

AVENBURY LAKES SUBDIVISION NO. 1

SUBLOTS 1-20
PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 22
CITY OF AVON, LORAIN CO., OHIO

OWNERS CERTIFICATION & ACCEPTANCE & DEDICATION

I, THE UNDERSIGNED OWNER, AVENBURY LAKES, INC., HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS AVENBURY LAKES SUBDIVISION NO. 1, SUBLOTS 1 TO 20 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME.

MIDDLETON (80')
SHAKESPEARE LANE (60')
PEMBROOKE LANE (60')
DETROIT ROAD (66')

I GRANT ALL EASEMENTS FOR WATERLINES, SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES 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.

IN WITNESS WHEREOF, I, JOSEPH R. SCALETTA, PRESIDENT, AVENBURY LAKES, INC., HAVE HEREUNTO SET

MY HAND THIS 22nd DAY OF February 1999.

AVENBURY LAKES, INC.

Joseph R. Scaletta
JOSEPH R. SCALETTA
PRESIDENT

STATE OF OHIO
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd

DAY OF February 1999.

Michael J. DeAnna
MICHAEL J. DEANNA
NOTARY PUBLIC
MY COMMISSION EXPIRES

My Commission Expires Apr 21, 2002

UNDERGROUND EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURY TELEPHONE COMPANY AND CABLEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNEES (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, MAINTAIN, REPAIR, RECONSTRUCT OPERATE, AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR LOCATIONS PUBLIC AND PRIVATE USE AT SUCH AS GRANTEE'S MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE WITHOUT LIABILITY THEREFORE, THE RIGHT TO INSTALL, MAINTAIN, REPAIR, AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Anthony Hill 3/2/99
ANTHONY HILL
THE ILLUMINATING COMPANY, DATE
Kenneth Kiamar 2/23/99
KENNETH KIAMAR
CENTURY TELEPHONE, DATE
Kip Eiger 2-23-99
KIP EIGER
CABLEVISION, DATE

DANIEL P. & GRETCHE M. SHIMOLA
O.R. 23, PG. 655
04-00-022-101-046
04-00-022-101-040
04-00-022-101-044

WILLIAM L. & NANCY DEVER
D.V. 670, PG. 187
04-00-022-101-038

TIM E. THOLE
O.R. 979, PG. 825
D.V. 1392, PG. 825
04-00-022-101-030 & 031

DONALD A. BROWN, TR.
D.V. 1384, PG. 183
04-00-021-000-115

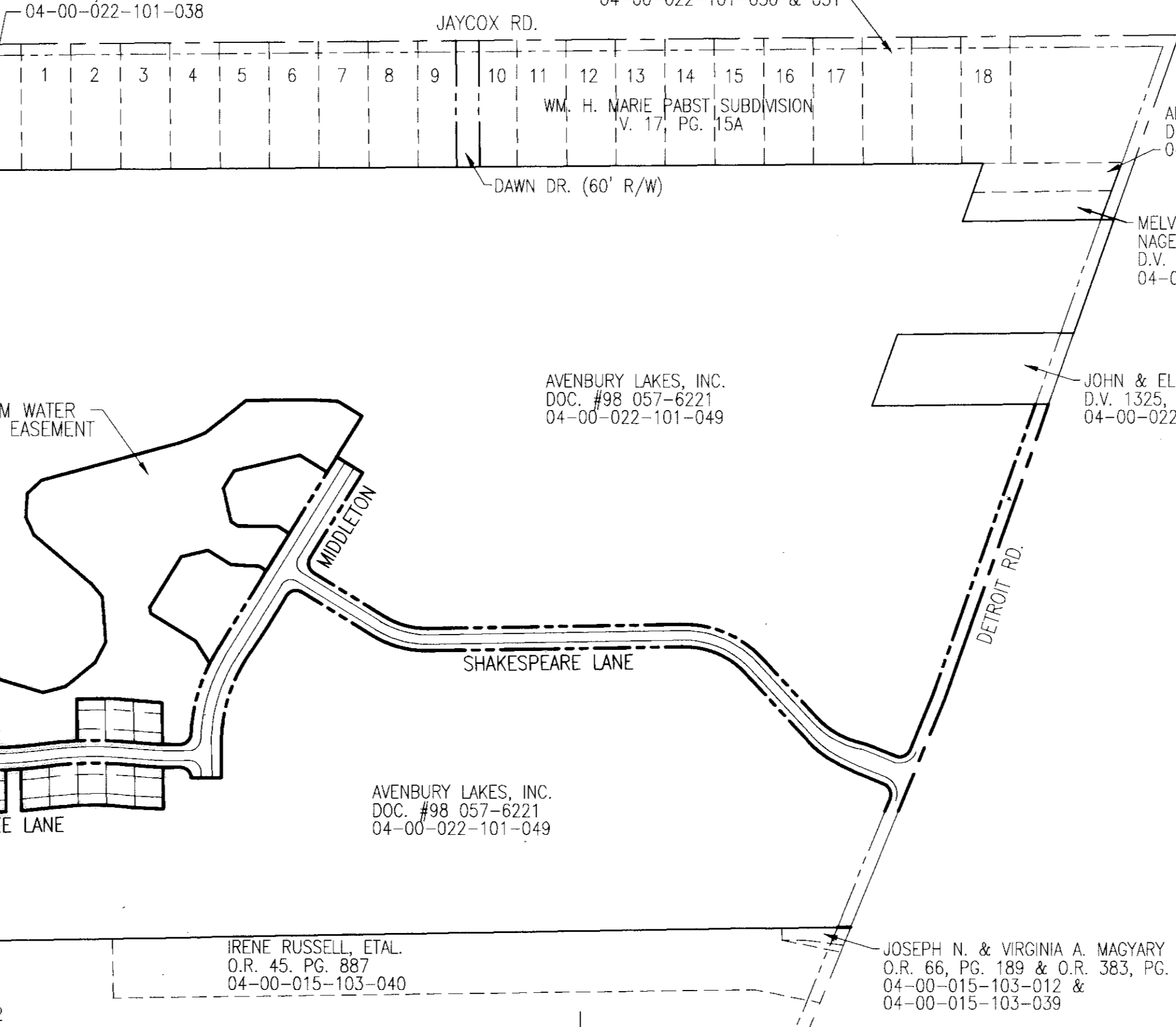
VIRGINIA C. SMITH
O.R. 1426, PG. 262
04-00-021-103-059

VIRGINIA C. SMITH
O.R. 1426, PG. 262
04-00-021-103-096

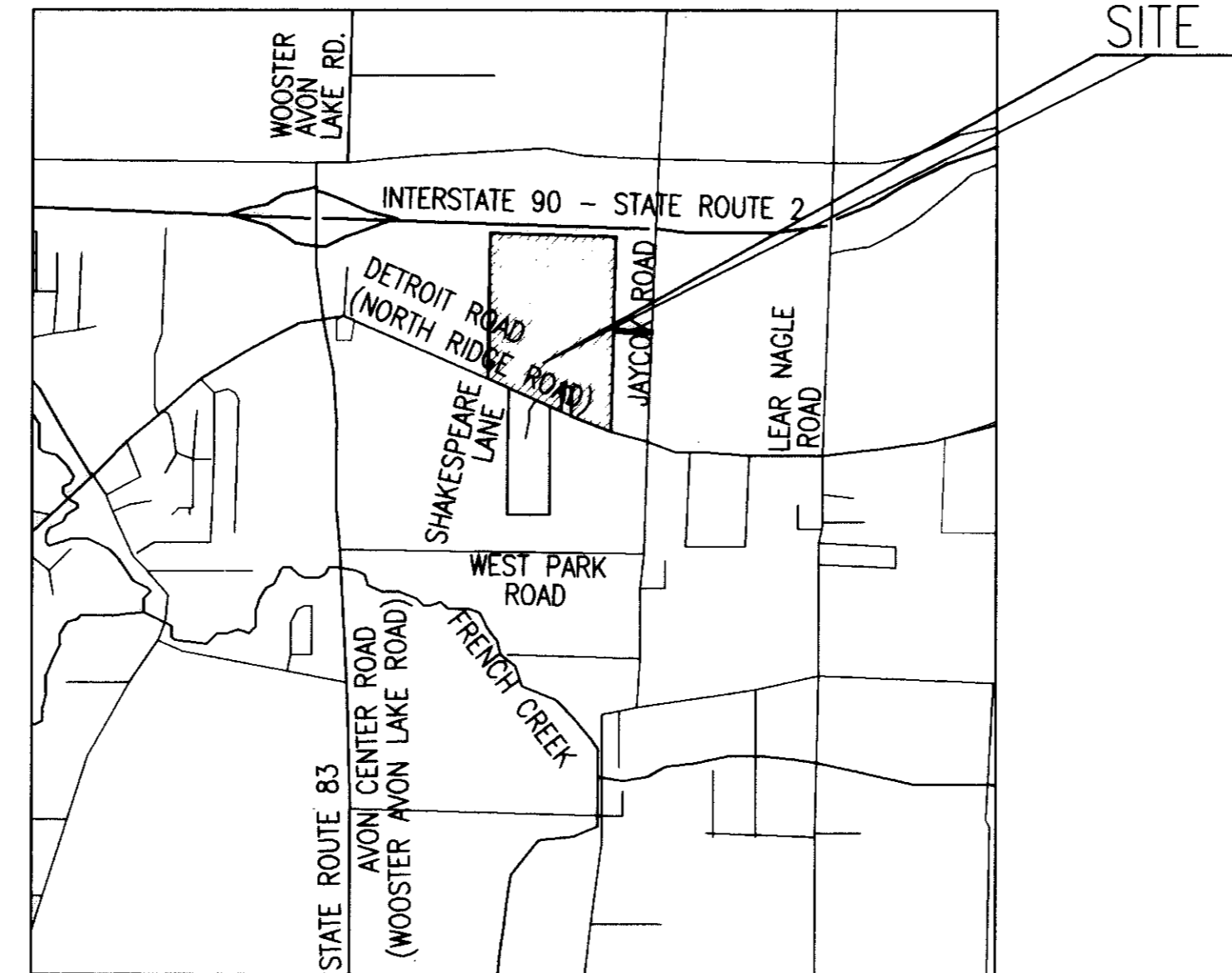
SMITH ASSOCIATES
O.R. 850, PG. 320
04-00-015-103-002

IRENE RUSSELL, ETAL.
O.R. 45, PG. 887
04-00-015-103-040

JOSEPH N. & VIRGINIA A. MAGYARY
O.R. 66, PG. 189 & O.R. 383, PG. 687
04-00-015-103-012 &
04-00-015-103-039



KEY MAP



LOCATION MAP

SHEET INDEX

- 1. COVER SHEET
- 2. DETROIT ROAD, SHAKESPEARE LANE, MIDDLETON
- 3. PEMBROOKE LANE & MIDDLETON

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 22 DAY OF Feb 1999.
Michael Beaulieu
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 22 DAY OF Feb 1999.
John Hancock
PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 22 DAY OF Feb 1999. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.
John Hancock
COUNCIL PRESIDENT

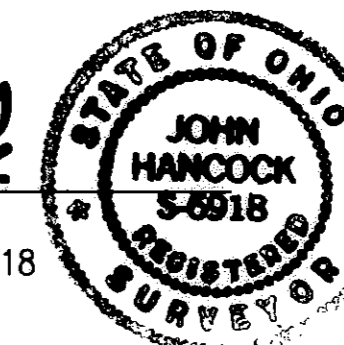
SUBLOT AREAS (1-20) 3.9672 AC.
R/W AREAS 6.9364 AC.
TOTAL SUBDIVISION NO. 1 AREA 10.9036 AC.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED AVENBURY LAKES SUBDIVISION NO. 1, AS SHOWN HEREON AND CONTAINING 14.0184 ACRES OF LAND IN SECTION No. 22 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED, 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 BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT IN 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 & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
326 E. MARKET ST.
SANDUSKY, OHIO 44870

John Hancock
JOHN HANCOCK, P.S.
REG. OHIO SURVEYOR NO. 6918
FEBRUARY 18, 1999



MAR 11 1999
RECEIVED FOR RECORD
at 10:00 AM in City Record
VOL. 68 MARY ANN JAMISON
PAGE 68 Lorain County Recorder
PI# 109.60 Box Midland
Dec 26 09 2me (Sally)
5a LORAIN COUNTY RECORDER

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-292
OHIO REV. CODE
MAR 1 1 1999
MARK R. STEWART
LORAIN COUNTY AUDITOR

REVISER:

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

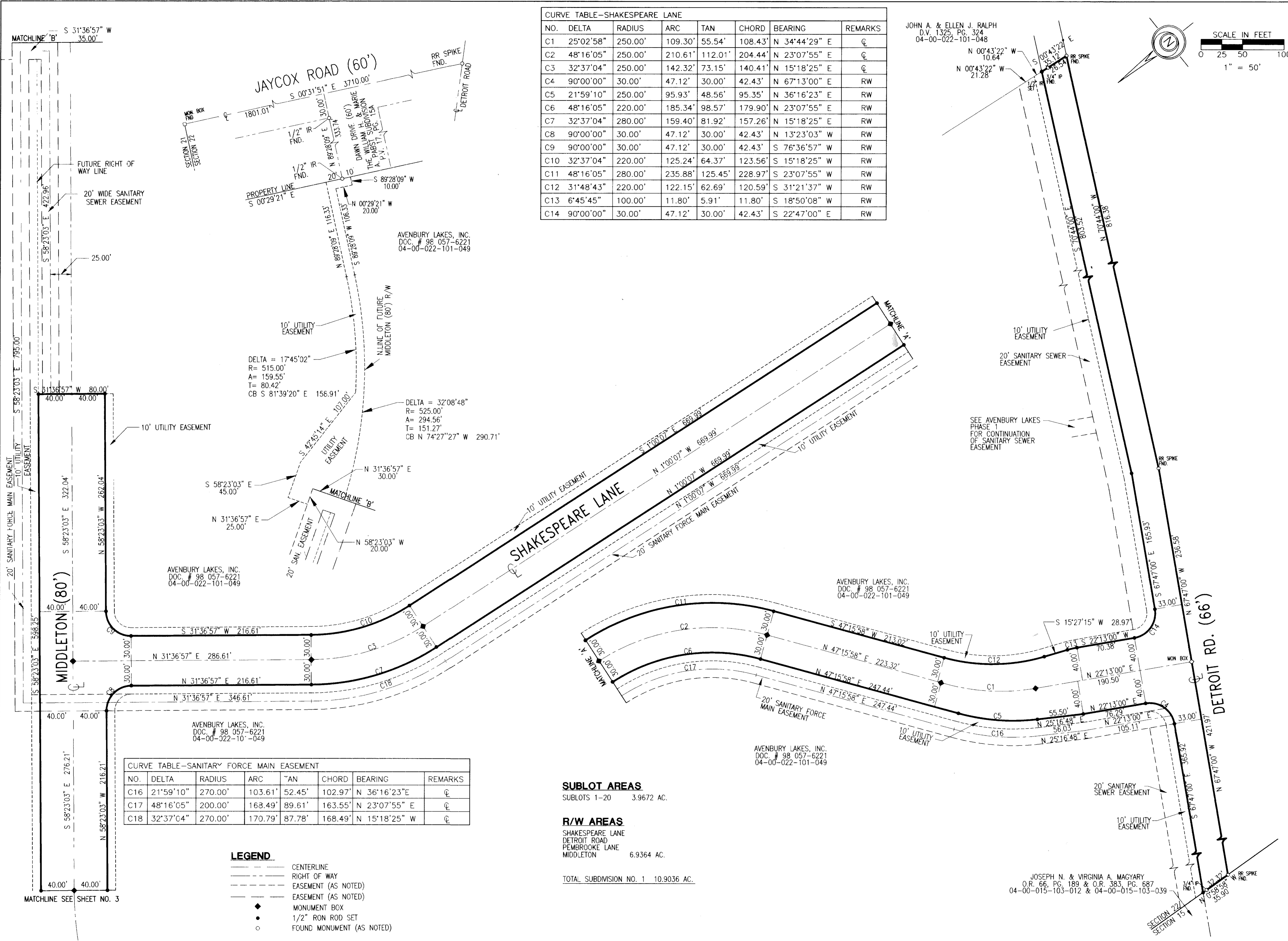
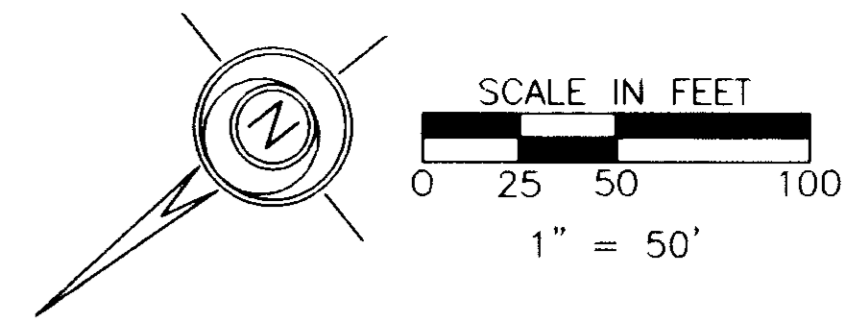
AVENBURY LAKES SUBDIVISION NO. 1
Part of Original Avon Township Section No. 22, City of Avon, County of Lorain, State of Ohio

RECORD PLAT COVER SHEET

JOB NO.: 79294
DRN BY: TSB
FILE NO.: 792-6900
DATE: 2/18/99
SCALE: 1"=300'
SHEET NO.: 1 of 3

CURVE TABLE - SHAKESPEARE LANE							
NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	REMARKS
C1	25°02'58"	250.00'	109.30'	55.54'	108.43'	N 34°44'29" E	☉
C2	48°16'05"	250.00'	210.61'	112.01'	204.44'	N 23°07'55" E	☉
C3	32°37'04"	250.00'	142.32'	73.15'	140.41'	N 15°18'25" E	☉
C4	90°00'00"	30.00'	47.12'	30.00'	42.43'	N 67°13'00" E	RW
C5	21°59'10"	250.00'	95.93'	48.56'	95.35'	N 36°16'23" E	RW
C6	48°16'05"	220.00'	185.34'	98.57'	179.90'	N 23°07'55" E	RW
C7	32°37'04"	280.00'	159.40'	81.92'	157.26'	N 15°18'25" E	RW
C8	90°00'00"	30.00'	47.12'	30.00'	42.43'	N 13°23'03" W	RW
C9	90°00'00"	30.00'	47.12'	30.00'	42.43'	S 76°36'57" W	RW
C10	32°37'04"	220.00'	125.24'	64.37'	123.56'	S 15°18'25" W	RW
C11	48°16'05"	280.00'	235.88'	125.45'	228.97'	S 23°07'55" W	RW
C12	31°48'43"	220.00'	122.15'	62.69'	120.59'	S 31°21'37" W	RW
C13	6°45'45"	100.00'	11.80'	5.91'	11.80'	S 18°50'08" W	RW
C14	90°00'00"	30.00'	47.12'	30.00'	42.43'	S 22°47'00" E	RW

JOHN A. & ELLEN J. RALPH
D.V. 1325, PG. 324
04-00-022-101-048



CURVE TABLE - SANITARY FORCE MAIN EASEMENT							
NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	REMARKS
C16	21°59'10"	270.00'	103.61'	52.45'	102.97'	N 36°16'23" E	☉
C17	48°16'05"	200.00'	168.49'	89.61'	163.55'	N 23°07'55" E	☉
C18	32°37'04"	270.00'	170.79'	87.78'	168.49'	N 15°18'25" W	☉

- LEGEND**
- CENTERLINE
 - - - RIGHT OF WAY
 - - - EASEMENT (AS NOTED)
 - - - EASEMENT (AS NOTED)
 - ◆ MONUMENT BOX
 - 1/2" IRON ROD SET
 - FOUND MONUMENT (AS NOTED)

SUBLOT AREAS
SUBLOTS 1-20 3.9672 AC.

R/W AREAS
SHAKESPEARE LANE
DETROIT ROAD
PEMBROOKE LANE
MIDDLETON 6.9364 AC.

TOTAL SUBDIVISION NO. 1 10.9036 AC.

REVISED:

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

AVENBURY LAKES SUBDIVISION NO. 1
Part of Original Avon Township Section No. 22, City of Avon, County of Lorain, State of Ohio

DETROIT RD., SHAKESPEARE LANE, MIDDLETON

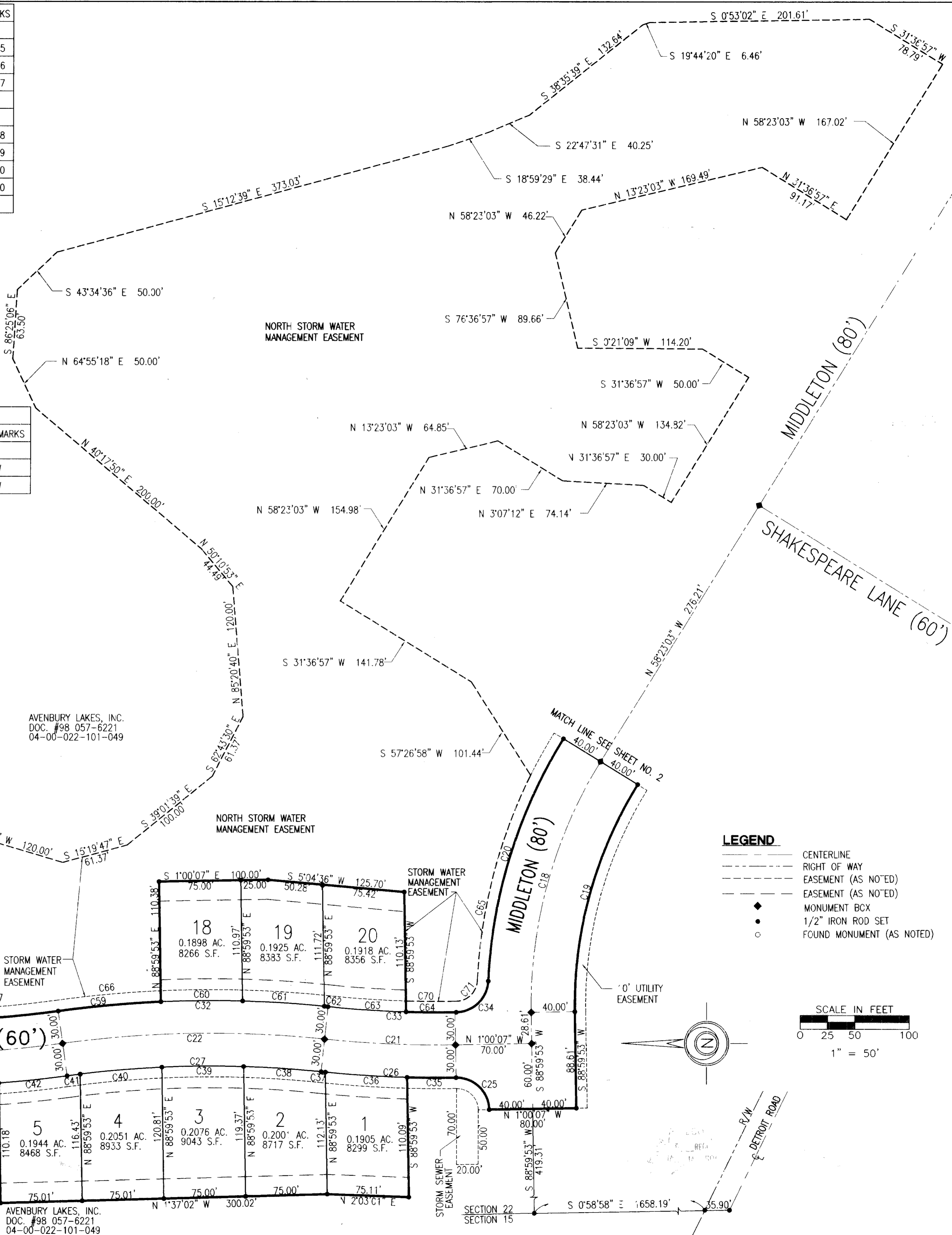
JOB NO.: 79294
DRN BY: TSB
FILE NO.: 792-6901
DATE: 2/18/99
SCALE: 1"=50'
SHEET NO.: 2 of 3

CURVE TABLE							NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	REMARKS
C21	06°54'38"	1000.00'	120.61'	60.38'	120.54'	N 02°27'12" E	C54	02°52'09"	980.00'	49.07'	24.54'	49.07'	S 14°42'26" W	OPEN
C22	13°48'14"	1000.00'	240.92'	121.05'	240.34'	N 00°59'36" W	C55	04°46'34"	980.00'	81.69'	40.87'	81.67'	N 10°53'05" E	LOT 15
C23	24°20'14"	1010.00'	423.73'	215.03'	420.62'	N 04°07'24" E	C56	04°46'33"	980.00'	81.69'	40.87'	81.66'	N 06°06'31" E	LOT 16
C24	73°24'14"	200.00'	256.23'	149.09'	239.06'	N 52°50'38" E	C57	04°46'34"	980.00'	81.69'	40.87'	81.67'	N 01°19'58" E	LOT 17
C25	90°00'00"	30.00'	47.12'	30.00'	42.43'	N 43°59'53" E	C58	06°50'24"	980.00'	116.99'	58.57'	116.92'	S 04°28'31" E	OPEN
C26	06°54'38"	1030.00'	124.23'	62.19'	124.16'	N 02°27'12" E	C59	05°15'36"	1030.00'	94.56'	47.31'	94.53'	S 05°15'55" E	OPEN
C27	13°48'14"	970.00'	233.70'	117.42'	233.13'	N 00°59'36" W	C60	04°10'23"	1030.00'	75.02'	37.53'	75.00'	N 00°32'55" W	LOT 18
C28	24°02'14"	1040.00'	436.31'	221.41'	433.12'	N 04°07'24" E	C61	04°11'12"	1030.00'	75.26'	37.65'	75.25'	N 03°37'52" E	LOT 19
C29	73°24'14"	230.00'	294.66'	171.45'	274.92'	N 52°50'38" E	C62	03°11'03"	1030.00'	3.31'	1.66'	3.31'	N 05°49'00" E	LOT 20
C30	73°24'14"	170.00'	217.79'	126.72'	203.20'	S 52°50'38" W	C63	04°15'06"	970.00'	71.98'	36.01'	71.96'	N 03°46'58" E	LOT 20
C31	24°02'14"	980.00'	411.14'	208.84'	408.13'	S 04°07'24" W	C64	02°43'11"	970.00'	46.04'	23.03'	46.04'	S 00°17'49" W	OPEN
C32	13°48'14"	1030.00'	248.15'	124.68'	247.55'	S 00°59'36" E								
C33	06°58'17"	970.00'	118.02'	59.08'	117.95'	S 02°25'22" W								
C34	86°18'11"	30.00'	45.19'	28.12'	41.04'	S 44°12'51" E								
C35	02°30'14"	1030.00'	45.01'	22.51'	45.01'	N 00°15'00" E								
C36	04°11'12"	1030.00'	75.26'	37.65'	75.26'	S 03°35'43" W								
C37	00°13'12"	1030.00'	3.95'	1.98'	3.95'	S 05°47'55" W								
C38	04°12'49"	970.00'	71.34'	35.68'	71.32'	S 03°48'06" W								
C39	04°25'53"	970.00'	75.02'	37.53'	75.00'	S 00°31'15" E								
C40	04°26'30"	970.00'	75.20'	37.62'	75.18'	S 04°57'26" E								
C41	00°43'02"	970.00'	12.14'	6.07'	12.14'	S 07°32'12" E								
C42	03°28'55"	1040.00'	63.20'	31.61'	63.20'	S 06°09'15" E								
C43	02°12'20"	1040.00'	40.03'	20.02'	40.03'	N 03°18'38" W								
C44	04°03'03"	1040.00'	73.53'	36.78'	73.51'	S 00°10'57" E								
C45	04°01'01"	1040.00'	72.91'	36.47'	72.90'	S 03°51'05" W								
C46	04°01'00"	1040.00'	72.91'	36.47'	72.89'	S 07°52'06" W								
C47	04°01'01"	1040.00'	72.91'	36.47'	72.90'	S 11°53'06" W								
C48	02°14'54"	1040.00'	40.81'	20.41'	40.81'	S 15°01'04" W								
C49	07°17'40"	230.00'	29.28'	14.66'	29.26'	S 19°47'21" W								
C50	16°29'36"	230.00'	66.21'	33.33'	65.98'	N 31°40'59" E								
C51	16°35'08"	230.00'	66.58'	33.52'	66.35'	S 48°13'21" W								
C52	16°35'07"	230.00'	66.58'	33.52'	66.35'	S 64°48'28" W								
C53	16°26'43"	230.00'	66.02'	33.24'	65.79'	S 81°19'23" W								

CURVE TABLE STORM WATER MANAGEMENT EASEMENT						
NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING
C65	23°38'21"	475.00'	196.00'	99.41'	194.61'	N 75°32'42" W
C66	05°16'32"	1040.00'	95.76'	47.91'	95.73'	N 05°15'27" W
C67	06°50'24"	970.00'	115.60'	57.97'	115.73'	N 04°28'31" W
C68	02°52'09"	970.00'	48.57'	24.29'	48.57'	N 14°42'26" E
C69	73°24'14"	160.00'	204.98'	119.27'	191.25'	N 52°50'38" E
C70	02°44'19"	960.00'	45.88'	22.95'	45.88'	N 00°18'56" E
C71	86°43'26"	20.00'	30.27'	18.89'	27.46'	N 44°00'14" W

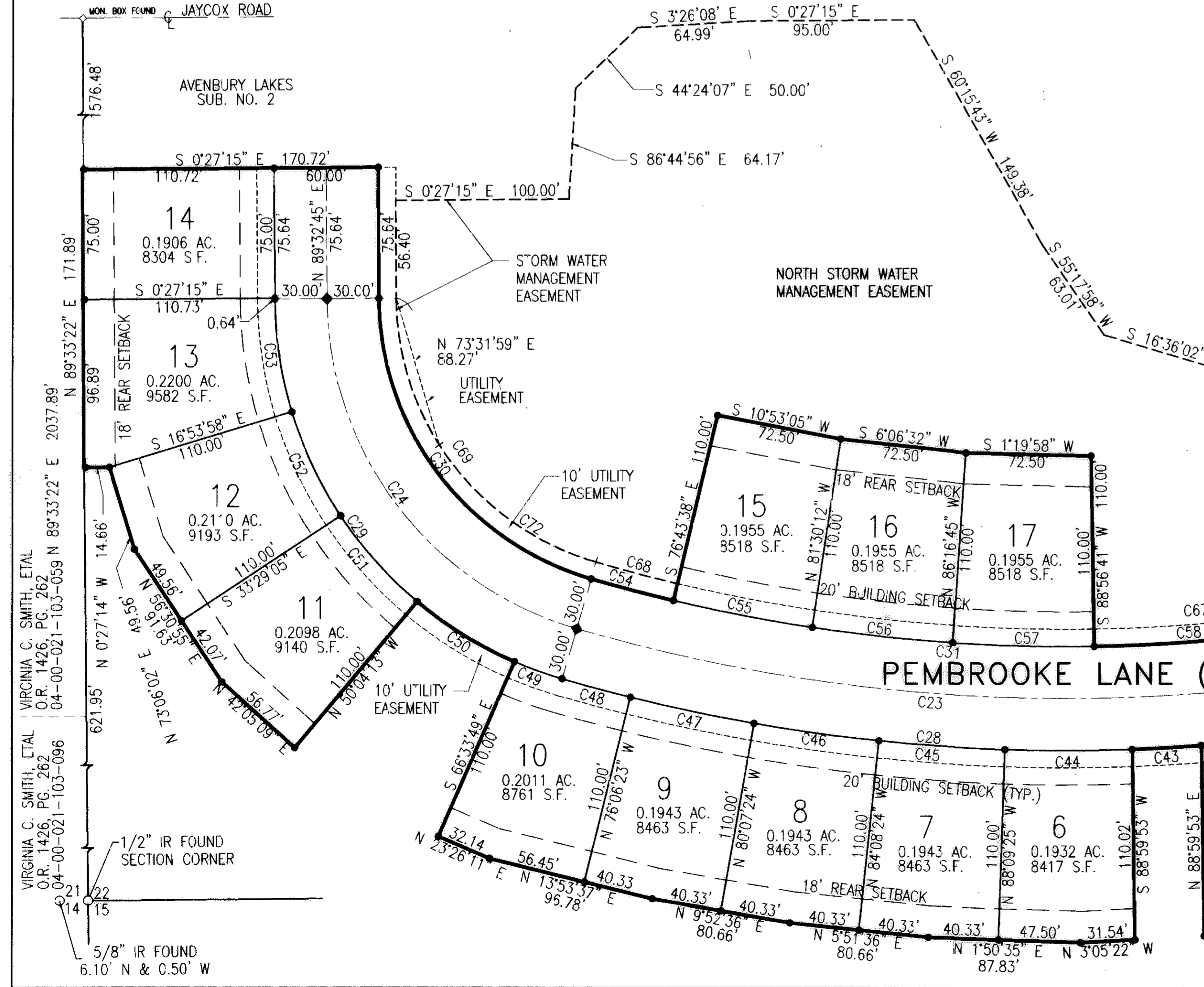
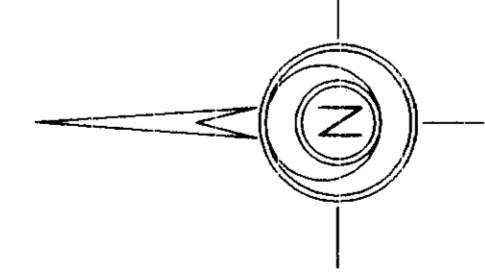
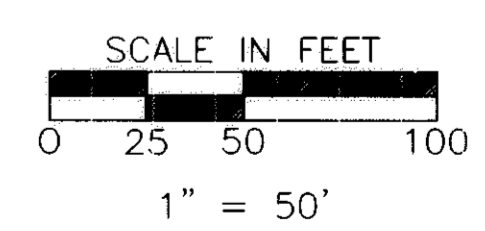
CURVE TABLE MIDDLETON							
NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	REMARKS
C18	32°37'04"	425.00'	241.95'	124.35'	238.69'	N 74°41'35" W	Q
C19	32°37'04"	385.00'	219.18'	112.65'	216.23'	N 74°41'35" W	RW
C20	28°58'54"	465.00'	235.21'	120.18'	232.71'	S 72°52'30" E	RW

CURVE TABLE UTILITY EASEMENT						
NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING
C72	41°22'41"	160.00'	115.55'	60.42'	113.05'	N 36°49'52" E



LEGEND

- CENTERLINE
- RIGHT OF WAY
- EASEMENT (AS NOTED)
- EASEMENT (AS NOTED)
- MONUMENT BCX
- 1/2" IRON ROD SET
- FOUND MONUMENT (AS NOTED)



VIRGINIA C. SMITH, ETAL
O.R. 1426, PG. 262
04-00-021-103-059 N 89°33'22" E 2037.89'
04-00-021-103-096

AVENBURY LAKES, INC.
DOC. #98 057-6221
04-00-022-101-049

REVISED:

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

AVENBURY LAKES SUBDIVISION NO. 1
Part of Original Avon Township Section No. 22, City of Avon, County of Lorain, State of Ohio

PEMBROOKE LANE (SUBLOTS 1-20) & MIDDLETON

JOB NO.: 79294
DRN BY: TSB
FILE NO.: 792-6902
DATE: 2/18/99
SCALE: 1"=50'
SHEET NO.: 3 of 3