAVE CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN THEIR NAME AT
AVON, OHIO, THIS 26th DAY OF JUNE, 2012.

BY: Brock P. Walls (MORTGAGEE)
 BY: Linda M. Walls (MORTGAGEE)

STATE OF OHIO)
 COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED BROCK P. AND LINDA M. WALLS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO,
 THIS 26th DAY OF JUNE, 2012.

Ronald D. Yacobozzi
 NOTARY PUBLIC
 RONALD D. YACOBOSZI, Notary Public
 State of Ohio, Lorain County
 My Commission Expires 6-21-2014

AREA TABULATION SUBDIVISION 3.

SUBLOTS	4.0627 ACRES
BLOCKS "C", "D", "E", "F"	1.5054 ACRES
RIGHT-OF-WAY	1.3954 ACRES
SUBTOTAL SUBDIVISION No. 3	6.9635 ACRES

REMAINING LANDS (FUTURE SUBDIVISION 4)	4.3466 ACRES
TOTAL AREA	11.3101 ACRES

SUBDIVISION NO. 3 DENSITY CALCULATION

NUMBER OF SUBLOTS	10	10 LOTS / 6.9635 ACRES
		1.44 UNITS / ACRE

Doc ID: 017017030001 Type: OFF
 Kind: PLAT
 Recorded: 07/06/2012 at 12:05:00 PM
 Fee Amt: \$253.20 Page 1 of 1
 Lorain County, Ohio
 Judith M. Medwick County Recorder
 File: 2012-0419615

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

JUN 26 2012
 MARK R. STEWART
 LORAIN COUNTY AUDITOR

NO TRANSFER NECESSARY
 MARK R. STEWART
 LORAIN COUNTY AUDITOR

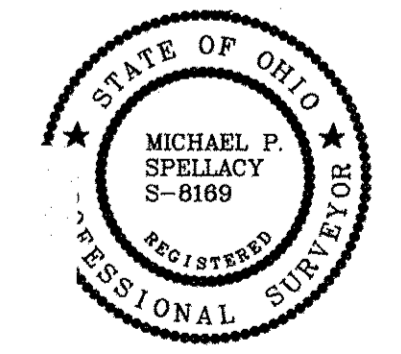
SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 6.9635 ACRE PARCEL OF LAND LOCATED ON DETROIT ROAD IN THE CITY OF AVON FOR MARGAM INVESTMENT-PALMER VILLAGE EAST 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 06/08/2012
 MICHAEL P. SPELLACY, P.S. NQ/8169 DATE

EXAMCO TITLE SERVICES
 6155 PARK SQUARE DRIVE
 UNIT 3 SUITE 3
 LORAIN, OH 44053
 Plat vol. 97
 Pgs. 68, 69, 70

EXAMCO TITLE SERVICES
 6155 PARK SQUARE DRIVE
 UNIT 3 SUITE 3
 LORAIN, OH 44053
 Plat Vol 97
 Pgs 80, 81, 82
 ReRecord

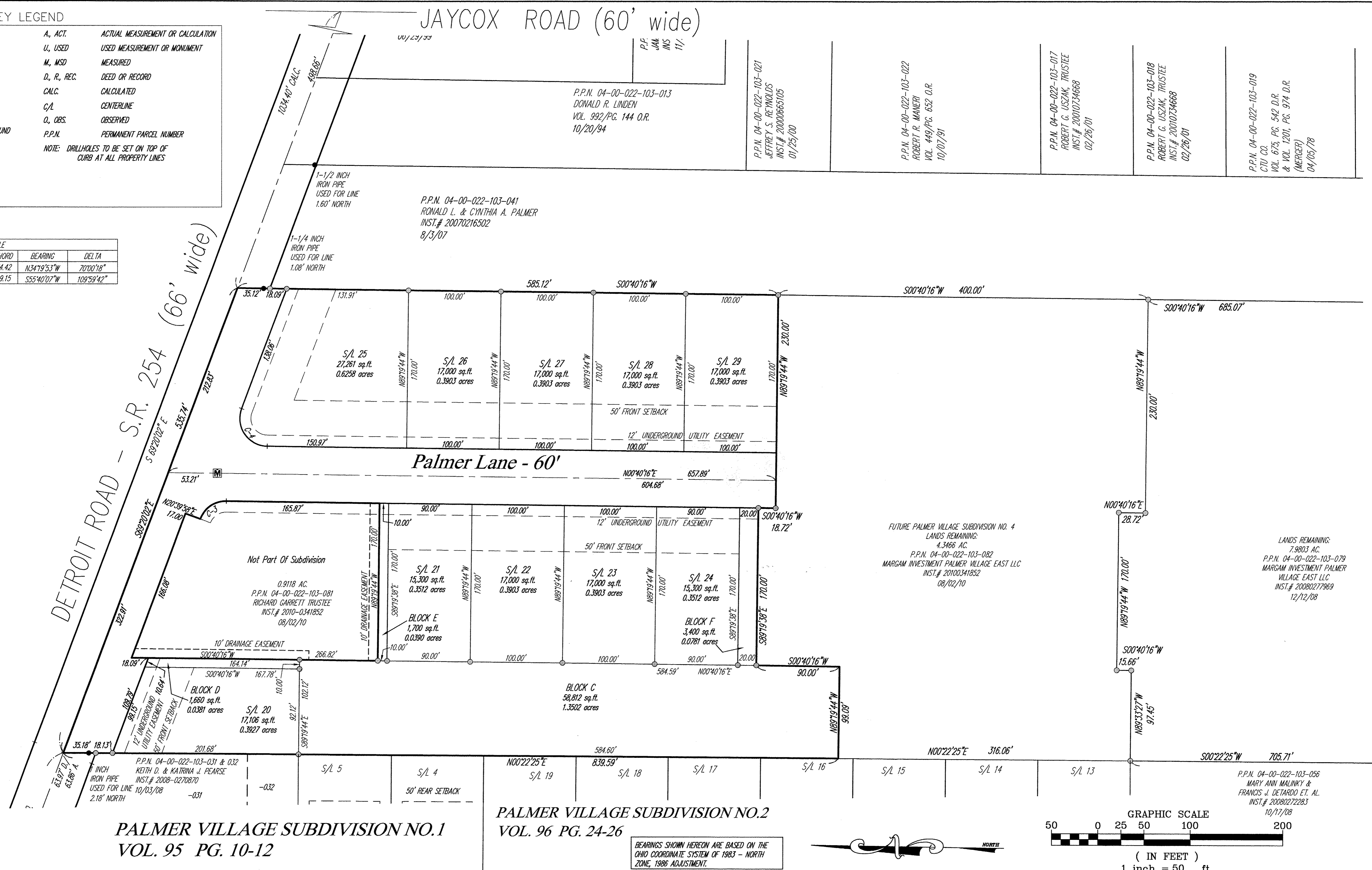


REV. No.	DATE	BY	CHK'D	DATE: 06/08/2012	SCALE: HOR. 1"=N/A VERT. 1"=N/A	FOLDER: Plats	FILENAME: Record Plat - PH 3	TAB: Plat 3-01	DRAWN: JML	PALMER VILLAGE SUBDIVISION NO. 3	CITY OF AVON - LORAIN COUNTY - OHIO	POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com	RECORD PLAT	CONTRACT No. 06-205	SHEET 1	OF 3
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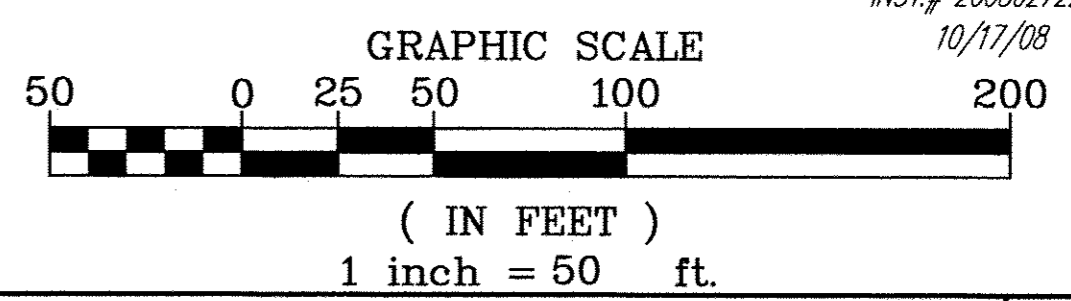
BOUNDARY SURVEY LEGEND

○ 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 CURBS AT ALL PROPERTY LINES	
⊕ RAILROAD SPIKE SET		
● RAILROAD SPIKE FOUND		

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C3	36.65	30.00	21.01	34.42	N34°19'53"W 70°00'18"
C4	57.59	30.00	42.84	49.15	S55°40'07"W 109°59'42"



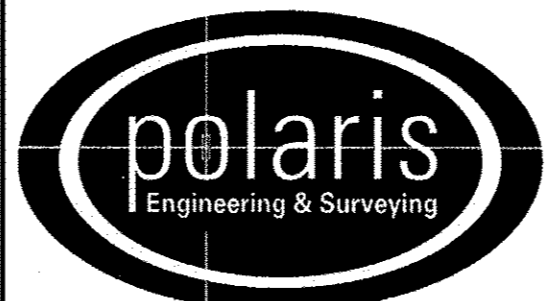
BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT.



REV. No.	DATE	BY	CHK'D

DATE: 08/08/2012
 SCALE: HOR. 1"=N/A
 VERT. 1"=N/A
 FOLDER: Plats
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 TAB: Plat3-02
 DRAWN: JML

PALMER VILLAGE SUBDIVISION NO. 3
 CITY OF AVON - LORAIN COUNTY - OHIO

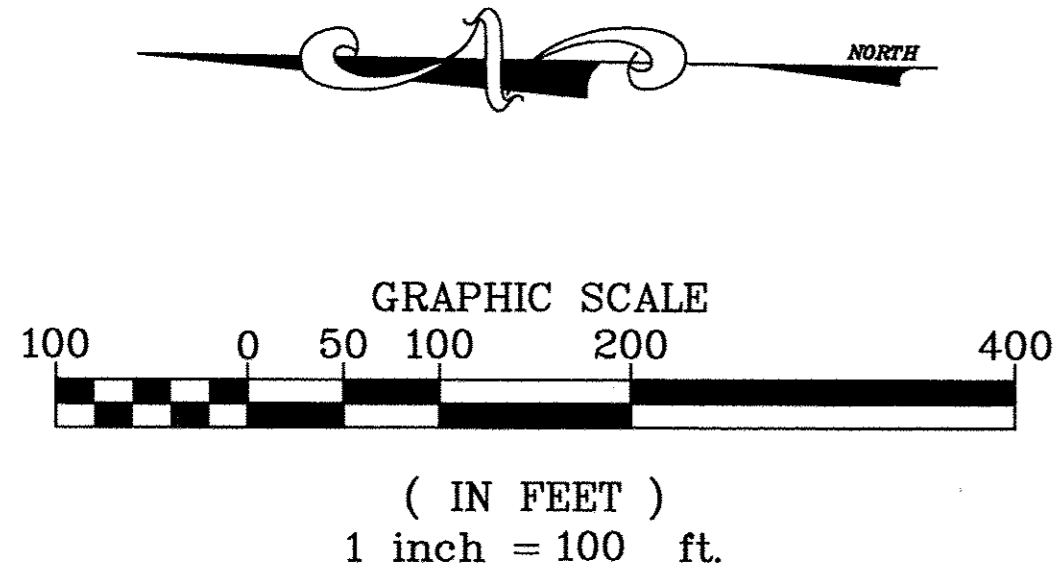


POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

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.



JAYCOX ROAD (60' wide)

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

PALMER VILLAGE SUBDIVISION NO. 1 VOL. 95 PG. 10-12

PALMER VILLAGE SUBDIVISION NO. 2 VOL. 96 PG. 24-26

DEVONSHIRE MEADOWS SUBDIVISION, PHASE 3 Plat Volume 56, Page 53 L.C.M.R.

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

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

1. P.P.N. 04-00-022-103-031 & 032 RICHARD & CHARLENE A. KOLESAR INST.# 20020818943 03/27/02

SHAKESPEARE LANE (VARIES) VOL. 62, PP. 68-70 L.C.P.R. 5/8 INCH IRON PIN IN MON. BOX FD./USED

P.P.N. 04-00-022-103-007 WALLACE C. KLOSTERMAN VOL. 976/PG. 464 O.R. 09/15/94

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

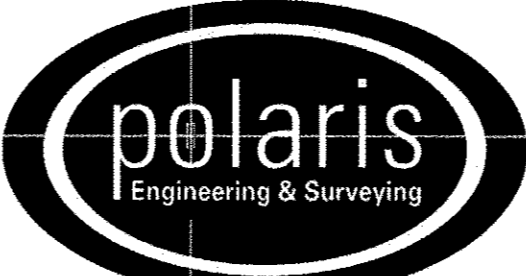
P.P.N. 04-00-022-103-056 MARY ANN MALINKY & FRANCIS J. DETARDO ET. AL. INST.# 2008027283 10/17/08

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C11	30.15	1230.00	15.08	30.15	N05°36'22"E	1°24'16"
C31	26.55	930.00	13.28	26.55	S04°05'02"E	1°38'09"

REV. No.	DATE	BY	CHK'D

DATE: 06/08/2012
 SCALE: HOR. 1"=N/A
 VERT. 1"=N/A
 FOLDER: Plats
 FILENAME: Record Plat - PH. 3
 TAB: Plat3-03
 DRAWN: JML

PALMER VILLAGE SUBDIVISION NO. 3
 CITY OF AVON - LORAIN COUNTY - OHIO



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RECORD PLAT

CONTRACT No.	
06-205	
SHEET	OF
3	3

CONTRACT No.	
06-205	
SHEET	OF
3	3