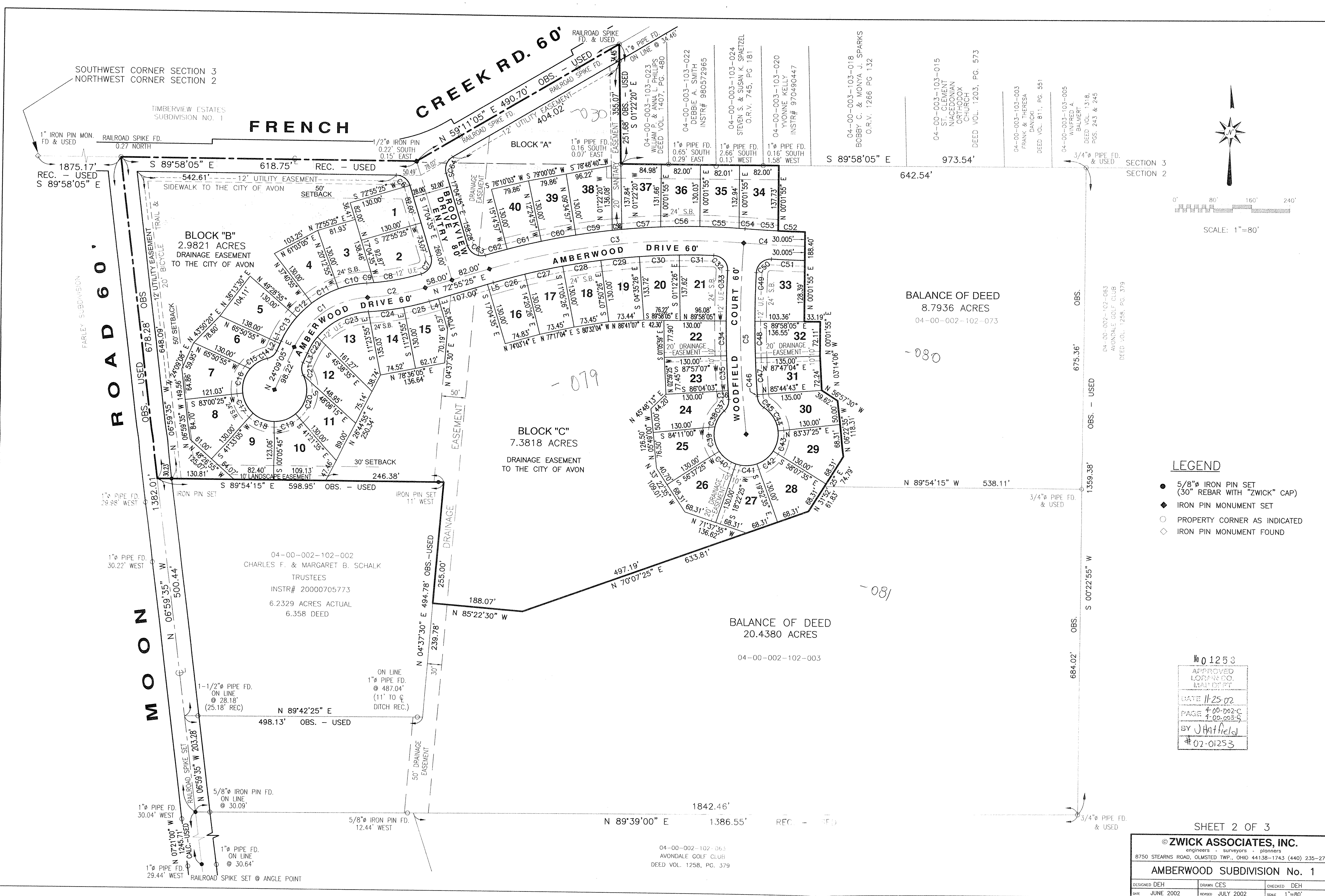


PP NO.	04-00-002-102-073
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DATE	7/02
SURVEYOR	Donald E. Himes



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LEN	CHORD BEARING
C1	180.00	87.1005	185.30	108.51	185.86	N 55.14.05° E
C2	325.00	172.75	325.36	192.75	325.36	N 79.37.15° E
C3	1455.00	21.1200	12.86	272.30	535.90	N 82.24.12° W
C4	2480.00	03.03.14	12.79	63.96	127.91	N 01.07.30° W
C5	2195.00	04.28.00	482.28	201.69	461.69	N 27.55.25° W
C6	30.00	72.53.30	38.17	22.15	35.64	N 80.26.54° E
C7	30.00	90.00.00	47.12	30.00	42.43	N 78.03.05° E
C8	495.00	01.39.18	150.69	50.52	100.52	N 78.45.04° E
C9	495.00	01.44.22	15.03	7.51	15.03	N 80.26.54° E
C10	210.00	02.28.18	69.60	23.51	46.69	N 78.45.04° E
C11	210.00	17.28.00	64.02	21.70	43.17	N 46.25.05° E
C12	210.00	11.48.00	38.99	13.00	25.98	N 32.00.53° W
C13	210.00	02.28.18	69.60	23.51	46.69	N 78.45.04° E
C14	30.00	51.47.21	27.12	14.56	26.20	N 59.02.45° E
C15	67.00	36.09.51	42.11	21.78	41.42	N 57.56.00° E
C16	67.00	46.55.10	54.87	29.08	53.30	N 16.28.00° E
C17	67.00	41.27.20	48.48	26.35	47.43	N 27.43.15° W
C18	67.00	43.22.20	48.48	26.35	47.43	N 69.22.00° E
C19	67.00	41.27.20	48.48	26.35	47.43	N 69.10.35° W
C20	67.00	76.18.41	89.20	52.61	82.75	N 10.30.04° E
C21	30.00	51.47.21	27.12	14.56	26.20	N 01.44.35° W
C22	150.00	15.23.00	40.28	20.26	40.15	N 31.50.35° E
C23	150.00	46.47.00	122.48	64.88	119.10	N 62.55.35° E
C24	585.00	07.43.00	74.75	33.43	74.69	N 82.27.50° E
C25	585.00	05.40.40	55.00	27.52	54.98	N 79.45.45° E
C26	1425.00	02.48.00	68.04	34.03	68.03	N 74.17.29° E
C27	1425.00	03.15.00	80.83	40.43	80.82	N 77.17.04° E
C28	1425.00	03.15.00	80.83	40.43	80.82	N 82.32.04° E
C29	1425.00	03.15.00	80.83	40.43	80.82	N 87.43.04° E
C30	1425.00	02.23.00	84.15	42.09	84.13	N 87.06.04° E
C31	1425.00	02.44.00	72.15	36.07	72.12	N 89.45.26° E
C32	30.00	90.52.22	47.58	30.46	47.75	S 89.45.26° E
C33	2225.00	02.43.50	106.04	53.03	106.03	N 01.12.08° E
C34	2225.00	01.53.04	73.18	36.59	73.18	N 02.05.12° W
C35	2225.00	01.53.04	73.18	36.59	73.18	N 02.09.25° W
C36	30.00	02.28.18	18.68	9.34	18.68	N 04.10.23° W
C37	30.00	50.48.52	26.61	14.25	18.68	N 20.78.33° E
C38	67.00	33.33.34	39.24	20.20	38.68	N 29.37.18° E
C39	67.00	46.19.04	54.05	28.72	45.49	N 10.16.03° W
C40	67.00	38.15.00	44.73	23.23	43.90	N 52.30.50° W
C41	67.00	38.15.00	44.73	23.23	43.90	N 89.14.55° E
C42	67.00	38.15.00	44.73	23.23	43.90	N 12.44.55° E
C43	67.00	38.15.00	44.73	23.23	43.90	N 79.00.03° E
C44	67.00	50.47.15	59.39	31.80	51.48	N 30.45.41° W
C45	30.00	52.48.17	27.85	14.89	26.68	N 04.18.25° W
C46	2165.00	00.09.14	3.95	1.97	3.95	N 01.11.50° E
C47	2165.00	02.02.30	77.04	38.53	77.04	N 08.14.33° W
C48	2165.00	02.02.30	77.43	38.72	77.42	N 01.11.58° W
C49	2165.00	02.43.00	109.02	51.02	102.01	N 01.11.50° E
C50	30.00	90.10.24	47.21	30.09	45.49	N 47.37.12° E
C51	2430.00	01.39.00	69.98	34.99	69.98	N 86.07.55° W
C52	2430.00	01.21.19	56.06	28.03	56.06	N 87.14.33° W
C53	2370.00	01.41.08	69.72	34.86	69.72	N 85.53.59° W
C54	1485.00	02.28.18	11.43	5.71	11.43	N 82.25.05° W
C55	1485.00	03.10.00	82.97	41.05	82.43	S 86.06.58° E
C56	1485.00	03.09.54	82.03	41.03	82.02	N 86.53.42° E
C57	1485.00	03.09.58	81.85	40.93	81.84	N 85.44.71° E
C58	1485.00	00.46.28	20.07	10.04	20.07	N 85.46.03° E
C59	1485.00	02.57.88	76.79	38.40	76.78	N 81.53.56° E
C60	1485.00	02.50.00	47.46	23.72	47.43	N 79.00.03° E
C61	1485.00	02.50.00	73.43	36.72	73.43	N 76.10.03° E
C62	1485.00	01.49.18	47.16	23.68	47.38	N 23.50.14° E
C63	30.00	90.00.00	47.12	30.00	42.43	N 82.25.05° W
C64	30.00	76.15.40	39.93	23.55	37.05	N 21.03.15° E

**SUBLOT AREAS**

SUBLOT	SQUARE FEET	ACREAGE
1	10,680	0.2447
2	12,888	0.2924
3	10,351	0.2376
4	16,627	0.3800
5	11,334	0.2586
6	10,229	0.2348
7	11,274	0.2588
8	15,448	0.3535
9	12,518	0.2874
10	13,085	0.3004
11	9,821	0.2251
12	12,257	0.2814
13	11,705	0.2687
14	9,813	0.2253
15	9,871	0.2266
16	10,157	0.2312
17	10,054	0.2308
18	10,054	0.2308
19	10,911	0.2503
20	10,901	0.2503
21	13,375	0.3070
22	9,803	0.2251
23	9,775	0.2244
24	11,081	0.2544
25	10,992	0.2503
26	11,959	0.2745
27	11,959	0.2745
28	11,959	0.2745
29	10,844	0.2494
30	10,992	0.2503
31	10,166	0.2334
32	13,100	0.3007
33	13,114	0.2951
34	10,752	0.2468
35	10,699	0.2456
36	11,198	0.2570
37	11,414	0.2620
38	9,938	0.2281
39	9,938	0.2281
40	9,938	0.2281

**LINE DATA**

LINE	BEARING	DISTANCE
L1	S 24.09.05° W	6.00'
L2	S 24.09.05° W	15.00'
L3	S 24.09.05° W	22.00'
L4	N 72.25.25° E	20.00'
L5	N 72.25.25° E	13.00'

**LAND DISTRIBUTION**

	SECTION 2	SECTION 3
40 SUBLOTS	10,1481 ACRES	
BLOCK "A"	0.6079 ACRE	0.9191 ACRE
BLOCK "B"	2.9821 ACRE	
BLOCK "C"	7.3818 ACRE	
PUBLIC STREETS	3.9812 ACRE	0.3154 ACRE
<b>SUBTOTALS:</b>	<b>25.0811 ACRES</b>	<b>1.2345 ACRE</b>
<b>TOTAL AREA =</b>	<b>26.3156 ACRES</b>	

# AMBERWOOD SUBDIVISION No. 1

PART OF ORIGINAL AVON TOWNSHIP SECTIONS 2 & 3  
NOW IN THE  
CITY OF AVON, LORAIN COUNTY, STATE OF OHIO

**OWNER'S CERTIFICATION FOR ACCEPTANCE & DEDICATION**

I, THE UNDERSIGNED OWNER OF THE HEREIN PLATTED LAND, DO HEREBY ACCEPT THIS PLAT AND SUBDIVISION THEREOF, AND DEDICATE FOR PUBLIC USE THE RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON.

OWNER:  
AMBERWOOD INVESTORS LLC, AN OHIO LIMITED LIABILITY COMPANY  
BY: REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY  
BY: John E. Bucky

**NOTARIAL ACKNOWLEDGMENT:**  
STATE OF OHIO } S.S.  
COUNTY OF Lorain } S.S.  
ACKNOWLEDGED BEFORE ME BY REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, MANAGING MEMBER, BY JOHN E. BUCKEY ITS PRESIDENT/OHIO DIVISION, ON BEHALF OF SAID CORPORATION AT Avon, Ohio THIS 20th DAY OF September, 2002.

NOTARY PUBLIC Donald E. Himes  
MY COMM. EXPIRES 2-29-04

**APPROVALS**

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 15 DAY OF October, 2002.

James Piazza PLANNING COMMISSION-CHAIRPERSON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 182-02 ON THIS 20th DAY OF October, 2002.

John E. Bucky AGING COUNCIL PRESIDENT PRO-TEM

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 9 DAY OF October, 2002.

Michael E. Himes BRAMMALL ENGINEERING & SURVEYING COMPANY CITY OF AVON CONSULTING ENGINEER

**MORTGAGEE'S CONSENT**

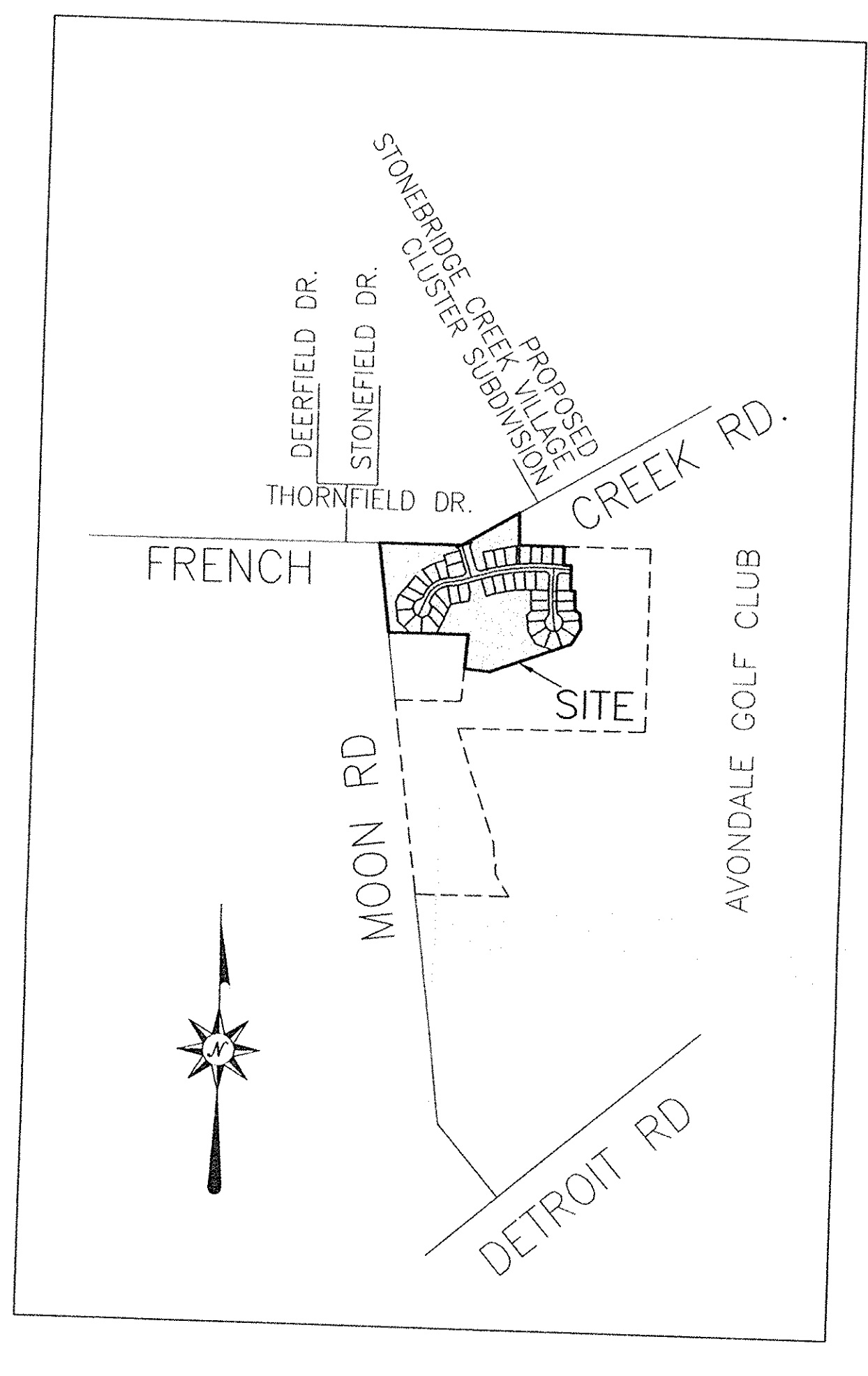
THIS IS TO CERTIFY THAT KEYBANK NATIONAL ASSOCIATION, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF AMBERWOOD SUBDIVISION NO. 1 DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT, AND HEREBY RELEASES THE LAND COMPRISING THE PUBLIC STREET, AS SHOWN HEREON, FROM THE MORTGAGE AND OPERATION OF ITS MORTGAGE.

KEYBANK NATIONAL ASSOCIATION  
BY: Kelly Jablonski ASSISTANT VICE-PRESIDENT

**NOTARIAL ACKNOWLEDGMENT:**

STATE OF OHIO } S.S.  
COUNTY OF LORAIN } S.S.  
ACKNOWLEDGED BEFORE ME BY KELLY JABLONSKI, ASSISTANT VICE PRESIDENT ON BEHALF OF KEYBANK NATIONAL ASSOCIATION AT OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

NOTARY PUBLIC \_\_\_\_\_  
MY COMM. EXPIRES \_\_\_\_\_



VICINITY MAP  
SCALE 1" = 1000'

**DRAINAGE EASEMENT**

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED CORPORATION (HEREINAFTER REFERRED TO AS THE GRANTEE) TO 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 CLEAR, 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 THE PURPOSES OF THE CITY OF AVON. THE GRANTEE SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAR, DEEPEN, WIDEN, REPAIR, ALIGNMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICES 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 UNDER.

**UNDERGROUND UTILITY EASEMENT**

GRANTOR: AMBERWOOD INVESTORS LLC, AN OHIO LIMITED LIABILITY COMPANY  
GRANTEES: THE ILLUMINATING COMPANY, THE CENTURY TELEPHONE CO., ALDELPHA CABLE & COLUMBIA GAS OF OHIO WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, THE CENTURY TELEPHONE CO., ALDELPHA CABLE & COLUMBIA GAS OF OHIO, THEIR SUCCESSORS AND ASSIGNS, 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, AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR THE PURPOSES OF THE CITY OF AVON. THE GRANTEE SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND OPERATION OF SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR THE PURPOSES OF THE CITY OF AVON. THE GRANTEE SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND OPERATION OF SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR THE PURPOSES OF THE CITY OF AVON. THE GRANTEE SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR AND OPERATION OF SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS, AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR THE PURPOSES OF THE CITY OF AVON.

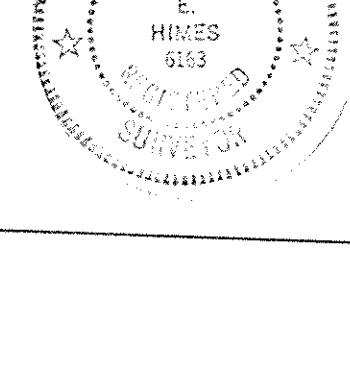
**ACCEPTANCE**

GRANTOR: AMBERWOOD INVESTORS LLC, AN OHIO LIMITED LIABILITY COMPANY  
BY: REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY  
BY: John E. Bucky

GRANTEES: THE ILLUMINATING COMPANY BY Jim Dangler 8-25-02  
THE CENTURY TELEPHONE COMPANY BY Edward Lee 8-27-02  
ALDELPHA CABLE BY David Lee 8-29-02  
COLUMBIA GAS OF OHIO BY Don S. 9/2/02

**SURVEYOR'S CERTIFICATE:**

I DECLARE THE BOUNDARY OF THIS PLAT TO BE A TRUE REPRESENTATION OF THE ACTUAL SURVEY MADE IN NOVEMBER 2001 UNDER MY DIRECTION, IN ACCORDANCE WITH THE STANDARDS SET FORTH IN DEPT. OF REVENUE 2001 UNDER MY DIRECTION, IN ACCORDANCE WITH THE ACTUAL FEET AND DECIMAL PARTS THEREOF. THE NORTH DATUM USED IS THE BEARING OF RECORD FOR THE NORTH LINE OF ORIGINAL AVON TOWNSHIP SECTION NO. 2 AND IS FOR THE PURPOSE OF CORRECTING ANGLES ONLY. PROPERTY CORNERS WERE FOUND OR SET AS INDICATED AND ARE CORRECT TO THE BEST OF MY PERSONAL AND PROFESSIONAL KNOWLEDGE.



DONALD E. HIMES, P.S., OHIO REG. NO. 6163

PRINTED  
NOV 1 12 2002  
ZWICK ASSOCIATES, INC.

**ZWICK ASSOCIATES, INC.**  
ENGINEERS SURVEYORS & PLANNERS  
8750 BEARING ROAD, COLUMBUS, OHIO 43241-1743 (614) 235-2729

AMBERWOOD SUBDIVISION No. 1

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
JUNE 2002	JULY 2002	JULY 2002	NOV 12 2002

SCALE AS SHOWN

P.P. NO.	04-00-002-102-073
SPLIT #	02-01253
DATE OF SURVEY	7/02
MAP PAGE	04-00-002-01
SURVEYOR	Donald E. Himes