

Kensington Park Estates

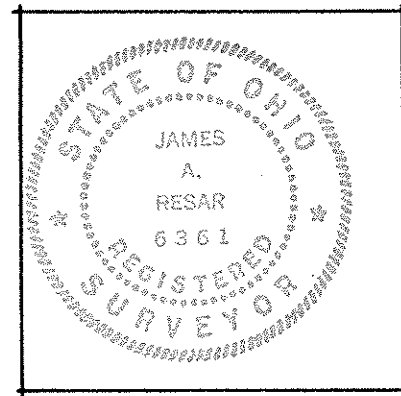
SUBDIVISION NO. 2

BEING PART OF ORIGINAL AVON TOWNSHIP LOT NO. 23, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 10.0492 ACRES OF LAND OF WHICH 1.7044 ACRES ARE IN STREETS AND 8.3448 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 41 TO 60, INCLUSIVE 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.

Doreen E. Mills
WITNESS

Frank J. Solyma
WITNESS

Lily S. Shabell
WITNESS

John Lee
WITNESS

NOTARIAL SEAL
STATE OF OHIO S.S.
COUNTY OF LORAIN

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 18th DAY OF April 1994.

Doreen E. Mills
NOTARY PUBLIC
MY COMM. EXPIRES _____

DOREEN E. MILLS, Notary Public
State of Ohio, Cuyahoga County
My Commission Expires Feb. 25, 1998

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13th DAY OF APRIL, 1994.

Steve C. Zwick
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13th DAY OF APRIL, 1994.

Paul B. B... ..
PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11th DAY OF APRIL, 1994. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Ed K... ..
COUNCIL PRESIDENT

LORAIN COUNTY TAX MAP DEPARTMENT COPY

TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE
APR 22 1994
Julian A. Pijor
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 SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 41 TO 60 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS BARRINGTON DRIVE 60 FT. WIDE, AND QUEEN ANNS WAY 60 FT. WIDE. 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 14th DAY OF April 1994.

David D. DiBenedetto
HUNTINGTON WOODS BUILDING CO.
DAVID DIBENEDETTO, PRESIDENT

STATE OF OHIO S.S.
COUNTY OF LORAIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April 1994.

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

Grace Lawson
NOTARY PUBLIC
MY COMM. EXPIRES _____

IN WITNESS WHEREOF, WE, ALAN F. SCOTT INC., BY ALAN F. SCOTT, PRESIDENT, HAVE HEREUNTO SET OUR HANDS THIS 14th DAY OF April 1994.

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

STATE OF OHIO S.S.
COUNTY OF LORAIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April 1994.

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

Grace Lawson
NOTARY PUBLIC
MY COMM. EXPIRES _____

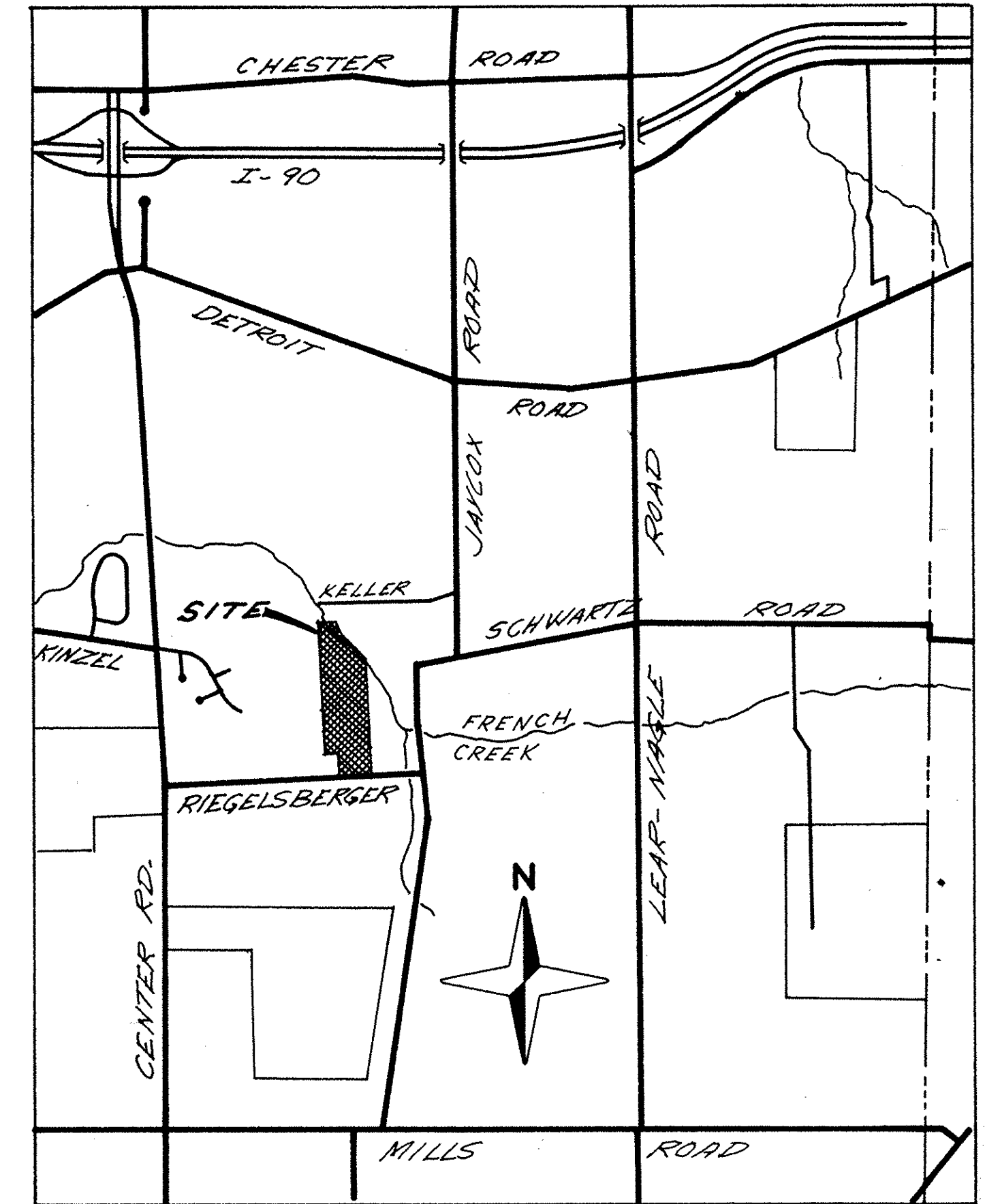
UTILITY EASEMENT

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 INTO 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 THEREFOR, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN 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.

DATE: DECEMBER, 1993
SCALE AS NOTED
SHEET NO. 1 OF 2

INDEX TO SHEETS

SHEET NO. 1COVER SHEET
SHEET NO. 2SUBLOTS 41 THRU 60



VICINITY MAP

UNDERGROUND EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT INTO 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 D. DiBenedetto
HUNTINGTON WOODS BLDG. CO.
DAVID DIBENEDETTO, PRES.

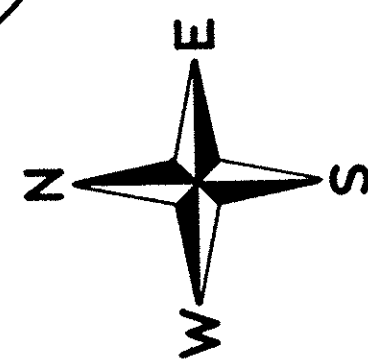
Donald R. Char... ..
OHIO EDISON CO.

Received for Record APR 22 1994
11:36 Clock A.M. in PLAT RECORD
VOLUME 53 MARY ANN JAMISON
PAGE 677 Lorain County Recorder
CALL: JAMES RESAR - SELF
86 60 MR.
LORAIN COUNTY RECORDER

CENTURY TELEPHONE CO

CABLEVISION

SHEET NO. 1/2



288378

DATE : DECEMBER 1993
SCALE : 1" = 50'
SHEET NO. 2 OF 2

Kensington Park Estates

SUBDIVISION NO. 2

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

288378

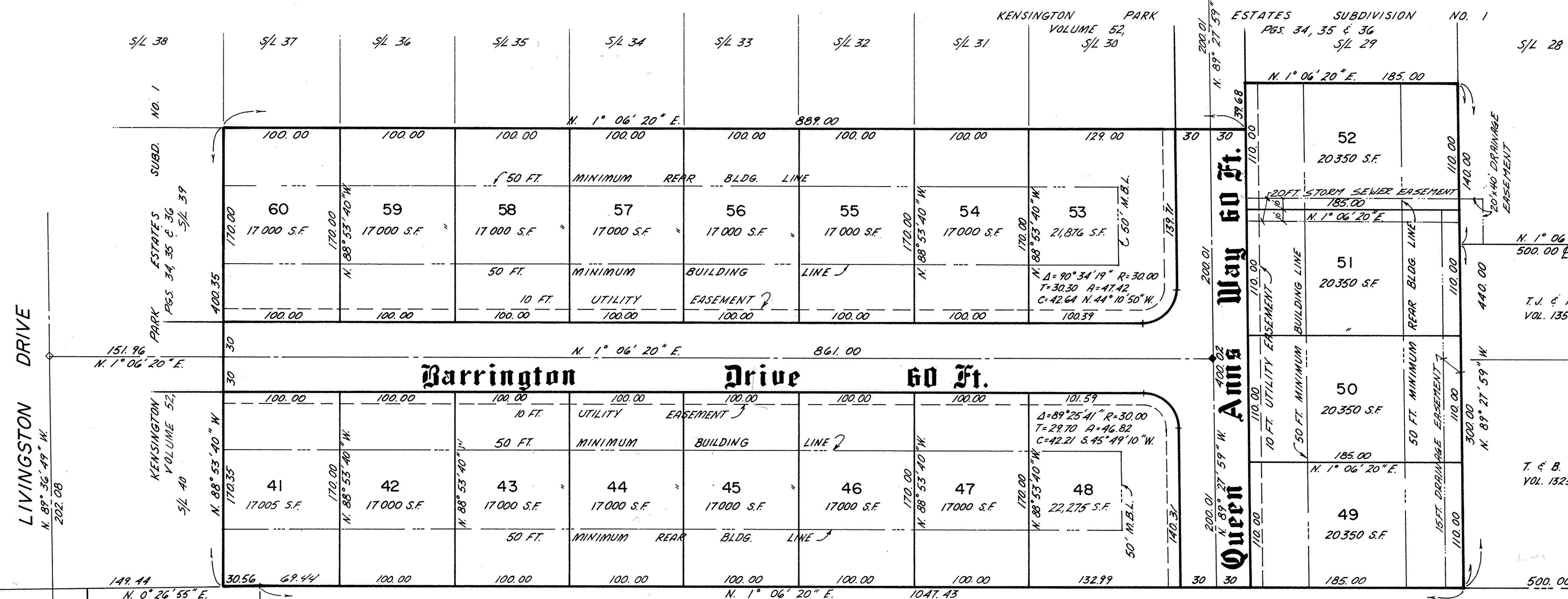
JAYCOX RD.

PK NAIL FD. & USED

KENSINGTON DRIVE

N. 1° 06' 20" E. 715.00

KENSINGTON PARK ESTATES SUBDIVISION NO. 1
VOLUME 52, S/L 30
PGS. 34, 35 & 36 S/L 29



WYNDEMERE ESTATES SUBD. NO 2
VOLUME 51 PAGES 1 & 2
S/L 58

G.L. & J.M. DIEDRICK
VOL. 1056 PG. 563

STATE RT. 83