

DEVONSHIRE MEADOWS SUBDIVISION PHASE 5 - PARCEL B - SUNROOM

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 5, 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

Delia Lennon
WITNESS

STATE OF OHIO }
COUNTY OF LORAIN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF April, 1998.

Michael J. DeAnna
NOTARY PUBLIC
MY COMM. EXPIRES April 21, 2002

DEVONSHIRE MEADOWS HOMEOWNERS ASSOCIATION, INC.

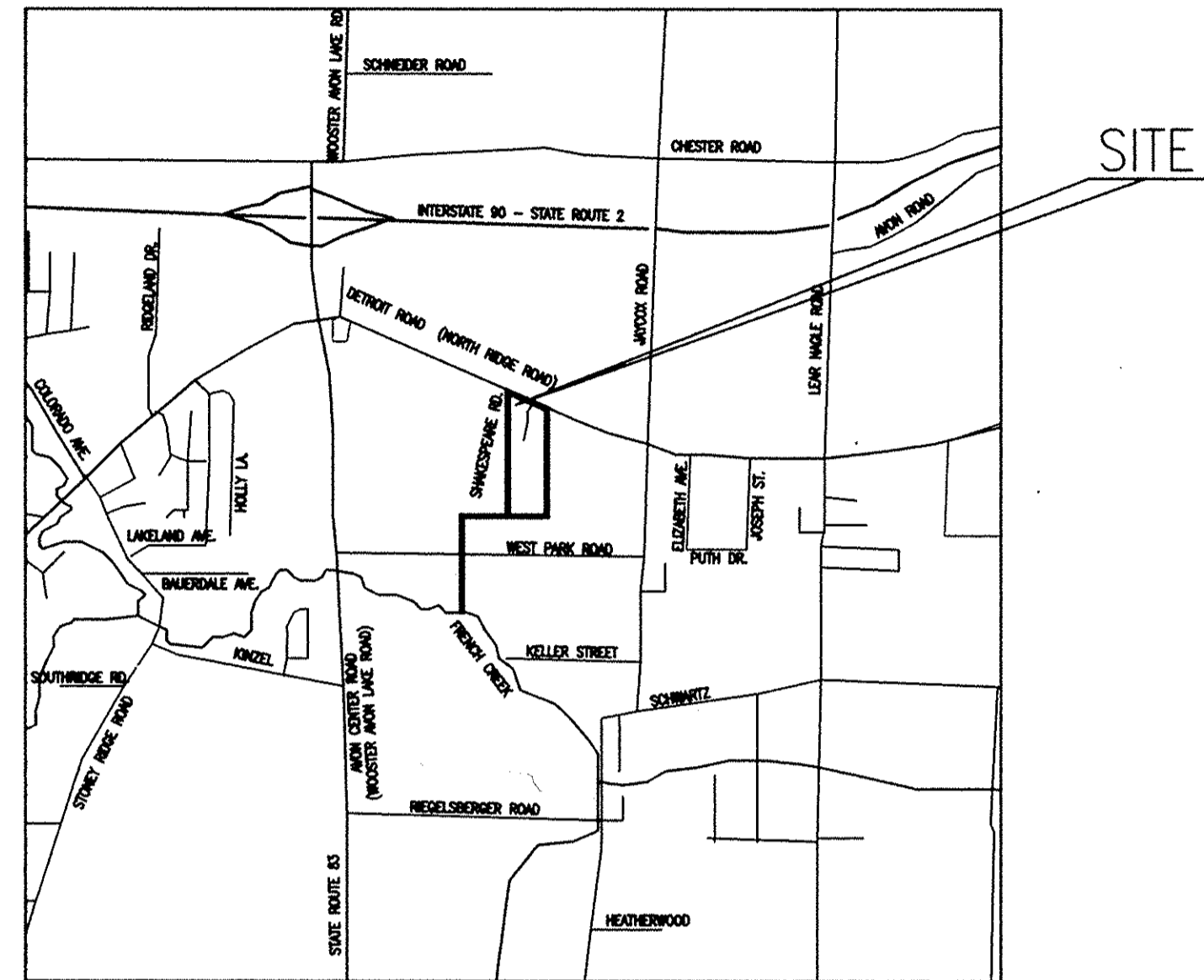
John Doe

Delia Lennon
WITNESS

STATE OF OHIO }
COUNTY OF LORAIN } SS

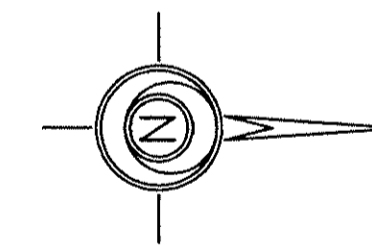
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LOCATION MAP

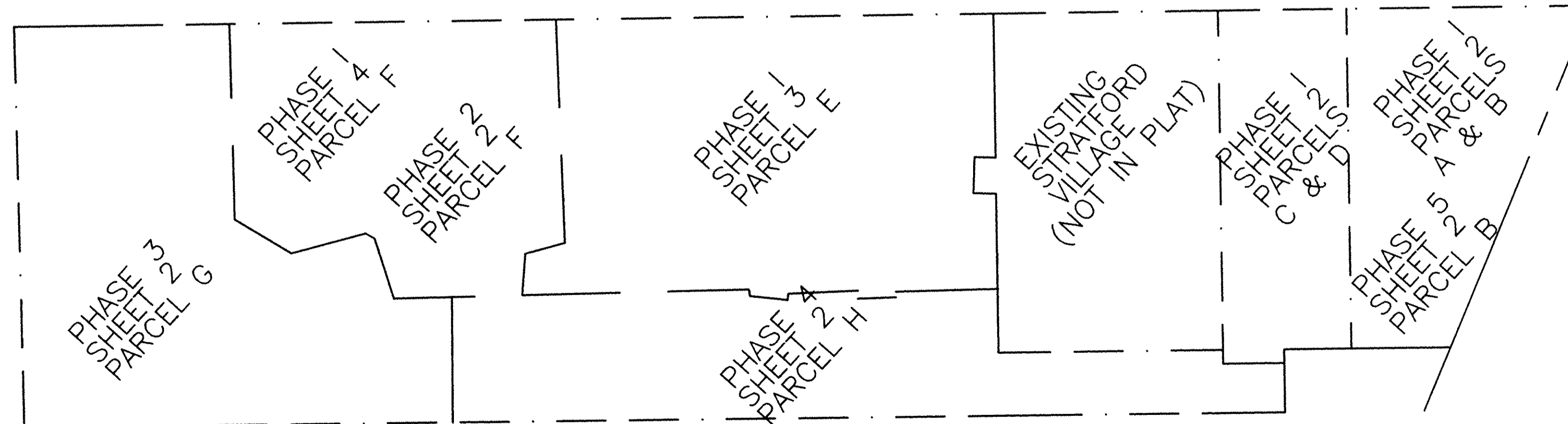
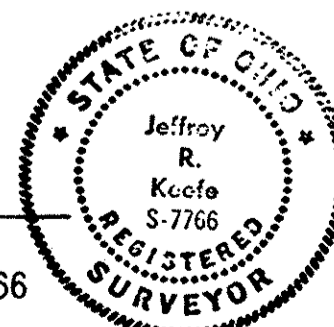
PARCEL	COMMON AREA AC.	TOTAL AC.
B	1.9098	2.1484



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "DEVONSHIRE MEADOWS SUBDIVISION PHASE 5" AS SHOWN HEREON AND CONTAINING 2.1484 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 -•-, 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.

Jeffrey R. Keeffe
JEFFREY R. KEEFFE, P.S.
REGISTERED SURVEYOR NO. 7766



KEY MAP
(NO SCALE)

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 30 DAY OF MARCH 1998.

Michael B. ...
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 6 DAY OF APRIL 1998.

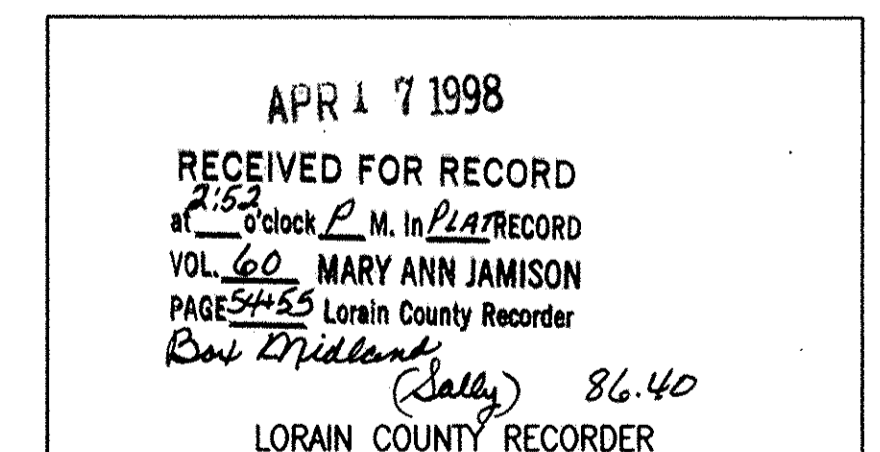
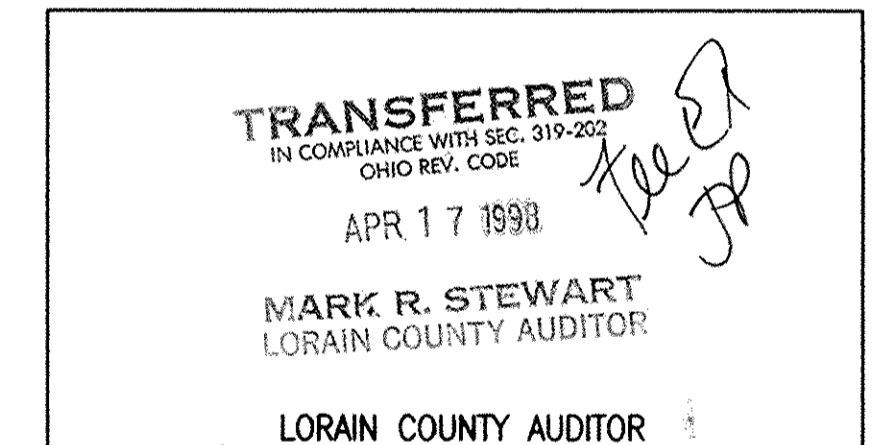
John ...
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 6th DAY OF APRIL 1998. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Ed ...
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 5 OF DEVONSHIRE MEADOWS SUBDIVISION.



PREVIOUSLY RECORDED P.V. 55, PG. 12-15, 6-23-95

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

DEVONSHIRE MEADOWS SUBDIVISION
PHASE 5 - PARCEL B - SUNROOM
SHEET 1 OF 2

SCALE AS NOTED FILE No.: 757-1CS
DRAWN BY: JRK DATE: 2/17/98

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

PHASE I:
PARCEL A

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF DETROIT ROAD AND THE WEST LINE OF LANDS CONVEYED TO ALBERT F. AND PATRICIA J. BOUTIN, O.R. 730, PG. 267; THENCE, S. 0°47'00" E., IN THE EAST LINE OF LANDS SO CONVEYED TO ALBERT F. AND PATRICIA J. BOUTIN, A DISTANCE OF 125.16 FEET TO A POINT; THENCE, S. 89°07'47" W., A DISTANCE OF 216.13 FEET TO A POINT IN THE EAST LINE OF SHAKESPEARE LANE; THENCE, NORTHEASTERLY WITH THE EAST LINE OF SHAKESPEARE LANE AND WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 627.41 FEET, A CENTRAL ANGLE OF 16°11'32", AN ARC LENGTH OF 177.31 FEET, THE CHORD OF WHICH BEARS N. 14°07'14" E., A CHORD DISTANCE OF 176.72 FEET TO A POINT; THENCE, NORTHEASTERLY WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS S. 22°47'00" E., A CHORD DISTANCE OF 35.36 FEET TO A POINT IN THE WEST LINE OF SHAKESPEARE LANE; THENCE, WITH THE WEST LINE OF SHAKESPEARE LANE, AND WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 687.41 FEET, A CENTRAL ANGLE OF 16°47'48", AN ARC LENGTH OF 201.52 FEET, THE CHORD OF WHICH BEARS S. 13°49'06" W., A CHORD DISTANCE OF 200.80 FEET TO A POINT; THENCE, S. 89°07'47" W., A DISTANCE OF 287.99 FEET TO A POINT IN THE WEST LINE OF ORIGINAL AVON TOWNSHIP LOT NO. 22; THENCE, N. 0°52'13" W., WITH THE WEST LINE OF ORIGINAL AVON TOWNSHIP LOT NO. 22, A DISTANCE OF 365.87 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.7327 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL B

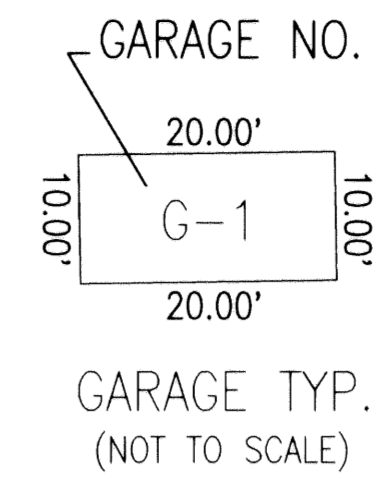
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF DETROIT ROAD AND WEST LINE OF ORIGINAL AVON TOWNSHIP LOT NO. 22; THENCE, S. 67°47'00" E., WITH THE SOUTH LINE OF DETROIT RD., A DISTANCE OF 354.06 FEET TO A POINT; THENCE, WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS S. 22°47'00" E., A CHORD DISTANCE OF 35.36 FEET TO A POINT IN THE WEST LINE OF SHAKESPEARE LANE; THENCE, WITH THE WEST LINE OF SHAKESPEARE LANE, AND WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 687.41 FEET, A CENTRAL ANGLE OF 16°47'48", AN ARC LENGTH OF 201.52 FEET, THE CHORD OF WHICH BEARS S. 13°49'06" W., A CHORD DISTANCE OF 200.80 FEET TO A POINT; THENCE, S. 89°07'47" W., A DISTANCE OF 287.99 FEET TO A POINT IN THE WEST LINE OF ORIGINAL AVON TOWNSHIP LOT NO. 22; THENCE, N. 0°52'13" W., WITH THE WEST LINE OF ORIGINAL AVON TOWNSHIP LOT NO. 22, A DISTANCE OF 365.87 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.1484 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL C

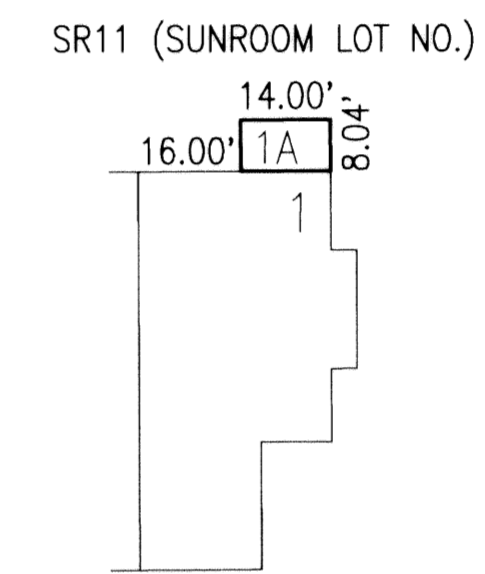
BEGINNING AT THE NORTHEASTERLY CORNER OF THE STRATFORD VILLAGE CONDOMINIUM AREA NO. 1 AS RECORDED IN PLAT VOLUME 26, PAGES 1 THROUGH 11 OF THE LORAIN COUNTY RECORD OF PLATS; THENCE, S. 89°07'47" W., ALONG THE NORTH LINE OF SAID STRATFORD VILLAGE CONDOMINIUM AREA NO. 1 A DISTANCE OF 236.50 FEET TO A POINT IN THE EAST LINE OF SHAKESPEARE LANE; THENCE, N. 4°39'18" E., WITH THE EAST LINE OF SHAKESPEARE LANE A DISTANCE OF 198.01 FEET TO A POINT; THENCE, CONTINUING ALONG THE EAST LINE OF SHAKESPEARE LANE AND WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 627.41 FEET, A CENTRAL ANGLE OF 1°22'10", AN ARC LENGTH OF 15.00 FEET, THE CHORD OF WHICH BEARS N. 5°20'23" E., A CHORD DISTANCE OF 15.00 FEET TO A POINT; THENCE, N. 89°07'47" E., A DISTANCE OF 216.13 TO A POINT; THENCE, S. 0°47'00" E., A DISTANCE OF 113.51 FEET TO A POINT; THENCE, S. 89°07'47" E., A DISTANCE OF 23.04 FEET TO A POINT; THENCE, S. 0°47'00" E., A DISTANCE OF 98.49 FEET TO A POINT; THENCE, S. 89°07'47" W., A DISTANCE OF 23.04 FEET TO THE PRINCIPAL PLACE OF BEGINNING, CONTAINING 1.1540 ACRES OF LAND, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL D

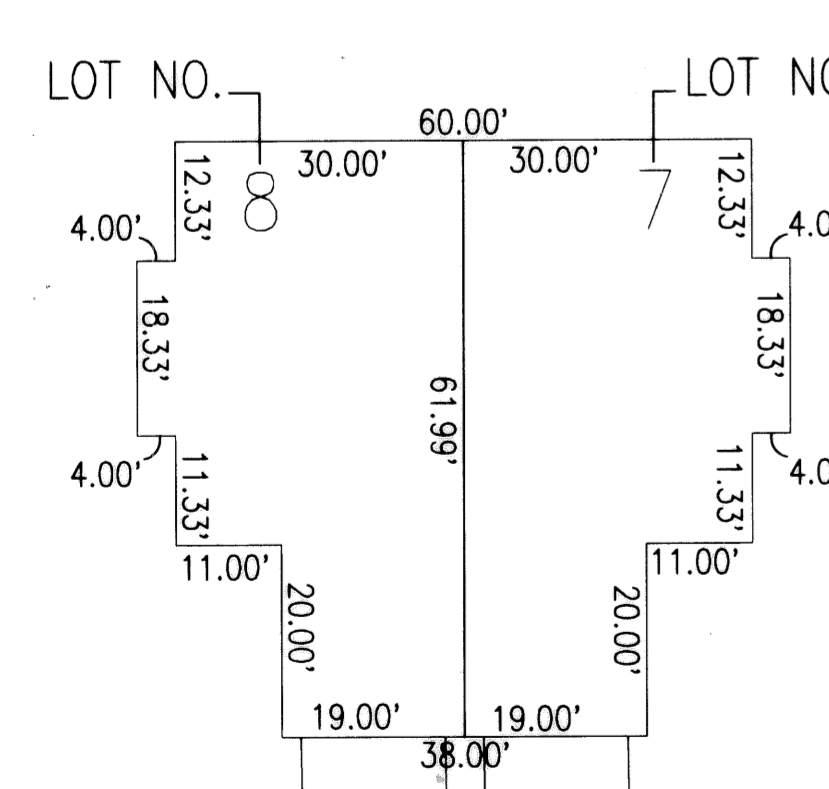
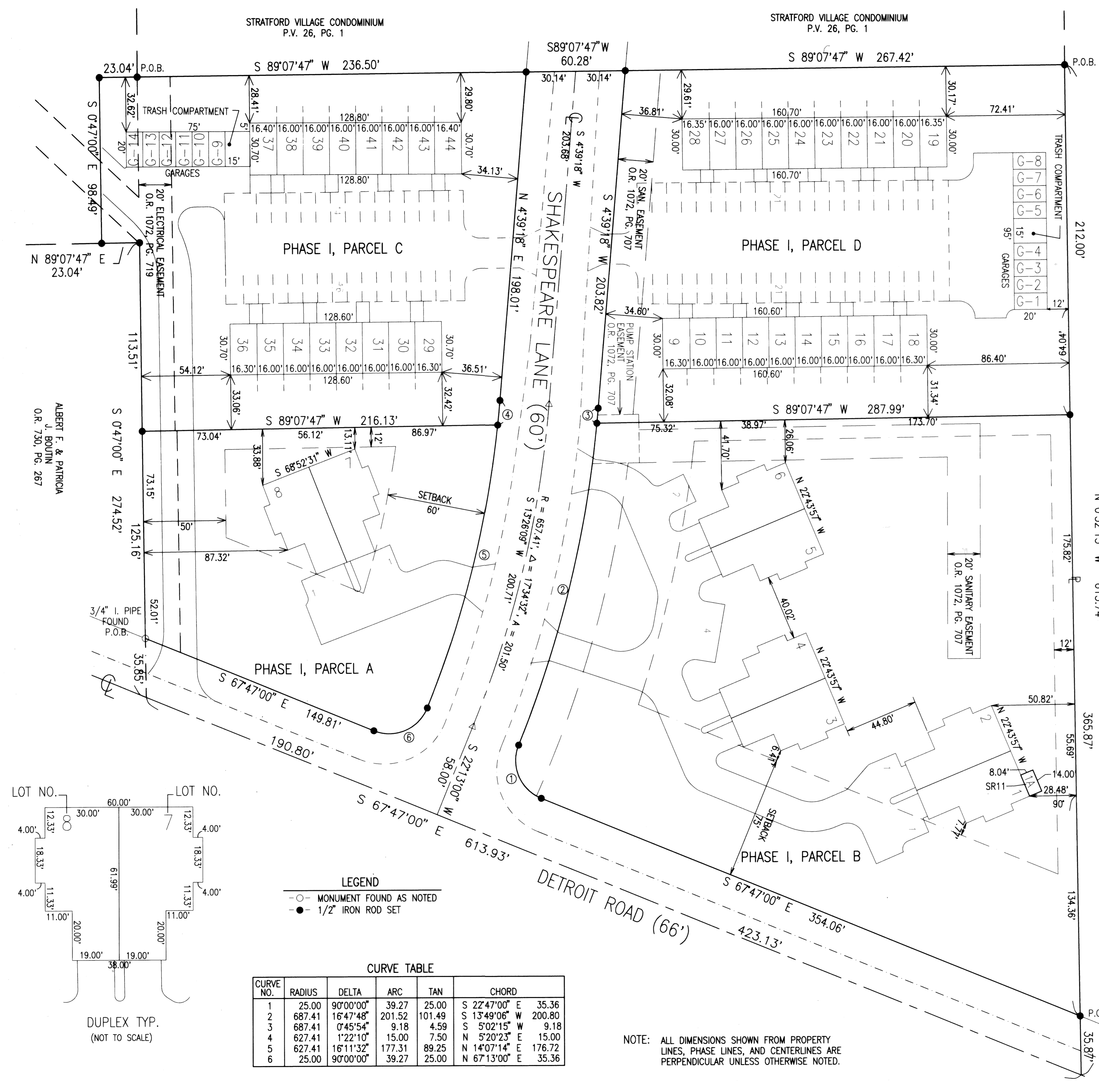
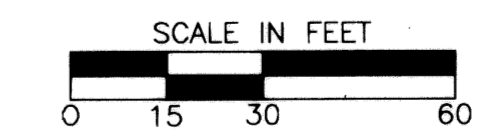
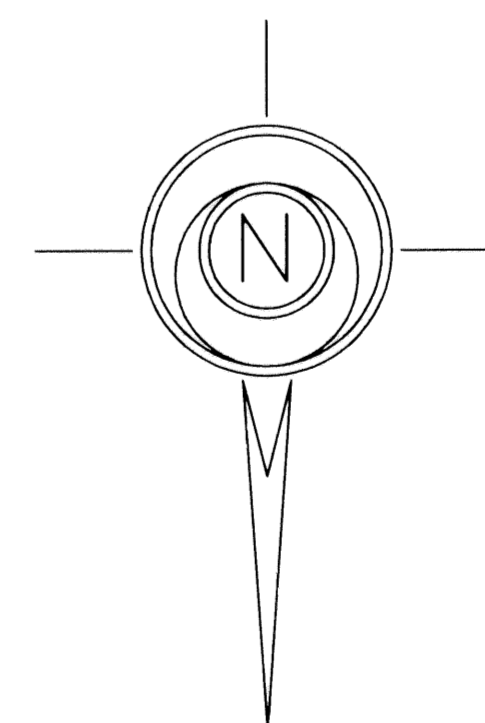
BEGINNING AT THE NORTHWESTERLY CORNER OF THE STRATFORD VILLAGE CONDOMINIUM AREA NO.1 AS RECORDED IN PLAT VOLUME 26, PAGES 1 THROUGH 11 OF THE LORAIN COUNTY RECORD OF PLATS; SAID CORNER BEING ALSO IN THE WEST LINE OF ORIGINAL AVON TOWNSHIP LOT NO. 22; THENCE, N.0°52'13" W., IN THE WEST LINE OF SAID LOT, A DISTANCE OF 212.00 FEET TO A POINT; THENCE N. 89°07'47" E., A DISTANCE OF 287.99 FEET TO A POINT IN THE WEST LINE OF SHAKESPEARE LANE; THENCE, SOUTHERLY WITH THE WEST LINE OF SHAKESPEARE LANE WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 687.41 FEET, A CENTRAL ANGLE OF 0°45'54", AN ARC LENGTH OF 9.18 FEET, THE CHORD OF WHICH BEARS S. 5°02'15" W., A CHORD DISTANCE OF 9.18 FEET TO A POINT; THENCE, S. 4°39'18" W., IN THE WEST LINE OF SHAKESPEARE LANE A DISTANCE OF 203.82 FEET TO A POINT IN THE NORTH LINE OF SAID STRATFORD VILLAGE CONDOMINIUM AREA NO. 1; THENCE, S. 89°07'47" W., WITH THE NORTH LINE OF SAID STRATFORD VILLAGE CONDOMINIUM AREA NO. 1, A DISTANCE OF 267.42 FEET TO THE PRINCIPAL PLACE OF BEGINNING, CONTAINING 1.3514 ACRES OF LAND, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.



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



TYP. SUNROOM (NOT TO SCALE)



LEGEND

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

CURVE TABLE

CURVE NO.	RADIUS	DELTA	ARC	TAN	CHORD
1	25.00	90°00'00"	39.27	25.00	S 22°47'00" E 35.36
2	687.41	16°47'48"	201.52	101.49	S 13°49'06" W 200.80
3	687.41	0°45'54"	9.18	4.59	S 5°02'15" W 9.18
4	627.41	1°22'10"	15.00	7.50	N 5°20'23" E 15.00
5	627.41	16°11'32"	177.31	89.25	N 14°07'14" E 176.72
6	25.00	90°00'00"	39.27	25.00	N 67°13'00" E 35.36

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

PREVIOUSLY RECORDED P.V. 55, PG. 13 6-23-95

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DEVONSHIRE MEADOWS SUBDIVISION
PHASE 1 - PARCEL B - SUNROOM
SHEET 2 OF 2

SCALE: 1" = 30'
DRAWN BY: JRK

FILE No.: 757-1pt
DATE: 2/17/98