

# AVENBURY LAKES PHASE 1

TOWNLOTS 1-56  
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 PHASE 1, A SUBDIVISION OF TOWNLOTS 1 TO 56 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME.

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 23<sup>rd</sup> DAY OF February 1999.

AVENBURY LAKES, INC.

*Joseph R. Scalletta*  
JOSEPH R. SCALETTA  
PRESIDENT

STATE OF OHIO  
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>rd</sup>

DAY OF February 1999.

*Michael J. DeBarna*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES

Notary Public, State of Ohio, City, Ohio  
My Commission Expires April 21, 2002

### COMMON AREA

EXCEPT FOR THE TOWN LOTS, "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 PLATS OF AVENBURY LAKES PHASE 1.

### 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 Hurley* 3/2/99  
ANTHONY HURLEY  
THE ILLUMINATING COMPANY  
DATE

*Kenneth Kramer* 2/23/99  
CENTURY TELEPHONE  
KENNETH KRAMER  
DATE

*Kip Eiger* 2-23-99  
KIP EIGER  
CABLEVISION  
DATE

DANIEL P. & GRETCHEN 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  
04-00-022-101-030 & 031

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

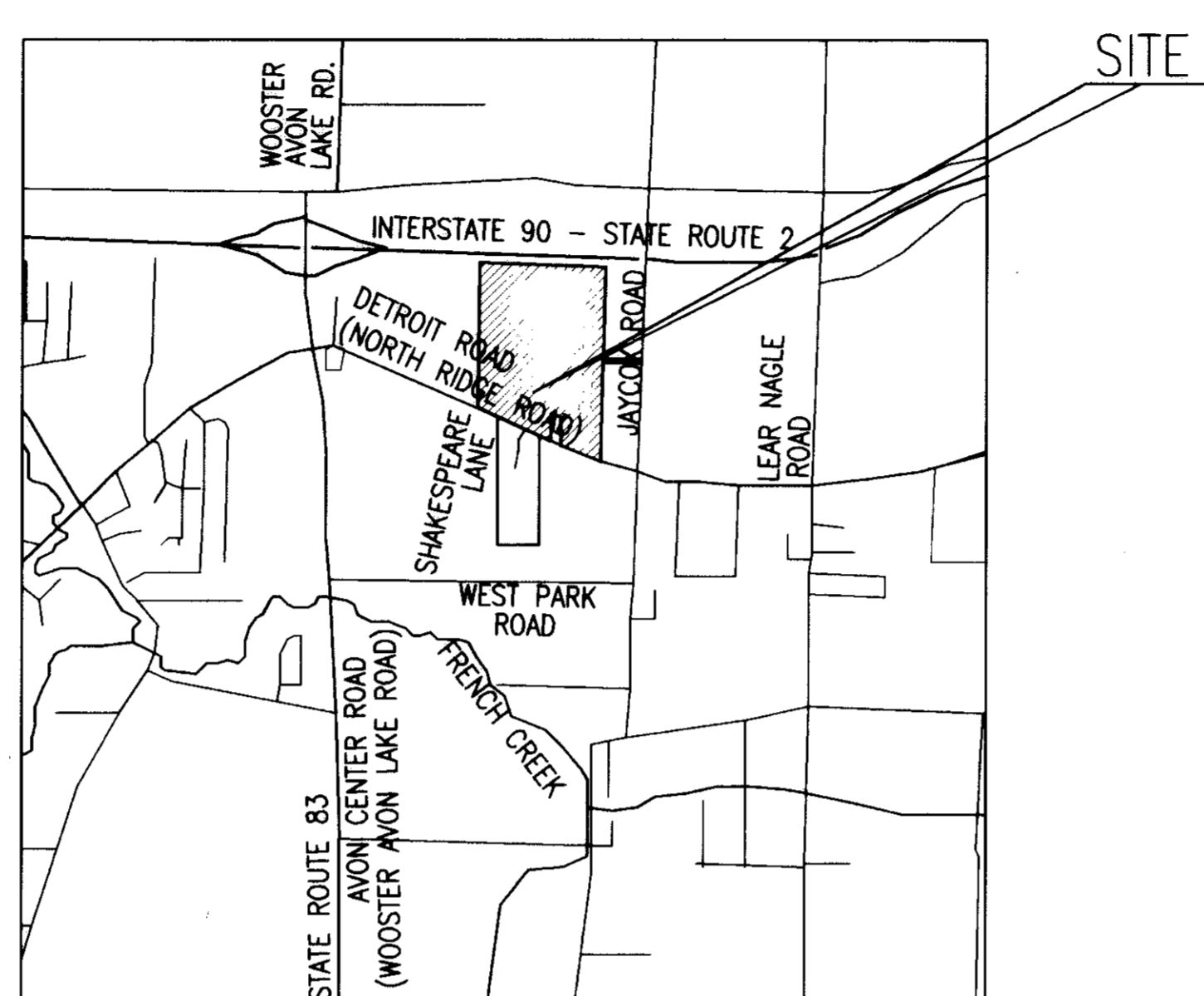
VIRGINIA C. SMITH  
O.R. 1426, PG. 262  
04-00-021-103-059

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

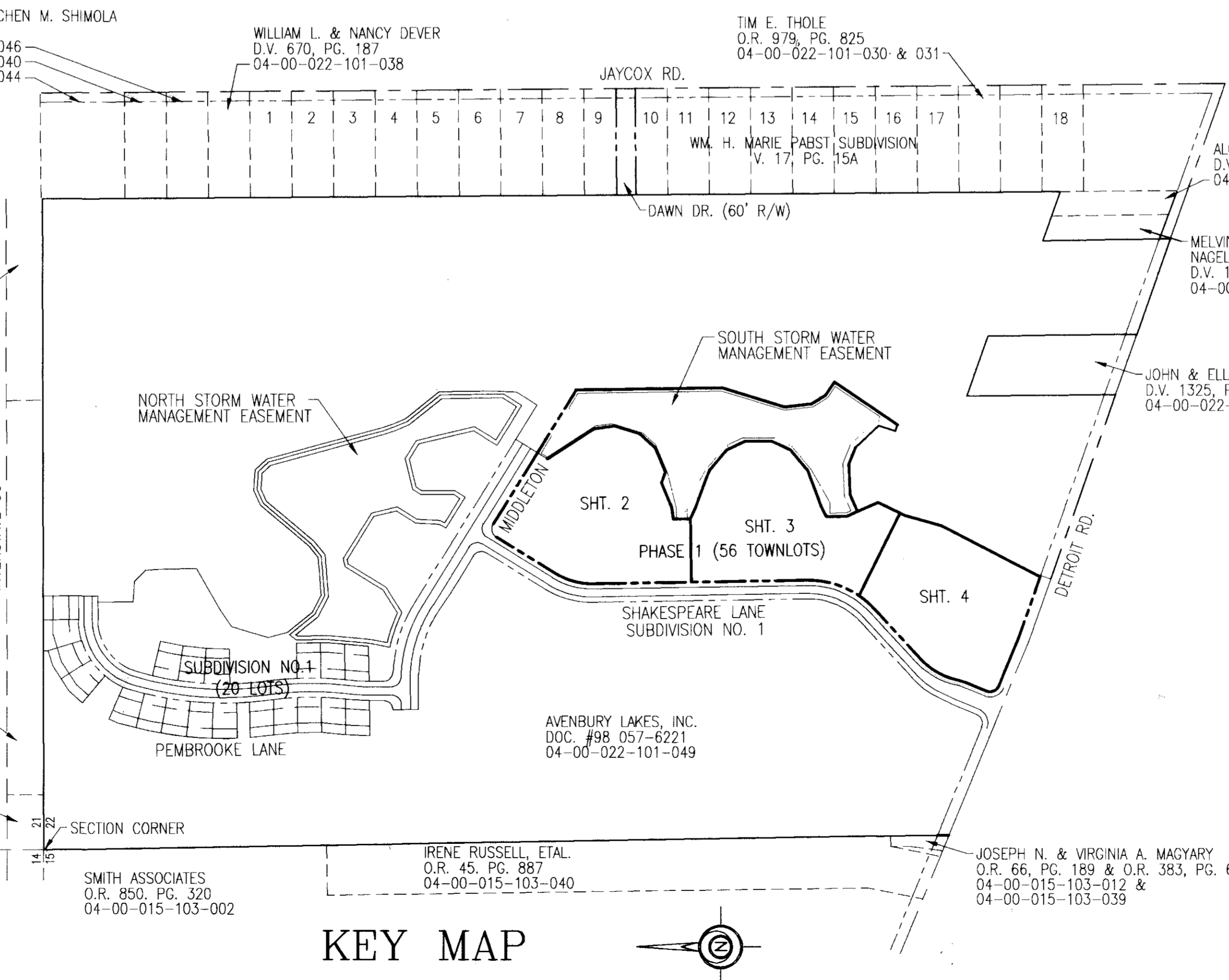
SMITH ASSOCIATES  
O.R. 850, PG. 320  
04-00-015-103-002

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

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



LOCATION MAP



KEY MAP

### SHEET INDEX

- 1. COVER SHEET
- 2. TOWNLOTS 1-20
- 3. TOWNLOTS 21-38
- 4. TOWNLOTS 39-56

### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 22<sup>nd</sup> DAY OF FEB 1999.  
*Michael Schulz*  
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 1<sup>st</sup> DAY OF MARCH 1999.  
*John Hancock*  
PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 23<sup>rd</sup> 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

### PHASE 1 AREAS

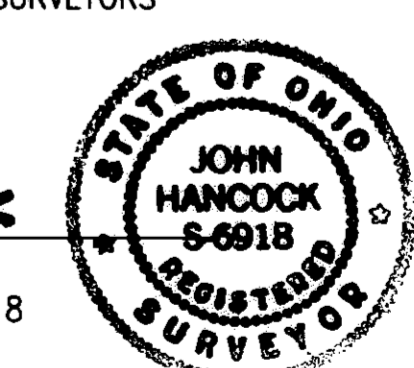
TOTAL PHASE 1 AREAS	14.0184 AC.
TOWNLOT AREAS	4.0059 AC.
COMMON AREA	10.0125 AC.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED AVENBURY LAKES PHASE 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 10:02 o'clock A.M. In Plat RECORD  
VOL. 62 MARY ANN JAMISON  
PAGE 36 Lorain County Recorder  
3374  
PIA: 172 80 Box Midland  
5A LORAIN COUNTY RECORDER

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-222  
OHIO REV. CODE  
MAR 11 1999  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

JOB NO.: 79294  
DRN BY: TSB  
FILE NO.: 792-6907  
SCALE: 2/18/99  
SCALE: 1"=300'  
SHEET NO.: 1 of 4

*John Hancock & Associates*

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

Part of Original Avon Township Section No. 22, City of Avon, County of Lorain, State of Ohio

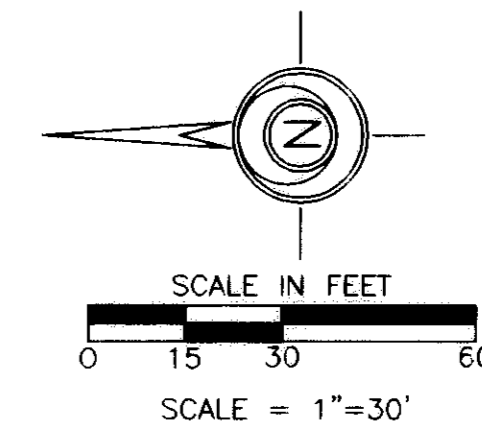
AVENBURY LAKES PHASE 1  
RECORD PLAT COVER SHEET

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C1	34°59'59"	100.00'	61.09'	31.53'	S 49°06'56" W 60.14'
C2	35°48'18"	200.00'	124.98'	64.61'	S 48°42'47" W 122.96'
C3	31°48'45"	200.00'	111.05'	57.00'	S 14°54'16" W 109.63'
C4	145°34'41"	57.00'	144.83'	184.01'	S 16°12'33" W 108.90'
C5	15°00'00"	100.00'	26.18'	13.17'	S 06°29'54" W 26.11'
C6	15°00'00"	100.00'	26.18'	13.17'	S 06°29'54" W 26.11'

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

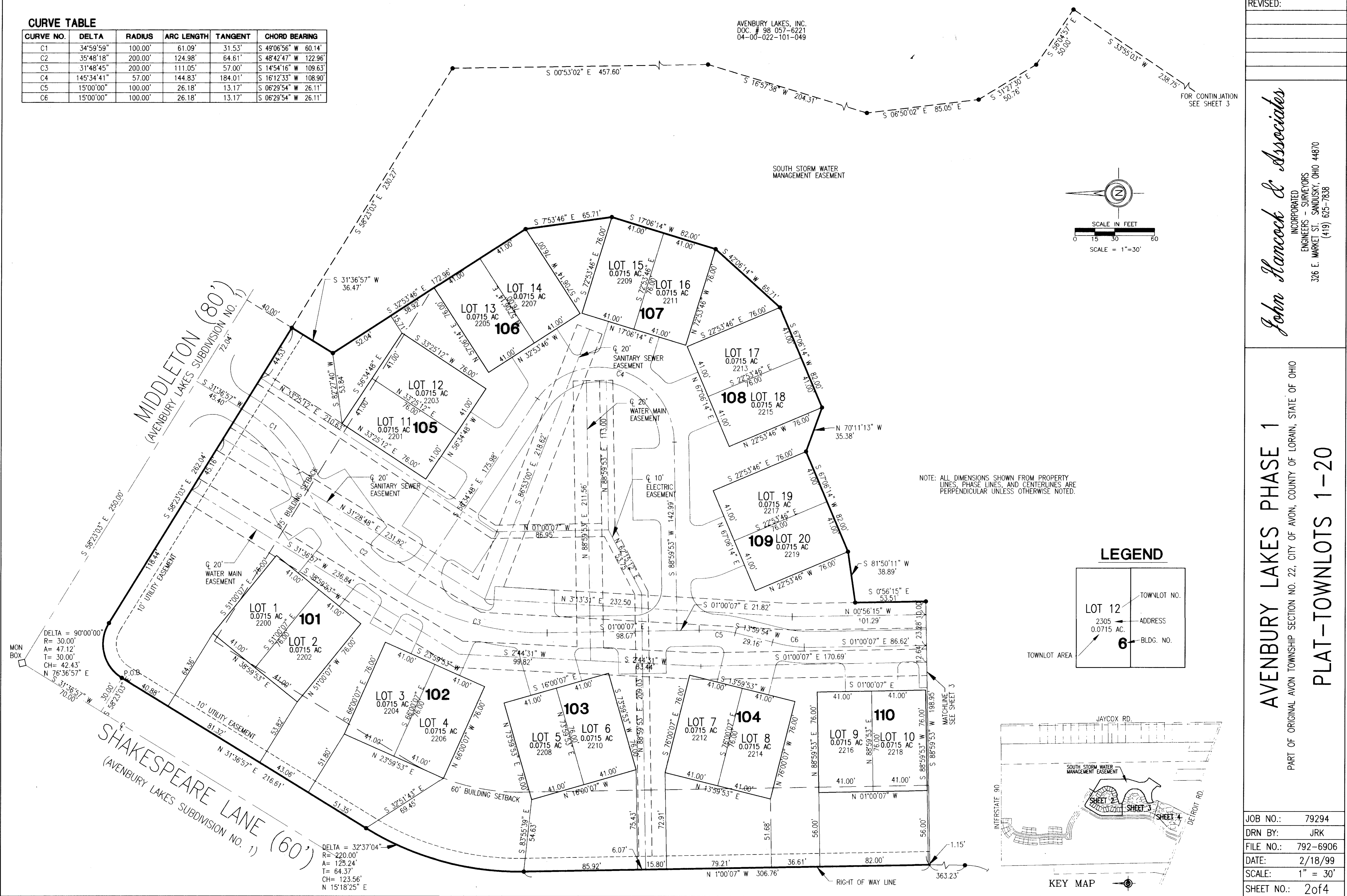
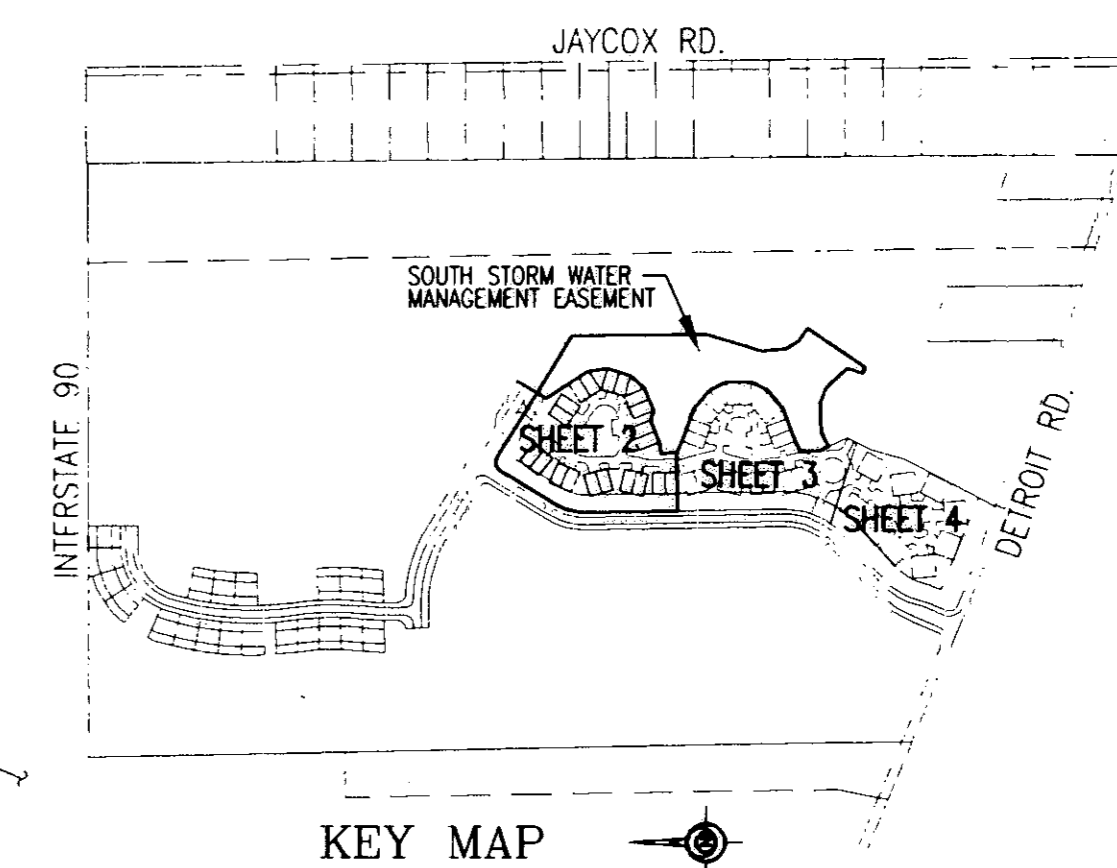
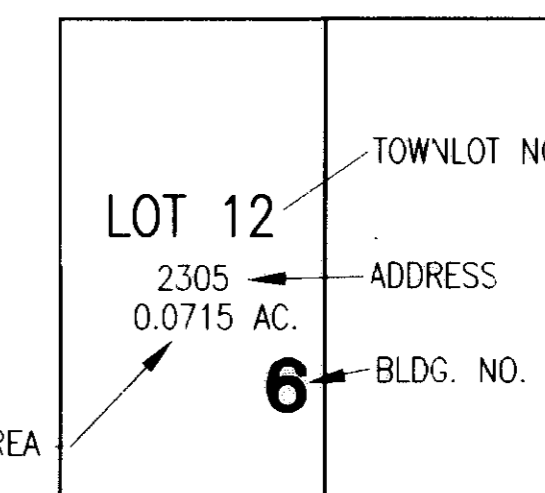
FOR CONTINUATION  
 SEE SHEET 3

SOUTH STORM WATER  
 MANAGEMENT EASEMENT



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

**LEGEND**



REVISED:

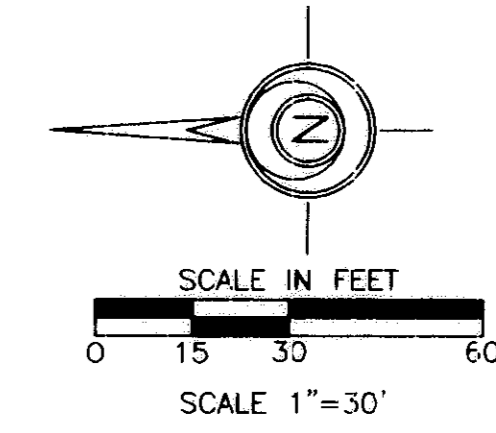
*John Hancock & Associates*  
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**AVENBURY LAKES PHASE 1**  
 PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 22, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO  
**PLAT - TOWNLOTS 1-20**

JOB NO.: 79294  
 DRN BY: JRK  
 FILE NO.: 792-6906  
 DATE: 2/18/99  
 SCALE: 1" = 30'  
 SHEET NO.: 2 of 4



REVISED:



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AVENBURY LAKES PHASE 1  
PLAT - TOWNLOTS 39-56  
PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 22, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO.

JOB NO.: 79294  
DRN BY: JRK  
FILE NO.: 792-6909  
DATE: 2/18/99  
SCALE: 1" = 30'  
SHEET NO.: 4 of 4

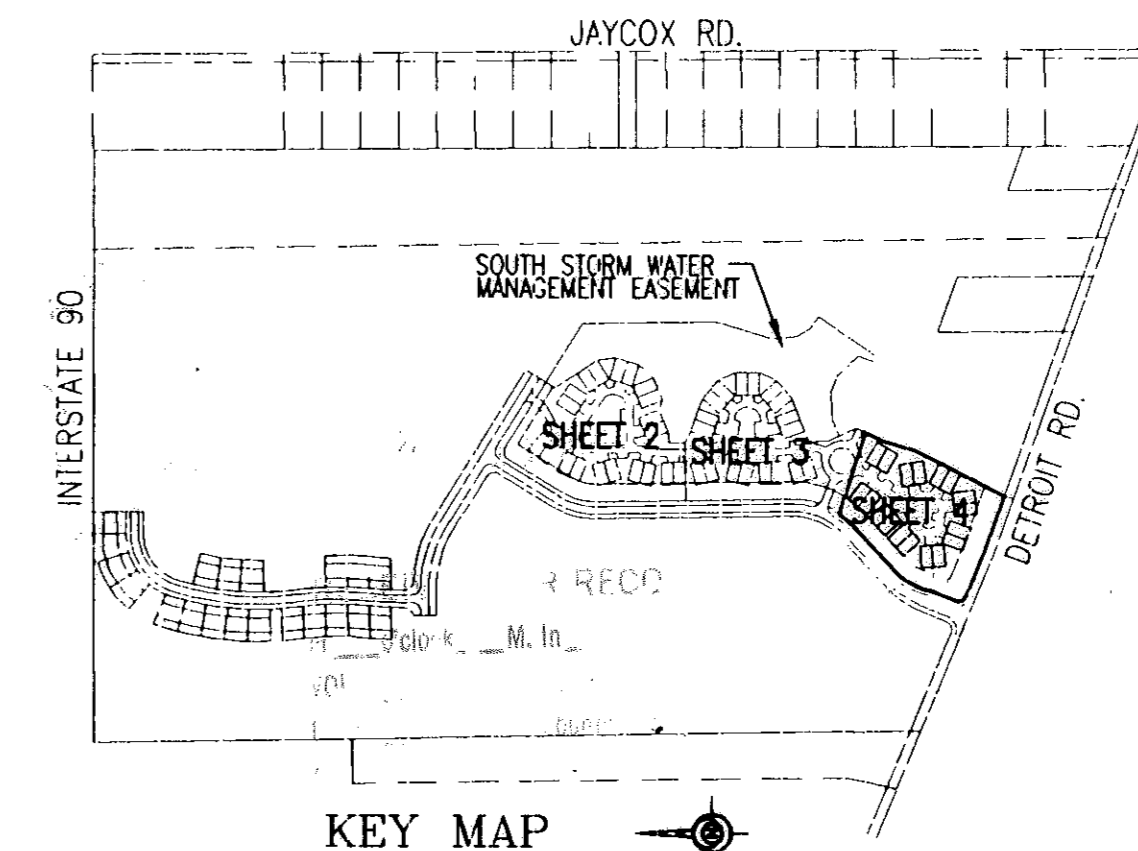
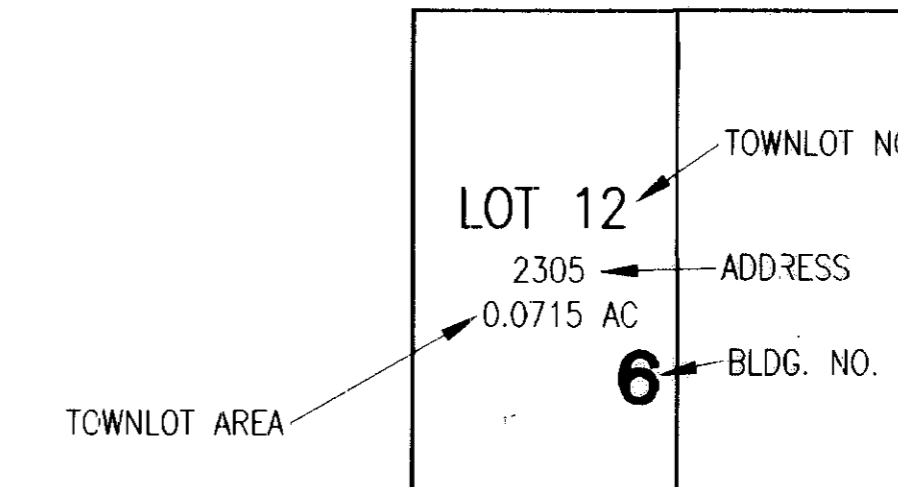
CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C14	12°37'19"	100.00'	22.03'	11.06'	S 35°30'42" W 21.99'
C15	15°35'34"	100.00'	27.21'	13.69'	S 34°01'35" W 27.13'
C16	29°08'52"	100.00'	50.87'	26.00'	N 40°48'14" E 50.33'
C17	18°18'43"	100.00'	31.96'	16.12'	S 64°32'00" W 31.82'
C18	26°23'24"	57.00'	26.29'	13.38'	S 60°28'40" W 26.05'
C19	130°14'02"	42.00'	95.47'	90.55'	S 17°51'03" E 76.20'
C20	131°39'17"	57.00'	130.97'	126.99'	N 3°12'18" E 104.00'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 26°13'48" W	5.30'

LEGEND



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DOC. # 98 057-6221  
04-00-022-101-049

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