

# DEVONSHIRE MEADOWS SUBDIVISION PHASE 3

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 3, 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 }  
COUNTY OF LORAIN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996.

NOTARY PUBLIC  
MY COMM. EXPIRES: \_\_\_\_\_

DEVONSHIRE MEADOWS HOMEOWNERS ASSOCIATION, INC.

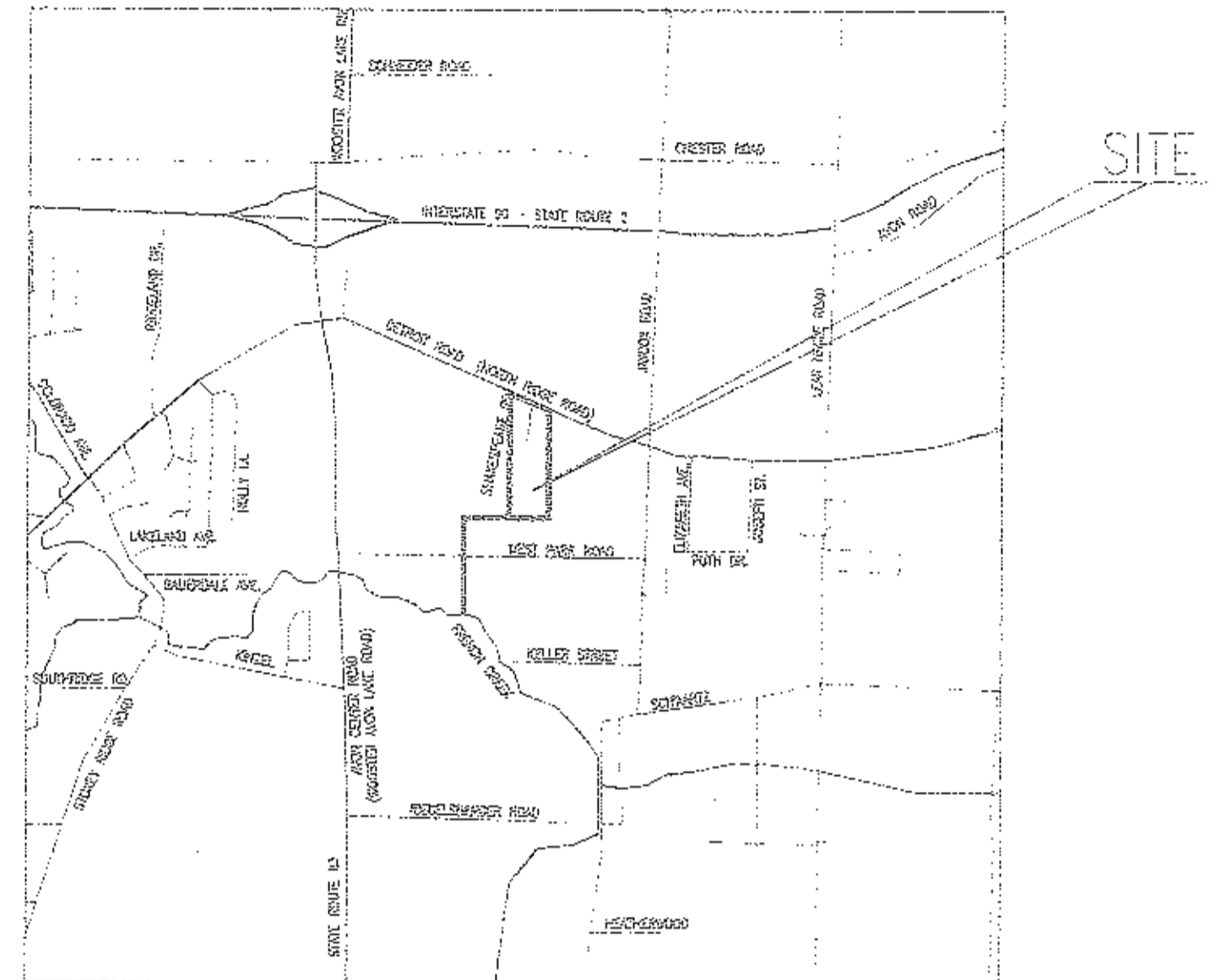
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WITNESS

STATE OF OHIO }  
COUNTY OF LORAIN } SS

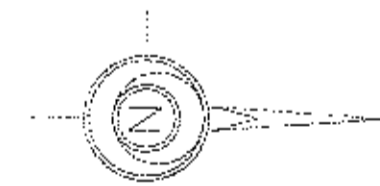
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996.

NOTARY PUBLIC  
MY COMM. EXPIRES: \_\_\_\_\_



LOCATION MAP

PARCEL	COMMON AREA	AC.	TOTAL AC.
G	6.3715	7.7147	



**APPROVALS**

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 21<sup>ST</sup> DAY OF MARCH, 1996.  
*Steve C. Zwick*  
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15<sup>TH</sup> DAY OF MARCH, 1996.  
*Edmund Koptanek*  
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS \_\_\_\_\_ DAY OF 1996. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.  
*Edmund Koptanek*  
COUNCIL PRESIDENT

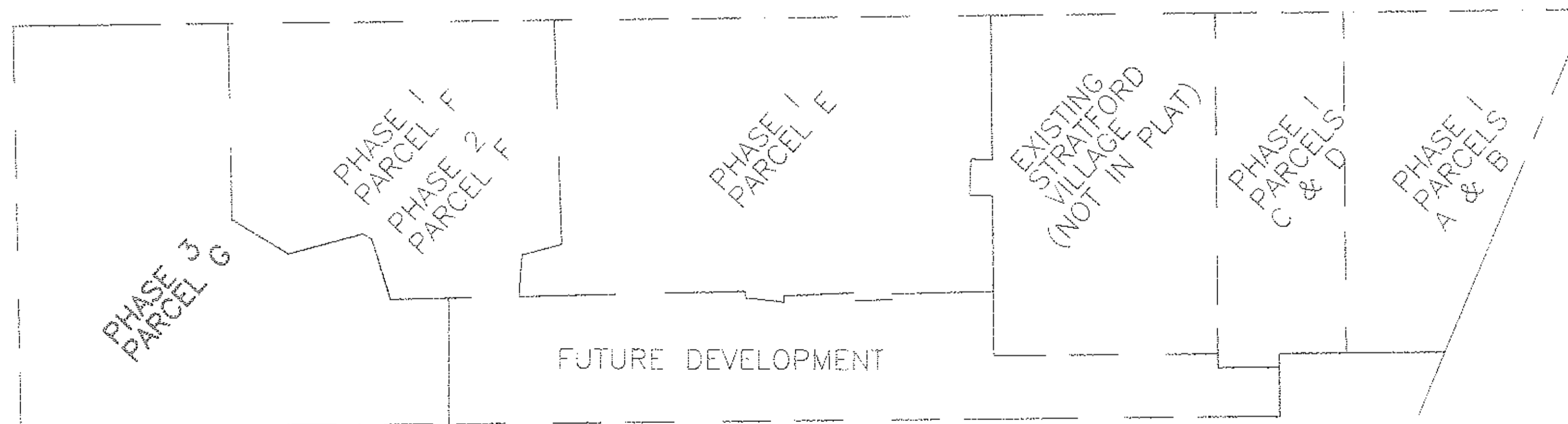
**COMMON AREA**

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 PLAT OF PHASE 1 OF DEVONSHIRE MEADOWS SUBDIVISION.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "DEVONSHIRE MEADOWS SUBDIVISION PHASE 3" AS SHOWN HEREON AND CONTAINING 7.7147 ACRES OF LAND IN ORIGINAL LOTS NO. 22 & 23 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED -o-o-, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED -@-@-, 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 PLAT 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.

*John Hancock*  
JOHN HANCOCK, P.S.  
REGISTERED SURVEYOR NO. 6918



KEY MAP  
(NO SCALE)

\_\_\_\_\_  
LORAIN COUNTY AUDITOR

\_\_\_\_\_  
LORAIN COUNTY RECORDER

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

*John Hancock & Associates*  
416 COLUMBUS AVENUE SANDUSKY, OHIO 44870  
(419) 625-7838  
DEVONSHIRE MEADOWS SUBDIVISION  
PHASE 3, PARCEL G  
SHEET 1 OF 2

SCALE: AS NOTED FILE No.: 75795-BB  
DRAWN BY: JAF DATE: 02/23/96

MARGARET A. HOSPODAR  
D.V. 891, PG. 195 & 197

JAMES & SHARON RESAR  
D.V. 176, PG. 23

3/4" IRON PIPE FOUND @ SOUTHWEST CORNER OF LOT NO. 22

JOHN & JOHANNA MUELLER  
O.R. 1135, PG. 331

LEGAL DESCRIPTION

PHASE 3  
PARCEL G

SITUATE IN THE STATE OF OHIO, COUNTY OF LORAIN, CITY OF AVON, ORIGINAL AVON TOWNSHIP LOTS NO. 22 AND 23 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE, AT A 3/4" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID ORIGINAL TOWNSHIP LOT NO. 22, THE SAME BEING THE NORTHWEST CORNER OF ORIGINAL LOT NO. 23 AND THE TRUE POINT OF BEGINNING;

THENCE N. 0°52'13" W., WITH LANDS OF JOHANNA MUELLER, O.R. 1135, PG. 331, AND ALONG THE WEST LINE OF SAID LOT NO. 22, A DISTANCE OF 166.52 FEET TO A POINT;

THENCE N. 88°27'57" E., A DISTANCE OF 325.17 FEET TO A POINT;

THENCE N. 30°56'48" E., A DISTANCE OF 109.36 FEET TO A POINT;

THENCE N. 15°10'52" W., A DISTANCE OF 127.61 FEET TO A POINT;

THENCE N. 29°02'18" E., A DISTANCE OF 16.79 FEET TO A POINT;

THENCE N. 72°17'12" E., A DISTANCE OF 104.73 FEET TO A POINT;

THENCE N. 1°33'25" W., A DISTANCE OF 94.75 FEET TO A POINT;

THENCE N. 88°30'00" E., A DISTANCE OF 208.43 FEET TO A POINT IN THE WEST LINE OF LANDS CONVEYED TO ALBERT J. AND RUTH L. GREENE, D.V. 501, PG. 110 AND D.V. 1365, PG. 399;

THENCE S. 0°47'00" E., WITH THE WEST LINE OF SAID LANDS, AND WITH LANDS OF LEO F. MESENHIMER O.R. 1057, PG. 881, A DISTANCE OF 712.64 FEET TO A POINT IN THE NORTH LINE OF LANDS CONVEYED TO MARIAN D. TRESTEN, O.R. 1032, PG. 616;

THENCE S. 88°32'00" W. WITH THE NORTH LINE OF SAID LANDS, A DISTANCE OF 666.11 FEET TO A POINT IN THE EAST LINE OF LANDS OF MARGARET A. HOSPODAR, D.V. 891, PG. 195 & 197;

THENCE N. 0°52'13" W. WITH SAID LANDS, A DISTANCE OF 190.76 FEET TO THE POINT OF BEGINNING CONTAINING 7.7147 ACRES OF LAND, MORE OR LESS.

PHASE 1 PARCEL F  
P.V. 55, PG. 12

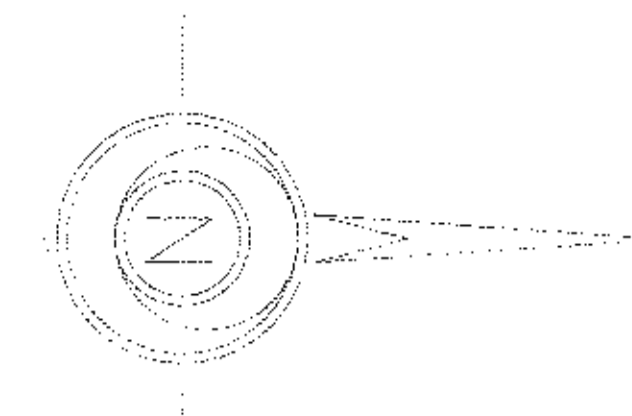
PHASE 2 PARCEL F  
P.V. 56, PG. 29

LEGEND

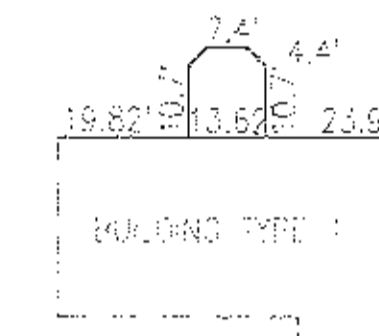
- MONUMENT FOUND AS NOTED
- 1/2" IRON ROD SET

CURVE TABLE

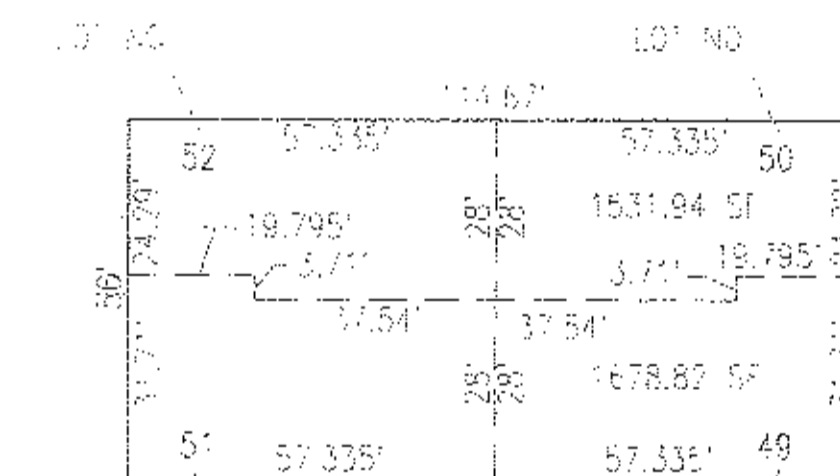
CURVE NO.	RADIUS	DELTA	ARC	TAN	CHORD
C13	100.00	3°12'06"	5.59	2.79	S 87°58'57" W 5.59
C14	36.00	51°10'39"	32.16	17.24	S 80°11'48" E 31.10
C15	100.00	15°00'00"	26.18	13.17	N 81°43'00" E 26.11
C16	26.00	75°00'00"	34.03	19.95	N 36°43'00" E 31.66
C17	31.00	90°00'00"	48.69	31.00	S 45°47'00" W 43.84
C18	111.00	9°34'24"	18.55	9.29	S 84°25'48" W 18.53
C19	111.00	17°27'44"	33.83	17.05	S 70°54'44" W 33.70
C20	26.00	94°33'33"	42.91	28.16	N 70°32'22" W 38.20



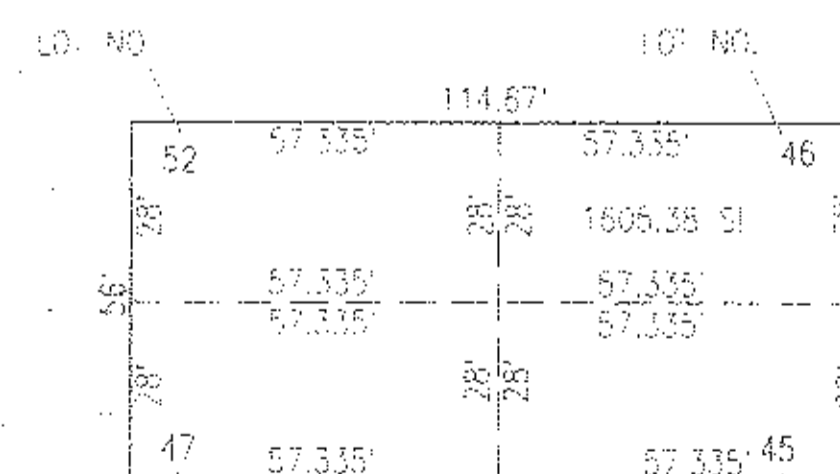
NOTE: ALL DIMENSIONS SHOWN FROM PROPERTY LINES, PHASE LINES, AND CENTERLINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED



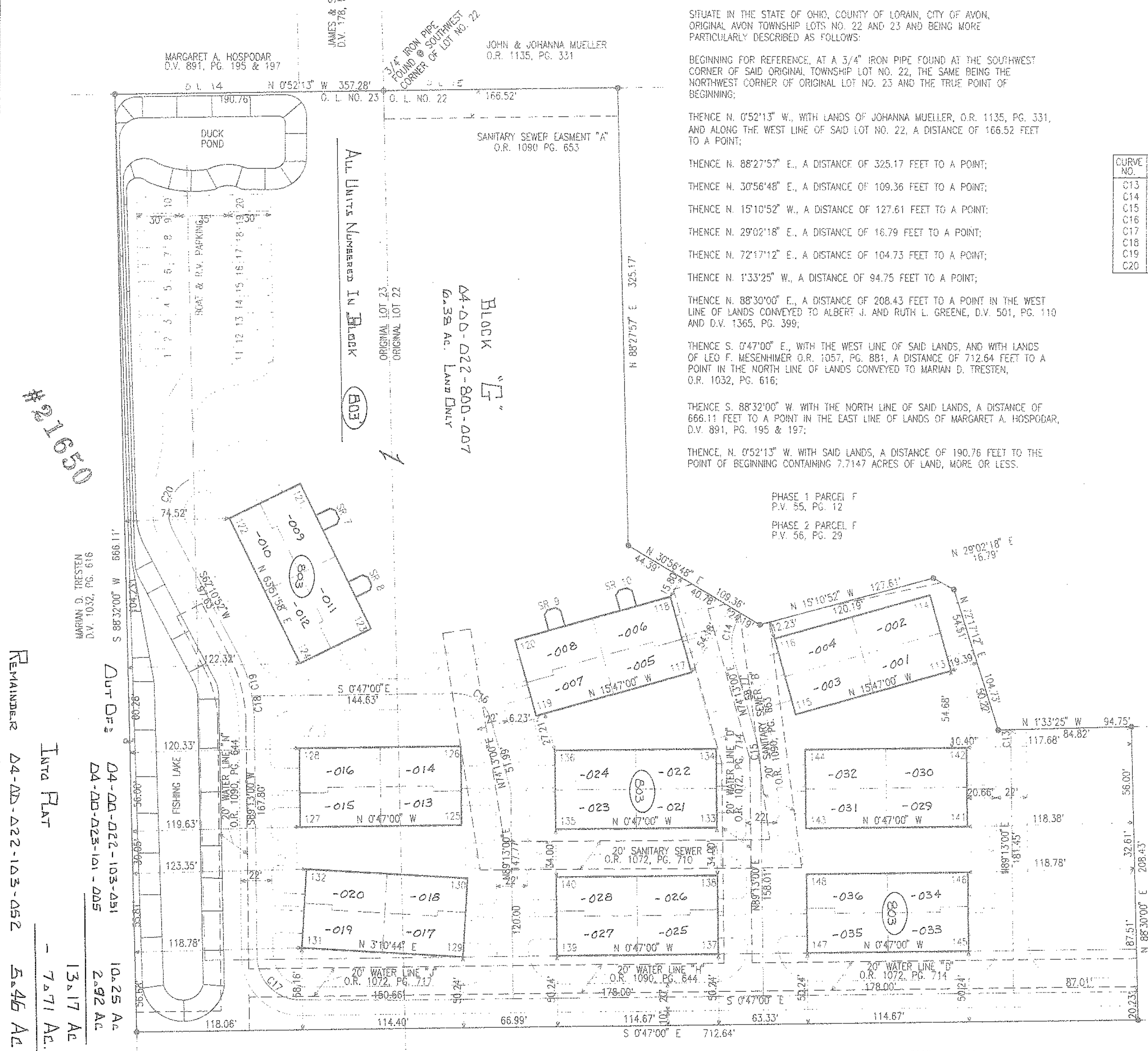
TYPICAL SUNROOM (NOT TO SCALE)



BUILDING TYPE 1 (NOT TO SCALE)



BUILDING TYPE 2 (NOT TO SCALE)



FUTURE DEVELOPMENT  
O.R. 1057, PG. 883

ALBERT J. & RUTH L. GREEN  
D.V. 501, PG. 110  
O.V. 1365, PG. 399

LEO F. MESENHIMER  
O.R. 1057, PG. 881

56/53+54

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

John Hancock & Associates  
416 COLUMBUS AVENUE SANDUSKY, OHIO 44870  
(419) 625-7838

DEVONSHIRE MEADOWS SUBDIVISION  
PLAT - PHASE 3, PARCEL G  
SHEET 2 OF 2

SCALE: 1" = 40'  
DRAWN BY: JAF  
FILE NO.: 75794-25  
DATE: 02/23/96

#21650  
APPROVED  
LORAIN CO  
MAP DEPT.  
DATE 3-28-96  
BY [Signature]  
21650

#21650

REMAINDER 04-00-022-103-052 5.46 AC.  
INTL PLAT - 7.71 AC.  
13.17 AC  
2.82 AC  
10.25 AC

#21650