AUDITOR'S REVISED PLAT OF PIN OAK PRESERVE AS REVISED

A RESIDENTIAL DEVELOPMENT KNOWN AS BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 16

CITY OF AVON, LORAIN COUNTY, MAY, 1999 SCALE IN FEET N 01°51'17" E 1611.98' REC. - USED 1"=50' BLOCK "A" COMMON AREA "A" Cold House 6.3489 ACRES DIMENSIONAL CHANGES LOTS NO DIMENSIBNAL MHANGES LOTS 15 STORM DRAINAGE EASEMENT & RETENTION BASIN TRANSFERRED N 01°51'17" LEDGEWOOD LANE (PRIVATE DRIVE) NO DIMENSIONAL CHANGES LOTS S 01°51′17″ W 100.00′ ALL SUBLOTS ARE N 01'51'17" E IN THE NORTH - SOUTH DIRECTION & S 88'08'43" E IN THE EAST - WEST DIRECTION. COMMON AREA "B" S 01°51'17" W 718 29 1.3161 ACRES SURVEYOR'S CERTIFICATE CHESTER BLOCK "A" "PIN OAK PRESERVE" OF A PART OF ORIGINAL AVON SECTION NO. 16 IN THE CITY OF AVON. COUNTY OF LORAIN, STATE OF OHIO AS SHOWN BY THE RECORDED PLAT IN VOLUME 60 PAGES 4 & 5 COMMON AREA "A" OF LORAIN COUNTY PLAT RECORDS. S 01°51'17" W 100.00' 6.3489 ACRES THE PLAT AS SHOWN ABOVE IS TO CORRECT DIMENSIONS OF SUBLOTS NOS. 11,12,13,14,31,32,33,34,35,36, CENTERLINE CURVE DATA 37 & 38 IN "PIN OAK PRESERVE." THE ACREAGE CONTAINED WITHIN SAID SUBLOTS AS SHOWN WITHIN THE HEAVY LINE REMAINS 1.0138 ACRES, THE ACREAGE CONTAINED WITHIN BLOCK "A" REMAINS 6.3489 ACRES, AND THE ACREAGE CONTAINED CURVE RADIUS ARC LENGTH CHORD LEN CHORD BEARING DELTA ANGLE WITHIN BLOCK "B" REMAINS 1.3161 ACRES. 450.00' 161.01' N 08°23'43" W 20°30'00" JUL 9 1999 160.15 250.00' 89.45' N 08°23'43" W 20°30'00" THIS IS TO CERTIFY THAT SAID SUBLOTS ARE TO BE DELETED BY THE TRANSFER N 46°51'17" E 90°00'00" RECEIVED FOR RECORD 55.00' 86.39' AND RECORDING OF THIS REVISED PLAT. at 2:11 o'clock P. M. In P14T RECORD 45 = MR CURVE DATA VOL. 63 MARY ANN JAMISON I DECLARE THIS PLAT TO BE A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE UNDER 1 MIE MY DIRECTION IN DECEMBER 1998, AND A SUBDIVISION THEREOF PERFORMED TO THE STANDARDS CHORD LEN | CHORD BEARING | DELTA ANGLE PAGE 39 Lorain County Recorder CURVE RADIUS ARC LENGTH N 08°23'43" W 20°30'00" **420.00'** 150.27' SET FORTH IN O.R.C. 4733-37, AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE CALL Peter D. ZWICK - SELF N 08'23'43" W 20'30'00" N 46'51'17" E 90'00'00" 280.00' 100.18' 85.00' 133.52' LEGEND AND BELIEF. DISTANCES ARE INDICATED IN FEET AND DECIMAL PARTS THEREOF. (440) 235-2729 120.21 NORTH DATUM IS THE BEARING OF RECORD OF LEDGEWOOD LANE. 480.00' 171.74' VICINITY MAP S 08'23'43" E 20'30'00' 170.83 DRILL HOLE SET 220.00' 78.71 S 08'23'43" E 20'30'00" 420.00' 20.86' 420.00' 56.43' NO SCALE N 00°25'54" E 02'50'46" N 04'50'25" W 07*41'52" 420.00' 72.98' N 13°40'02" W 09°57'22 N 01°32′51.5″ E 00°36′51 N 00°38′37″ E 01°11′38 **48**0.00' 5.15' 480.00' 10.00' 480.00' 56.26' HIMES 6163 30' MINIMUM REAR BUILDING LINE ZWICK ASSOCIATES. Inc. N 03*18'40" W 06'42'56 480.00' 57.27' BY DONALD E. HIMES, OHIO Reg.No. 6163 N 10°05'14" W 06'50'11' 480.00' 43.06' N 16'04'31" W 05'08'23" 20 FT. SANITARY SEWER EASEMENT 220.00' 15.86' 15.86 N 16'34'47" W 04'07'53" 220.00' 56.85' N 07"06'40" W S 01°21′53″ W 331.14′ 14'48'21 220.00' 6.00' N 01'04'24" E 01'33'46" **OWNERS' ACCEPTANCE** THE UNDERSIGNED OWNERS OF THE HEREON PLATTED LAND DO HEREBY ACCEPT THIS

COUNTY AUDITOR'S CERTIFICATE

COUNTY OF LORAIN: STATE OF OHIO S.S. :

I, MARK R. STEWART, THE DULY ELECTED AND QUALIFIED COUNTY AUDITOR OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE MADE THIS FOREGOING PLAT OF A PART OF ORIGINAL AVON SECTION NO.16 IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO IN ACCORDANCE WITH THE PROVISIONS OF REVISED SECTION 711 OF THE OHIO REVISED CODE. SAID PLAT TO BE KNOWN AS AND DESIGNATED AS "PIN OAK PRESERVE AS REVISED." THIS ACTION HAVING BECOME NECESSARY FOR DIMENSIONAL CORRECTION TO SUBLOTS 11,12,13,14,31,32,33,34,35,36,37 & 38 IN "PIN OAK PRESERVE" AS RECORDED IN VOLUME 60 PAGES 4 & 5 OF LORAIN COUNTY PLAT RECORDS.

MARK R. STEWART. AUDITOR OF LORAIN COUNTY

OWNER'S ACCEPTANCE THE UNDERSIGNED OWNER OF THE HEREON PLATTED LAND DOES HEREBY ACCEPT THIS AUDITOR'S PLAT AND SUBDIVISION OF THE SAME.

1995 pros/Thomas G. Simon WILLIAM THOMAS COMMUNITIES, INC. AS TO SUBLOTS 11,31,32,33,35 & 36

NOTARIAL ACKNOWLEDGMENT

COUNTY OF LORAIN) STATE OF OHIO ACKNOWLEDGED BEFORE ME BY Thomas G. S. mon.

Procident OF WILLIAM THOMAS COMMUNITIES, INC., ON ITS BEHALF. SIGNED AT BEREA OHIO THIS _ 3 RD DAY OF _ JUNE _ ,1999

OWNER'S ACCEPTANCE

THE UNDERSIGNED OWNER OF THE HEREON PLATTED LAND DOES HEREBY ACCEPT THIS AUDITOR'S PLAT AND SUBDIMISION OF THE SAME.

1355, Vice Pres Thomas F. Simon WILLIAM THOMAS HOMES. NC. AS TO SUBLOTS 14 & 38

NOTARIAL ACKNOWLEDGMENT COUNTY OF LORAIN ?

STATE OF OHIO ACKNOWLEDGED BEFORE ME BY Thomas G. Simon. Vice President OF WILLIAM THOMAS HOMES, INC., ON ITS BEHALF. SIGNED AT BEREA .OHIO

OWNER'S ACCEPTANCE THE UNDERSIGNED OWNER OF THE HEREON PLATTED LAND DOES HEREBY ACCEPT THIS AUDITOR'S PLAT AND SUBDIVISION OF THE SAME.

Christine Dziekan CHRISTINE DZIEKAN AS TO SUBLOT 13

NOTARIAL ACKNOWLEDGMENT

COUNTY OF LORAIN ? STATE OF OHIO S.S. ACKNOWLEDGED BEFORE ME BY CHRISTINE DZIEKAN

ON HER BEHALF. SIGNED AT AYON, OHIO THIS 4th DAY OF <u>June</u>, 1999

State of Ohlo -- Cuyahoga Cty.

LISA FITZGERALD, Notary Public LISA FITZGERALD, Notary Public

OWNERS' ACCEPTANCE THE UNDERSIGNED OWNERS OF THE HEREON PLATTED LAND DO HEREBY ACCEPT THIS AUDITOR'S PLAT AND SUBDIMISION OF THE SAME.

KEITH R. McMURDY & MICHELLE M. DINN AS TO SUBLOT 37

NOTARIAL ACKNOWLEDGMENT

COUNTY OF LORAIN > STATE OF OHIO

ACKNOWLEDGED BEFORE ME BY KEITH R. McMURDY & MICHELLE M. DINN ON THEIR BEHALF. SIGNED AT AVON ,OHIO ____ DAY OF <u>June</u> ,1999 THIS 4th

OWNERS' ACCEPTANCE AUDITOR'S PLAT AND SUBDIMISION OF THE SAME. THE UNDERSIGNED OWNERS OF THE HEREON Wohn Stephens Barbara & Stephens

PLATTED LAND DO HEREBY ACCEPT THIS AUDITOR'S PLAT AND SUBDIVISION OF THE SAME.

Richard a Cook Carole & Cont RICHARD A. COOK & CAROLE J. COOK AS TO SUBLOT 34

NOTARIAL ACKNOWLEDGMENT

COUNTY OF LORAIN > STATE OF OHIO

ACKNOWLEDGED BEFORE ME BY RICHARD A. COOK & CAROLE J. COOK ON THEIR BEHALF. SIGNED AT Avan, OHIO DAY OF June ,1999 THIS 44h

AS TO SUBLOT 12

NOTARIAL ACKNOWLEDGMENT

W.LOUIS STEPHENS & BARBARA J. STEPHENS

COUNTY OF LORAIN > STATE OF OHIO ACKNOWLEDGED BEFORE ME BY W.LOUIS STEPHENS & BARBARA J. STEPHENS ON THEIR BEHALF. SIGNED AT Avon, OHIO DAY OF June ,1999

© ZWICK ASSOCIATES, INC.

MACK CALABRASE, ATTORNEY AT LAW
Notes Public • State of Ohio
My Commission Has No Expiration Date NOTARY PUBLIC Section 147.03 R.C.

My Commission Has No Expiration Date NOTARY PUBLIC Section 147.03 R.C.

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engineers surveyors 8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743 (440) 235-2729