AMBERWOOD SUBDIVISION No. 2

PART OF ORIGINAL AVON TOWNSHIP SECTION 2
NOW IN THE
CITY OF AVON, LORAIN COUNTY, STATE OF OHIO

OWNER'S CERTIFICATION FOR ACCEPTANCE & DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON 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. BUCKEY, PRESIDENT / OHIO DIVISION

NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO } S.S.
COUNTY OF Lorain }

ACKNOWLEDGED BEFORE ME BY REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY, BY MANAGING MEMBER JOHN E. BUCKEY PRESIDENT/OHIO DIVISION, ON BEHALF OF SAID CORPORATION AT Avon Twp, OHIO THIS 16th DAY OF May, 2003

NOTARY PUBLIC Linda J Wilson
MY COMM. EXPIRES April 29, 2004

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 2003

CAROLYN WITHERSPOON - PLANNING COMMISSION-CHAIRPERSON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. _____ ON THIS _____ DAY OF _____, 2003

_____
ACTING, COUNCIL PRESIDENT

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 14th DAY OF August, 2003

M. Brimmer
BRAMHALL ENGINEERING & SURVEYING COMPANY
MICHAEL BRAMHALL, P.E., P.S.
CITY OF AVON CONSULTING ENGINEER

MORTGAGEE'S CONSENT

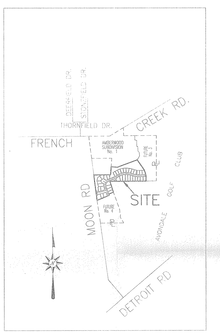
THIS IS TO CERTIFY THAT _____, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF AMBERWOOD SUBDIVISION No. 2 DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT, AND HEREBY RELEASES THE LAND COMPRISING THE PUBLIC STREETS, AS SHOWN HEREON FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: _____

NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO
COUNTY OF LORAIN } S.S.
ACKNOWLEDGED BEFORE ME BY _____
ON BEHALF OF _____ AT _____,
OHIO THIS _____ DAY OF _____, 2003.

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 OWNER OF THE WITHIN PLATTED LAND AND GRANTED UNTO 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 CLEAN, 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 MAINTAINING PUBLIC SERVICES. DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENTS PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT 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 GRANT.

UNDERGROUND UTILITY EASEMENT

GRANTOR: AMBERWOOD INVESTORS LLC, AN OHIO LIMITED LIABILITY COMPANY
GRANTEES: THE ILLUMINATING COMPANY, THE CENTURY TELEPHONE CO., ALDELPHIA CABLE & COLUMBIA GAS OF OHIO

WE, THE OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, THE CENTURY TELEPHONE CO., ALDELPHIA 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 THE PRIVATE THOROUGHFARES AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND NATURAL GAS PIPE LINES, ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW-GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING NATURAL GAS, ELECTRICITY AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEES BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID GAS, ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN PIPE LINES AND SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

ACCEPTANCE

GRANTOR: AMBERWOOD INVESTORS LLC, AN OHIO LIMITED LIABILITY COMPANY
BY: REPUBLIC DEVELOPMENT LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: _____
JOHN E. BUCKEY, PRESIDENT / OHIO DIVISION

GRANTEES: THE ILLUMINATING COMPANY BY _____ 5/30/03

THE CENTURY TELEPHONE COMPANY BY _____ 5/16/03

ALDELPHIA CABLE BY _____ 5-12-03

COLUMBIA GAS OF OHIO BY _____ 6/18/03

SURVEYOR'S CERTIFICATE:

I DECLARE THE BOUNDARY OF THIS PLAT TO BE A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE IN NOVEMBER 2001 UNDER MY DIRECTION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN OAC SECTION 4733-37 AND A SUBDIVISION THEREOF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NORTH DATUM USED IS THE BEARING OF RECORD FOR THE NORTH END OF ORIGINAL AVON TOWNSHIP SECTION NO. 2 AND IS FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. PROPERTY CORNERS WERE FOUND OR SET AS INDICATED AND ARE CORRECT TO THE BEST OF MY PERSONAL AND PROFESSIONAL KNOWLEDGE.

STATE OF OHIO
DONALD E. HIMES
8163

DONALD E. HIMES, P.S., OHIO REG. No. 6163
APRIL 22, 2003

PRINTED
SEP 3 @ 2003
ZWICK ASSOCIATES INC

SHEET 1 OF 3

ZWICK ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743 (440) 235-2728
PH:(440) 235-2728 FAX:(440) 235-0804 E-MAIL: zwick@stratos.net

DESIGNED DDI	DRAWN CES	CHECKED DDH	
DATE APRIL 2003	REVISED	SCALE AS SHOWN	

LAND DISTRIBUTION

37 SUBLOTS	9.7766 ACRES
BLOCK "D"	4.1583 ACRES
BLOCK "E"	0.3210 ACRE
BLOCK "F"	0.7891 ACRE
BLOCK "G"	0.3418 ACRE
PUBLIC STREETS	3.7620 ACRES
TOTAL AREA:	19.1488 ACRES

N 01499
APPROVED FOR FILING WITH COUNTY AUDITOR
DATE 10/20/03
PAGE 4-00-002-C
BY J. Whitaker
03-0499

SHEET 2 OF 3

ZWICK ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743
PH:(440) 235-2728 FAX:(440) 235-0804 E-MAIL: zwick@stratos.net

AMBERWOOD SUBDIVISION No. 2

DESIGNED DDH	DRAWN CES	CHECKED DDH	
DATE APRIL 2003	REVISED AUGUST 15, 2003	SCALE 1"=80'	

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LEN.	CHORD BEARING
C65	1158.37'	15°28'20"	312.81'	157.36'	311.86'	N 74°54'50" E
C66	170.00'	55°00'00"	163.19'	88.50'	156.99'	N 04°40'40" E
C67	170.00'	40°27'55"	120.06'	62.66'	117.58'	N 52°24'37" E
C68	1300.00'	07°48'00"	176.98'	88.63'	176.84'	N 68°44'35" E
C69	1300.00'	06°20'00"	143.70'	71.92'	143.63'	N 61°40'35" E
C70	450.00'	52°50'50"	415.06'	223.61'	400.50'	N 84°50'00" E
C71	600.00'	21°04'30"	220.70'	111.61'	219.45'	S 79°10'50" E
C72	1345.00'	07°48'42"	183.59'	91.43'	182.45'	N 68°23'34" E
C73	30.00'	93°07'33"	48.76'	31.68'	43.57'	S 83°34'48" E
C74	1130.37'	00°46'49"	15.39'	7.70'	15.39'	N 79°08'03" E
C75	1130.37'	03°53'27"	77.42'	38.73'	77.41'	N 75°46'55" E
C76	1130.37'	04°30'59"	89.10'	44.57'	89.08'	N 72°33'42" E
C77	30.00'	93°07'33"	48.76'	31.68'	43.57'	N 23°46'28" E
C78	200.00'	17°18'50"	60.44'	30.45'	60.21'	S 14°09'55" E
C79	200.00'	14°51'22"	51.86'	26.08'	51.71'	N 01°50'11" E
C80	30.00'	90°14'43"	47.25'	30.13'	42.52'	S 39°46'29" E
C81	67.00'	88°04'31"	102.99'	64.79'	93.15'	S 38°51'35" E
C82	67.00'	47°30'00"	55.55'	29.48'	53.97'	N 30°05'40" E
C83	67.00'	49°11'00"	57.51'	30.66'	55.76'	N 78°16'10" E
C84	67.00'	41°23'31"	48.40'	25.31'	47.35'	S 59°26'55" E
C85	30.00'	90°14'43"	47.25'	30.13'	42.52'	S 29°50'11" E
C86	200.00'	10°08'54"	35.41'	17.75'	35.36'	S 64°34'48" W
C87	200.00'	18°08'54"	58.35'	29.36'	58.16'	N 71°41'37" E
C88	1270.00'	01°53'56"	42.09'	21.05'	42.09'	N 71°41'37" E
C89	1270.00'	07°36'44"	169.47'	84.86'	169.34'	N 66°50'17" E
C90	1270.00'	03°34'40"	79.30'	39.66'	79.29'	N 61°18'35" E
C91	1270.00'	01°00'40"	22.41'	11.21'	22.41'	N 59°00'55" E
C92	480.00'	09°55'20"	49.61'	24.83'	49.59'	N 61°28'15" E
C93	480.00'	08°24'00"	70.37'	35.25'	70.31'	N 69°37'55" E
C94	480.00'	08°24'00"	70.37'	35.25'	70.31'	N 77°01'55" E
C95	480.00'	08°24'00"	70.37'	35.25'	70.31'	N 85°25'55" E
C96	480.00'	08°24'00"	70.37'	35.25'	70.31'	S 86°10'05" E
C97	480.00'	08°24'00"	70.37'	35.25'	70.31'	S 77°46'05" E
C98	480.00'	04°55'30"	41.26'	20.64'	41.25'	S 70°15'20" E
C99	570.00'	03°14'30"	32.25'	16.13'	32.25'	S 70°15'50" E
C100	570.00'	08°45'00"	87.05'	43.61'	86.96'	S 76°15'35" E
C101	570.00'	02°40'00"	26.53'	13.27'	26.53'	S 81°58'05" E
C102	570.00'	09°25'00"	63.84'	31.95'	63.80'	S 85°30'35" E
C103	1315.00'	00°55'00"	21.04'	10.52'	21.04'	N 89°49'25" E
C104	1315.00'	03°27'00"	79.18'	39.60'	79.17'	N 87°35'25" E
C105	1315.00'	03°27'00"	79.18'	39.59'	79.17'	N 84°11'25" E
C106	1375.00'	03°05'54"	74.36'	37.19'	74.35'	N 84°05'22" E
C107	1375.00'	03°05'12"	74.07'	37.05'	74.07'	N 87°10'50" E
C108	1375.00'	01°33'24"	37.36'	18.68'	37.36'	N 89°30'13" E
C109	630.00'	03°20'10"	36.68'	18.35'	36.68'	S 88°03'05" E
C110	630.00'	06°47'24"	74.66'	37.37'	74.62'	S 82°39'13" E
C111	630.00'	06°56'50"	76.39'	38.24'	76.34'	S 76°07'06" E
C112	630.00'	04°00'46"	44.06'	22.01'	43.99'	S 70°39'38" E
C113	420.00'	04°42'46"	34.55'	17.28'	34.54'	S 70°59'58" E
C114	420.00'	10°19'41"	75.71'	37.96'	75.61'	S 76°31'11" E
C115	420.00'	10°06'44"	74.13'	37.16'	74.03'	S 86°44'24" E
C116	420.00'	12°05'33"	88.64'	44.49'	88.48'	N 80°09'28" E
C117	420.00'	12°57'30"	94.99'	47.70'	94.79'	N 67°37'57" E
C118	420.00'	02°38'37"	19.38'	9.69'	19.38'	N 59°49'53" E
C119	1330.00'	03°48'11"	88.32'	44.18'	88.30'	N 60°24'44" E
C120	30.00'	87°28'17"	45.80'	28.70'	41.48'	N 18°34'44" E
C121	30.00'	87°28'17"	45.80'	28.70'	41.48'	S 68°53'34" E
C122	1330.00'	05°16'17"	122.36'	61.23'	122.32'	N 70°02'26" E
C123	140.99'	01°09'44"	2.93'	1.28'	2.93'	N 73°27'25" E
C124	140.99'	75°56'51"	185.58'	109.28'	172.28'	N 33°37'25" E
C125	140.00'	18°28'20"	45.14'	22.72'	44.94'	S 13°35'10" E
C126	30.00'	87°13'39"	45.67'	28.58'	41.39'	S 66°26'09" E
C127	1210.37'	03°18'16"	69.81'	34.91'	69.80'	N 71°36'10" E
C128	1210.37'	03°54'36"	82.60'	41.31'	82.58'	N 75°12'36" E
C129	1210.37'	02°42'45"	57.30'	28.68'	57.30'	N 78°31'16" E
C130	30.00'	87°13'39"	45.67'	28.58'	41.39'	N 36°15'49" E

SUBLOT AREAS

SUBLOT	SQUARE FEET	ACREAGE
41	10,616	0.2437
42	12,813	0.2942
43	14,160	0.3251
44	11,842	0.2718
45	12,976	0.2979
46	12,046	0.2765
47	12,940	0.2971
48	13,294	0.3052
49	9,808	0.2252
50	10,027	0.2302
51	10,290	0.2362
52	10,290	0.2362
53	10,290	0.2362
54	10,290	0.2362
55	10,290	0.2362
56	9,778	0.2245
57	10,083	0.2315
58	10,005	0.2297
59	9,810	0.2252
60	9,810	0.2252
61	9,355	0.2265
62	9,571	0.2197
63	9,490	0.2179
64	9,879	0.2268
65	10,923	0.2507
66	12,650	0.2904
67	14,280	0.3278
68	14,925	0.3426
69	15,857	0.3640
70	13,624	0.3128
71	14,841	0.3407
72	11,498	0.2639
73	11,771	0.2702
74	10,686	0.2453
75	10,095	0.2318
76	13,123	0.3013
77	11,246	0.2582

LINE DATA

LINE	BEARING	DISTANCE
L6	S 57°49'20" E	80.00'
L7	N 47°52'56" E	24.40'
L8	N 22°49'20" W	18.97'

SHEET 3 OF 3

ZWICK ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743
PH:(440) 235-2728 FAX:(440) 235-0804 E-MAIL: zwick@stratos.net

AMBERWOOD SUBDIVISION No. 2

DESIGNED DDI	DRAWN CES	CHECKED DDH	
DATE APRIL 2003	REVISED	SCALE NONE	

P.F. NO.	04-00-002-102-063,127,129,130
SPLIT #	DATE OF SURVEY 01499
MAP PAGE	4-00-002-C
SURVEYOR	