

KENWYN SUBDIVISION NO. 3

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 3, AND FURTHER KNOWN
AS BEING A RE-SUBDIVISION OF SUBLOT NUMBERS 8-14 AND BLOCK "A" IN KENWYN VILLAGE
SUBDIVISION AS RECORDED IN VOLUME 94, PAGES 12-13 OF THE LORAIN COUNTY PLAT RECORDS
AND SUBLOTS 17 & 18 AND BLOCK "C" IN KENWYN VILLAGE SUBDIVISION NUMBER 2, AS RECORDED
IN VOLUME 101, PAGES 42-44 OF THE LORAIN COUNTY PLAT RECORDS

OWNERS CERTIFICATE: (SUBLOT 27)

I/WE THE UNDERSIGNED OWNER(S) OF LAND DESCRIBED HEREIN, DO
HEREBY AGREE TO "RELEASE" OF EXISTING EASEMENT AGREEMENT
UPON THE RECORDING OF THIS PLAT AND ADOPT THE
RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS
MADE AT MY/OUR REQUEST AND AUTHORIZE ITS RECORDING.

Jeffrey T. Trace 07/23/24
JEFFREY T. TRACE DATE
Swathi Sethu 7/23/24
SWATHI SETHU DATE

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, DID PERSONALLY APPEAR Jeffrey T. Trace & Swathi Sethu
WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS
HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND
AND OFFICIAL SEAL

THIS 23rd DAY OF July 2024

NOTARY PUBLIC Mary Ellen Wilson
NOTARY Public, State of Ohio
MY COMMISSION EXPIRES 3-24-2025 My Commission Expires
March 24, 2025

OWNERS CERTIFICATE: (SUBLOT 24)

I/WE THE UNDERSIGNED OWNER(S) OF LAND DESCRIBED HEREIN, DO
HEREBY AGREE TO "RELEASE" OF EXISTING EASEMENT AGREEMENTS
UPON THE RECORDING OF THIS PLAT AND ADOPT THE
RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS
MADE AT MY/OUR REQUEST AND AUTHORIZE ITS RECORDING.

Bryan K. Jensen 7/23/24
BRYAN K. JENSEN DATE
Kimberly R. Jensen 7/23/24
KIMBERLY R. JENSEN DATE

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, DID PERSONALLY APPEAR Bryan K. Jensen & Kimberly R. Jensen
WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS
HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND
AND OFFICIAL SEAL

THIS 23 DAY OF July 2024

NOTARY PUBLIC Rose Frances Seighman
NOTARY Public, State of Ohio
MY COMMISSION EXPIRES Aug 2, 2025 My Commission Expires
August 2, 2025

OWNERS CERTIFICATE: (SUBLOT 21)

I/WE THE UNDERSIGNED OWNER(S) OF LAND DESCRIBED HEREIN, DO
HEREBY AGREE TO "RELEASE" OF EXISTING EASEMENT AGREEMENT
UPON THE RECORDING OF THIS PLAT AND ADOPT THE
RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS
MADE AT MY/OUR REQUEST AND AUTHORIZE ITS RECORDING.

Brian W. Rice 7/23/24
BRIAN W. RICE DATE

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, DID PERSONALLY APPEAR Brian W. Rice
WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS
HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND
AND OFFICIAL SEAL

THIS 23rd DAY OF July 2024

NOTARY PUBLIC Tami Lynn Reynolds
NOTARY Public, State of Ohio
MY COMMISSION EXPIRES 10-22-2028 My Commission Expires
October 22, 2028

OWNERS CERTIFICATE: (SUBLOT 26)

I/WE THE UNDERSIGNED OWNER(S) OF LAND DESCRIBED HEREIN, DO
HEREBY AGREE TO "RELEASE" OF EXISTING EASEMENT AGREEMENT
UPON THE RECORDING OF THIS PLAT AND ADOPT THE
RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS
MADE AT MY/OUR REQUEST AND AUTHORIZE ITS RECORDING.

Angela S. Albertson 7/26/24
ANGELA S. ALBERTSON DATE
Ryan C. Field 07/26/24
RYAN C. FIELD DATE

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, DID PERSONALLY APPEAR Angela S. Albertson & Ryan C. Field
WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS
HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND
AND OFFICIAL SEAL

THIS 26th DAY OF July 2024

NOTARY PUBLIC Deanne M. Thomas
NOTARY Public, State of Ohio
MY COMMISSION EXPIRES 01-17-2026 My Commission Expires
January 17, 2026

OWNERS CERTIFICATE: (SUBLOT 23)

I/WE THE UNDERSIGNED OWNER(S) OF LAND DESCRIBED HEREIN, DO
HEREBY AGREE TO "RELEASE" OF EXISTING EASEMENT AGREEMENT
UPON THE RECORDING OF THIS PLAT AND ADOPT THE
RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS
MADE AT MY/OUR REQUEST AND AUTHORIZE ITS RECORDING.

Margo A. Aponte, Jr. 7/23/24
MARGO A. APONTE, JR. DATE
Sheryl C. Aponte 12/14/2025
SHERYL C. APONTE DATE

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, DID PERSONALLY APPEAR Margo A. Aponte, Jr. & Sheryl C. Aponte
WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS
HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND
AND OFFICIAL SEAL

THIS 23rd DAY OF July 2024

NOTARY PUBLIC Mary Ellen Wilson
NOTARY Public, State of Ohio
MY COMMISSION EXPIRES 3-24-2025 My Commission Expires
March 24, 2025

NOTARY PUBLIC: Sheryl C. Aponte
NOTARY Public, State of Ohio
MY COMMISSION EXPIRES 12-14-2025 My Commission Expires
December 14, 2025

OWNERS CERTIFICATE: (SUBLOT 20)

I/WE THE UNDERSIGNED OWNER(S) OF LAND DESCRIBED HEREIN, DO
HEREBY AGREE TO "RELEASE" OF EXISTING EASEMENT AGREEMENT
UPON THE RECORDING OF THIS PLAT AND ADOPT THE
RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS
MADE AT MY/OUR REQUEST AND AUTHORIZE ITS RECORDING.

Melissa Heinrich 7/23/24
MELISSA HEINRICH DATE
Erik C. Heinrich 7/23/24
ERIK C. HEINRICH DATE

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, DID PERSONALLY APPEAR Melissa Heinrich & Erik C. Heinrich
WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS
HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND
AND OFFICIAL SEAL

THIS 23 DAY OF July 2024

NOTARY PUBLIC Rose Frances Seighman
NOTARY Public, State of Ohio
MY COMMISSION EXPIRES 8-2-25 My Commission Expires
August 2, 2025

OWNERS CERTIFICATE: (SUBLOT 25)

I/WE THE UNDERSIGNED OWNER(S) OF LAND DESCRIBED HEREIN, DO
HEREBY AGREE TO "RELEASE" OF EXISTING EASEMENT AGREEMENT
UPON THE RECORDING OF THIS PLAT AND ADOPT THE
RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS
MADE AT MY/OUR REQUEST AND AUTHORIZE ITS RECORDING.

Adam H. Snavely 7/23/24
ADAM H. SNAVELY DATE
Andra L. Snavely 7-23-24
ANDRA L. SNAVELY DATE

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, DID PERSONALLY APPEAR Adam H. Snavely & Andra L. Snavely
WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS
HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND
AND OFFICIAL SEAL

THIS 23rd DAY OF July 2024

NOTARY PUBLIC Mary Ellen Wilson
NOTARY Public, State of Ohio
MY COMMISSION EXPIRES 3-24-2025 My Commission Expires
March 24, 2025

OWNERS CERTIFICATE: (SUBLOT 22)

I/WE THE UNDERSIGNED OWNER(S) OF LAND DESCRIBED HEREIN, DO
HEREBY AGREE TO "RELEASE" OF EXISTING EASEMENT AGREEMENT
UPON THE RECORDING OF THIS PLAT AND ADOPT THE
RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS
MADE AT MY/OUR REQUEST AND AUTHORIZE ITS RECORDING.

Gay Gerbick 7/23/2024
GAY GERBICK DATE
Chuck Gerbick 7-23-2024
CHUCK GERBICK DATE

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, DID PERSONALLY APPEAR Gay Gerbick & Chuck Gerbick
WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS
HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND
AND OFFICIAL SEAL

THIS 23rd DAY OF July 2024

NOTARY PUBLIC Mary Ellen Wilson
NOTARY Public, State of Ohio
MY COMMISSION EXPIRES 3-24-2025 My Commission Expires
March 24, 2025

OWNERS CERTIFICATE: (SUBLOT 19)

I/WE THE UNDERSIGNED OWNER(S) OF LAND DESCRIBED HEREIN, DO
HEREBY AGREE TO "RELEASE" OF EXISTING EASEMENT AGREEMENT
UPON THE RECORDING OF THIS PLAT AND ADOPT THE
RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS
MADE AT MY/OUR REQUEST AND AUTHORIZE ITS RECORDING.

Heather Haraway 7/23/2024
HEATHER HARRAWAY DATE
Adrien Haraway 7/23/2024
ADRIEN HARRAWAY DATE

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, DID PERSONALLY APPEAR Heather Haraway & Adrien Haraway
WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS
HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND
AND OFFICIAL SEAL

THIS 23rd DAY OF July 2024

NOTARY PUBLIC Mary Ellen Wilson
NOTARY Public, State of Ohio
MY COMMISSION EXPIRES 3-24-2025 My Commission Expires
March 24, 2025

OWNERS CERTIFICATE: KENWYN VILLAGE HOMEOWNERS ASSOCIATION, INC. (HOA)

I/WE THE UNDERSIGNED OWNER(S) OF LAND DESCRIBED HEREIN, DO
HEREBY AGREE TO TRANSFER PART OF EXISTING BLOCK "A & C" TO
EXISTING SUBLOTS 8-14 & 17-18 TO CREATE NEW SUBLOTS
19-27, CREATE NEW BLOCKS "D" & "E", TO BE RETAINED BY THE
HOA, EXISTING STORMWATER MANAGEMENT EASEMENT TO THE CITY
OF AVON TO BE MODIFIED TO THE NEW BLOCK "D" AND ADOPT THE
RE-SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS
MADE AT MY/OUR REQUEST AND AUTHORIZE ITS RECORDING.

HOA Representative 2/21/25
HOA REPRESENTATIVE DATE

NOTARY PUBLIC:

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, DID PERSONALLY APPEAR Cheryl Sudbrook
WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS
HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE SET MY HAND
AND OFFICIAL SEAL

THIS 21 DAY OF February 2025

NOTARY PUBLIC Cheryl Sudbrook
NOTARY Public, State of Ohio
MY COMMISSION EXPIRES 11-24-25 My Commission Expires
November 24, 2025

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS
PLAT OF KENWYN SUBDIVISION NO. 3.

Ngan E. C. 7/9/24
CITY OF AVON ENGINEER DATE

LAW DIRECTOR:

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF KENWYN
VILLAGE SUBDIVISION NO. 3 AND FIND THE SAME TO BE PREPARED IN
ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON,
OHIO.

John A. Garcia 7/8/24
CITY OF AVON LAW DIRECTOR DATE

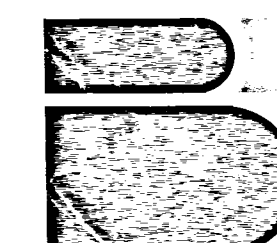
SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE RE-SUBDIVISION AS SHOWN HEREON, SITUATED
IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 3, AND
FURTHER KNOWN AS BEING A RE-SUBDIVISION OF SUBLOTS 8-14, & BLOCK "A" IN KENWYN VILLAGE SUBDIVISION AS RECORDED IN VOLUME 94,
PAGES 12-13 AND SUBLOTS 17 & 18 & BLOCK "C" IN KENWYN VILLAGE SUBDIVISION NO. 2 AS RECORDED IN VOLUME 101, PAGES 42-44 OF
THE LORAIN COUNTY PLAT RECORDS, CONTAINING 3.8384 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NUMBER 3, BE THE SAME MORE
OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS
WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS
THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE
EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF
ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.
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.

Amy M. Kelly 7/26/2024
AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8469

DRAWN BY:
R.L.K.

CHECKED BY:
AMK



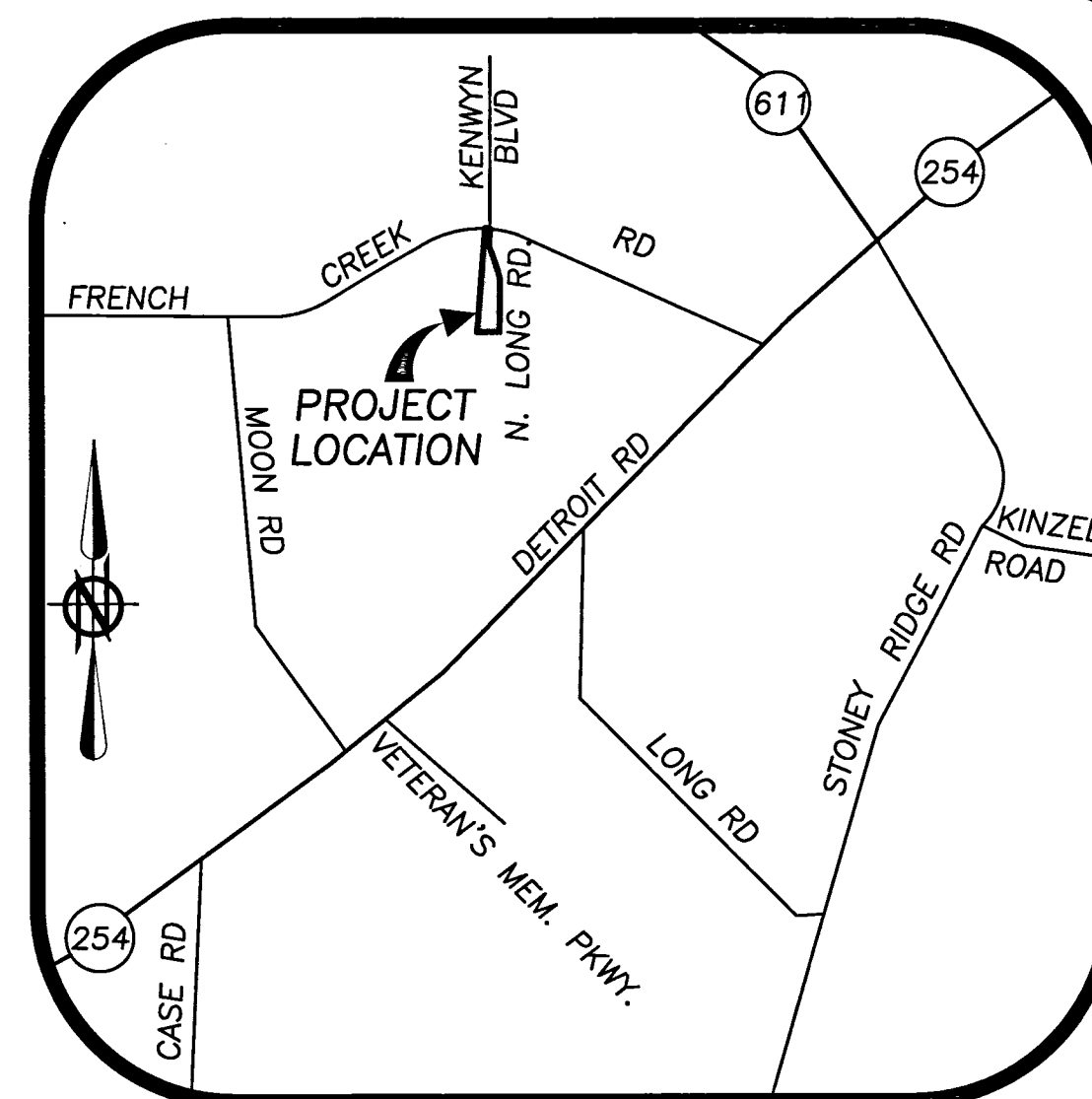
BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET

1 OF 2

JOB NO.

20-5430



LOCATION MAP
-NOT TO SCALE-

Plat Vol 120
Pg 4,5

TRANSFERRED
IN COMPLIANCE WITH
OHIO REV. CODE

AUG 25 2026
J. CRAIG SNODGRASS, CPA, CGFMA
LORAIN COUNTY AUDITOR

APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT OF KENWYN VILLAGE SUBDIVISION
NO. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE
CITY OF AVON ON

THIS 15th DAY OF May 2024

Carolyn Wickham 7-9-24
PLANNING COMMISSION CHAIRPERSON DATE

THIS IS TO CERTIFY THAT THIS PLAT OF KENWYN VILLAGE SUBDIVISION
NO. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE
CITY OF AVON ON

THIS 15th DAY OF May 2024

Russell Pitz 7-9-24
PLANNING COMMISSION SECRETARY DATE

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT OF KENWYN VILLAGE SUBDIVISION
NO. 3 HAS BEEN APPROVED AS SHOWN HEREON AND HAS BEEN
ACCEPTED BY THE COUNCIL OF AVON BY

ORDINANCE NO. 60-24
PASSED THIS 28th DAY OF May 2024

Brian Fischer 7-9-24
CITY OF AVON COUNCIL PRESIDENT DATE

3.1967 ACRES IN SUBLOTS 19-27
- 0.3582 ACRES IN EXISTING DRAINAGE EASEMENT
2.8385 ACRES IN SUBLOTS 19-27 EXCLUSIVE
OF EXISTING DRAINAGE EASEMENT
0.5885 ACRES IN BLOCK "D"
0.0562 ACRES IN BLOCK "E"

TABLE OF OWNERSHIP

A	04-00-003-103-078 JAMES L. SZEP 38167 FRENCH CREEK RD. INST. #2019-0714074
	04-00-003-103-061 JEFFREY T. TRACE & SWATHI SETHU 2500 N. LONG RD. INST. #2011-0397095 0.1885 AC. (CALC.) 0.3581 AC. (CALC.) (SUBLOT 27)
B	04-00-003-103-060 ANGELA S. ALBERTSON & RYAN C. FIELD, TRUSTEES 2526 N. LONG RD. INST. #2025-0068668 0.169 OF AC. (CALC.) 0.3366 AC. (CALC.) (SUBLOT 26)
	04-00-003-103-059 ADAM H. & ANDRA L. SNAVELY 2538 N. LONG RD. INST. #2011-0392806 0.18 AC. (CALC.) 0.3451 AC. (CALC.) (SUBLOT 25)
C	04-00-003-103-058 BRYAN K. & KIMBERLY R. JENSEN 2542 N. LONG RD. INST. #2011-0367985 0.18 OF AN AC. (CALC.) 0.3559 AC. (CALC.) (SUBLOT 24)
	04-00-003-103-057 MARCO A. APONTE, JR. 2550 N. LONG RD. INST. #2011-0338879 0.19 AC. (CALC.) 0.3652 AC. (CALC.) (SUBLOT 23)
D	04-00-003-103-056 CHUCK & GAY GERBICK, TRUSTEES 2566 N. LONG RD. INST. #2023-0908501 0.19 AC. (CALC.) 0.3459 AC. (CALC.) (SUBLOT 22)
	04-00-003-103-055 BRIAN W. RICE 2574 N. LONG RD. INST. #2015-0541731 0.19 AC. (CALC.) 0.3432 AC. (CALC.) (SUBLOT 21)
E	04-00-003-103-074 ERIK C. & MELISSA HEINRICH 2586 N. LONG RD. INST. #2015-0565877 0.19 AC. (CALC.) 0.3451 AC. (CALC.) (SUBLOT 20)
	04-00-003-103-073 HEATHER & ADRIEN HARRAWAY 2592 N. LONG RD. INST. #2018-0687005 0.23 AC. (CALC.) 0.4015 AC. (CALC.) (SUBLOT 19)
F	04-00-002-102-243 AVONDALE GOLF CLUB, LLC INST. #2005-0107180
	04-00-003-103-075 KENWYN VILLAGE HOMEOWNERS ASSOCIATION, INC. BLOCK "C" 0.32 ACRES (REC.) INST. #2017-0620209
G	04-00-003-103-062 KENWYN VILLAGE HOMEOWNERS ASSOCIATION, INC. BLOCK "A" 1.79 ACRES (REC.) INST. #2010-0338878

NOTES:
* EXISTING EASEMENT AGREEMENTS
TO SUBLOTS 8-14 TO BE
SUPERCEDED UPON THE RECORDING
OF THIS PLAT (KENWYN VILLAGE
SUBDIVISION NO. 3).
NO STRUCTURES TO BE
CONSTRUCTED WITHIN THE 20 FOOT
DRAINAGE EASEMENT (TO REMAIN).

EXISTING SUBLOTS 8-14 & 17-18
ALL HAVE EXISTING HOMES ON THE
LOTS.

*INST. NO. 2010-0341564
DATED: 07/29/2010
*INST. NO. 2010-0341563
DATED: 07/29/2010
*INST. NO. 2010-0341562
DATED: 07/29/2010
*INST. NO. 2010-0341561
DATED: 07/29/2010
*INST. NO. 2010-0338881
DATED: 06/30/2010
*INST. NO. 2010-0341559
DATED: 07/29/2010
*INST. NO. 2010-0341558
DATED: 07/29/2010

*INST. NO. 2010-0341560
DATED: 07/29/2010

PRIOR TO
RE-SUBDIVISION
N.T.S.

NOTE:

EXISTING GREEN SPACE - 2.1120 ACRES
(1.7874 ACRES - BLOCK "A")
(0.3246 ACRES - BLOCK "C")
IS HEREBY REDUCED TO 0.5900 AC.
(0.5338 ACRES - BLOCK "E") FOR THE KENWYN VILLAGE
HOMEOWNERS ASSOCIATION, INC. (HOA)
NEW BLOCKS "D" & "E", TO BE RETAINED BY
THE HOA AND EXISTING STORMWATER MANAGEMENT
EASEMENT TO THE CITY OF AVON TO BE MODIFIED
TO THE NEW BLOCK "D".

POST RE-SUBDIVISION
N.T.S.

DEED RESTRICTIONS

- VOLUME 94, PAGES 12-13 - INST. NO. 2008-0269741 DATED 09/26/2008 TO REMAIN
- VOLUME 101, PAGES 42-44 - INST. NO. 2015-0565250 DATED 11/04/2015 TO REMAIN

PROJECT DATUM

REFERENCE DATUM: STATE PLANE OHIO NORTH 3401 (GRID)
HORIZONTAL DATUM: NAD 1983

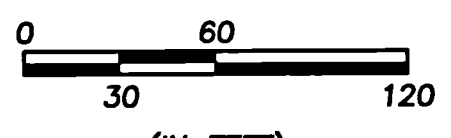
COORDINATES WERE CONVERTED FROM GRID TO GROUND
USING A SCALE FACTOR OF 1.000063455 ABOUT POINT #1
(5/8" IRON PIN W/CAP STAMPED "SHEEHY" FOUND) WITH
COORDINATES OF:
N: 651007.15
E: 2092065.01
TO CONVERT BACK TO GRID FROM GROUND USE SCALE
FACTOR = 0.999936549

LEGEND

- IRON PIN/PIPE FOUND
(AS INDICATED)
- 5/8" IRON REBAR WITH CAP
STAMPED "BRAMHALL 8073" SET
(30" LENGTH)
- CENTERLINE
- RIGHT-OF-WAY LINE
- POWER POLE
- YARD DRAIN
- ELECTRIC BOX

- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) USED INFORMATION
- (AUD. REC.) AUDITOR'S RECORD

GRAPHIC SCALE



SCALE: 1" = 60'

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF
NORTH LONG ROAD WHICH WAS ASSUMED
TO BE SOUTH 0°21'22" EAST.

AS SURVEYED IN DECEMBER, 2020

MONUMENTATION TABLE

P1	MONUMENT BOX FOUND (NO PIN)	P20	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED
P2	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" IN MONUMENT BOX FOUND & USED	P21	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED
P3	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND 0.10' (W)	P22	3/4" PIPE FOUND (BENT)
P4	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED FOR R/W LINE 0.10' (W)	P23	5/8" PIN FOUND 0.30' (E)
P5	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED FOR R/W LINE 0.20' (W)	P24	5/8" IRON PIN W/CAP STAMPED "AZTEC" FOUND & USED FOR N/S LINE 0.42' (S)
P6	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND IN MONUMENT BOX 0.08' (W)	P25	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND 0.26' (W) 0.07' (N)
P7	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED FOR E/W LINE 0.16' (W)	P26	5/8" PIN FOUND & USED FOR N/S LINE 0.16' (S)
P8	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED	P27	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND 0.17' (W) 0.06' (S)
P9	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED	P28	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED FOR N/S LINE 0.20' (S)
P10	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND 0.20' (W) 0.25' (S)	P29	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED
P11	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND IN MONUMENT BOX 0.15' (W)	P30	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND 0.20' (E) 0.14' (S)
P12	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED	P31	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED FOR E/W LINE 0.15' (W)
P13	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND IN MONUMENT BOX 0.15' (S)	P32	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED FOR E/W LINE 0.25' (W)
P14	DRILL HOLE FOUND & USED	P33	5/8" IRON PIN W/CAP STAMPED "WALLERT" IN MONUMENT BOX FOUND & USED
P15	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED FOR R/W LINE 0.10' (W)	P34	5/8" IRON PIN W/CAP STAMPED "SHEEHY" FOUND & USED FOR R/W LINE
P16	DRILL HOLE FOUND & USED	P35	1" IRON PIPE FOUND 2.17' (N) 2.71' (W)
P17	DRILL HOLE FOUND & USED	P36	1" IRON PIPE FOUND (BENT) 0.26' (S)
P18	5/8" IRON PIN W/CAP STAMPED "AZTEC" FOUND 0.19' (S) 0.10' (E)	P37	5/8" IRON REBAR W/CAP STAMPED "HAYWOOD 8284" FOUND 0.45' (S) 0.47' (W)
P19	5/8" IRON PIN W/CAP STAMPED "HAYWOOD" FOUND & USED	P38	5/8" IRON REBAR IN CONC. FOUND & USED FOR R/W

TABLE OF CURVATURE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	107.44' (R&U)	320.00' (R&U)	19°14'14"	54.23' (R&U)	106.94' (R&U)	S 15°29'34" E
C2	30.81' (R&U)	320.00' (R&U)	05°31'01"	15.42' (R&U)	30.80' (R&U)	S 03°06'54" E
C3	19.30' (R&U)	660.00' (R&U)	01°40'31"	9.65' (R&U)	19.30' (R&U)	S 00°28'53" W
C4	57.50' (R&U)	660.00' (R&U)	04°59'29"	28.77' (R&U)	57.48' (R&U)	S 03°48'52" W
C5	47.37' (R&U)	740.00' (R&U)	03°40'04"	23.69' (R&U)	47.36' (R&U)	S 04°28'35" W
C6	38.72' (R&U)	740.00' (R&U)	02°59'54"	19.37' (R&U)	38.72' (R&U)	S 01°08'33" W
C7	10.24' (R&U)	686.80' (R&U)	00°51'14"	5.12' (R&U)	10.24' (R&U)	S 73°51'59" E
C8	129.52' (R&U)	166.75' (R&U)	44°30'12"	68.22' (R&U)	126.28' (R&U)	S 18°27'43" E
C9	87.14' (R&U)	320.00' (R&U)	15°36'11"	43.84' (R&U)	86.88' (R&U)	S 32°54'45" E
C10	98.45' (R&U)	126.75' (R&U)	44°30'12"	51.86' (R&U)	95.99' (R&U)	S 18°27'42" E
C11	253.57' (R&U)	360.00' (R&U)	40°21'26"	132.30' (R&U)	248.36' (R&U)	N 20°32'05" W
C12	81.45' (R&U)	700.00' (R&U)	06°40'00"	40.77' (R&U)	81.40' (R&U)	N 02°58'38" E
C13	42.66' (R&U)	700.00' (R&U)	03°29'29"	21.33' (R&U)	42.65' (R&U)	S 04°33'53" W
C14	38.76' (R&U)	700.00' (R&U)	03°10'24"	19.39' (R&U)	38.75' (R&U)	S 01°13'57" W
C15	123.29' (R&U)	716.80' (R&U)	09°51'17"	61.80' (R&U)	123.13' (R&U)	N 65°45'40" W
C16	41.32' (C)	686.56'	3°26'54"	20.67' (C)	41.32' (C)	N 71°42'58" W
C17	81.42' (C)	700.00'	6°39'52"	40.76' (C)	81.38' (C)	S 02°58'41" W

TABLE OF LINES

LINE	BEARING	DISTANCE
L1	N 14°59'43" E	41.61' (C) 40.00' (R)
L2	N 03°47'24" E	31.18' (C) 31.19' (R)
L3	S 06°18'38" W	27.68' (R&U)
L4	N 00°21'22" W	102.23' (M) 102.25' (R)

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- KENWYN VILLAGE SUBDIVISION FINAL PLAT, P.V. 94, PG. 12.
- KENWYN VILLAGE SUBDIVISION, NO. 2, P.V. 101, PG. 42.
- LOT SPLIT & CONSOLIDATION, BRAMHALL ENGINEERING AND SURVEYING CO., DATED JANUARY 3, 2019.
- BOUNDARY SURVEY, HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, INC., DATED SEPTEMBER 18, 2015.

DRAWN BY:
RLK

CHECKED BY:
AMK

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

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2 OF 2

JOB NO.
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