

665443

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AVENBURY LAKES PHASE 2

WORTHINGTON PLACE TOWNLOTS 57-74

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 22 CITY OF AVON, LORAIN CO., OHIO

SHEET INDEX

- 1. COVER SHEET
- 2. TOWNLOTS 57-74
- 3. STORM SEWER EASEMENT

OWNERS CERTIFICATION & ACCEPTANCE & DEDICATION

I, THE UNDERSIGNED OWNER, AVENBURY LAKES, INC., HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS AVENBURY LAKES PHASE 2 OF TOWNLOTS 57 THROUGH 74, 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

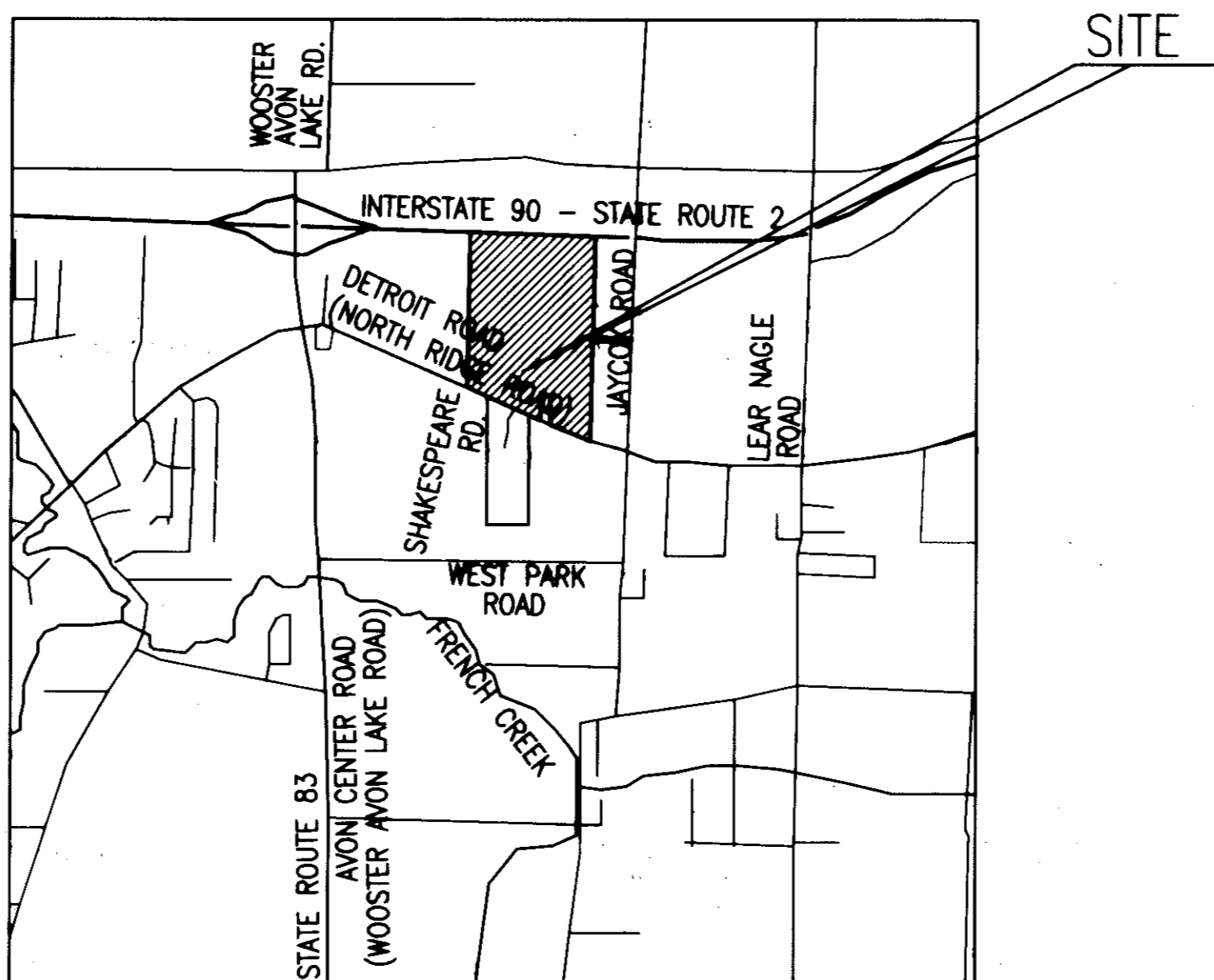
MY HAND THIS 14 DAY OF January 2000.

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 14

DAY OF January 2000.
Michelle DeAnna
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-21-2002



LOCATION MAP

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14 DAY OF January 2000.
Michelle DeAnna
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14 DAY OF January 2000.
John Hancock
PLANNING COMMISSION REPRESENTATIVE

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 17 DAY OF January 2000. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.
Shawn P. Perry
COUNCIL PRESIDENT

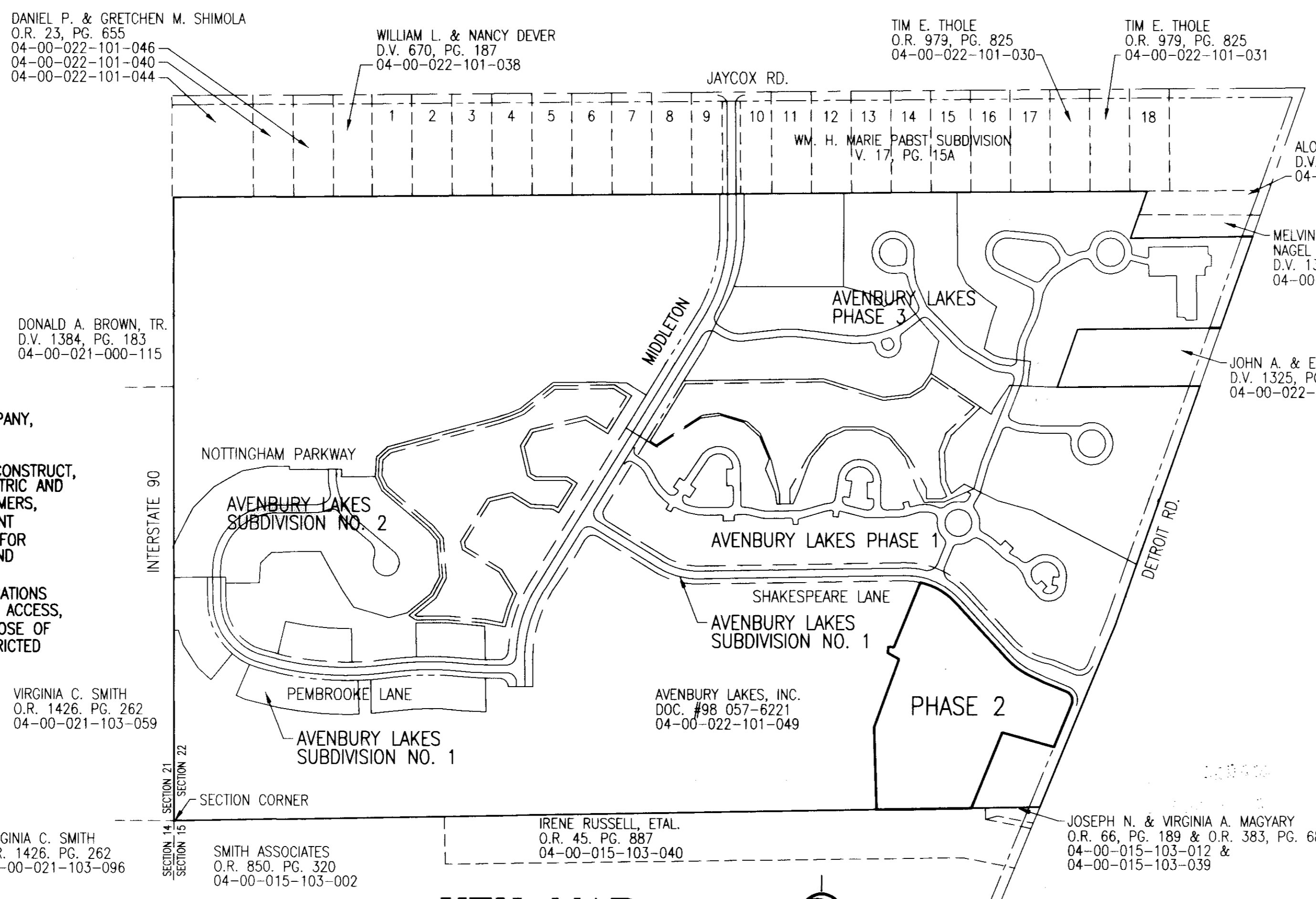
TOWNLOT AREAS (200-217) 1.3878 AC.
COMMON AREA 5.0565 AC.
TOTAL PHASE 2 AREA 6.4443 AC.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED AVENBURY LAKES PHASE 2 AS SHOWN HEREON AND CONTAINING 6.4443 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.E., P.S.
REG. OHIO SURVEYOR NO. 6918



KEY MAP

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 2.

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 REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER, AND THROUGH LANDS SHOWN HEREON 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 1-20-2000
ANTHONY... THE ILLUMINATING COMPANY
John Hancock 1-19-2000
CENTURY TELEPHONE
Kyle 1-14-2000
CABLEVISION

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
04-00-022-101-030

TIM E. THOLE
O.R. 979, PG. 825
04-00-022-101-031

ALOYS J. NAGEL
D.V. 1392, PG. 328
04-00-022-101-007

MELVIN A. & CECILIA M. NAGEL
D.V. 1366, PG. 680
04-00-022-101-006

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

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

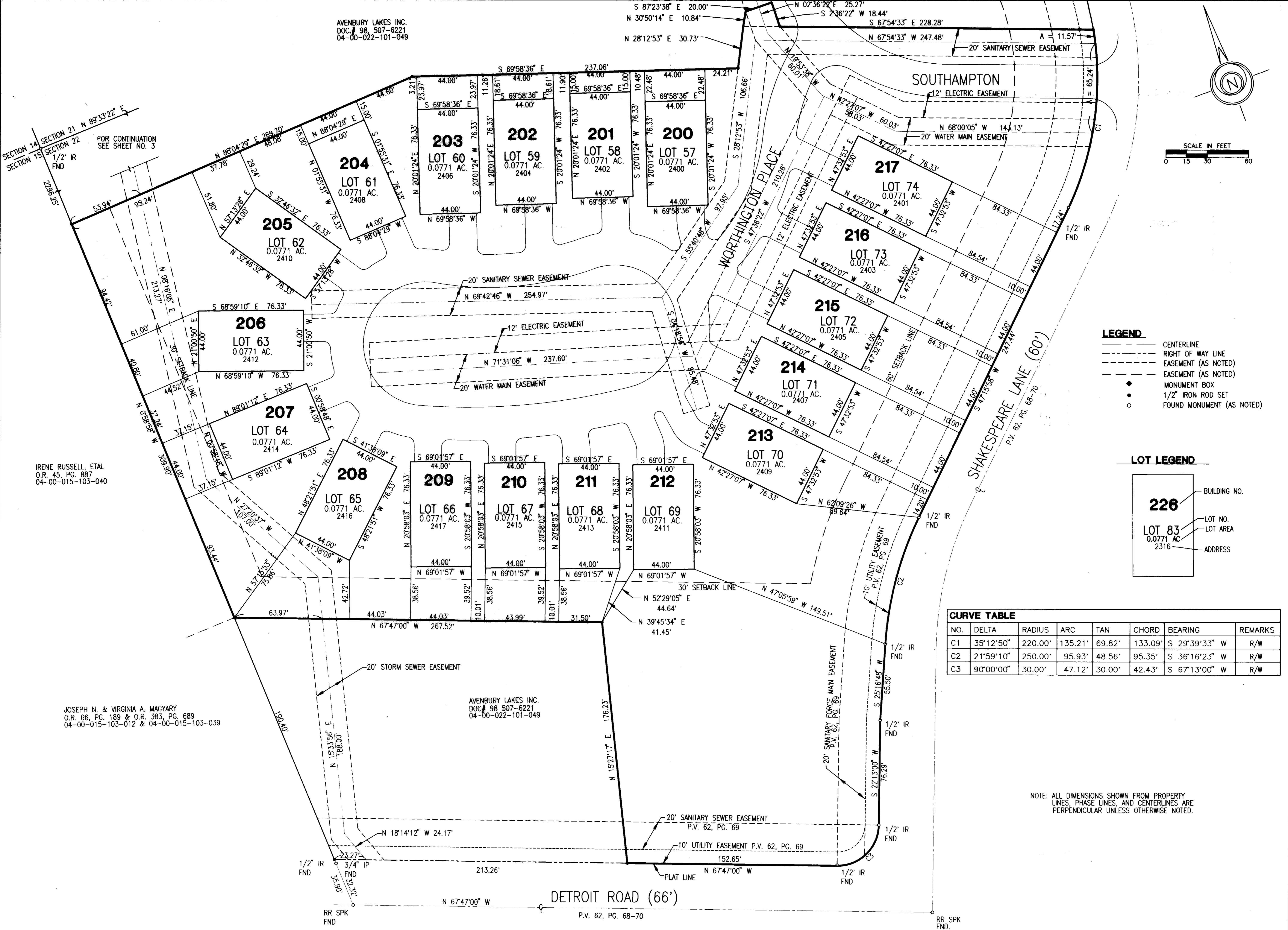
REVISER:

John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET ST. SANDUSKY, OHIO 44870
(419) 625-7638

AVENBURY LAKES PHASE 2
TOWN LOTS 57-74
RECORD PLAT COVER SHEET

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

JOB NO.: 79294
DRN BY: TSB
FILE NO.: 792-6928
DATE: 12/9/99
SCALE: 1"=300'
SHEET NO.: 1 of 3



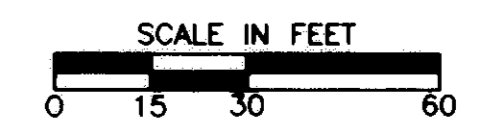
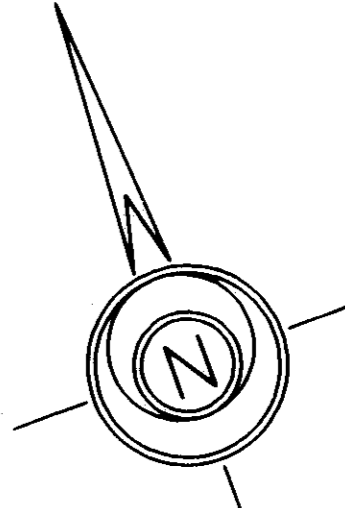
AVENBURY LAKES INC.
 DOC. # 98, 507-6221
 04-00-022-101-049

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

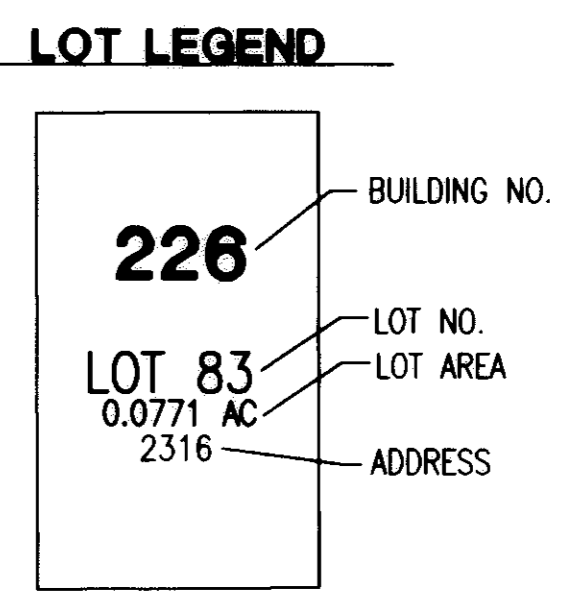
JOSEPH N. & VIRGINIA A. MACYARY
 O.R. 66, PG. 189 & O.R. 383, PG. 689
 04-00-015-103-012 & 04-00-015-103-039

AVENBURY LAKES INC.
 DOC. # 98, 507-6221
 04-00-022-101-049

REVISED:
 EASEMENT REVISION 1/17/00



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



CURVE TABLE

NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	REMARKS
C1	35°12'50"	220.00'	135.21'	69.82'	133.09'	S 29°39'33" W	R/W
C2	21°59'10"	250.00'	95.93'	48.56'	95.35'	S 36°16'23" W	R/W
C3	90°00'00"	30.00'	47.12'	30.00'	42.43'	S 67°13'00" W	R/W

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

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JOB NO.: 79294
 DRN BY: TSB
 FILE NO.: 792-6918
 DATE: 12/9/99
 SCALE: 1"=30'
 SHEET NO.: 2 of 3

AVENBURY LAKES PHASE 32
TOWNLOTS 200-217

