# 52116 55

# DEVONSHIRE MEADOWS SUBDIVISION PHASE 1

PART OF ORIGINAL AVON TOWNSHIP LOT NO. 22 CITY OF AVON, LORAIN CO., OHIO

ACCEPTANCE

WE, THE UNDERSIGNED OWNERS, DEVONSHIRE MEADOWS, INC. AND DEVONSHIRE MEADOWS HOMEOWNERS ASSOCIATION, INC., HEREBY CERTIFY THAT THE ATTACHED PLATS CORRECTLY REPRESENT DEVONSHIRE MEADOWS SUBDIVISION — PHASE I, AND DO HEREBY ACCEPT THIS PLAT OF SAME.

WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. WE, THE UNDERSIGNED FURTHER AGREE 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.

DEVONSHIRE MEADOWS, INC.

JOSEPH R. SCALETTA, PRESIDENT

WITNESS

STATE OF OHIO

DUNTY OF LORAIN )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY

NOTARY PUBLIC

JEFFREY 8 HYDE

Notary Public for the State of Ohio

Commission Expires April 26, 1998

DEVONSHIRE MEADOWS HOMEOWNERS ASSOCIATION, INC.

James & Hoppset

STATE OF OHIO )

COUNTY OF LORAIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  $\frac{2}{2}$  DAY OF  $\frac{1}{2}$  05.

NOTARY PUBLIC

NOTARY PUBLIC \\
MY COMM. EXPIRES

JEFFREY S HYDE

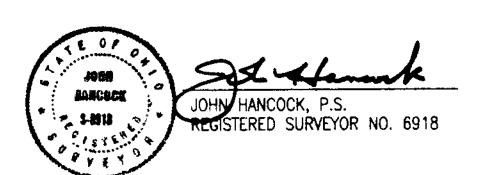
Notary Public for the State of Ohio

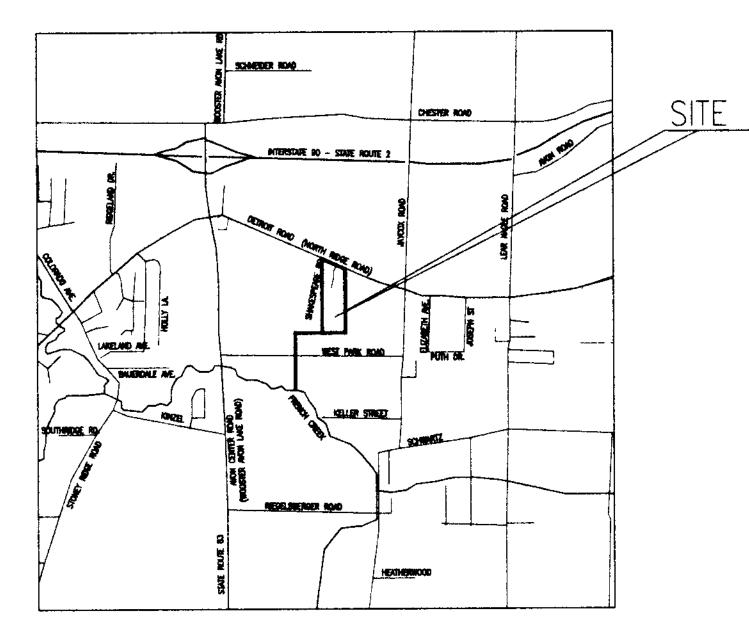
My Commission Expires April 25, 1996

Recorded in Lorein County

# SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "DEVONSHIRE MEADOWS SUBDIVISION" AS SHOWN HEREON AND CONTAINING 18.0417 ACRES OF LAND IN ORIGINAL LOT NO. 22 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED — O—, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED — O—, 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 THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH 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.





LOCATION MAP

#### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13 DAY OF June 1995.

CITY ENGINEER P.E. P.S

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19 DAY OF

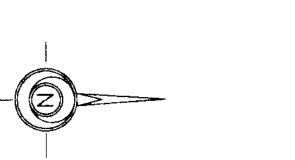
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS \_\_\_\_\_ DAY OF 1995. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

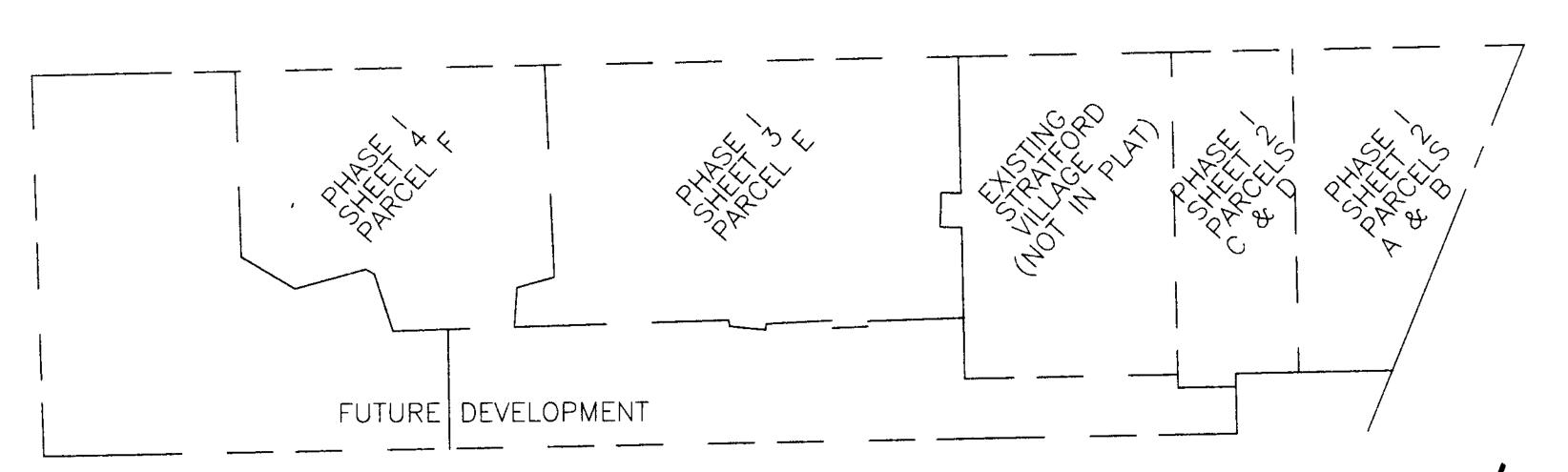
COUNCIL PRESIDENT of Treat.

### COMMON AREA

EXCEPT FOR THE BUILDINGS,
"COMMON AREA" SHALL MEAN ALL REAL PROPERTY (INCLUDING THE
IMPROVEMENTS THERETO) OWNED BY THE ASSOCIATION FOR THE COMMON USE
AND ENJOYMENT, OF THE OWNERS. THE COMMON AREA TO BE OWNED BY THE
ASSOCIATION SHALL BE ALL LAND SHOWN ON THE PLATS OF PHASE I OF
DEVONSHIRE MEADOWS SUBDIVISION.

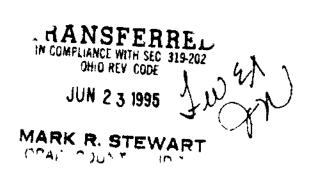
COMMON									
PARCEL	AREA AC.	TOTAL AC.							
Α	0.6540	0 7327							
В	1.9124	2.1484							
C	0.9726	1.1540							
0	1.1275	1 3514							
E	6.3545	7.6119							
F	3.7165	5.0433							
TOTAL	14.7375	18.0417							





KEY MAP

55/12



LORAIN COUNTY AUDITOR

Hecerved for Record JUN 2 3 1995

at 3 thock P.M.In LATRECORD

V.H. 55 MARY ANN JAMISON

PAGE 2 Lorain County Recurrer

Bou Mydland 17280 PEC

LORAIN COUNTY RECORDER

John Hancock & Associates

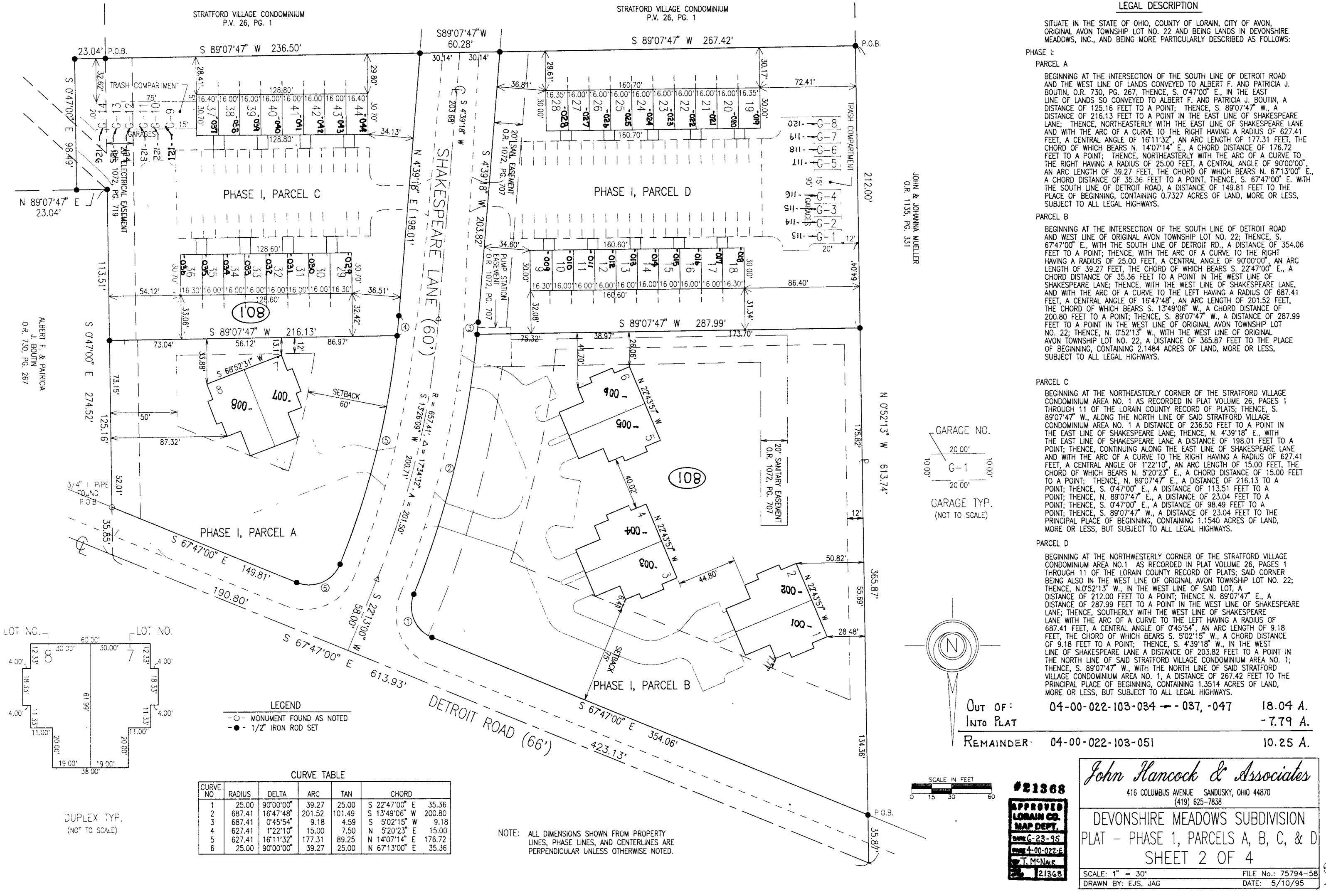
416 COLUMBUS AVENUE SANDUSKY, OHIO 44870 (419) 625-7838

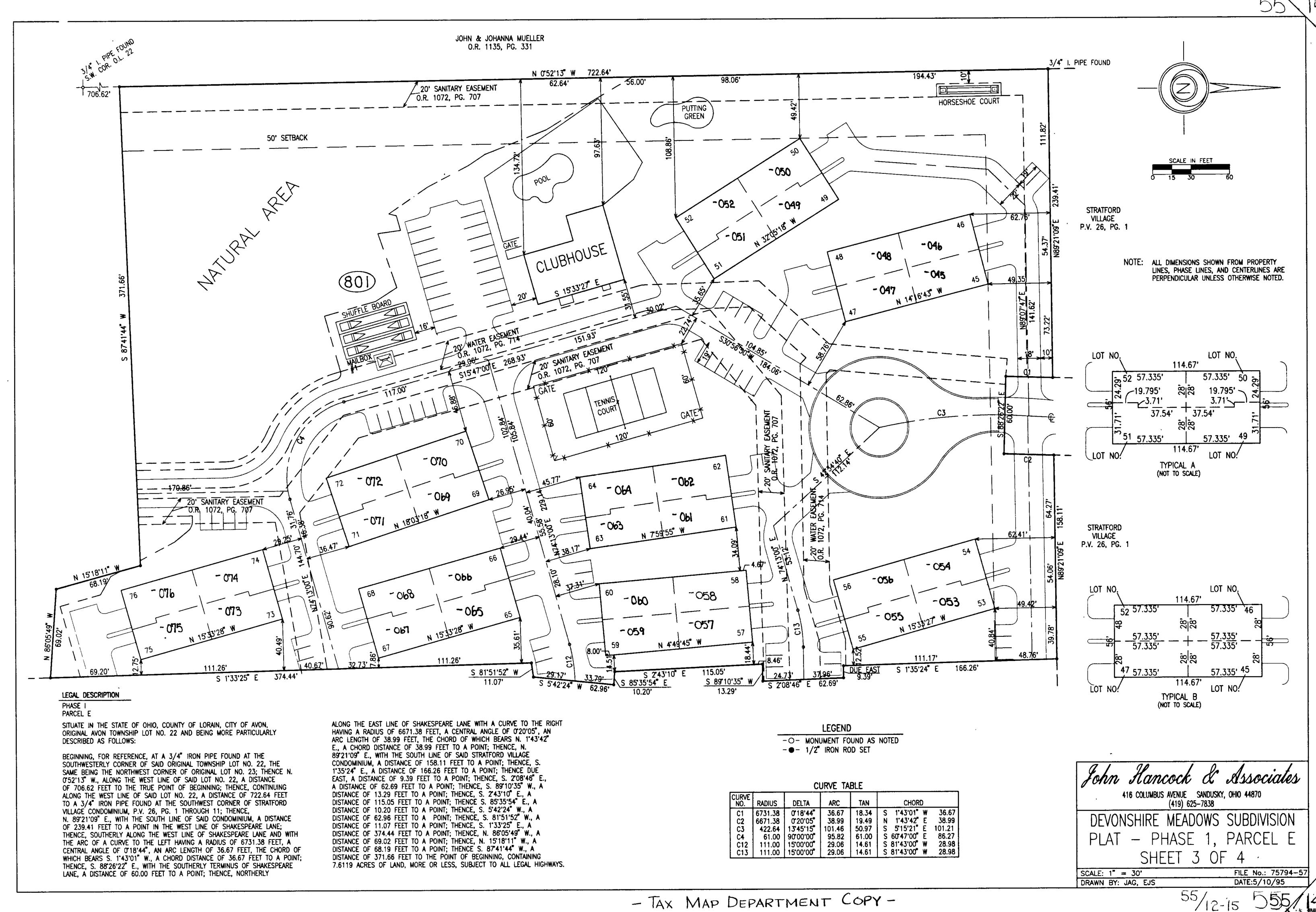
DEVONSHIRE MEADOWS SUBDIVISION PHASE 1

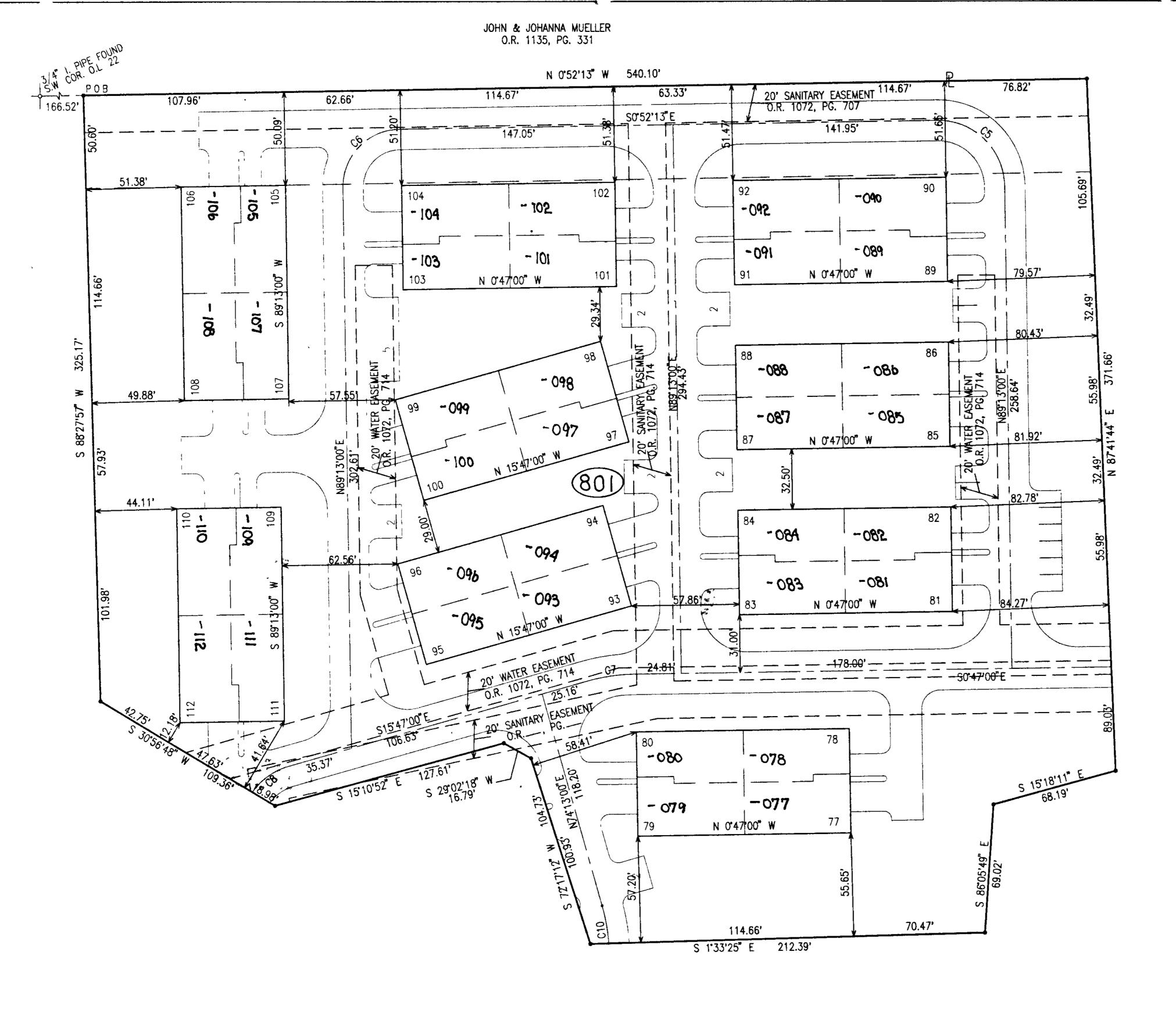
SHEET 1 OF 4

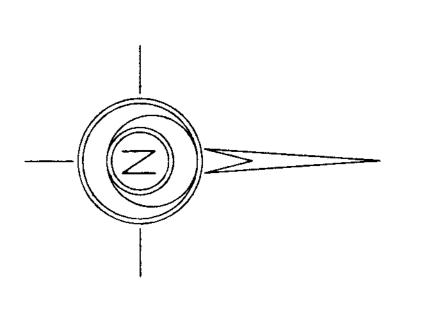
SCALE AS NOTED FILE No.: 75795-59
DRAWN BY: EJS DATE: 5/11/95

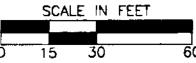
1-1











NOTE: ALL DIMENSIONS SHOWN FROM PROPERTY LINES, PHASE LINES, AND CENTERLINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

## LEGAL DESCRIPTION

PHASE I

PARCEL F

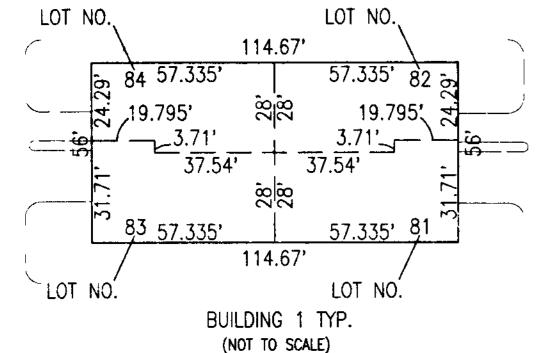
SITUATE IN THE STATE OF OHIO COUNTY OF LORAIN, CITY OF AVON, ORIGINAL AVON TOWNSHIP LOT NO. 22 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

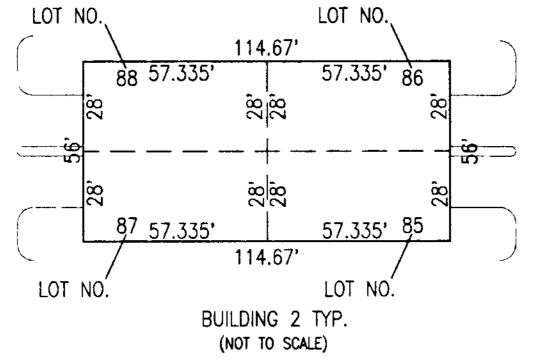
BEGINNING, FOR REFERENCE, AT A 3/4" IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF SAID ORIGINAL TOWNSHIP LOT NO. 22, THE SAME BEING THE NORTHWEST CORNER OF ORIGINAL LOT NO. 23; THENCE, N. 0'52'13" W., ALONG THE WEST LINE OF SAID LOT NO. 22, A DISTANCE OF 166.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE WEST LINE OF SAID LOT NO. 22, A DISTANCE OF 540.10 FEET TO A POINT; THENCE, N. 87'41'44" E., A DISTANCE OF 371.66 FEET TO A POINT; THENCE, S. 15'18'11" E., A DISTANCE OF 68.19 FEET TO A POINT; THENCE, S. 86'05'49" E., A DISTANCE OF 69.02 FEET; THENCE, S. 1'33'25" E., A DISTANCE OF 212.39 FEET TO A POINT; THENCE, S. 29'02'18" W., A DISTANCE OF 104.73 FEET TO A POINT; THENCE, S. 15'10'52" E., A DISTANCE OF 16.79 FEET TO A POINT; THENCE, S. 30'56'48" W., A DISTANCE OF 127.61 FEET TO A POINT; THENCE, S. 88'27'57" W., A DISTANCE OF 325.17 FEET TO A POINT; THENCE, S. 88'27'57" W., A DISTANCE OF 325.17 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0433 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS.

LEGEND

-O- MONUMENT FOUND AS NOTED

- ● - 1/2" IRON ROD SET





		Cl	JRVE TA	BLE		
CURVE NO.	RADIUS	DELTA	ARC	TAN	CHORD	
C5	36.00	90"05'13"	56.60	36.05	S 44°10'24" W	50.95
C6	31.00	89'54'47"	48.65	30.95	S 44'01'31" E	42.49
C7	100.00	15'00'00"	26.18	13.17	S 8'17'00" E	26.11
C8	36.00	38'49'18"	24.39	12.69	S 35"11'39" E	23.93
C10	100.00	11°47'45	20.59	10.33	N 80'06'53" E	20.55

John Hancock & Associates

416 COLUMBUS AVENUE SANDUSKY, OHIO 44870 (419) 625-7838

DEVONSHIRE MEADOWS SUBDIVISION PLAT - PHASE 1, PARCEL F SHEET 4 OF 4

SCALE: 1" = 30' FILE No.: 75794-60

DRAWN BY: JAG, EJS DATE: 5/10/95