

# Kensington Park Estates

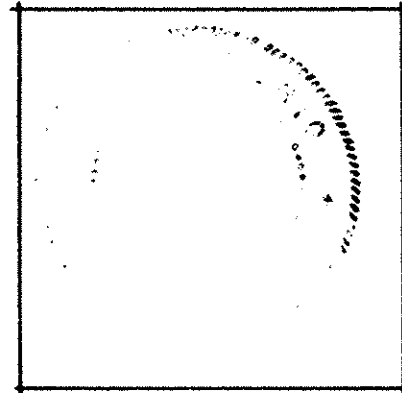
## SUBDIVISION NO. 1

BEING PART OF ORIGINAL AVON TOWNSHIP LOT NO. 23, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 28.3470 ACRES OF LAND OF WHICH 4.4645 ACRES ARE IN STREETS AND 21.1353 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 TO 40, INCLUSIVE, AND 2.7472 ACRES ARE WITHIN BLOCK "A", AND BEING THE SAME TRACT AS CONVEYED TO MICHAEL R. & MARIAN GORSKI AND DESCRIBED IN DEED VOLUME 1028, PAGE 711, LORAIN COUNTY DEED RECORDS.

DIMENSIONS SHOWN ON THIS PLAT 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 HEREON. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT.

RESAR & ASSOCIATES, INC.  
Consulting Engineers  
24629 Detroit Road  
Westlake, Oh. 44145

*James A. Resar, P.E., P.S.*  
JAMES A. RESAR, P.E., P.S.  
REG. OHIO SURVEYOR #6361



- LEGEND**
- IRON PIN SET •
  - IRON PIN FOUND ◦
  - MONUMENT BOX ◆

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT OHIO SAVINGS BANK AS MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF "KENSINGTON PARK ESTATES" TO BE CORRECT AND DOES DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

*Ljuba J. Petranek*  
WITNESS  
LJUBA J. PETRANEK

*Frank J. Bologna*  
FRANK J. BOLOGNA

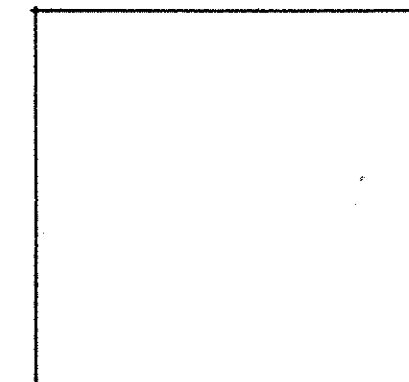
*Judith M. Paskert*  
WITNESS  
JUDITH M. PASKERT

*Mary F. DeVries*  
MARY F. DEVRIES

**NOTARIAL SEAL**  
STATE OF OHIO S.S.  
COUNTY OF ~~Cuyahoga~~ CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED.

IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 15th DAY OF December 1993.



*Judith M. Paskert*  
NOTARY PUBLIC  
MY COMM. EXPIRES July 15, 1996

### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 27th DAY OF December, 1993.

*Brian C. Zwick*  
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 27th DAY OF DECEMBER, 1993.

*Dan J. K. West*  
PLANNING COMMISSION-CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 27th DAY OF DECEMBER, 1993 THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*Paul A. Palko*  
COUNCIL PRESIDENT

TRANSPERSED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JAN 18 1994  
JULIAN A. PIJOR  
LORAIN COUNTY AUDITOR  
LORAIN COUNTY AUDITOR

### OWNERS CERTIFICATE & ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, HUNTINGTON WOODS BUILDING COMPANY, AND ALAN F. SCOTT INC. HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS KENSINGTON PARK ESTATES, A SUBDIVISION OF LOTS 1 TO 40 INCLUSIVE AND BLOCK "A", AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS KENSINGTON DRIVE 60 FT., BARRINGTON DRIVE 60 FT., QUEEN ANN'S WAY 60 FT., AND LIVINGSTON DRIVE 60 FT. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, WE, HUNTINGTON WOODS BUILDING COMPANY, BY DAVID DiBENEDETTO, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 15th DAY OF December, 1993.

*David DiBenedetto*  
HUNTINGTON WOODS BUILDING CO.  
DAVID DiBENEDETTO, PRESIDENT

STATE OF OHIO S.S.  
COUNTY OF ~~Cuyahoga~~ CUYAHOGA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December 1993.

GRACE LAWSON  
Notary Public, State of Ohio  
Commission Expires October 16, 1996  
Recorded in Cuyahoga County

*Grace Lawson*  
NOTARY PUBLIC  
MY COMM. EXPIRES 10/16/1996

IN WITNESS WHEREOF, WE, ALAN F. SCOTT INC., BY ALAN F. SCOTT, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 15th DAY OF December 1993.

*Alan F. Scott*  
ALAN F. SCOTT INC.  
ALAN F. SCOTT, PRESIDENT

STATE OF OHIO S.S.  
COUNTY OF ~~Cuyahoga~~ CUYAHOGA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December 1993.

G. ACE LAWSON  
Notary Public, State of Ohio  
Commission Expires October 16, 1996  
Recorded in Cuyahoga County

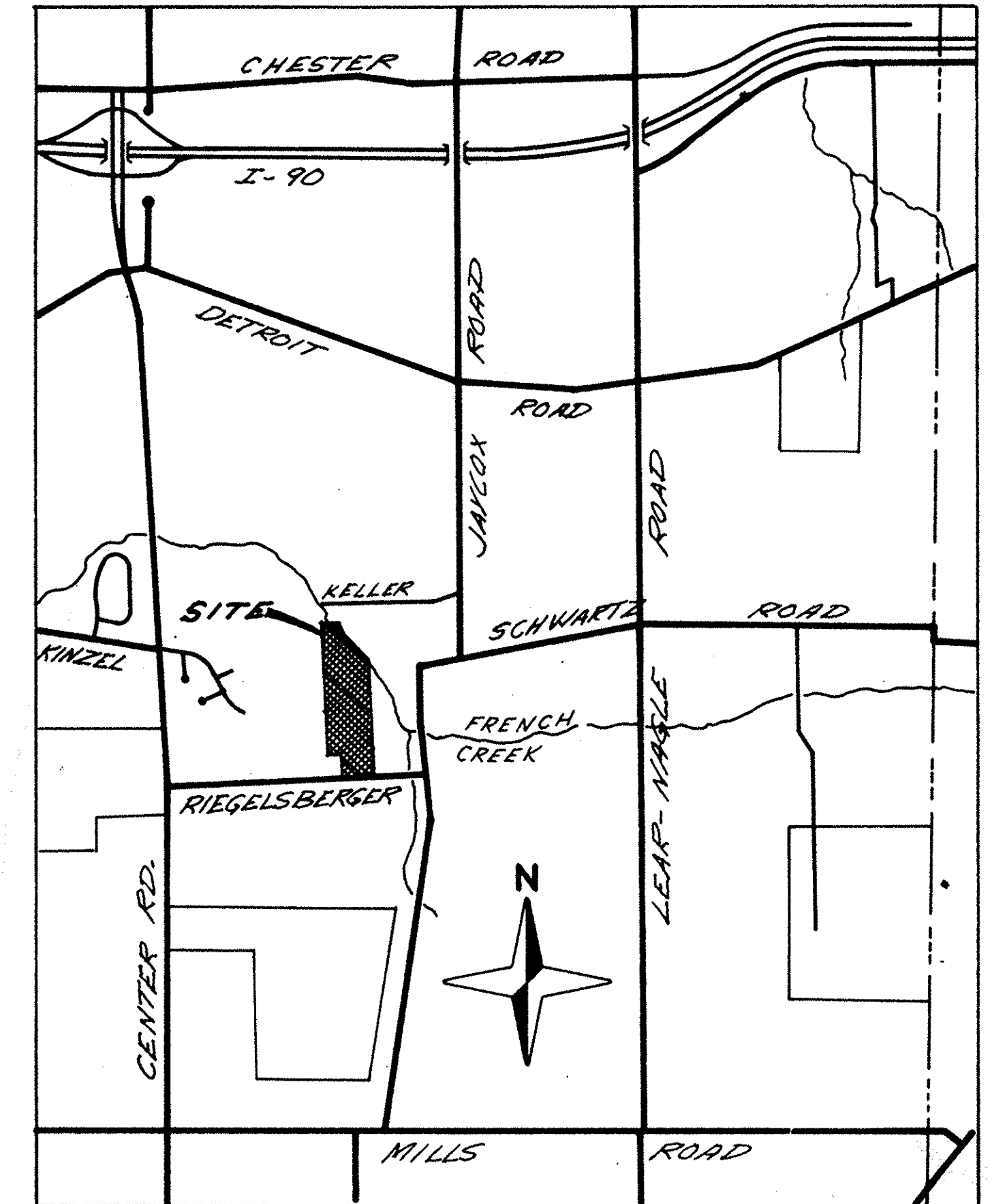
*Grace Lawson*  
NOTARY PUBLIC  
MY COMM. EXPIRES 10/16/1996

### UTILITY EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF AVON, OHIO, 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, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN THE SAID EASEMENT 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 SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

### LORAIN COUNTY TAX MAP DEPARTMENT COPY

Received for Record JAN 18 1994  
at 3:04 clock P.M. in PLAT RECORD  
VOL 52 MARY ANN JAMISON  
PAGE 34 in Lorain County Recorder  
Ref: Resar & Assoc. 4,29.60  
LORAIN COUNTY RECORDER



VICINITY MAP

### UNDERGROUND EASEMENT

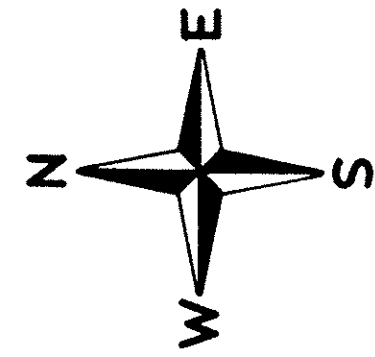
THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE OHIO EDISON COMPANY, CENTURY TELEPHONE COMPANY, AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

*David DiBenedetto*  
HUNTINGTON WOODS BLDG. CO.  
DAVID DiBENEDETTO, PRES.

OHIO EDISON CO.

CENTURY TELEPHONE CO

CABLEVISION



DATE: OCTOBER, 1993  
SCALE: 1" = 50'  
SHEET NO. 2 OF 3

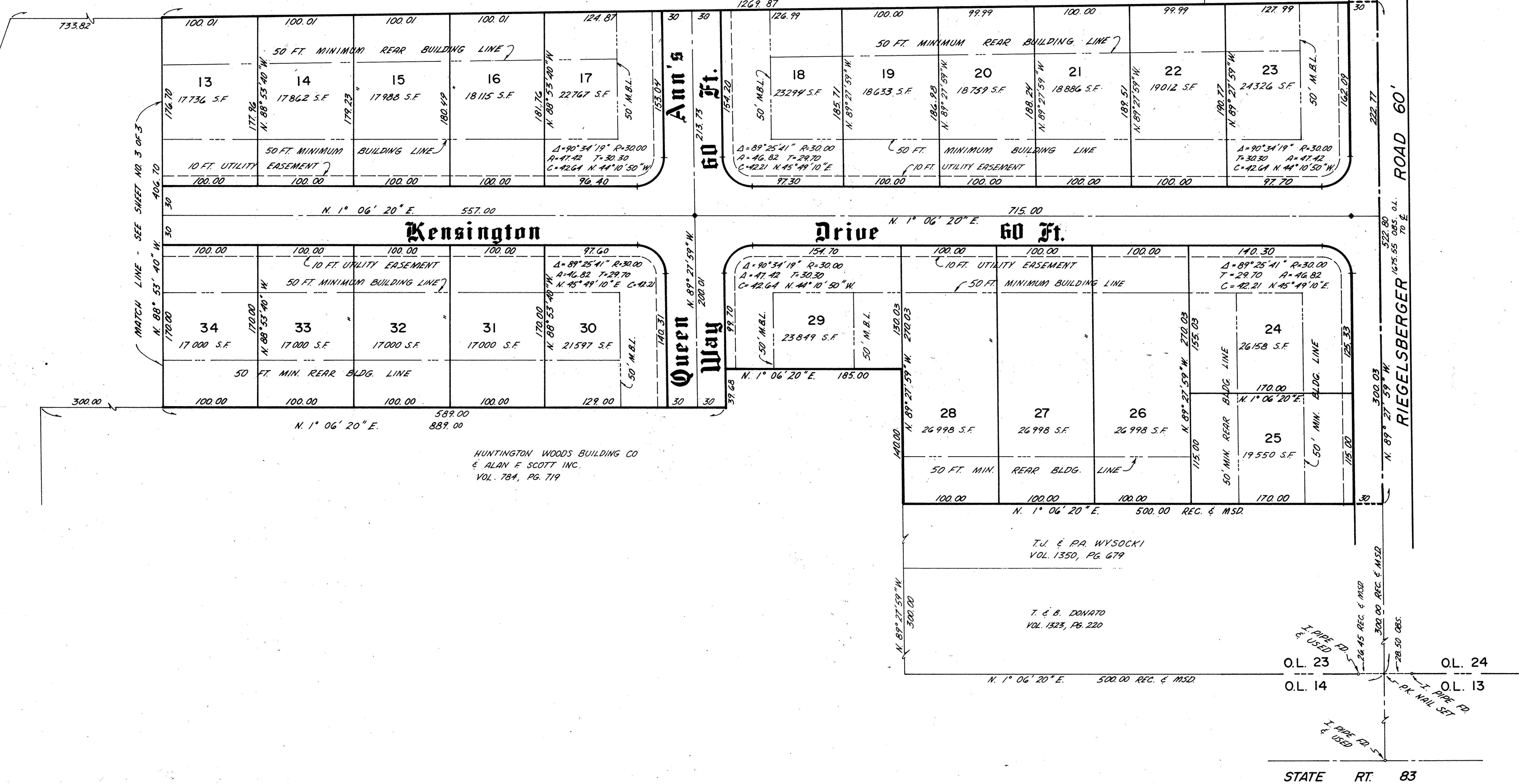
# Kensington Park Estates

## SUBDIVISION NO. 1

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN & STATE OF OHIO & KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP LOT NO. 23.

AUGUST PROPERTIES, AN OHIO PARTNERSHIP  
O.R. VOL. 359, PG. 349  
N. 0° 22' 51" E. 2003.69  
1269.87

AUGUST PROPERTIES, AN OHIO PARTNERSHIP  
O.R. VOL. 359, PG. 349



HUNTINGTON WOODS BUILDING CO  
& ALAN F. SCOTT INC.  
VOL. 784, PG. 719

T.J. & PA. WYSOCKI  
VOL. 1350, PG. 679

T. & B. DONATO  
VOL. 1323, PG. 220

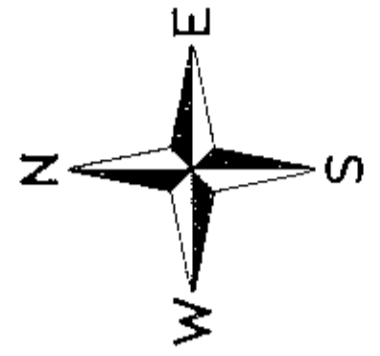
O.L. 23  
O.L. 14  
O.L. 24  
O.L. 13

STATE RT. 83

# Kensington Park Estates

## SUBDIVISION NO. 1

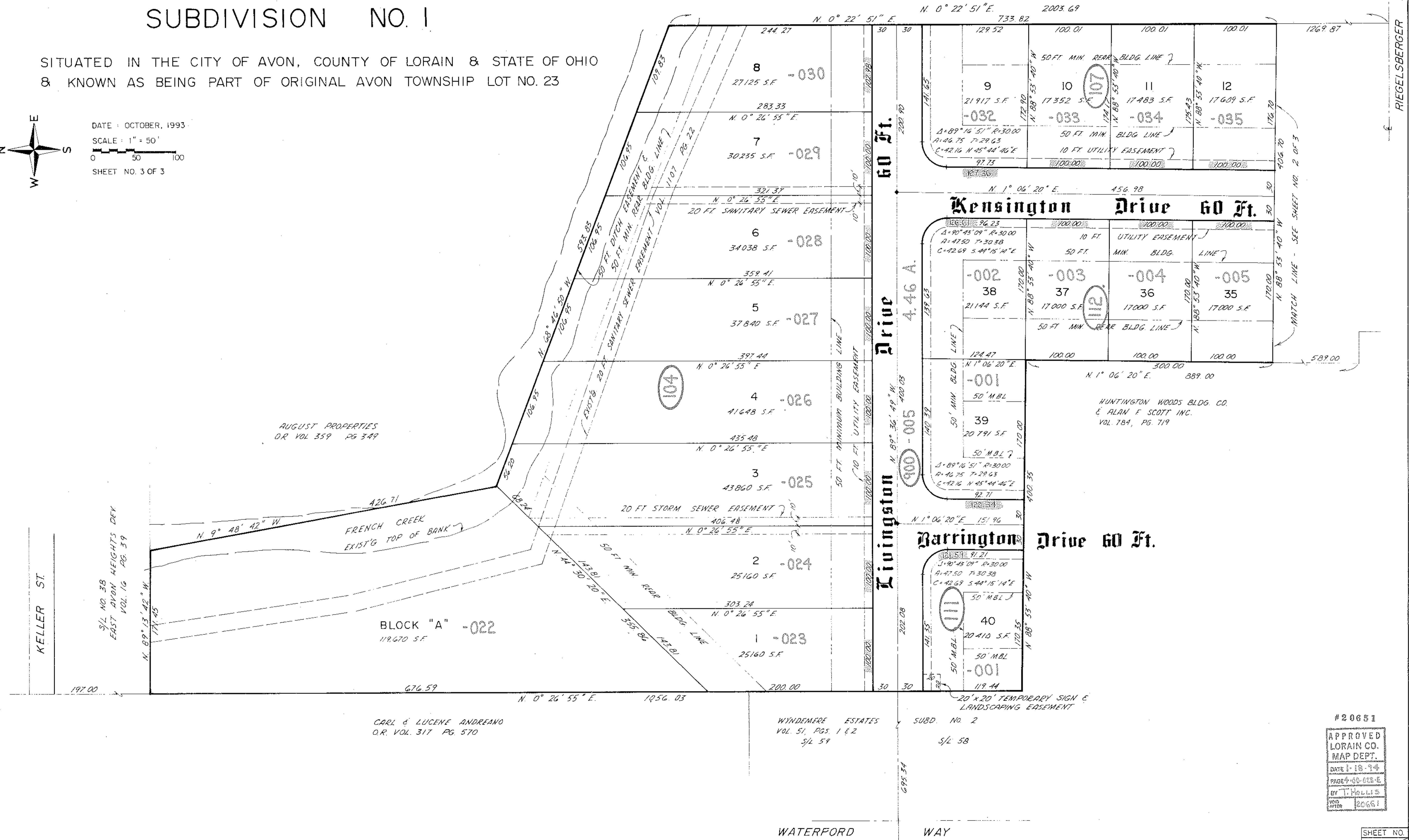
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN & STATE OF OHIO  
& KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP LOT NO. 23



DATE: OCTOBER, 1993  
SCALE: 1" = 50'  
SHEET NO. 3 OF 3

AUGUST PROPERTIES, AN OHIO PARTNERSHIP  
O.R. VOL 359, PG. 349

RIEGELSBERGER RD.



#20651  
APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 1-18-94  
PAGE 3 OF 3  
BY T. HALLIS  
JOB NO. 20651

SHEET NO.  
3

12/30