

EXHIBIT A TO ORDINANCE NO. 69-21

PLAT OF CHESTER ROAD ROADWAY DEDICATION AND CONCORD VILLAGE UTILITY EASEMENTS

BEING PART OF ORIGINAL AVON TOWNSHIP SECTIONS 9 & 16
NOW SITUATED IN THE CITY OF AVON,
COUNTY OF LORAIN, AND STATE OF OHIO
AUGUST 23, 2021

ACCEPTANCE AND DEDICATION:

BE IT KNOWN THAT THE UNDERSIGNED, CONCORD VILLAGE PHASE ONE, LLC, AN OHIO LIMITED LIABILITY COMPANY, AND CONCORD VILLAGE PHASE TWO, LLC, AN OHIO LIMITED LIABILITY COMPANY, THROUGH JASON A. FRIEDMAN, MANAGER AND SOLE MEMBER, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS THEIR DEDICATION OF EXISTING CHESTER ROAD (30' WIDE AND A 10' WIDENING) AND DOES HEREBY ACCEPT THE SAME;

AND DOES HEREBY GRANT UNTO THE CITY OF AVON AND TO UTILITIES INCLUDING BUT NOT LIMITED TO THE OHIO Edison COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT UTILITY EASEMENT (WIDTH VARIES), OVER AND THROUGH ALL PROPERTY AS SHOWN HEREIN, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH SANITARY SEWER AND RELATED APPURTENANCES; WATER MAIN AND RELATED APPURTENANCES; UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS AND SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, NATURAL GAS MAINS AND RELATED APPURTENANCES; AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING WATER, SANITARY SEWERAGE, ELECTRICITY, NATURAL GAS, AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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.

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, JASON A. FRIEDMAN, MANAGER FOR CONCORD VILLAGE PHASE ONE, LLC, AND CONCORD VILLAGE PHASE TWO, LLC, HAS HERETO SET HIS HAND

AT _____, OHIO, THIS _____ DAY OF _____, 20____

BY: _____

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

STATE OF OHIO)

COUNTY OF _____)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, JASON A. FRIEDMAN, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

SUBDIVIDER AGREEMENT:

THIS PLAT IS SUBJECT TO THE SUBDIVIDERS AGREEMENT AS APPROVED BY CITY COUNCIL VIA

ORDINANCE NUMBER _____

APPROVALS:

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 20____. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

BRIAN FISCHER, COUNCIL PRESIDENT

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 20____

CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 20____

RYAN E. CUMMINS, P.E., CITY OF AVON CONSULTING ENGINEER

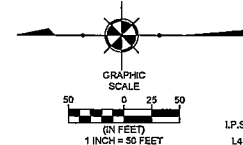
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	113.59	130.00	50°09'58"	110.01	N79°38'58"W	60.71'
C2	42.82	70.00	34°52'50"	41.99	S72°03'10"E	21.99'
C3	151.99	70.00	124°22'10"	123.82	S62°12'10"W	122.69'
C4	78.15	130.00	34°32'58"	77.83	S72°03'10"E	40.84'
C5	20.81	250.00	4°19'30"	20.81	N1°39'29"W	10.41'
C6	31.04	35.00	50°48'12"	30.94	N28°02'52"W	16.83'
C7	27.32	45.00	35°02'12"	27.08	N71°58'27"W	14.30'
C8	16.39	225.00	4°18'30"	16.35	N1°39'29"W	8.16'

LINE	LENGTH	DIRECTION
L1	30.00'	N0°59'18"E
L2	10.00'	N0°59'18"E
L3	12.00'	N0°59'18"E
L4	12.00'	S0°37'18"W
L5	10.00'	S0°37'18"W
L6	30.01'	S0°37'18"W
L7	10.00'	S0°12'05"W
L8	30.00'	S0°12'05"W
L9	83.33'	N89°19'40"E
L10	53.46'	N89°19'40"E
L11	7.73'	S2°30'49"W

Survey Legend

- 5/8" X 30" IRON PIN (00: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE
BASED ON AN ASSUMED
MERIDIAN AND ARE USED TO
INDICATE ANGLES ONLY



Traveler's
Pointe - 60'
130.00' Mon Box
Wid 30'
Iron Pin Fd /
Used

