

BENTLEY PARK EXTENSION SUBDIVISION

BEING PART OF SECTION 15 OF ORIGINAL AVON TOWNSHIP
NOW IN THE CITY OF AVON
LORAIN COUNTY, OHIO

Donald G. Bohning & Associates, Inc.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS, THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. ♦ INDICATES IRON MONUMENTS WITH IRON PIN SET & • INDICATES IRON PINS SET ~ 5/8" DIA. x 30" LONG REBAR WITH "D.G. BOHNING ASSOC." IDENTIFICATION. SAID MONUMENTATION WILL BE SET AFTER SUBDIVISION IMPROVEMENTS HAVE BEEN CONSTRUCTED. ALL OF WHICH I STATE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Michael A. Ackerman
MICHAEL A. ACKERMAN
REG. SURVEYOR NO. 8196

Cheryl L. Cramer
WITNESS
CHERYL L. CRAMER



STATE OF OHIO }
COUNTY OF LORAIN } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE AFOREMENTIONED
MICHAEL A. ACKERMAN

WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT VALLEY VIEW, OHIO, THIS 7TH DAY OF AUGUST, 2019.

[Signature]
NOTARY PUBLIC
MAY 18, 2024
MY COMMISSION EXPIRES



ACCEPTANCE, DEDICATION & EASEMENTS

BE IT KNOWN THAT THE UNDERSIGNED PULTE HOMES OF OHIO LLC, A MICHIGAN LIABILITY COMPANY HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS BENTLEY PARK EXTENSION, A SUBDIVISION OF SUBLOTS 1 THROUGH 23 INCLUSIVE, WITH BLOCK A AND B AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS SETON DRIVE 60 FEET IN WIDTH, 17' WIDENING DEDICATION OF DETROIT ROAD AND EXISTING DETROIT ROAD RIGHT OF WAY AND DOES HEREBY GRANT UNTO THE BENTLEY PARK HOMEOWNERS ASSOCIATION WITHIN THE BENTLEY PARK EXTENSION CERTAIN AREAS OF LAND DESIGNATED AS BLOCKS A AND B FOR A STORMWATER MANAGEMENT AND MAILBOX KIOSK, RESPECTIVELY, AND GRANTS LANDSCAPE EASEMENTS TO BENTLEY PARK HOMEOWNERS ASSOCIATION. SAID AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN BENTLEY PARK EXTENSION AS MORE FULLY PROVIDED IN THE "BENTLEY PARK EXTENSION DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN INSTRUMENT NO. _____ OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF. "STORM WATER MANAGEMENT EASEMENT" LOCATED WITHIN BLOCK "A" IS HEREBY GRANTED TO THE CITY OF AVON AS SHOWN HEREON WITH RIGHTS TO ACCESS, LAY, MAINTAIN, REPLACE OR REMOVE STORM SEWERS AND/OR STORM WATER DETENTION BASINS.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, INCLUDING BUT NOT LIMITED TO OHIO EDISON COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND SPECTRUM, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES AND BLOCK "A" & "B" 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 GRANTEE FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN 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. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

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, BRAD PIROLI, VICE PRESIDENT OF ACQUISITION PULTE HOMES OF OHIO, A MICHIGAN LIMITED LIABILITY COMPANY HAS HERETO SET HIS HAND

AT MEDINA, OHIO, THIS 8TH DAY OF AUGUST, 2019

BY: PULTE HOMES OF OHIO, A MICHIGAN LIMITED LIABILITY COMPANY

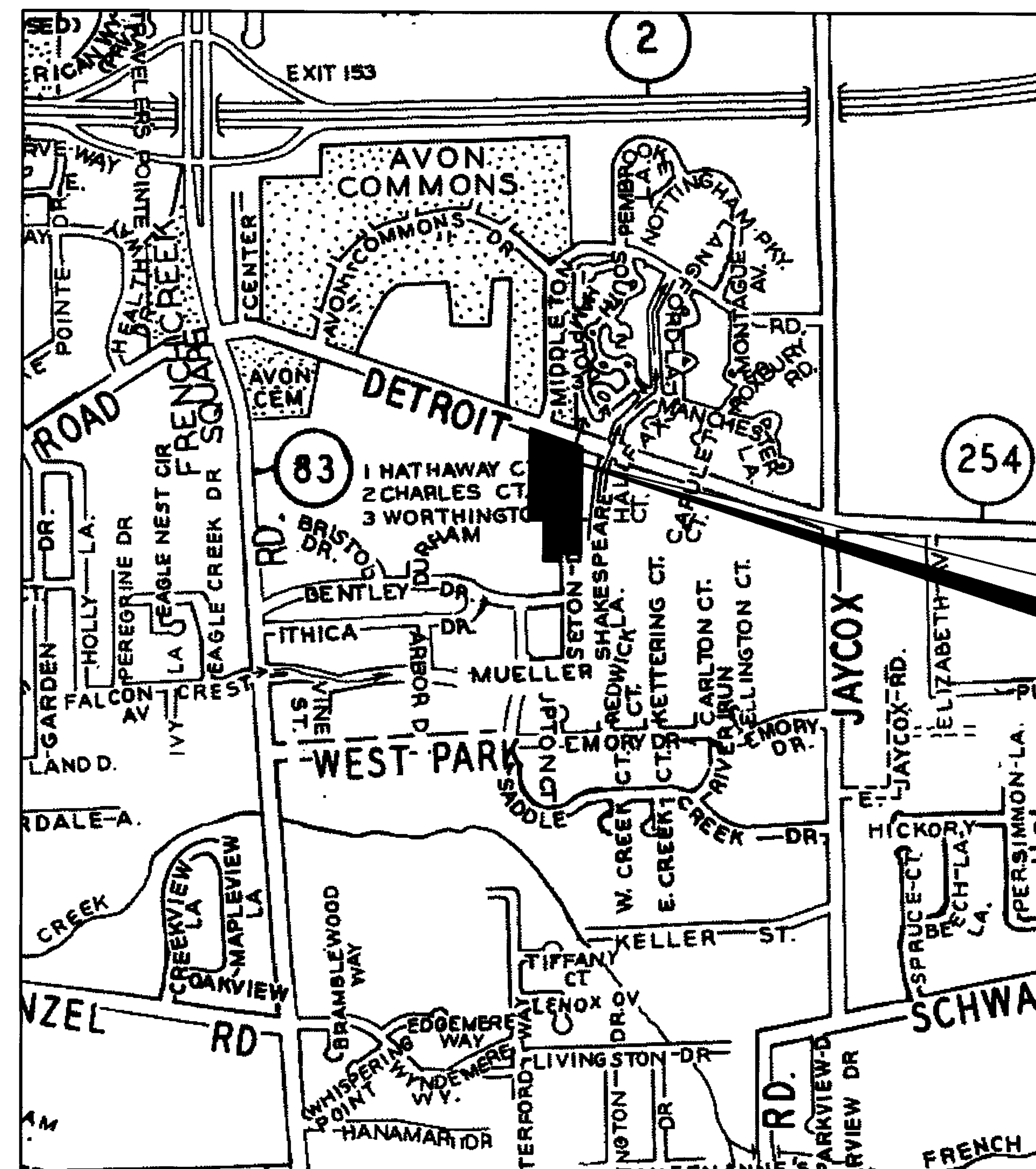
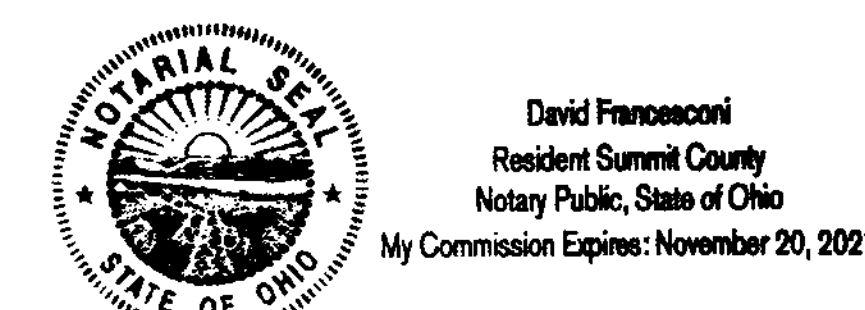
[Signature]
BY: BRAD PIROLI, VICE PRESIDENT OF ACQUISITION
AUTHORIZED REPRESENTATIVE

STATE OF OHIO }
COUNTY OF MEDINA } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID AFOREMENTIONED, AND BY THE AUTHORITY OF SUCH ENTITY; AND THAT SUCH INSTRUMENT IS THEIR FREE ACT AND DEED INDIVIDUALLY, AND/OR AS SUCH OFFICER THE FREE ACT AND DEED OF SUCH ENTITY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT MEDINA, OHIO, THIS 8TH DAY OF AUGUST 2019.

[Signature]
NOTARY PUBLIC
NOVEMBER 20, 2021
MY COMMISSION EXPIRES



LOCATION MAP (N.T.S.)

AREA CHART

Description	Acreege
SUBLOTS (23)	9.6049 AC.
BLOCK "A"	1.2548 AC.
BLOCK "B"	0.0231 AC.
DEDICATED RIGHT-OF-WAY (SETON DRIVE)	1.7353 AC.
DEDICATED RIGHT-OF-WAY (17' WIDENING - DETROIT ROAD)	0.2202 AC.
EXTG. DETROIT R/W DEDICATION TO CENTERLINE	0.4274 AC.
TOTAL SUBDIVISION	13.2657 AC.

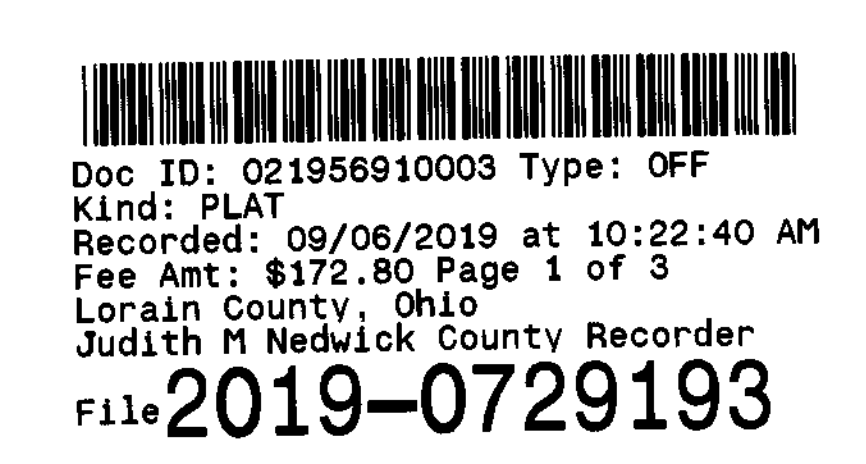
CURRENT OWNERSHIP:

P.P.N. 04-00-015-110-027
PULTE HOMES OF OHIO, LLC
INST. _____
DATE: _____

P.P.N. 04-00-015-110-028
PULTE HOMES OF OHIO, LLC
INST. _____
DATE: _____

P.P.N. 04-00-015-110-029
PULTE HOMES OF OHIO, LLC
INST. _____
DATE: _____

P.P.N. 04-00-015-110-233
PULTE HOMES OF OHIO, LLC
INST. _____
DATE: _____



TRANSFERRED
IN COMPLIANCE WITH SEC. 318-202
OHIO REV. CODE
SEP 06 2019
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

REINHARDT & ASSOC INC
4355 LAKE ROAD
SHEFFIELD LAKE, OH 44054
Plat Vol 107
Pgs 2,3

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	DATE	1
VERT. SCALE	FILE NO.	2
---	S.W. E.K.	APR, 2018
---	ORDER NO.	4760-E Plat 01
---	DATE	4760-E

SHAKESPEARE LANE 60'

DEVONSHIRE MEADOWS H.O.A. (PHASE 1, PARCEL B)
P.P.N. 04-00-022-800-009
VOL. 55 PG. 12 L.C.P.R.

DEVONSHIRE MEADOWS H.O.A. (PHASE 1, PARCEL D)
P.P.N. 04-00-022-800-006
VOL. 55, PG. 12

STRATFORD VILLAGE CONDOMINIUMS #1
P.P.N. 04-00-022-800-007
VOL. 26 PGS. 1-11 L.C.P.R.

DEVONSHIRE MEADOWS H.O.A. (PHASE 3, PARCEL E)
P.P.N. 04-00-022-800-007
VOL. 55 PGS. 12-15 L.C.P.R.

BLOCK "A"
1.2548 Ac.

BLOCK "B"
0.0231 Ac.

SETON DRIVE 60'

P.P.N. 04-00-015-110-026
MICHAEL S. & DEBORAH J. RAIMONDO
INST. 19950650690

P.P.N. 04-00-015-110-213
AVON LOCAL BOARD OF EDUCATION
INST. 20339662136

P.P.N. 04-00-015-110-246
MICHAEL R. & ALLISSA M. PATRICK
INST. 20080236548

BENTLEY PARK SUBDIVISION No. 7
VOL. 84 PG. 49
L.C.P.R.

LINE TABLE

LINE	LENGTH	BEARING
L1	33.00'	N23°45'06"E
L2	15.14'	N0°48'40"E
L3	1.33'	N29°16'32"W
L4	37.93'	N29°16'32"W
L5	32.40'	N0°43'28"E
L6	29.25'	N0°43'28"E
L7	61.35'	N29°16'32"W
L8	7.40'	N0°48'40"E
L9	30.00'	N89°16'32"W
L10	35.00'	N0°43'28"E
L11	26.36'	N89°16'32"W
L12	14.73'	N89°56'37"E
L13	18.46'	N0°48'40"E
L14	18.47'	N0°43'28"E
L15	21.21'	N21°14'54"W
L16	41.40'	N66°14'54"W
L17	21.21'	N68°45'06"E

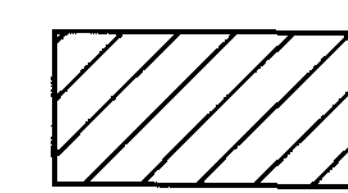



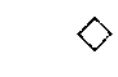

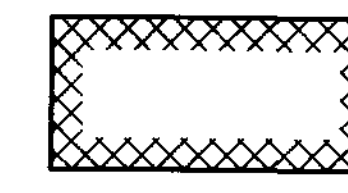
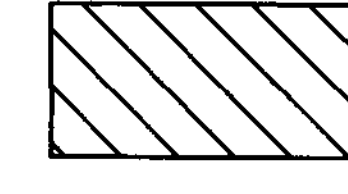
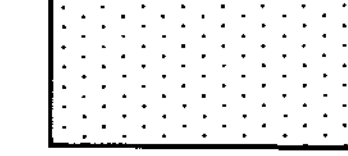
CURVE TABLE

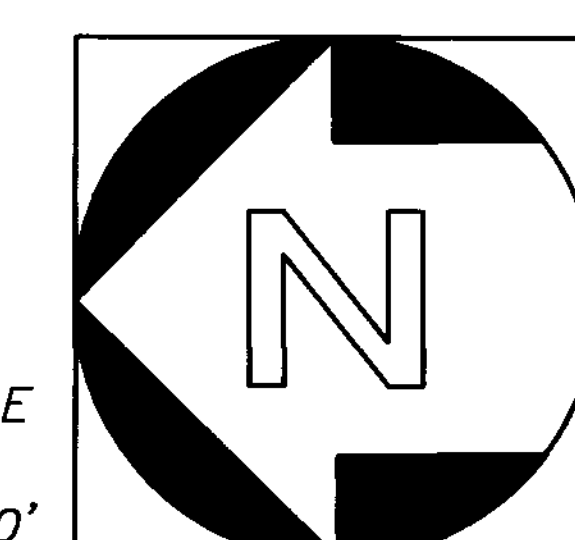
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	117.36'	60.42'	115.68'	N6°56'29"E	33°37'15"
C2	400.00'	74.56'	37.39'	74.45'	N4°31'44"W	10°40'49"
C3	400.00'	210.05'	107.50'	207.64'	N14°13'56"W	30°05'12"
C4	200.00'	104.72'	53.59'	103.53'	N14°16'32"W	30°00'00"
C5	40.00'	78.85'	60.37'	66.69'	N57°16'53"E	112°56'26"
C6	370.00'	95.53'	48.03'	95.26'	N6°35'07"W	14°47'35"
C7	370.00'	98.76'	49.68'	98.47'	N21°37'43"W	15°17'37"
C8	230.00'	62.54'	31.47'	62.35'	N21°29'08"W	15°34'48"
C9	230.00'	57.89'	29.10'	57.73'	N6°29'08"W	14°25'12"
C10	170.00'	35.25'	17.69'	35.19'	N5°12'58"W	11°52'52"
C11	170.00'	53.76'	27.11'	53.54'	N20°12'58"W	18°07'08"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C12	430.00'	20.22'	10.11'	20.22'	N27°55'43"W	2°41'38"
C13	430.00'	91.66'	46.01'	91.49'	N20°28'29"W	12°12'49"
C14	430.00'	89.58'	44.95'	89.42'	N8°23'59"W	11°56'10"
C15	430.00'	24.34'	12.17'	24.34'	N0°48'37"W	3°14'35"
C16	383.00'	100.58'	50.58'	100.29'	N6°42'44"W	15°02'48"
C17	241.00'	3.28'	1.64'	3.28'	N13°50'46"W	0°46'44"
C18	241.00'	107.28'	54.54'	106.40'	N0°42'15"W	25°30'18"
C19	40.00'	54.66'	32.56'	50.51'	N27°06'00"W	78°17'47"

LEGEND:

-  EXISTING DETROIT RD. R/W DEDICATION (0.4274 AC.)
-  NAIL SET
-  IRON PIN FOUND AS NOTED
-  IRON PIN SET - 5/8"Ø x 30" LENGTH WITH "D.G. BOHNING ASSOC." IDENTIFICATION
-  IRON MONUMENT FOUND AS NOTED
-  MONUMENT BOX SET - WITH I.P. 5/8"Ø x 30" LENGTH WITH "D.G. BOHNING ASSOC." IDENTIFICATION
-  LANDSCAPE EASEMENT TO H.O.A.
-  17' WIDENING DEDICATION - DETROIT ROAD (0.2202 AC.)
-  DEDICATION SETON DRIVE (1.7353 AC.)



DEVELOPER
PULTE HOMES OF OHIO
387 MEDINA ROAD, SUITE 1700
MEDINA OH, 44256
ATTN: JIM O'CONNOR
PHONE: (330) 849-3564

DB DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE: 1"=50'
VERT. SCALE: ---

DATE: APR, 2018
FILE NO.: 4760-E Plat 02
ORDER NO.: 4760-E

2/2

Plat Sheet

Instrument # 2019-0729193 Film # _____

Name of Plat: Bentley Park Extension Subdivision

Owner: Pulte Homes of Ohio LLC

Description: Situated in the City of Avon, County of
Lorain, State of Ohio; being a part of Original Avon
Township Section 15 for a total of 13.2657 Acres / Easements
also -
Creating Sublots 1 thru. 23 and Blocks "A", and "B" -

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 107

Pg. 2, 3

Receiving Stamp

REINHARDT & ASSOC INC
4365 LAKE ROAD
SHEFFIELD LAKE, OH 44054

Amount: \$ 172.80

Initials: SC