

# DEVONSHIRE MEADOWS SUBDIVISION PHASE 4 - PARCEL H

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 PLAT CORRECTLY REPRESENTS DEVONSHIRE MEADOWS SUBDIVISION - PHASE 4, 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*  
JOSEPH R. SCALETTA, PRESIDENT

*Witness Signature*  
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.

*Witness Signature*  
WITNESS

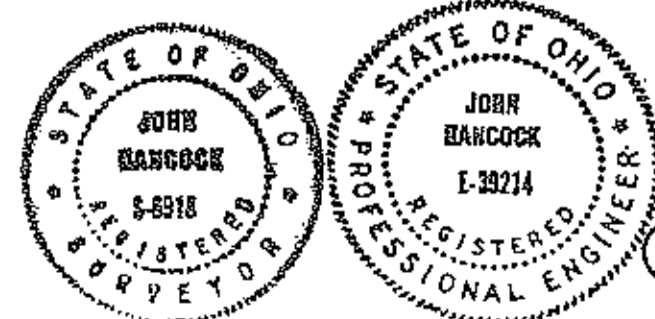
STATE OF OHIO }  
COUNTY OF LORAIN } SS

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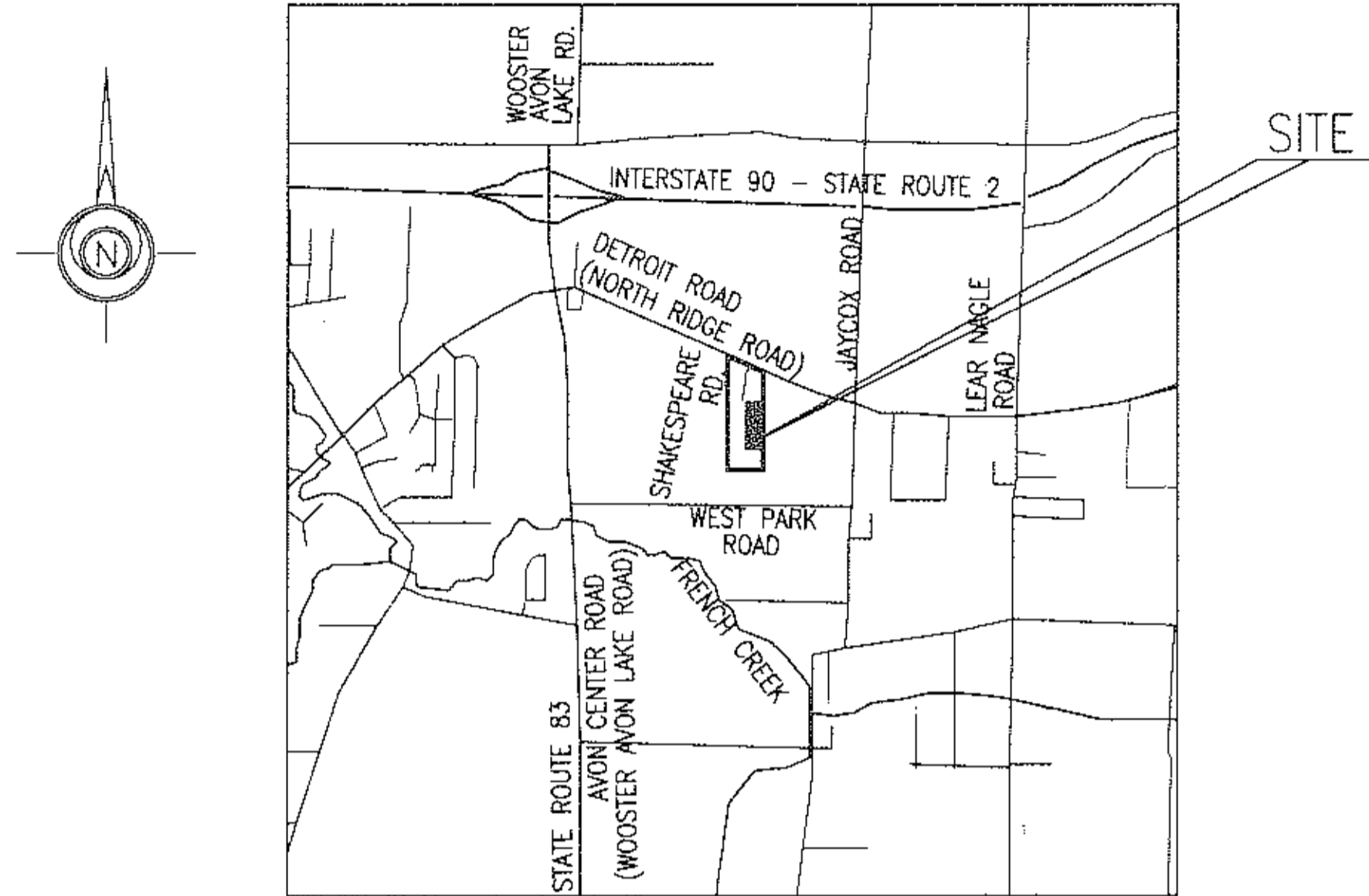
NOTARY PUBLIC  
MY COMM. EXPIRES

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "DEVONSHIRE MEADOWS SUBDIVISION PHASE 4" AS SHOWN HEREON AND CONTAINING 5.4061 ACRES OF LAND IN ORIGINAL LOT NO. 22 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 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.

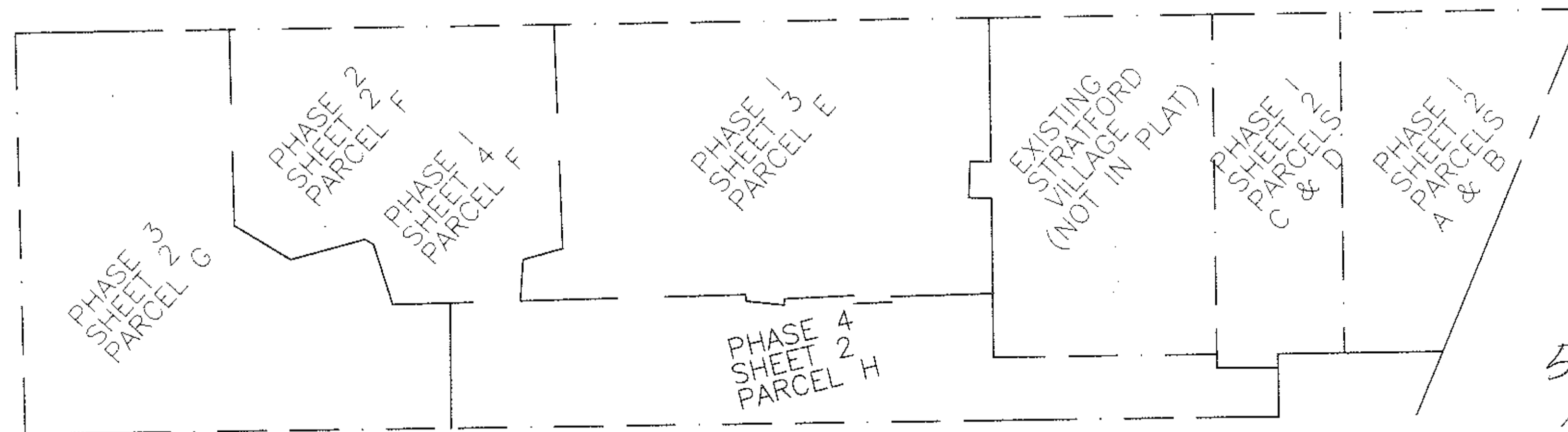


*John Hancock*  
JOHN HANCOCK, P.S.  
REGISTERED SURVEYOR NO. 6918



LOCATION MAP

COMMON PARCEL	AREA AC.	TOTAL AC.
H	4.2268	5.4061



KEY MAP  
(NO SCALE)

**APPROVALS**

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 1<sup>ST</sup> DAY OF Aug, 1996.  
*Patricia Zwick*  
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 1<sup>ST</sup> DAY OF Aug, 1996.  
*Paul Brown*  
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.  
*Edith Watson*  
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 4 OF DEVONSHIRE MEADOWS SUBDIVISION.

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

57/36

*John Hancock & Associates*  
326 E. MARKET ST. SANDUSKY, OHIO 44870  
(419) 625-7838

DEVONSHIRE MEADOWS SUBDIVISION  
PHASE 4 - PARCEL H  
SHEET 1 OF 2

SCALE AS NOTED FILE No.: 75794-39  
DRAWN BY: JRK 6/21/96

TAX MAP DEPT COPY

57/36

**LEGAL DESCRIPTION**

PHASE 4  
PARCEL H

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:

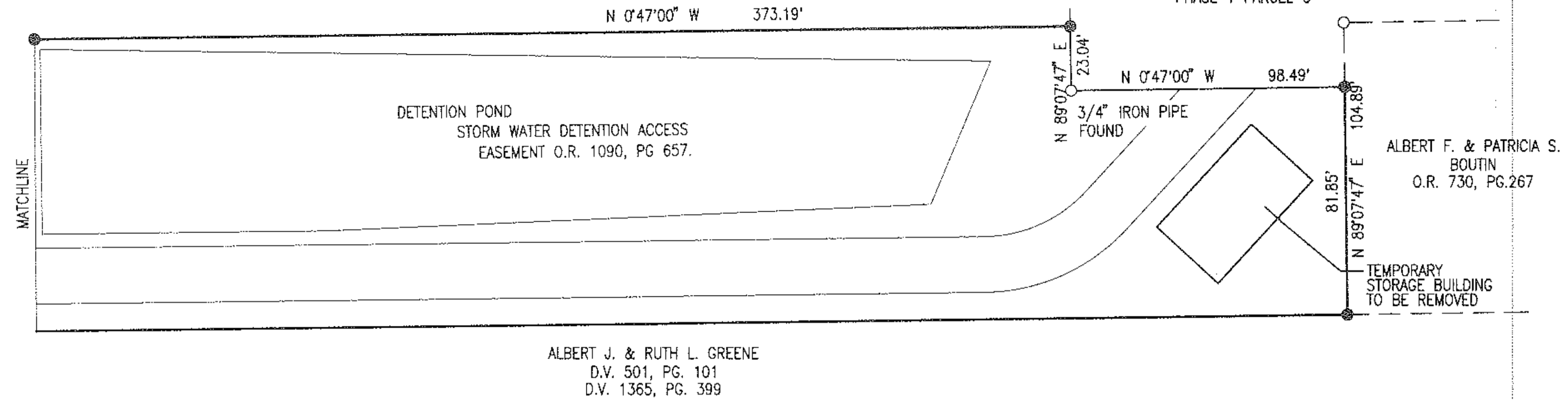
BEGINNING, FOR REFERENCE, AT A 3/4" IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF ORIGINAL TOWNSHIP LOT NO. 22, THE SAME BEING THE NORTHWEST CORNER OF ORIGINAL LOT NO. 23; THENCE N 0°52'13" W, ALONG THE WEST LINE OF SAID LOT NO. 22, A DISTANCE OF 706.62 FEET TO A POINT; THENCE N 87°41'44" E, A DISTANCE OF 371.66 FEET TO A POINT; THENCE S 15°18'11" E, A DISTANCE OF 68.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF DEVONSHIRE MEADOWS SUBDIVISION, PHASE 1, PARCEL E, THE FOLLOWING NINE COURSES;

1. THENCE N 1°33'25" W, A DISTANCE OF 374.44 FEET;
2. THENCE N 81°51'52" E, A DISTANCE OF 11.07 FEET;
3. THENCE N 5°42'24" E, A DISTANCE OF 62.96 FEET;
4. THENCE N 85°35'54" W, A DISTANCE OF 10.20 FEET;
5. THENCE N 2°43'10" W, A DISTANCE OF 115.05 FEET;
6. THENCE N 89°10'35" E, A DISTANCE OF 13.29 FEET;
7. THENCE N 2°08'46" W, A DISTANCE OF 62.69 FEET;
8. THENCE DUE WEST, A DISTANCE OF 9.39 FEET;
9. THENCE N 1°35'24" W, A DISTANCE OF 166.26 FEET TO A POINT IN THE SOUTH LINE OF STRATFORD VILLAGE CONDOMINIUM P.V. 26, PG.1;

THENCE N 89°21'09" E, WITH THE SOUTH LINE OF STRATFORD VILLAGE CONDOMINIUM, A DISTANCE OF 106.05 FEET;  
 THENCE N 0°47'00" W, WITH THE EASTERLY LINE OF STRATFORD VILLAGE CONDOMINIUM, A DISTANCE OF 373.19 FEET TO A POINT IN THE SOUTH LINE OF DEVONSHIRE MEADOWS SUBDIVISION, PHASE 1, PARCEL C;  
 THENCE N 89°07'47" E, WITH THE EASTERLY LINE OF DEVONSHIRE MEADOWS SUBDIVISION, PHASE 1, PARCEL C, A DISTANCE OF 23.04 FEET;  
 THENCE N 0°47'00" W, WITH THE EAST LINE OF DEVONSHIRE MEADOWS SUBDIVISION, PHASE 1, PARCEL C, A DISTANCE OF 98.49 FEET TO A POINT IN THE SOUTH LINE OF LANDS CONVEYED TO ALBERT F. AND PATRICIA S. BOUTIN O.R. 730, PG. 267;  
 THENCE N 89°07'47" E, WITH THE SOUTH LINE OF LANDS CONVEYED TO ALBERT F. AND PATRICIA S. BOUTIN, A DISTANCE OF 81.85 FEET TO A POINT IN THE WEST LINE OF LANDS CONVEYED TO ALBERT J. AND RUTH L. GREENE, D.V. 501, PG. 101, AND D.V. 1365, PG. 399;  
 THENCE S 0°47'00" E, WITH THE SOUTH LINE OF LANDS CONVEYED TO ALBERT J. AND RUTH L. GREENE, A DISTANCE OF 1369.94 FEET TO A POINT IN THE NORTH LINE OF DEVONSHIRE MEADOWS SUBDIVISION, PHASE 3, PARCEL G;  
 THENCE S 88°30'00" W, WITH THE EAST LINE OF DEVONSHIRE MEADOWS SUBDIVISION, PHASE 3, PARCEL G, A DISTANCE OF 208.43 FEET TO A POINT IN THE EAST LINE OF DEVONSHIRE MEADOWS SUBDIVISION, PHASE 1, PARCEL F, AND PHASE 2, PARCEL F;  
 THENCE N 1°33'25" W, IN THE EAST LINE OF DEVONSHIRE MEADOWS SUBDIVISION, PHASE 1, PARCEL F, AND PHASE 2, PARCEL F, A DISTANCE OF 117.64 FEET TO THE POINT OF BEGINNING, CONTAINING 5.4061 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS.

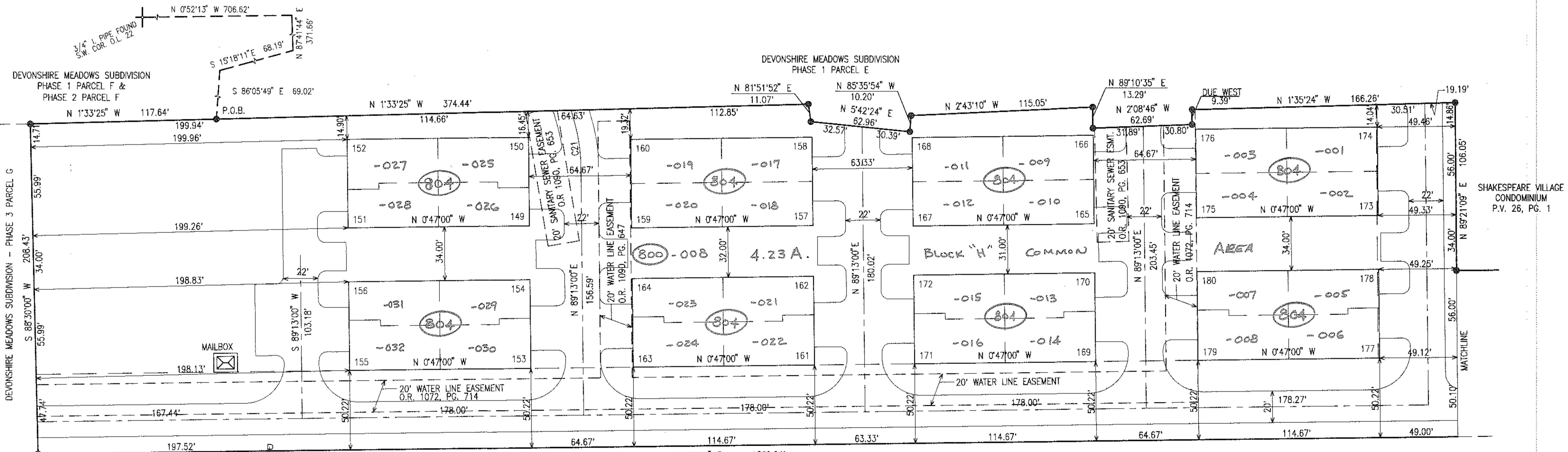
STRATFORD VILLAGE CONDOMINIUM  
P.V. 26, PG. 1

DEVONSHIRE MEADOWS SUBDIVISION  
PHASE 1 PARCEL C



ALBERT J. & RUTH L. GREENE  
D.V. 501, PG. 101  
D.V. 1365, PG. 399

ALBERT F. & PATRICIA S. BOUTIN  
O.R. 730, PG. 267



OUT OF Δ4-ΔΔ-022-103-052  
INTO PLAT

S 0°47'00" E 1369.94'

ALBERT J. & RUTH L. GREENE  
D.V. 501, PG. 101  
D.V. 1365, PG. 399

REMAINDER

NONE Δ.Δ5A.

#21851

APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 8-7-96  
PAGE 4 OF 22 E  
BY [Signature]  
VOID AFTER 21851

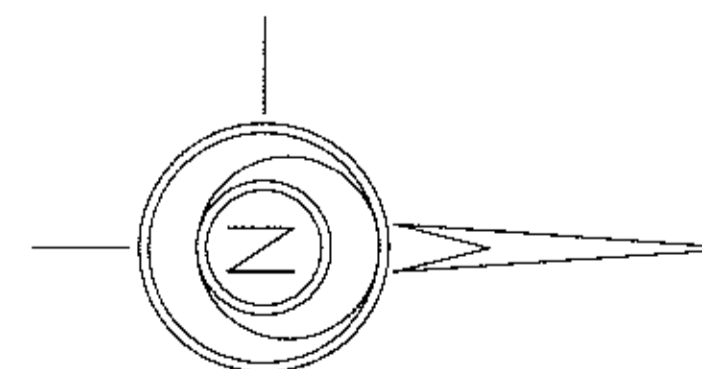
NOTE: ALL DIMENSIONS SHOWN FROM PROPERTY LINES, PHASE LINES, AND CENTERLINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

CURVE TABLE

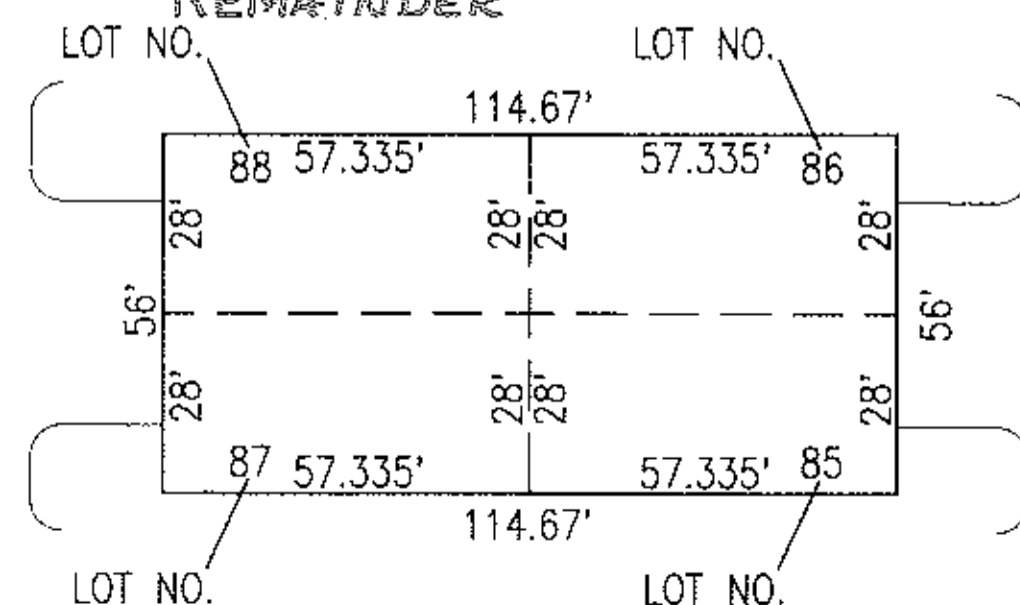
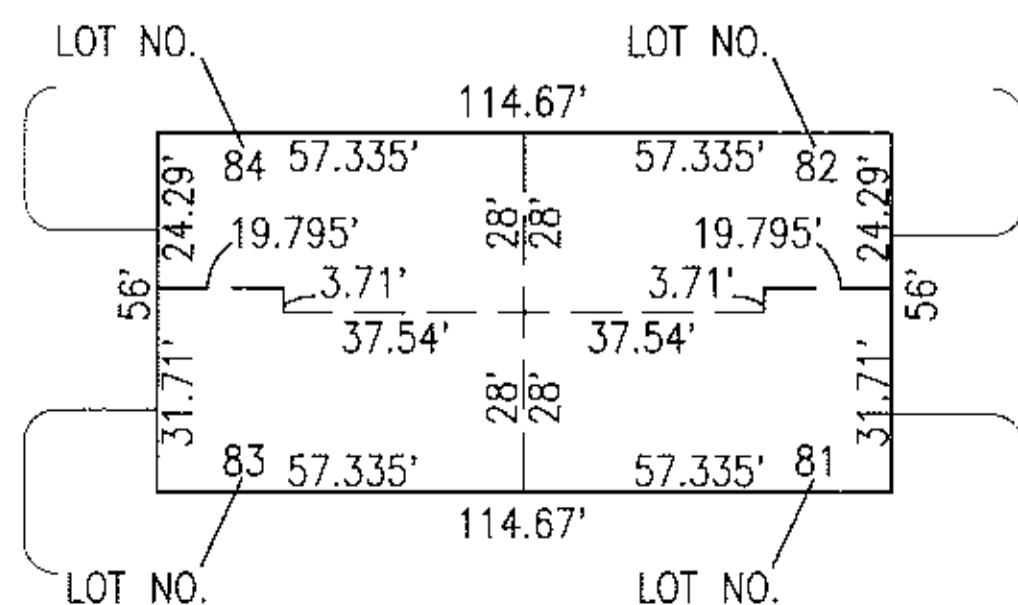
CURVE NO.	RADIUS	DELTA	ARC	TAN	CHORD
C21	111.00	15°00'00"	29.06	14.61	S 81°43'00" W 28.98

LEGEND

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



SCALE IN FEET  
0 15 30 60



*John Hancock & Associates*  
326 E MARKET ST. SANDUSKY, OHIO 44870  
(419) 625-7838

DEVONSHIRE MEADOWS SUBDIVISION  
PHASE 4, PARCEL H  
SHEET 2 OF 2

SCALE: 1" = 30' FILE No.: 75794-28  
DRAWN BY: JRK DATE: 6/25/96

TAX MAP DEPT. COPY

57/37