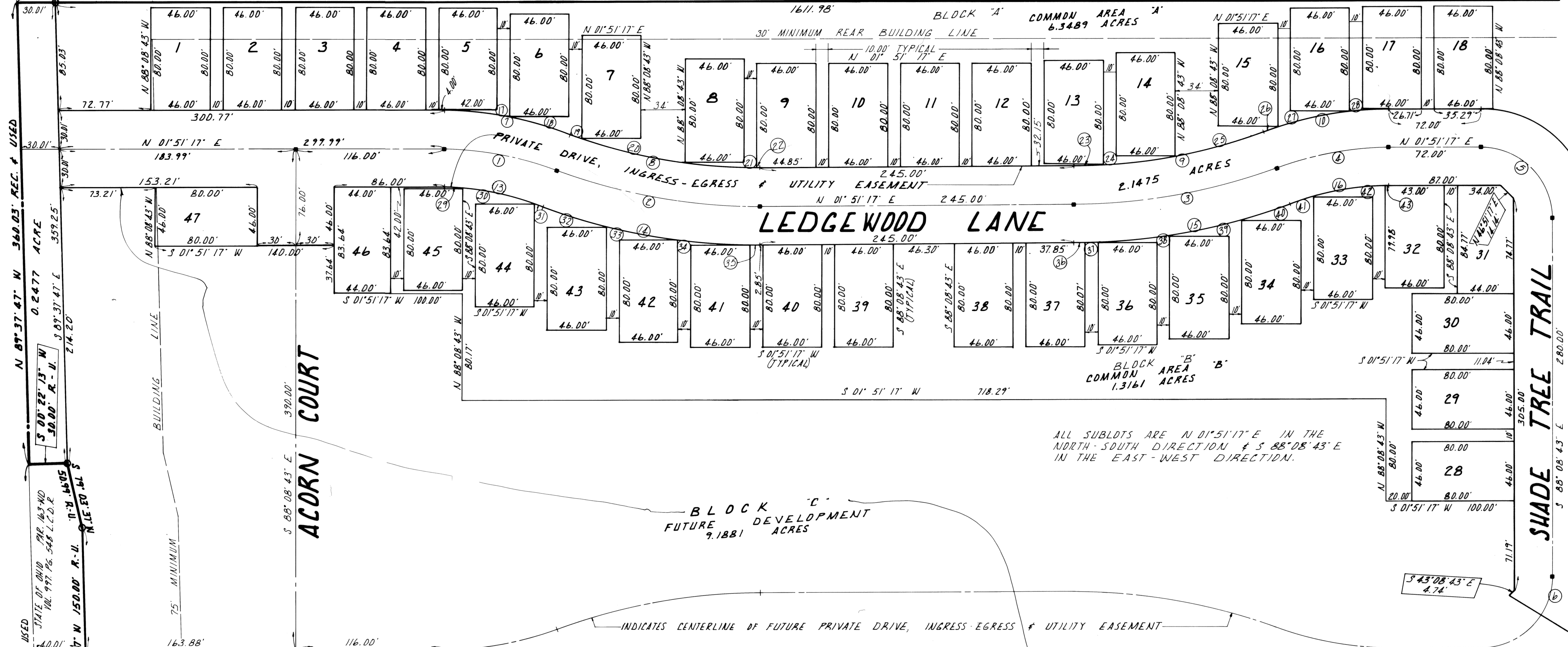


JOANN K. BARELKA
VOL. 1278, PG. 211 L.C.D.R.

MATCH POINT 'A'
SEE SHEET 2

CHESTER ROAD 60'



ALL SUBLOTS ARE N 01° 51' 17" E IN THE NORTH-SOUTH DIRECTION & S 88° 08' 43" E IN THE EAST-WEST DIRECTION.

DEVELOPER:
WILLIAM COMMUNITIES, INC.
2 BEREA COMMONS, SUITE 1
BEREA, OHIO 44017
TEL: 216 - 243 - 5668
THOMAS G. SIMON, PRESIDENT

THIS PLAT APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 24 DAY OF JULY, 1997.
Paul Bural
CHAIRMAN

THIS PLAT APPROVED BY THE COUNCIL OF THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. _____ ON THIS _____ DAY OF _____, 1997.
Edward K. ...
COUNCIL PRESIDENT

THIS PLAT APPROVED BY THE ENGINEER FOR THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 24 DAY OF JULY, 1997.
Gar E. Downing
CITY ENGINEER

(RELOCATED ST. RT. 76) & STATE ROUTE 83
S 01° 21' 53" W

I, THOMAS G. SIMON, PRESIDENT OF WILLIAM COMMUNITIES, INC., DO HEREBY ACCEPT THIS PLAT OF PIN OAK PRESERVE AND DO HEREBY ACKNOWLEDGE THAT SAME WAS MADE AT OUR REQUEST AND IS OUR FREE ACT AND DEED.
WILLIAM COMMUNITIES, INC. *Thomas G. Simon*
THOMAS G. SIMON, PRESIDENT

STATE OF OHIO, COUNTY OF CUYAHOGA (S.S.):
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE-SIGNED, WHO DID ACKNOWLEDGE THE MAKING OF THE FOREGOING INSTRUMENT TO BE THE FREE ACT AND DEED OF WILLIAM COMMUNITIES, INC., AND OF HIM PERSONALLY AS ITS PRESIDENT, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT BEREA, OHIO, ON THIS 22ND DAY OF JULY, 1997.
John M. Conroy
NOTARY PUBLIC
NO EXPIRATION
MY COMMISSION EXPIRES

John M. Conroy, Attorney
Notary Public - State of Ohio
My commission has no expiration date
Section 147.03 R.C.

PIN OAK PRESERVE

A RESIDENTIAL DEVELOPMENT
KNOWN AS BEING A PART OF ORIGINAL AVON TOWNSHIP LOT N# 16 - NOW IN THE CITY OF AVON, LORAIN COUNTY, OHIO

STATE OF OHIO VOL. 997, PG. 548 L.C.D.R. PARCEL 163-NL
S 01° 21' 53" W 1546.26' REC. - USED

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-222
OHIO REV. CODE
NOV 7 1997

MARK R. STEWART
LORAIN COUNTY AUDITOR

NOV 7 1997

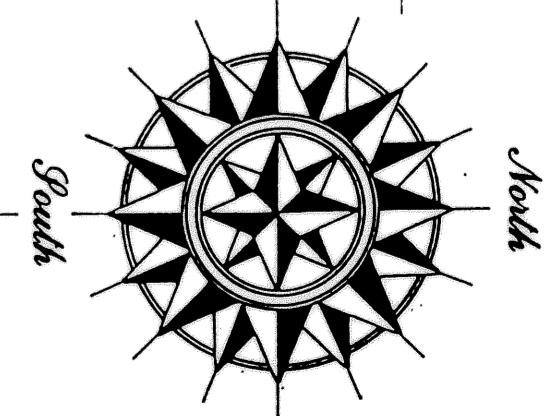
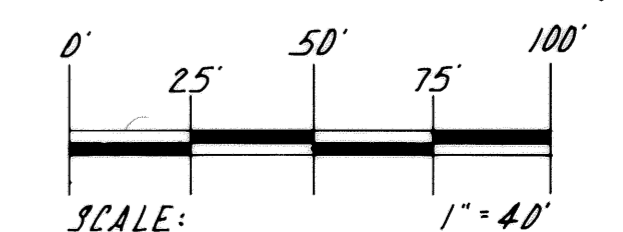
RECEIVED FOR RECORD
at 2:05 o'clock P.M. in PLAT RECORD
VOL. 60 MARY ANN JAMISON
PAGES 4-5 Lorain County Recorder
Box: BRENDA H.
#86.40 CMF

ZWICK ASSOCIATES, INC.
8750 STEARNS ROAD, OLMSTED TOWNSHIP, OHIO 44138
Tel: (216) 235 - 2729 Fax: (216) 235 - 0604

I DECLARE THE BOUNDARY OF THIS PLAT TO BE A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE BY THOMAS J. NEFF, JR., P.S. No. 7065, THAT DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, THAT THE BEARINGS SHOWN HEREON ARE TO A RECORD MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY, ALL CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SUBDIVISION PLATTED HEREON IS PERFORMED TO THE STANDARDS SET FORTH IN ORC SECTION 4733 - 37. ■ - INDICATES REFERENCE POINT TO BE SET UPON COMPLETION OF CONSTRUCTION.



Donald E. Himes
DONALD E. HIMES, P. S. No. 6163



MATCH POINT 'B'
SEE SHEET 2

CERTIFICATE OF CORRECTION
DOC. # 980567860

JOANU K. BARELKA
VOL. 1278, PG. 211 L.C.D.R.

3/4" IRON PIN
CAP N° 7065
FOUND & USED

3/4" IRON PIPE
FOUND & USED

PIN OAK
PRESERVE

20' SAN. SEWER EASEMENT

STATE OF OHIO
VOL. 997, PG. 548
L.C.D.R.

RESEOL ENTERPRISE
O.R. VOL. 524 PG. 590

KAHU PARTNERS III
VOL. 916, PG. 115 L.C.D.R.

RESEOL ENTERPRISES
O.R. VOL. 524, PG. 590

VICTOR COHN
S/L 1

CENTER ROAD
PLAT VOL. 19,
PG. 43

STA 1017+07.26 CALL
STA 1017+09.55 DEED
118.42' RIGHT CALL
1" IRON PIPE
FOUND & USED

STA 1017+07.89 CALL
STA 1017+09.55 DEED
118.42' RIGHT CALL
1" IRON PIPE
FOUND & USED

CURVE DATA

7. RADIUS : 280.00' DELTA : 20°30'00" ARC : 100.18' CHORD : 99.65' N 12°06'17" E	8. RADIUS : 420.00' DELTA : 20°30'00" ARC : 150.27' CHORD : 149.47' N 12°06'17" E	9. RADIUS : 420.00' DELTA : 20°30'00" ARC : 150.27' CHORD : 149.47' N 08°23'43" W	10. RADIUS : 280.00' DELTA : 20°30'00" ARC : 100.18' CHORD : 99.65' N 08°23'43" W
11. RADIUS : 85.00' DELTA : 90°00'00" ARC : 133.52' CHORD : 120.21' N 46°51'17" E	12. RADIUS : 85.00' DELTA : 31°40'00" ARC : 46.98' CHORD : 46.38' S 72°18'43" E	13. RADIUS : 220.00' DELTA : 20°30'00" ARC : 78.71' CHORD : 78.30' S 12°06'17" W	14. RADIUS : 480.00' DELTA : 20°30'00" ARC : 171.74' CHORD : 170.85' S 12°06'17" W
15. RADIUS : 480.00' DELTA : 20°30'00" ARC : 171.74' CHORD : 170.85' S 08°23'43" E	16. RADIUS : 220.00' DELTA : 20°30'00" ARC : 78.71' CHORD : 78.30' S 08°23'43" E	17. RADIUS : 280.00' DELTA : 10°42'10" ARC : 52.30' CHORD : 52.23' N 07°12'22" E	18. RADIUS : 280.00' DELTA : 09°47'50" ARC : 47.85' CHORD : 47.82' N 17°27'22" E
19. RADIUS : 420.00' DELTA : 01°26'29" ARC : 10.57' CHORD : 10.57' N 21°38'03" E	20. RADIUS : 420.00' DELTA : 11°14'20" ARC : 82.38' CHORD : 82.25' N 15°17'38" E	21. RADIUS : 420.00' DELTA : 07°39'49" ARC : 56.18' CHORD : 56.14' N 05°50'34" E	22. RADIUS : 420.00' DELTA : 00°09'22" ARC : 1.14' CHORD : 1.14' N 01°55'58" E
23. RADIUS : 420.00' DELTA : 03°15'22" ARC : 23.87' CHORD : 23.86' N 00°13'36" E	24. RADIUS : 420.00' DELTA : 07°42'16" ARC : 56.47' CHORD : 56.43' N 05°15'13" W	25. RADIUS : 420.00' DELTA : 07°32'22" ARC : 67.93' CHORD : 67.85' N 13°52'32" W	26. RADIUS : 280.00' DELTA : 02°45'55" ARC : 13.515' CHORD : 13.51' N 17°15'45" W
27. RADIUS : 280.00' DELTA : 11°43'48" ARC : 57.32' CHORD : 57.22' N 10°00'54" W	28. RADIUS : 280.00' DELTA : 06°07'17" ARC : 29.345' CHORD : 29.33' N 01°08'51" W	29. RADIUS : 220.00' DELTA : 03°38'55" ARC : 14.01' CHORD : 14.01' N 03°40'44" E	30. RADIUS : 220.00' DELTA : 14°34'16" ARC : 57.23' CHORD : 57.07' N 12°57'20" E
31. RADIUS : 220.00' DELTA : 01°56'49" ARC : 7.47' CHORD : 7.47' N 21°22'52" E	32. RADIUS : 480.00' DELTA : 06°07'40" ARC : 51.34' CHORD : 51.31' N 19°17'27" E	33. RADIUS : 480.00' DELTA : 06°48'46" ARC : 57.075' CHORD : 57.04' N 12°49'14" E	34. RADIUS : 480.00' DELTA : 06°42'23" ARC : 56.15' CHORD : 56.15' N 06°03'39" E
35. RADIUS : 480.00' DELTA : 00°51'11" ARC : 7.145' CHORD : 7.145' N 02°16'52" E	36. RADIUS : 480.00' DELTA : 00°58'20" ARC : 8.15' CHORD : 8.15' N 01°22'01" E	37. RADIUS : 480.00' DELTA : 00°58'20" ARC : 8.15' CHORD : 8.15' N 00°17'01" E	38. RADIUS : 480.00' DELTA : 06°43'11" ARC : 56.29' CHORD : 56.26' N 03°40'17" W
39. RADIUS : 480.00' DELTA : 06°50'45" ARC : 57.35' CHORD : 57.32' N 10°27'15" W	40. RADIUS : 480.00' DELTA : 04°46'05" ARC : 39.95' CHORD : 39.93' N 16°15'40" W	41. RADIUS : 220.00' DELTA : 04°56'38" ARC : 18.98' CHORD : 18.98' N 16°10'24" W	42. RADIUS : 220.00' DELTA : 14°46'29" ARC : 56.73' CHORD : 56.57' N 06°18'50" W
43. RADIUS : 220.00' DELTA : 00°46'53" ARC : 3.00' CHORD : 3.00' N 01°27'51" E	44. RADIUS : 85.00' DELTA : 14°06'06" ARC : 20.92' CHORD : 20.87' N 08°54'20" E	45. RADIUS : 85.00' DELTA : 39°57'42" ARC : 59.285' CHORD : 59.09' N 35°56'14" E	46. RADIUS : 85.00' DELTA : 13°32'13" ARC : 20.085' CHORD : 20.04' N 62°41'12" E
47. RADIUS : 85.00' DELTA : 20°22'38" ARC : 30.23' CHORD : 30.07' N 79°38'37" E	48. RADIUS : 85.00' DELTA : 08°01'21" ARC : 3.00' CHORD : 3.00' S 89°09'24" E	49. RADIUS : 85.00' DELTA : 04°43'26" ARC : 7.01' CHORD : 7.01' S 85°47'00" E	50. RADIUS : 85.00' DELTA : 26°36'34" ARC : 39.97' CHORD : 39.60' S 69°57'00" E

CENTERLINE CURVE DATA

1. RADIUS : 250.00' DELTA : 20°30'00" ARC : 89.45' CHORD : 88.97' N 12°06'17" E	2. RADIUS : 450.00' DELTA : 20°30'00" ARC : 141.01' CHORD : 140.15' N 12°06'17" E
3. RADIUS : 450.00' DELTA : 20°30'00" ARC : 161.01' CHORD : 160.15' N 08°23'43" W	4. RADIUS : 250.00' DELTA : 20°30'00" ARC : 89.45' CHORD : 88.97' N 08°23'43" W
5. RADIUS : 55.00' DELTA : 90°00'00" ARC : 86.39' CHORD : 77.78' N 46°51'17" E	6. RADIUS : 55.00' DELTA : 90°00'00" ARC : 30.40' CHORD : 30.01' S 72°18'43" E

LAND DISTRIBUTION

EXISTING CHESTER ROAD	0.2477 ACRE
PRIVATE DRIVE	2.1475 ACRES
COMMON AREA 'A'	6.3489 ACRES
COMMON AREA 'B'	1.3161 ACRES
47 LOTS AT 3680 SQ. FT. EA.	3.9706 ACRES
FUTURE DEVELOPMENT	9.1881 ACRES
TOTAL PROJECT	23.2189 ACRES

BLOCK 'C'
FUTURE DEVELOPMENT
9.1881 ACRES

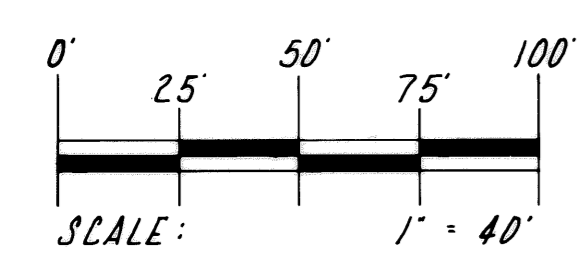
BLOCK 'A'
COMMON AREA
6.3489 ACRES

MATCH POINT 'B'
SEE SHEET 1

STATE OF OHIO, PARCEL 163-K11
VOL. 997, PG. 548 L.C.D.R.

PIN OAK PRESERVE

A RESIDENTIAL DEVELOPMENT
KNOWN AS BEING A PART OF ORIGINAL AVON
TOWNSHIP LOT N° 16 - NOW IN THE
CITY OF AVON, LORAIN COUNTY, OHIO



ZWICK ASSOCIATES, INC.
ENGINEERS SURVEYORS
8750 STEARNS ROAD
OLMSTED TOWNSHIP, OHIO 44138-1743
PHONE: (216) 235-3729
FAX: (216) 235-0604

STATE ROUTE 83

OFFSITE SANITARY SEWER EASEMENT

SCALE: 1" = 50'

