

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, OWNER OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF KENWYN VILLAGE SUBDIVISION, NO. 2 DO HEREBY ACCEPT THE SAME TO BE CORRECT.

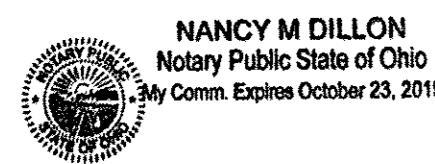
SIGNED Mark Smitek, Managing Member
SMITEK CONSTRUCTION GROUP, LLC
MARK SMITEK, MANAGING MEMBER

NOTARIAL SEAL

STATE OF OHIO
S.S.
LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR MARK SMITEK, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 21 DAY OF OCTOBER, 2015.

BY: Nancy M. Dillon, NOTARY PUBLIC
MY COMMISSION EXPIRES



TRANSFERRED

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

NOV 04 2015

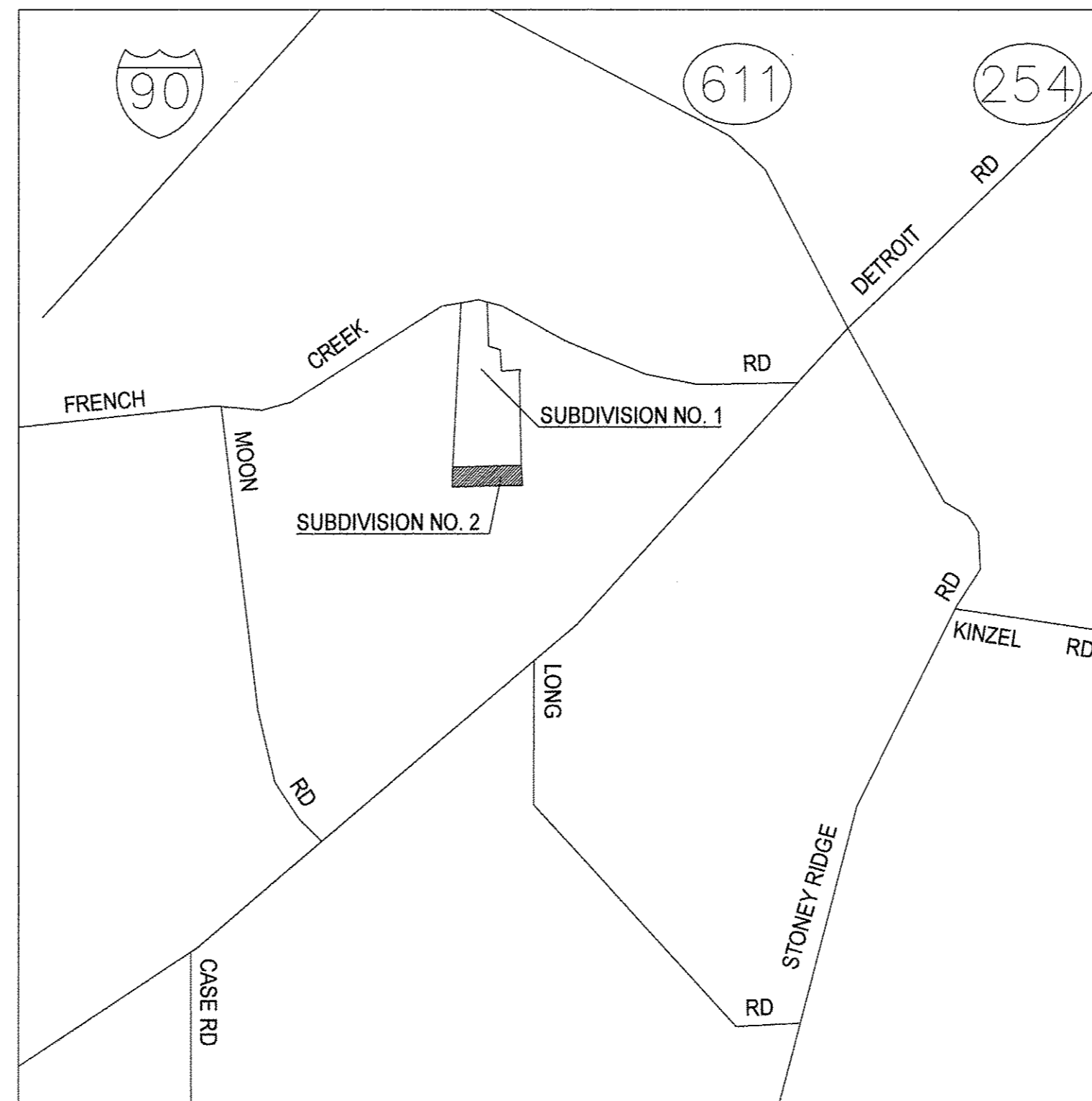
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Doc ID: 019039880001 Type: OFF
Kind: PLAT
Recorded: 11/04/2015 at 03:31:50 PM
Fee Amt: \$259.20 Page 1 of 1
Lorain County, Ohio
Judith H. Hedrick, County Recorder
File: 2015-0565249

OLD REPUBLIC TITLE
Plat Vol. 101
Pages, 42, 43, 44

AREA MAP

NO SCALE



CITY ENGINEER
APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY
ON THIS 21 DAY OF October, 2015

SIGNED [Signature]
AVON CITY ENGINEER

PLANNING COMMISSION
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY
ON THIS 21 DAY OF October, 2015

SIGNED [Signature]
AVON PLANNING COMMISSION CHAIRPERSON

CITY COUNCIL
THIS IS TO CERTIFY THAT THIS PLAT OF KENWYN VILLAGE SUBDIVISION, NO. 2 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF AVON, OHIO, FOR RECORDING PURPOSES ONLY
ON THIS 26 DAY OF October, 2015

SIGNED [Signature]
AVON COUNCIL PRESIDENT

NOTES:

SIZE OF MONUMENTATION FOUND IS NOTED ON MAP AND IS AT GRADE UNLESS NOTED OTHERWISE. MONUMENTATION ABOVE GRADE IS NOTED (+) AND BELOW GRADE IS NOTED (-). THE MONUMENTATION I.D. IS NOTED WHERE EXISTS AND LEGIBLE. IRON RODS SET ARE 30" LONG, 5/8" DIAMETER REBAR WITH I.D. CAP "HAYWOOD 8284" AND SET TO GRADE. SURVEYOR NAILS SET INCLUDE I.D. DISK. CORNERS NOT MONUMENTED ARE LABELED CALCULATED POINT.

COURSES DETERMINED FOR THIS SURVEY ARE COMPARED TO RECORD COURSES AND NOTED WHEN THE VARY. DISTANCES SHOWN ON THE MAP ARE IN FEET AND DECIMAL PARTS THEREOF.

DOCUMENTS USED ARE CITED ON THE MAP.

OCCUPATION IS CONSISTENT WITH TITLE LINES.

BASIS OF BEARINGS DESCRIBED IN RECORD DESCRIPTIONS OF INSTANT PARCEL, ADJOINING PARCELS, AND ADJACENT PARCELS MAY REFERENCE DIFFERENT MERIDIANS. COURSES LABELED ON THIS SURVEY MAP THAT REFERENCE A DIFFERENT MERIDIAN FROM THE MERIDIAN USED TO DESCRIBE THE BOUNDARIES OF INSTANT PARCEL ARE ENCLOSED IN PARENTHESIS ().

THE BASIS OF BEARINGS FOR INSTANT SURVEY IS S 00°15'00" W FOR THE CENTERLINE OF NORTH LONG ROAD RECORDED IN PLAT VOLUME 94 PAGES 12, 13. REFER TO MAP FOR LOCATION OF LINE USED TO ESTABLISH THE BASIS OF BEARINGS.

LEGEND:

A/C = AIR CONDITIONER	EX. = EXISTING	M.H. = MANHOLE	R. = RADIUS
AC. = ACRE	F.F. = FINISHED FLOOR	N.G. = NATURAL GRADE	REC. = RECORD
ADJ. = ADJOINER	F.G. = FINISHED GRADE	O.R. = OFFICIAL RECORDS	RES. = RESIDENCE
ADJC. = ADJACENT	F.H. = FIRE HYDRANT	O.U.W. = OVERHEAD UTILITY WIRES	R.W. = RIGHT OF WAY
B.L. = BUILDING LINE	F/L = FLOWLINE	P. = PLAT	S.F. = SQUARE FEET
B.O.C. = BACK OF CURB	G.F. = GARAGE FLOOR	PCL. = PARCEL	T. = TANGENT
CH. = CHORD	G.M. = GAS METER	P.C. = POINT OF CURVATURE	T.C. = TOP OF CURB
COND. = CONCRETE	G.V. = GAS VALVE	P.R.C. = POINT OF REVERSE CURVATURE	T.O.B. = TOP OF BANK
C. CALC. = CALCULATED	I.D. = IDENTIFICATION	P.I. = POINT OF INTERSECTION	TEL. = TELEPHONE
C.B. = CATCH BASIN	I.P. = IRON PIPE	P.T. = POINT OF TANGENCY	T.B.M. = TEMPORARY BENCHMARK
C.O. = CLEAN OUT	I.P.C. = IRON PIPE & I.D. CAP	P.O.L. = POINT ON LINE	TIE = PERPENDICULAR DISTANCE TO BOUNDARY LINE
CL. = CENTERLINE	I.R. = IRON ROD	PROP. = PROPOSED	U.E. = UTILITY EASEMENT
D. = DEED	I.R.C. = IRON ROD & I.D. CAP	P.S. = PROFESSIONAL SURVEYOR	U.P. = UTILITY POLE
D.S. = DOWNSPOUT	I.D. CAP	SAN. = SANITARY	VOL. = VOLUME
D.H. = DRILL HOLE	INV. = INVERT	STM. = STORM	WAT. = WATER
E.O.P. = EDGE OF PAVEMENT	L. = LENGTH	SWR. = SEWER	W.M. = WATER METER
E.O.W. = EDGE OF WATER	LAT. = LATERAL	SVC. = SERVICE	W.V. = WATER VALVE
ELEC. = ELECTRIC	L.P. = LIGHT POLE	S.Y. = SIDE YARD	W.W. = WATER WELL
ELEV. = ELEVATION	M. = MEASURED	R.Y. = REAR YARD	Δ = DELTA = INCLUDED ANGLE

TITLE:

KENWYN VILLAGE SUBDIVISION, NO. 2
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 3, COUNTY OF LORAIN, AND STATE OF OHIO. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED.

Haywood Civil Engineering & Land Surveying, Inc.

Dale R. Haywood, P.S.
Professional Land Surveyor

(440) 897-3655
dh@dhsurveying.com

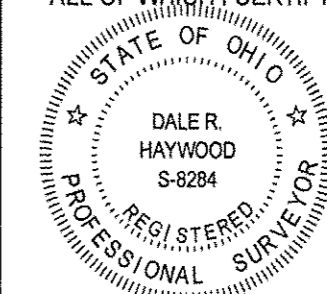
SURVEYOR'S CERTIFICATION

I HAVE SURVEYED AND PLATTED KENWYN VILLAGE SUBDIVISION, NO. 2 AS SHOWN HEREON AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 3, COUNTY OF LORAIN, AND STATE OF OHIO. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED.

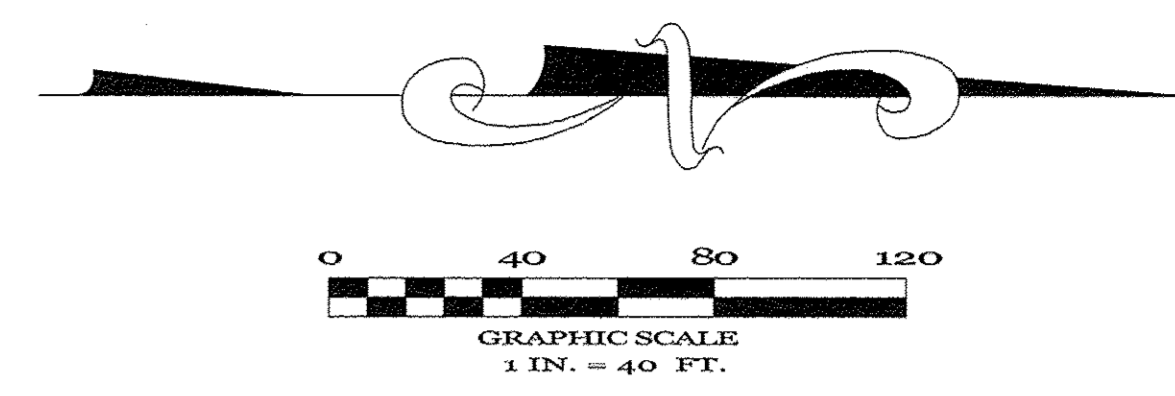
THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THAT TRACT WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY.

THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY.

ALL OF WHICH I CERTIFY TO BE CORRECT.
FIELD: SEPTEMBER 18, 2015
DRAWING: OCTOBER 21, 2015



Dale Haywood
DALE HAYWOOD, P.S.
OHIO REG. S-8284



ADJONER
PARCEL NO. 04-00-003-103-044
JAMES L. ZEPH
FILE 2008-01-0780
06-09-2008
7.0258 AC. D.

ADJOINING PLAT
KENNY VILLAGE SUBDIVISION
PLAT VOL. 94 PGS. 12 & 13
08-28-2008

ADJONER
PARCEL NO. 04-00-003-103-042
KENNY VILLAGE HOMEOWNERS
ASSOCIATION, INC.
FILE 2008-00-0080
06-30-2010
BLOCK A

EX. 20' DRAINAGE EASEMENT
TO KENNY VILLAGE HOMEOWNERS ASSOCIATION
PLAT VOL. 94 PGS. 12, 13
08-28-2008

NORTH LONG ROAD
(87' PUBLIC R/W)

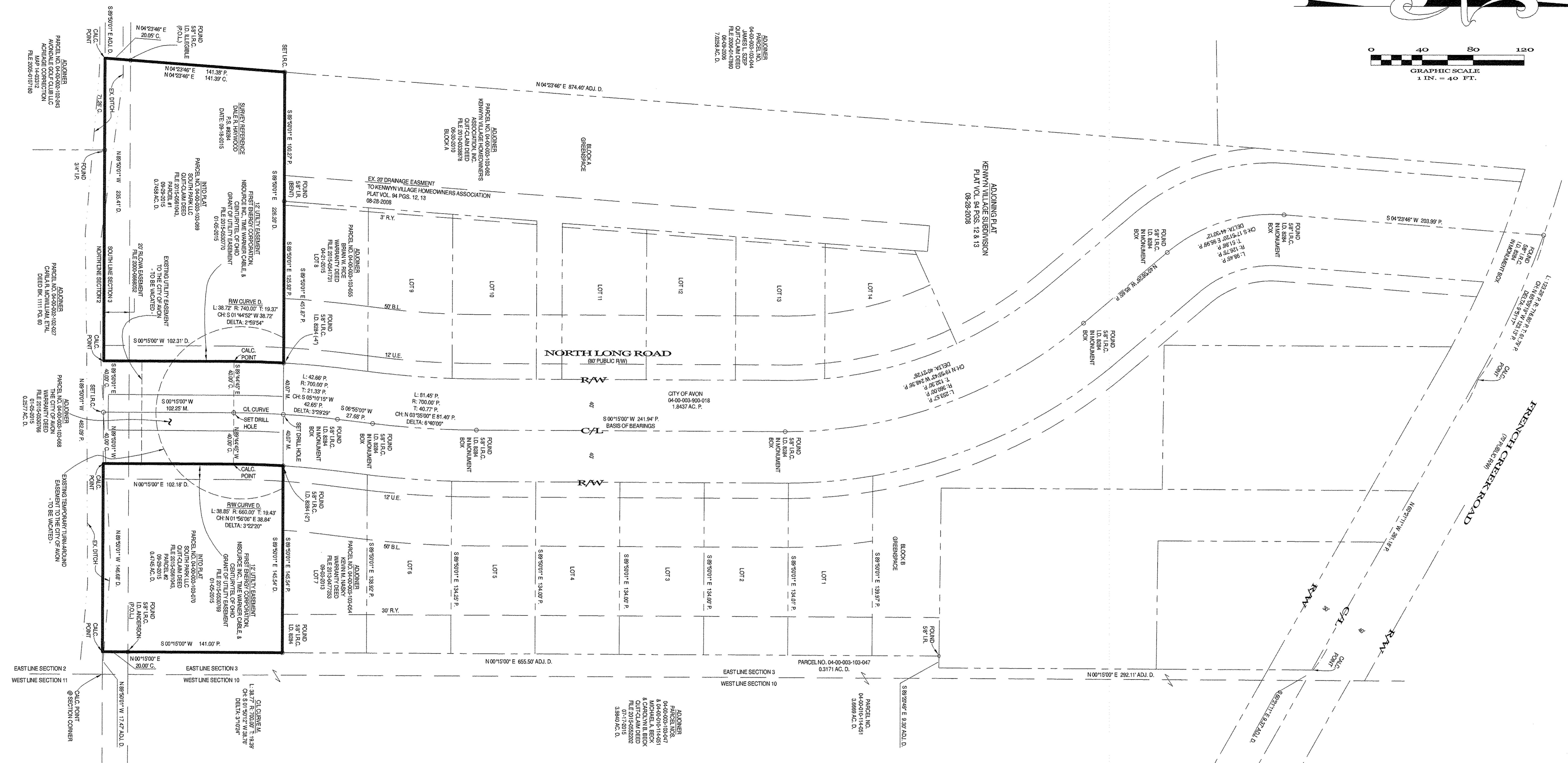
CITY OF AVON
04-00-003-000-010-010
1.8437 AC. P.

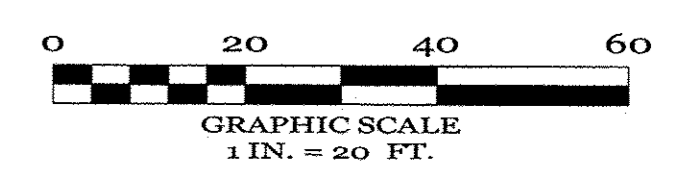
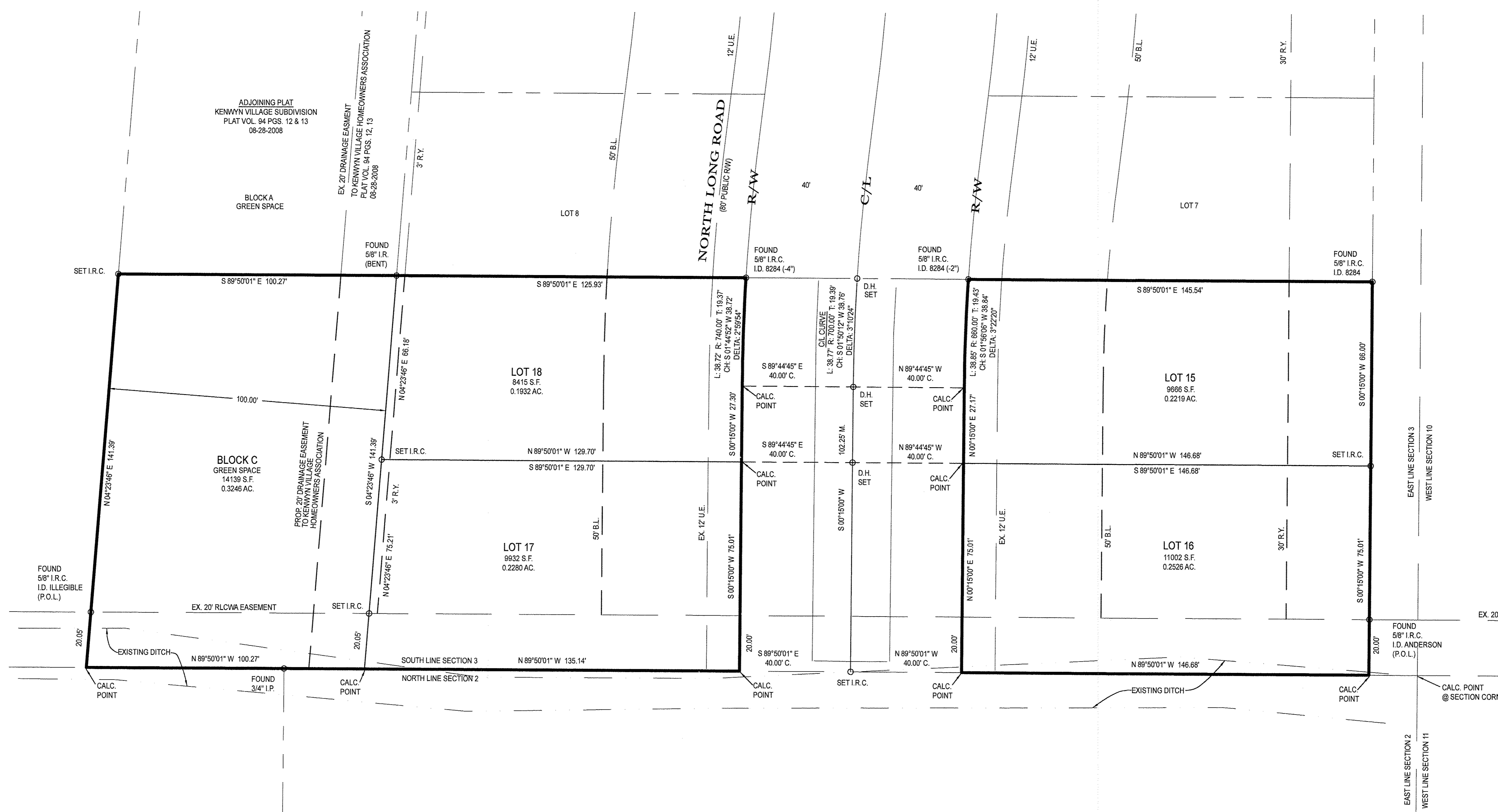
FRENCH CREEK ROAD
(76' PUBLIC R/W)

PARCEL NO. 04-00-003-103-047
0.3171 AC. D.

ADJONER
PARCEL NO. 04-00-003-103-047
& 04-00-003-103-047
& 04-00-003-103-047
& 04-00-003-103-047
FILE 2015-05-0783
01-05-2015
3.9940 AC. D.

ADJONER
PARCEL NO. 04-00-003-103-047
0.3171 AC. D.





ACREAGE SUMMARY

INTO PLAT:	ACREAGE
04-00-003-103-070	0.4745 AC.
04-00-003-103-069	0.7458 AC.
	1.2203 AC.
LOTS & BLOCK C:	
15 - 18	0.8957 AC.
BLOCK C	0.3246 AC.
	1.2203 AC.

MINIMUM SIDEYARD SETBACK = 3'