

665444

# AVENBURY LAKES PHASE 3

TOWNLOTS 75-163  
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 3, A SUBDIVISION OF TOWNLOTS 75 THROUGH 163 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME.

I HEREBY DEDICATE TO PUBLIC USE THE FOLLOWING STREET RIGHT OF WAY

MIDDLETON (80')

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 12<sup>th</sup> DAY OF January 2000.

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 12<sup>th</sup>

DAY OF January 2000

*Richard De Luca*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 4-21-2002

### COMMON AREA

EXCEPT FOR THE TOWNLOTS "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 3.

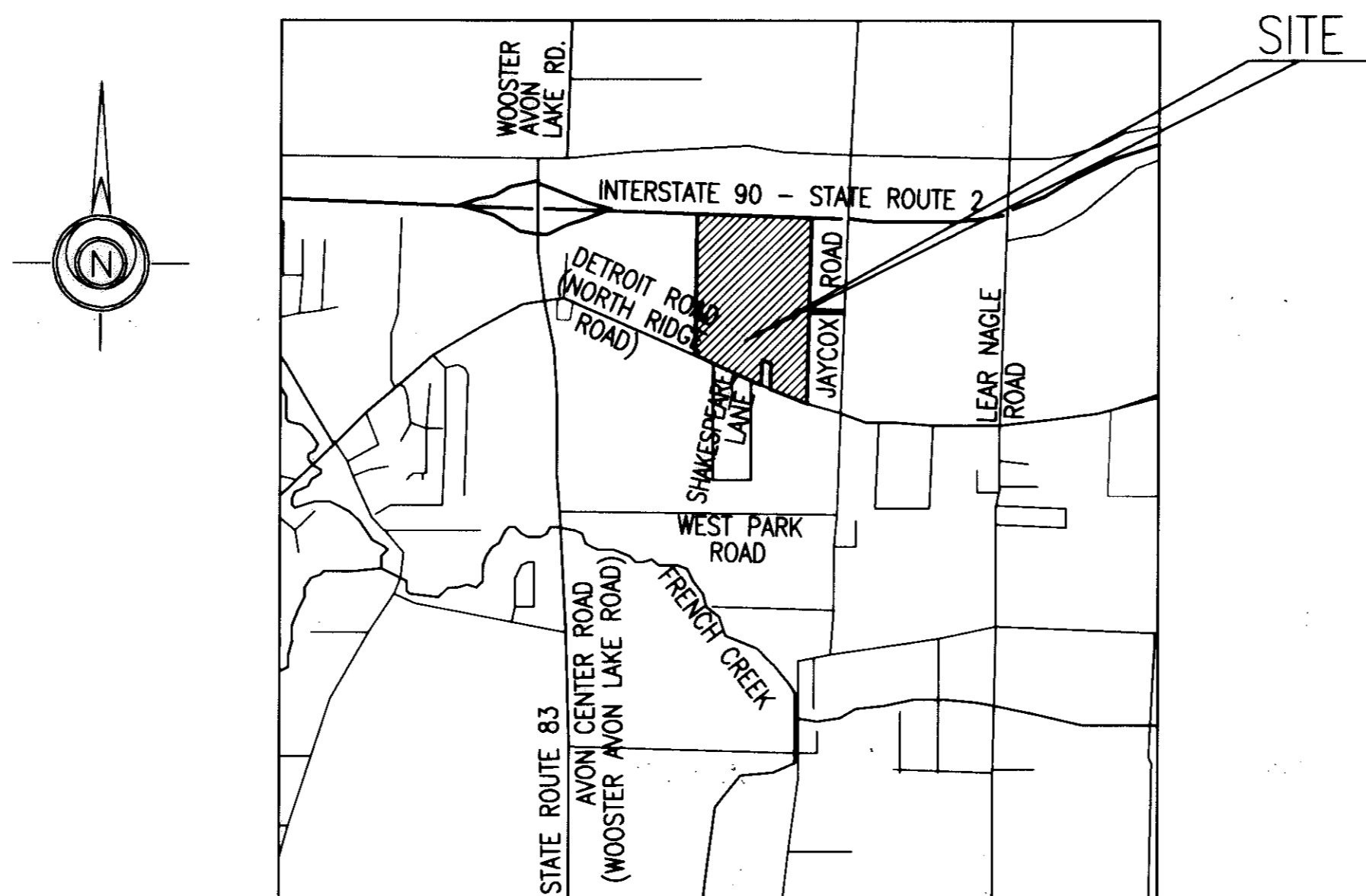
### UNDERGROUND EASEMENT

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 OVER, UNDER, AND THROUGH ALL TOWNLOTS AND 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 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 TOWNLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

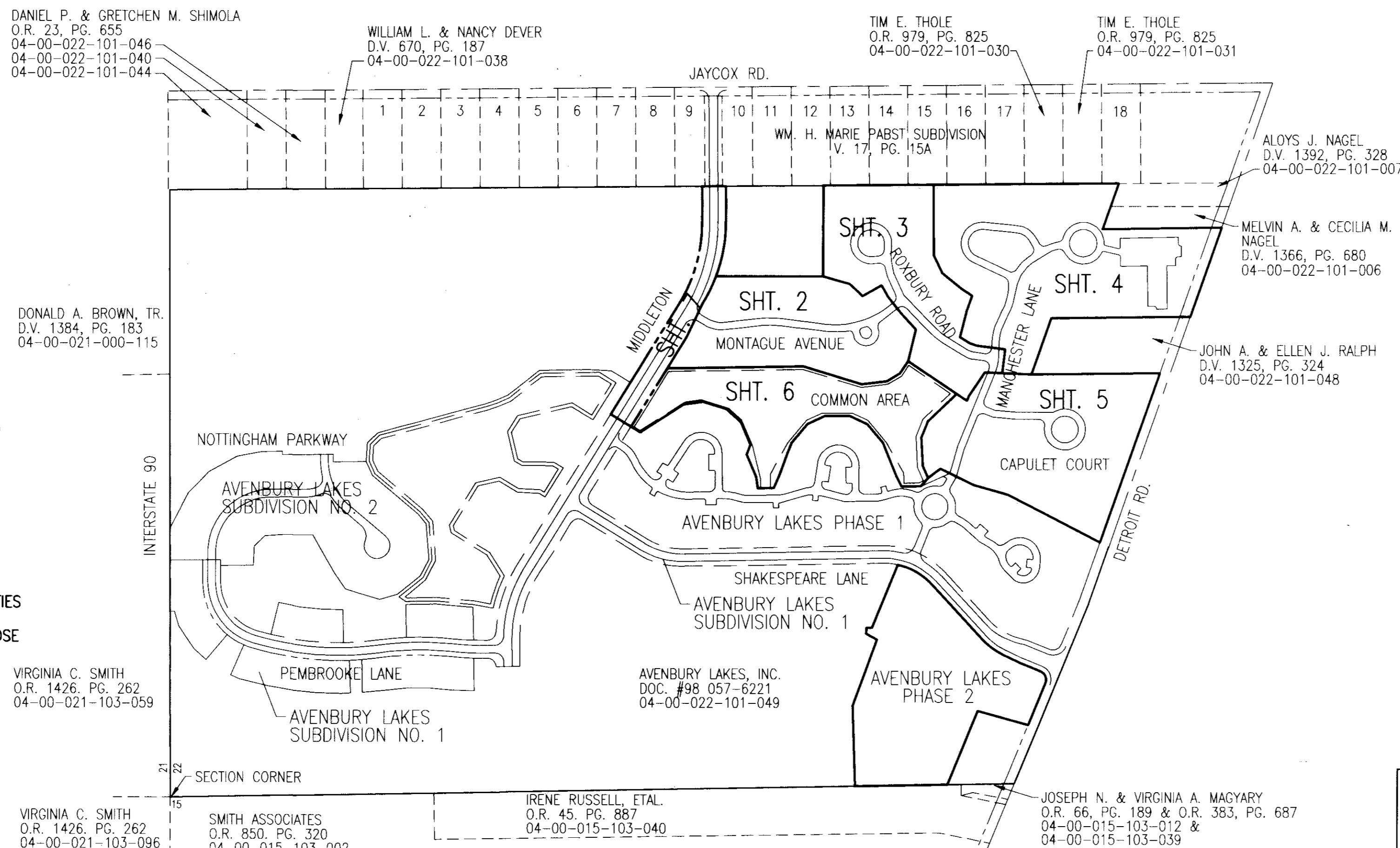
*Anthony H. ...*  
ANTHONY H. ...  
THE ILLUMINATING COMPANY  
DATE 1-20-2000

*Robert DeLuca*  
ROBERT DE LUCA  
CENTURY TELEPHONE  
DATE 1-19-2000

*Ken ...*  
KEN ...  
CABLEVISION  
DATE 1-14-2000



LOCATION MAP



KEY MAP

### SHEET INDEX

- COVER SHEET
- MONTAGUE AVENUE
- CAPULET COURT
- MANCHESTER LANE
- ROXBURY ROAD
- COMMON AREA - SOUTH POND
- MIDDLETON

### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14<sup>th</sup> DAY OF January 2000.  
*Michael Beal, P.E.*  
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 18<sup>th</sup> DAY OF Jan 2000.  
*John ...*  
PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14<sup>th</sup> DAY OF Jan 2000. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.  
*Shawn ...*  
COUNCIL PRESIDENT

TOWNLOT AREAS	6.5724 AC.
R/W AREA (MIDDLETON)	1.5909 AC.
COMMON AREA	23.4769 AC.
TOTAL AREA	31.6402 AC.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED AVENBURY LAKES PHASE 3 AS SHOWN HEREON AND CONTAINING 31.6402 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. 6920  
SEPTEMBER 22, 1999

JAN 26 2000  
RECEIVED FOR RECORD  
at 4:11 o'clock P.M. in PLAT RECORD  
VOL. 65 MARY ANN JAMISON  
PAGE 17 Lorain County Recorder  
Bk: 1276 Lm 302 40  
LORAIN COUNTY RECORDER

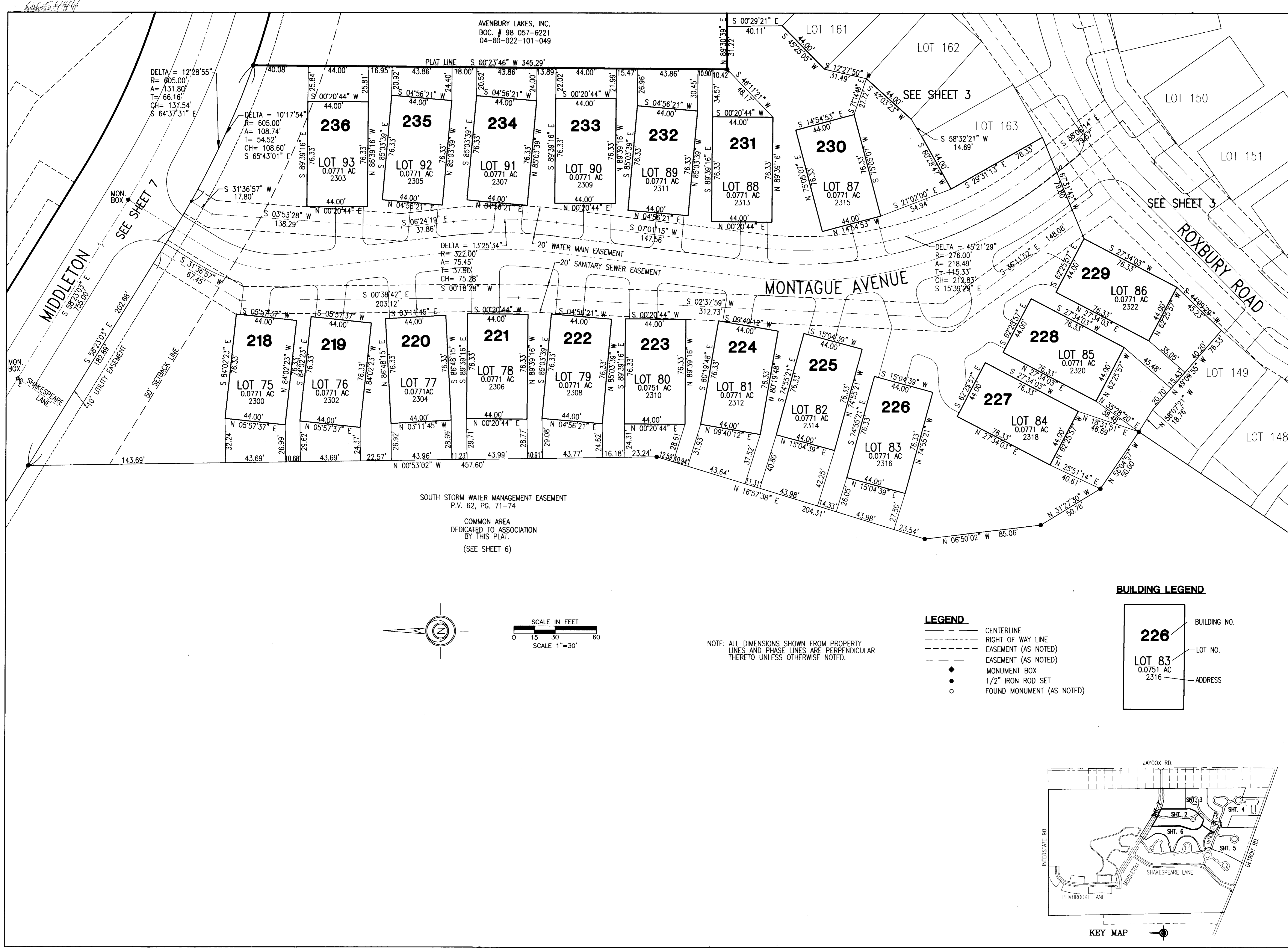
TRANSFERRED  
IN COMPLIANCE WITH THE  
OHIO REV. CODE  
JAN 26 2000  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

REVISED:  
1/5/00 MIDDLETON DEDICATION

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

AVENBURY LAKES PHASE 3  
TOWN LOTS 75-163  
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.: 792-9921  
DATE: 12/9/99  
SCALE: 1"=300'  
SHEET NO.: 1 of 7



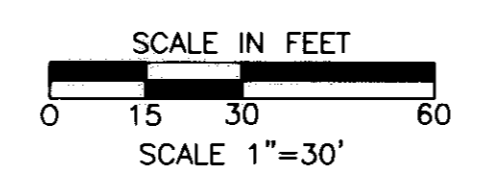
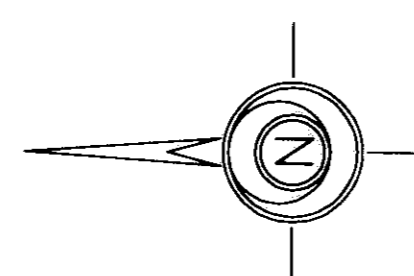
AVENBURY LAKES, INC.  
 DOC. # 98 057-6221  
 04-00-022-101-049

DELTA = 12'28"55"  
 R = 605.00'  
 A = 131.80'  
 T = 66.16'  
 CH = 131.54'  
 S 64°37'31" E

DELTA = 10'17"54"  
 R = 605.00'  
 A = 108.74'  
 T = 54.52'  
 CH = 108.60'  
 S 65°43'01" E

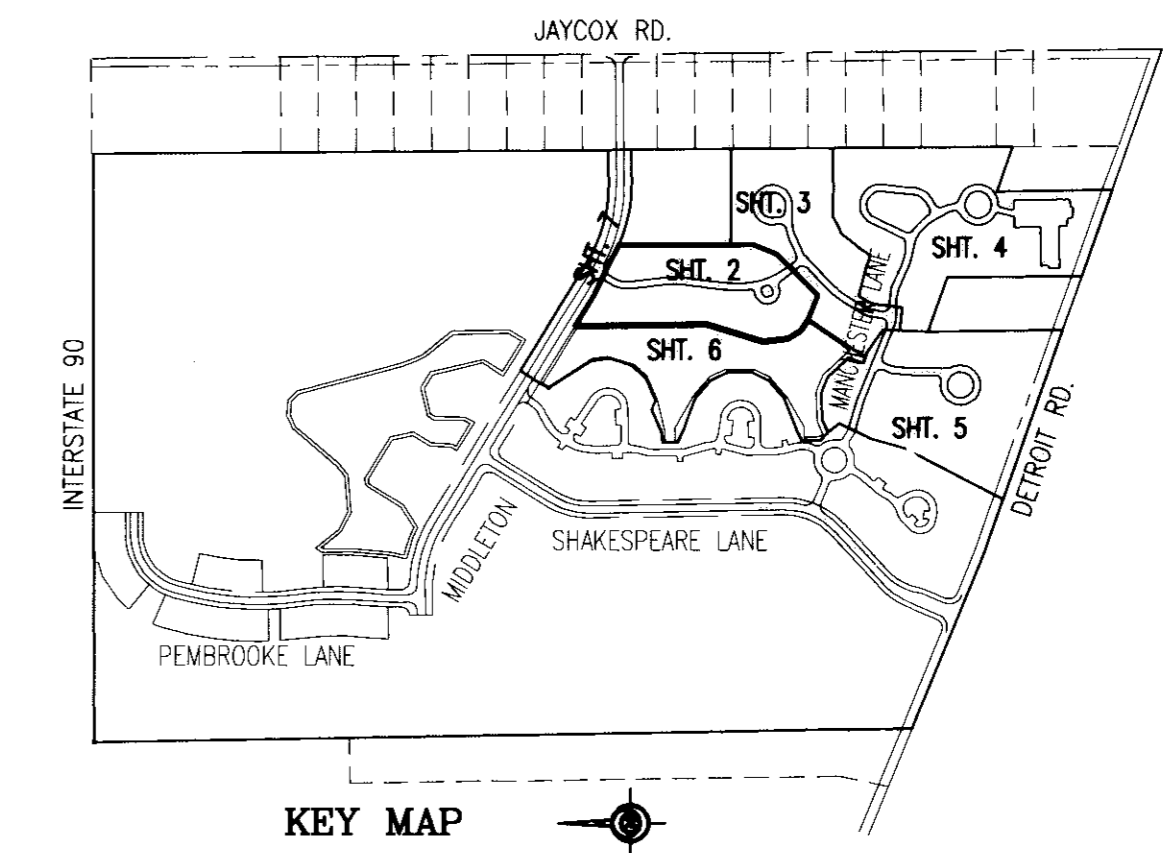
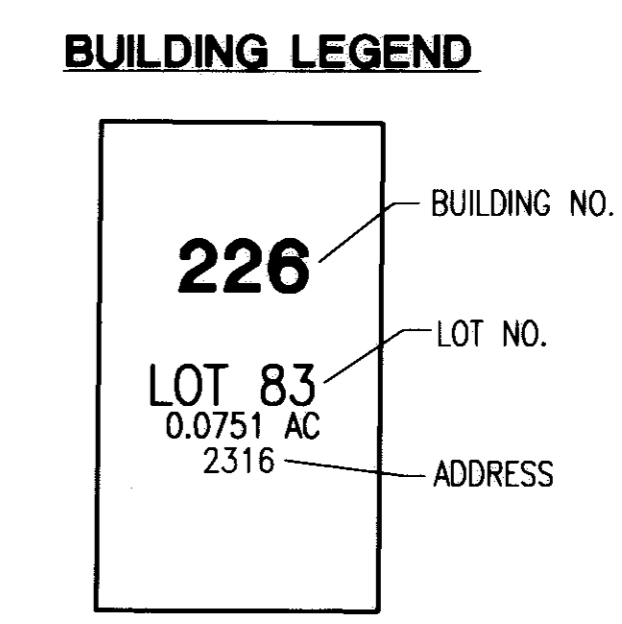
DELTA = 13'25"34"  
 R = 322.00'  
 A = 75.45'  
 T = 37.90'  
 CH = 75.28'

DELTA = 45'21"29"  
 R = 276.00'  
 A = 218.49'  
 T = 145.33'  
 CH = 212.83'  
 S 15°39'29" E



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

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



REVISED:

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

**AVENBURY LAKES PHASE 3**  
 Part of Original Avon Township, Section No. 22, City of Avon, County of Lorain, State of Ohio

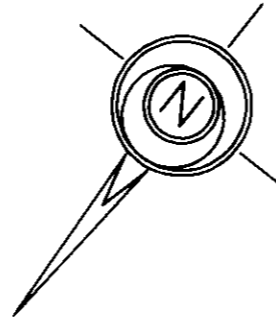
**TOWNLOTS 75-93**

JOB NO.: 79294  
 DRN BY: TSB  
 FILE NO.: 792-6914  
 DATE: 12/9/99  
 SCALE: 1"=30'  
 SHEET NO.: 2 of 7

665444

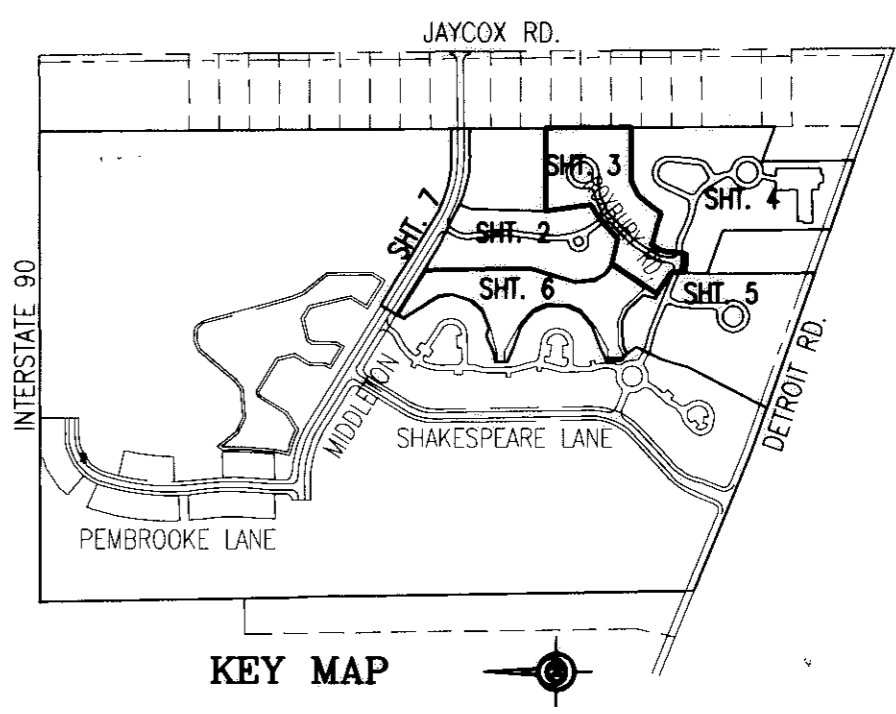
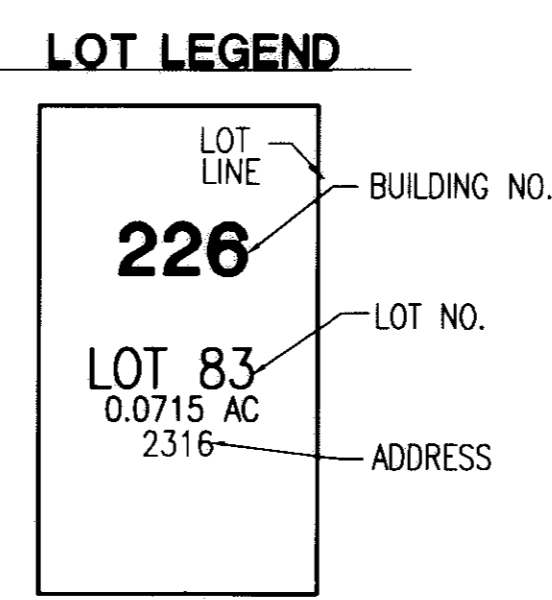


AVENBURY LAKES INC.  
 DOC. # 98 057-6221  
 04-00-022-101-049



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

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



SEE SHEET 6  
 COMMON AREA DEDICATED TO ASSOCIATION  
 SOUTH STORM WATER MANAGEMENT EASEMENT AVENBURY LAKES PHASE I P.V. 62, PG. 71-74

REVISED:

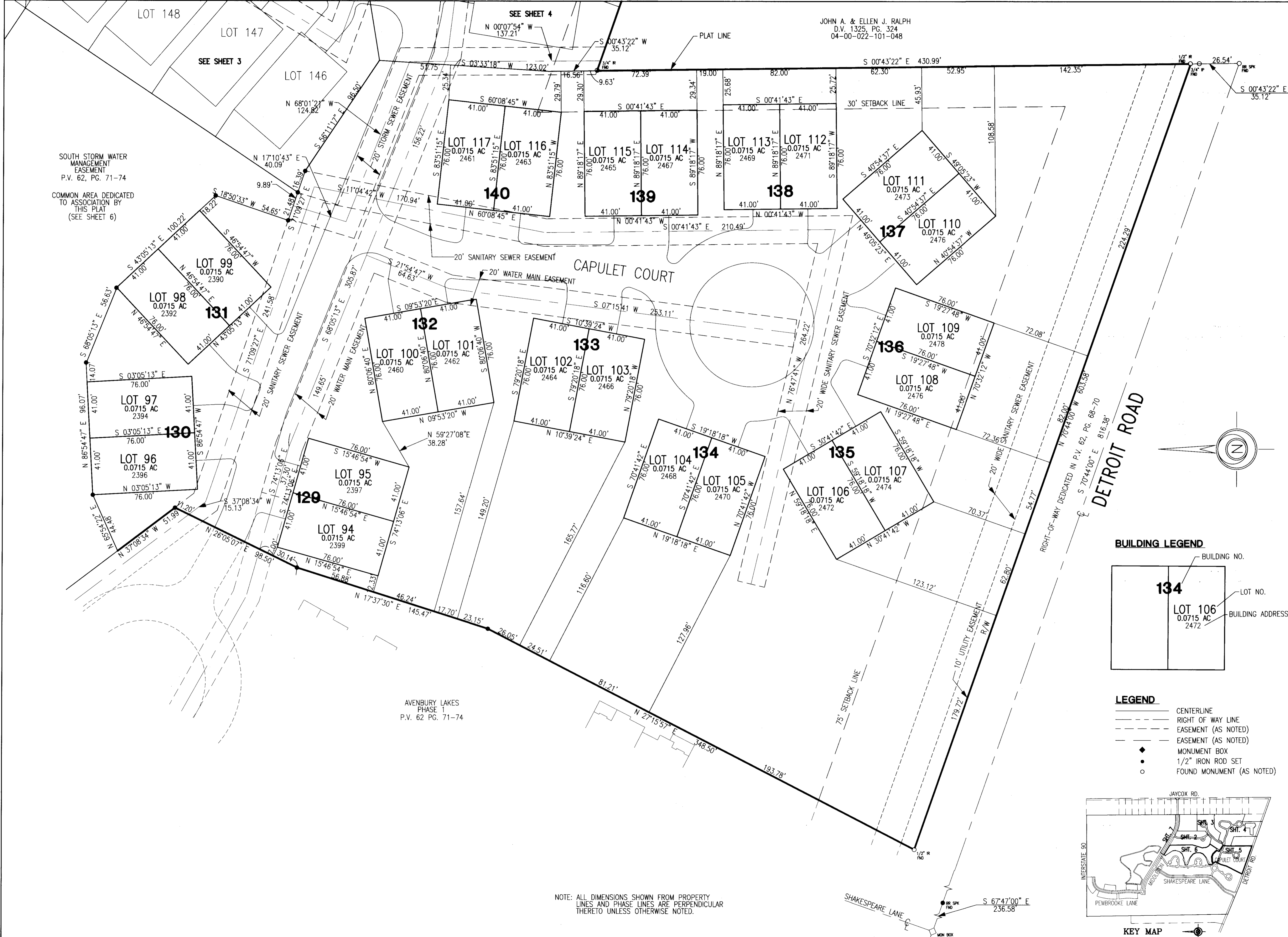
*John Hancock & Associates*  
 INCORPORATED  
 ENGINEERS - SURVEYORS  
 326 E. MARKET ST. SANDUSKY, OHIO 44870  
 (419) 625-7838

**AVENBURY LAKES PHASE 3**  
 Part of Original Avon Township, Section 22, City of Avon, County of Lorain, State of Ohio  
**TOWNLOTS 146-163**

JOB NO.:	79294
DRN BY:	TSB
FILE NO.:	792-6915
DATE:	12/9/99
SCALE:	1"=30'
SHEET NO.:	3 of 7



665444



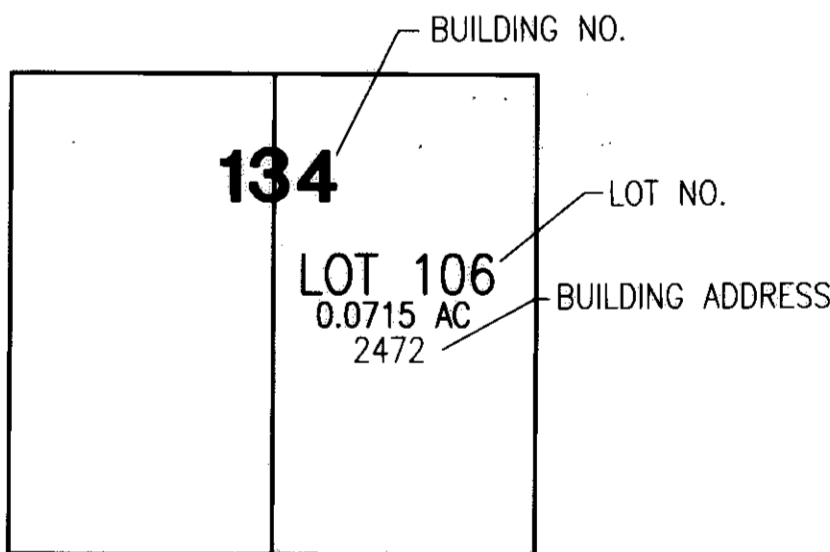
SOUTH STORM WATER  
MANAGEMENT  
EASEMENT  
P.V. 62, PG. 71-74  
COMMON AREA DEDICATED  
TO ASSOCIATION BY  
THIS PLAT  
(SEE SHEET 6)

AVENBURY LAKES  
PHASE 2  
P.V. 62 PG. 71-74

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

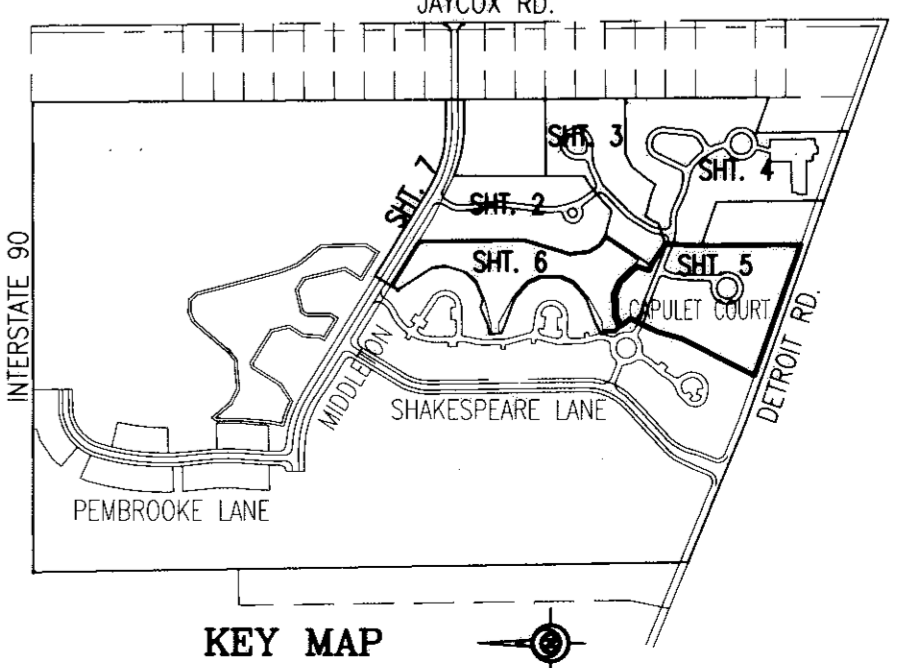
JOHN A. & ELLEN J. RALPH  
D.V. 1325, PG. 324  
04-00-022-101-048

**BUILDING LEGEND**



**LEGEND**

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



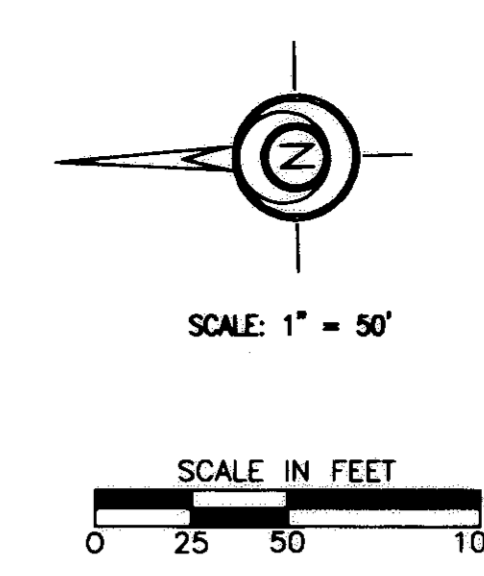
REVISED:

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

**AVENBURY LAKES PHASE 2**  
Part of Original Avon Township, Section No. 22, City of Avon, County of Lorain, State of Ohio  
**TOWNLOTS 94-117**

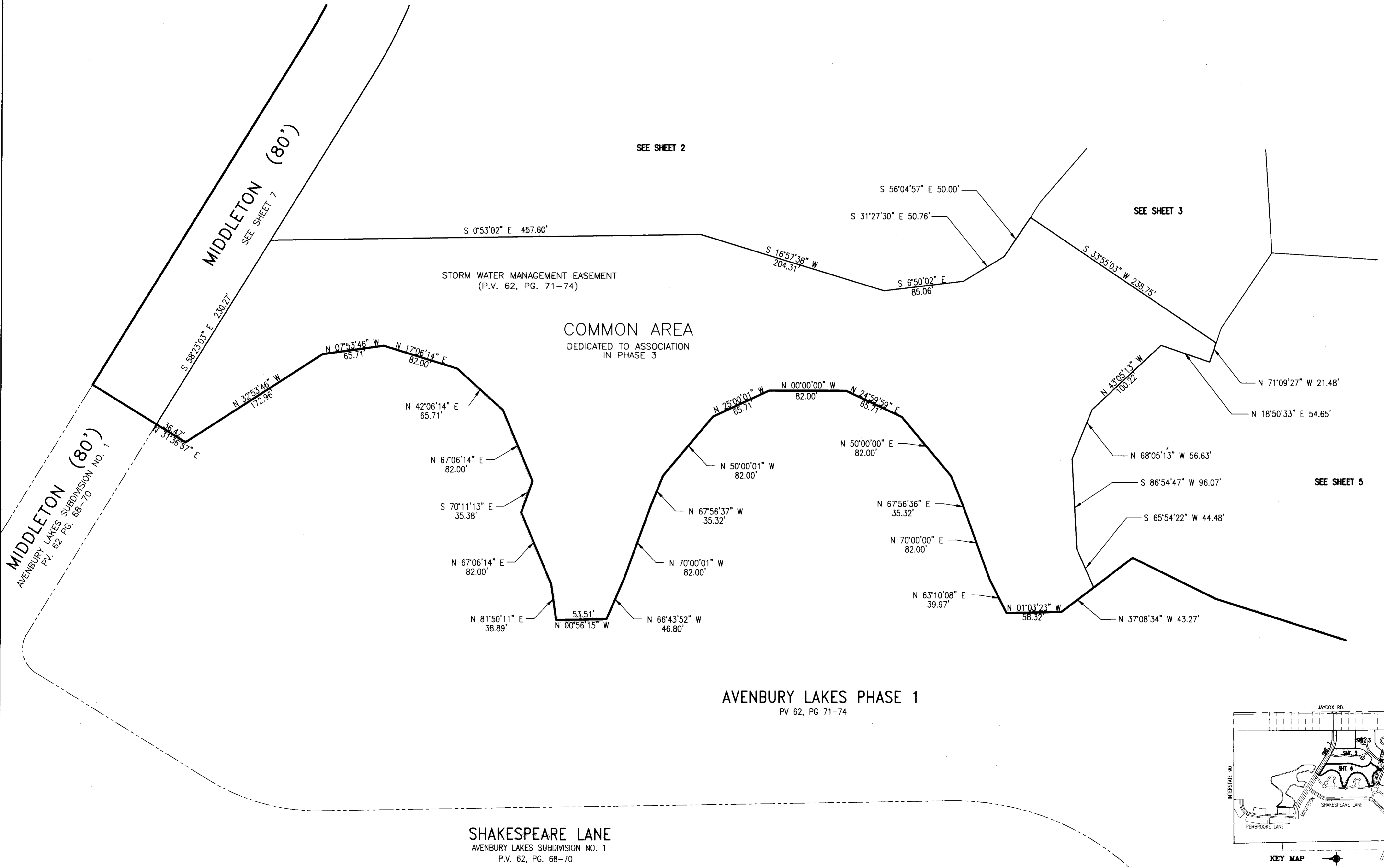
JOB NO.: 79294  
DRN BY: TSB  
FILE NO.: 792-6913  
DATE: 12/9/99  
SCALE: 1"=30'  
SHEET NO.: 5 of 7

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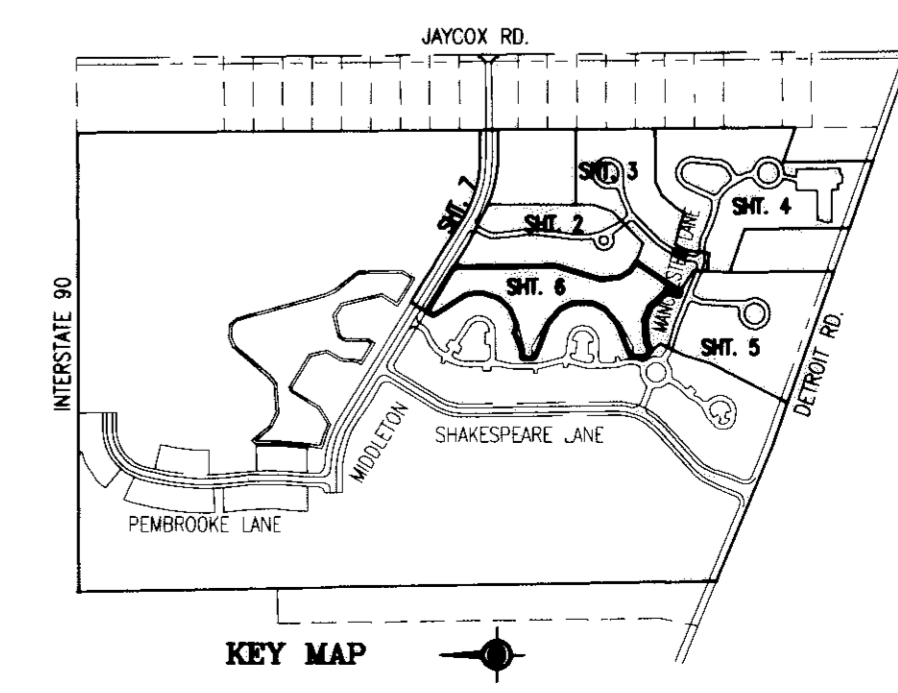


REVISED:

*John Hancock & Associates*  
 INCORPORATED  
 ENGINEERS - SURVEYORS  
 326 E. MARKET STREET SANDUSKY, OHIO 44870  
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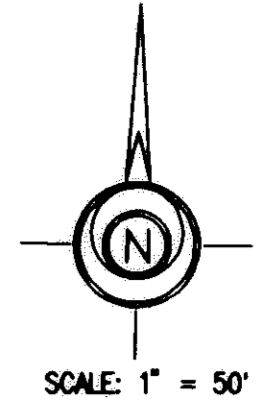
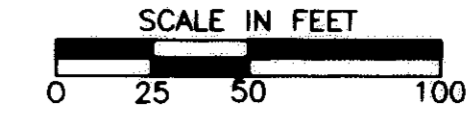
**AVENBURY LAKES PHASE 3**  
 PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 22, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO  
**COMMON AREA SOUTH POND**



JOB NO.:	79294
DRN BY:	SDC
FILE NO.:	792-6930
DATE:	12/9/99
SCALE:	1" = 50'
SHEET NO.:	6 of 7

4465-444

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



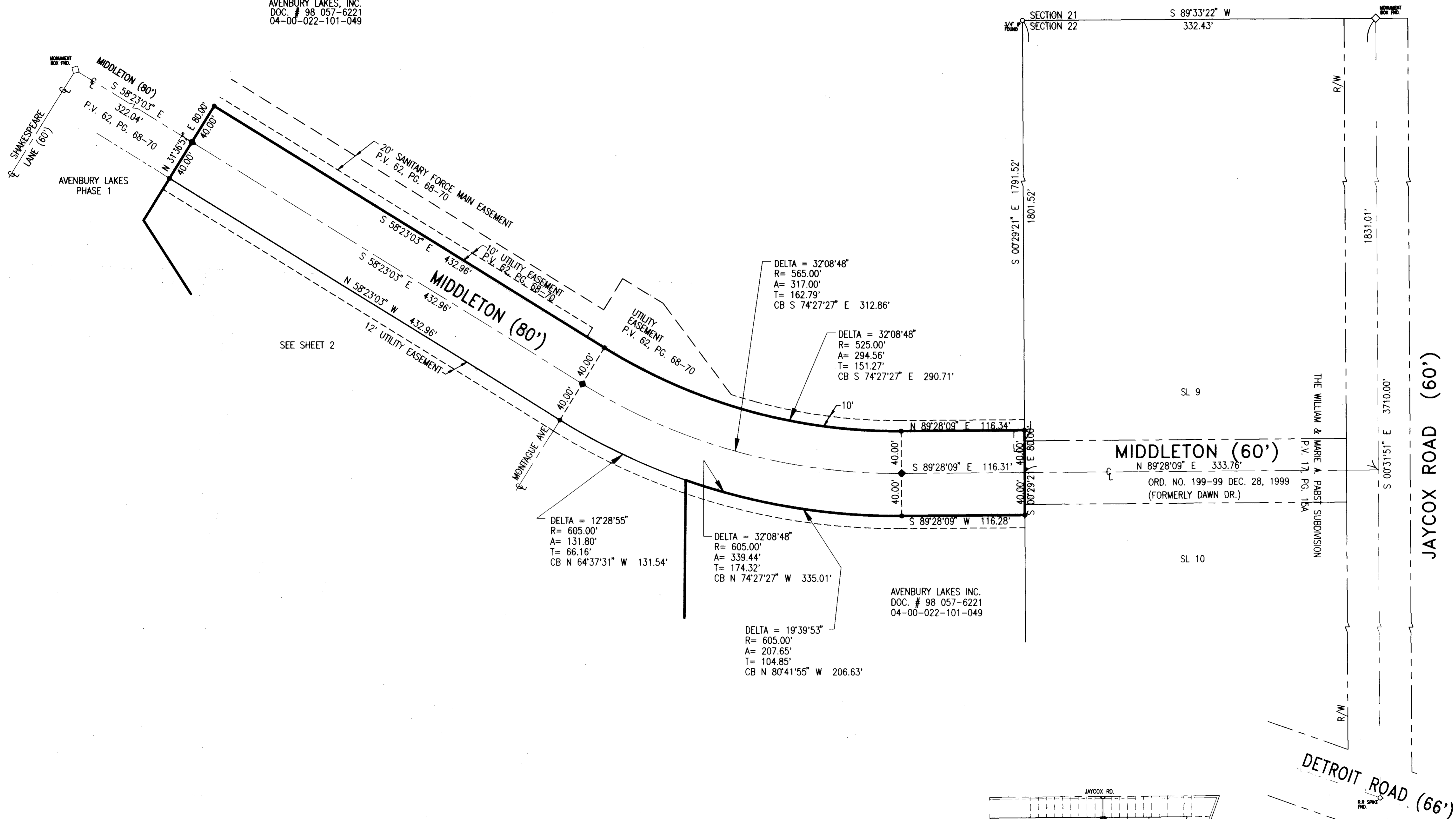
REVISED:  
EASEMENT REVISION 1/17/00

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

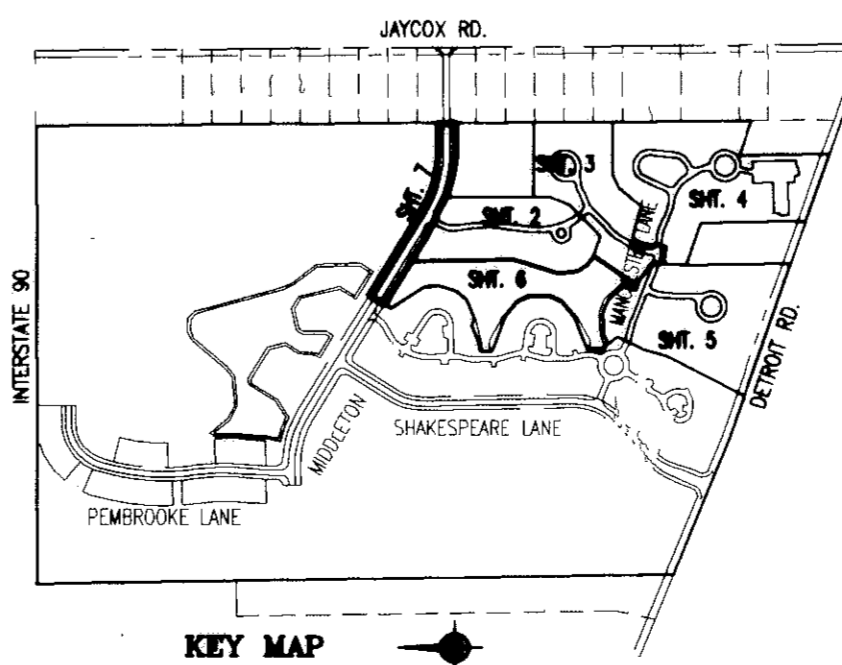
**AVENBURY LAKES PHASE 3**  
Part of Original Avon Township Section No. 22, City of Avon, County of Lorain, State of Ohio

**MIDDLETON**

JOB NO.: 79294  
DRN BY: TSB  
FILE NO.: 792-6903  
DATE: 12/9/99  
SCALE: 1" = 50'  
SHEET NO.: 7 of 7



- LEGEND**
- CENTERLINE
  - - - RIGHT OF WAY LINE
  - - - EASEMENT (AS NOTED)
  - - - EASEMENT (AS NOTED)
  - ◆ MONUMENT BOX
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  - FOUND MONUMENT (AS NOTED)



65/7