# 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 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
JOHN E. BUCKEY, PRESIDENT / OHIO DIVISION

### NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO
COUNTY OF Cuyahoga } 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 Olmsted Twp, OHIO THIS 26th DAY OF September, 2002

NOTARY PUBLIC Linda A. Wilson
MY COMM. EXPIRES 3-29-04

### 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. 132-02 ON THIS 28th DAY OF October, 2002

John M. Easterday
~~ACTING~~ 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

BRAMHALL ENGINEERING & SURVEYING COMPANY
MICHAEL BRAMHALL, P.E., P.S.
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 LIEN AND OPERATION OF ITS MORTGAGE.

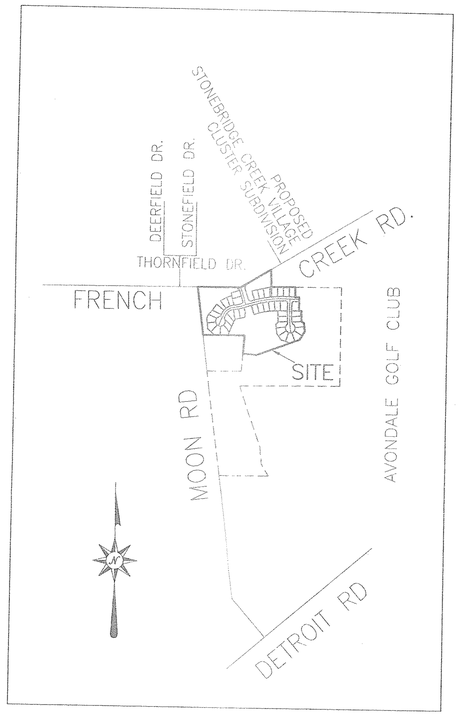
KEYBANK NATIONAL ASSOCIATION
BY: _____
KELLY JABLONSKI
ASSISTANT VICE-PRESIDENT

### NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO
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'

### 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 LINE 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 6163

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

### 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 SUCH 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 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 GRANTEES FOR DISTRIBUTING AND TRANSMITTING 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 NO LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWER OR SHRUBBERY AND LANDSCAPE LIGHTING 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, 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
JOHN E. BUCKEY, PRESIDENT / OHIO DIVISION

GRANTEES: THE ILLUMINATING COMPANY BY Tim Dougherty 8-23-02

THE CENTURY TELEPHONE COMPANY BY [illegible] 8-29-02

ALDELPHIA CABLE BY [illegible] 8-19-02

COLUMBIA GAS OF OHIO BY [illegible] 8/27/02

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ZWICK ASSOC

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SHEET 1 OF 3

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DESIGNED DEH | DRAWN CLS | CHECKED DEH