

# AVENBURY LAKES SUBDIVISION NO. 2

PEMBROOKE LANE, NOTTINGHAM PARKWAY PLAT SUBLOTS 21-40  
 PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 22  
 CITY OF AVON, LORAIN CO., OHIO

## SHEET INDEX

1. COVER SHEET
2. SUBLOTS 21-40

### OWNERS CERTIFICATION & ACCEPTANCE & DEDICATION

I, THE UNDERSIGNED OWNER, AVENBURY LAKES, INC., HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS AVENBURY LAKES SUBDIVISION NO. 2 OF SUBLOTS 21-40, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME.

I HEREBY DEDICATE TO PUBLIC USE THE FOLLOWING STREET RIGHTS OF WAY:

NOTTINGHAM PARKWAY (60')  
 PEMBROOKE LANE (60')

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. Scaletta*  
 JOSEPH R. SCALETTA, PRESIDENT

STATE OF OHIO  
 COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup>

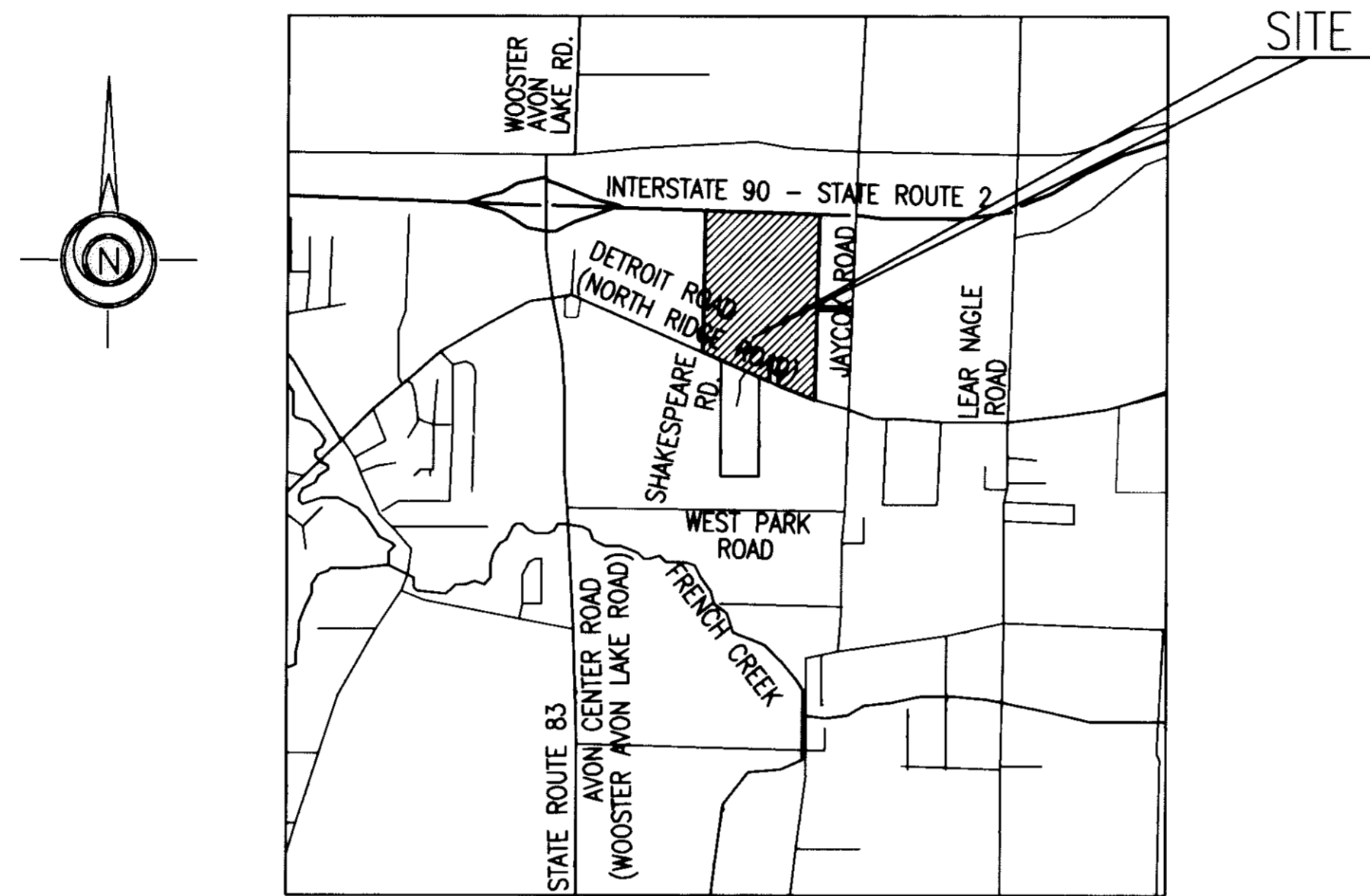
DAY OF January 2000.

*Michelle DeAnna*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 7-21-2002

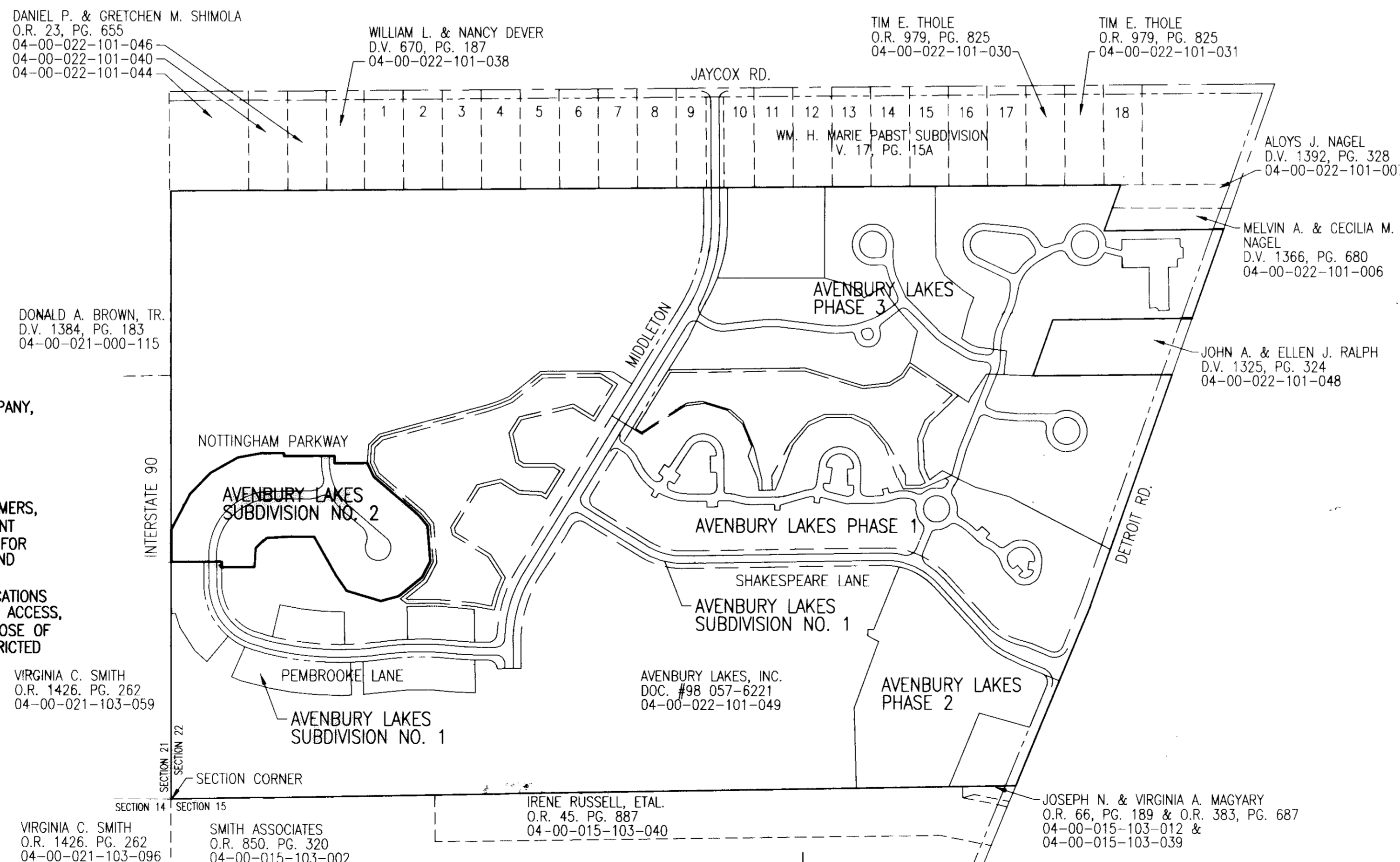
### UNDERGROUND EASEMENT

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 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 Kelly* 1-20-2000  
 ANTHONY KELLY  
 THE ILLUMINATING COMPANY  
 DATE  
*Robert Quinn* 1-19-2000  
 ROBERT QUINN  
 CENTURY TELEPHONE  
 DATE  
*Tom Egan* 1-14-2000  
 TOM EGAN  
 CABLEVISION  
 DATE



LOCATION MAP



KEY 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 18 DAY OF January 2000  
*John Hancock*  
 PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 18 DAY OF January 2000 THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.  
*Sam Brady*  
 COUNCIL PRESIDENT

SUBLOT AREAS (21-40) 4.5127 AC.  
 R/W AREAS 1.4050 AC.  
 TOTAL SUB. NO. 2 AREA 5.9177 AC.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED AVENBURY LAKES SUB. NO. 2 AS SHOWN HEREON AND CONTAINING 7.5042 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.  
 SURVEYOR NO. 6918



JAN 26 2000  
 RECEIVED FOR RECORD  
 at 1:46 clock P.M. In PLAT RECORD  
 VOL. 65 MARY ANN JAMISON  
 PAGE 859 Lorain County Recorder  
 Box: Lerc/LM 86-46  
 124  
 LORAIN COUNTY RECORDER

TRANSFERRED  
 IN COMPLIANCE WITH SEC. 319-202  
 OHIO REV. CODE  
 JAN 26 2000  
 MARK R. STEWART  
 LORAIN COUNTY AUDITOR

REVISER:

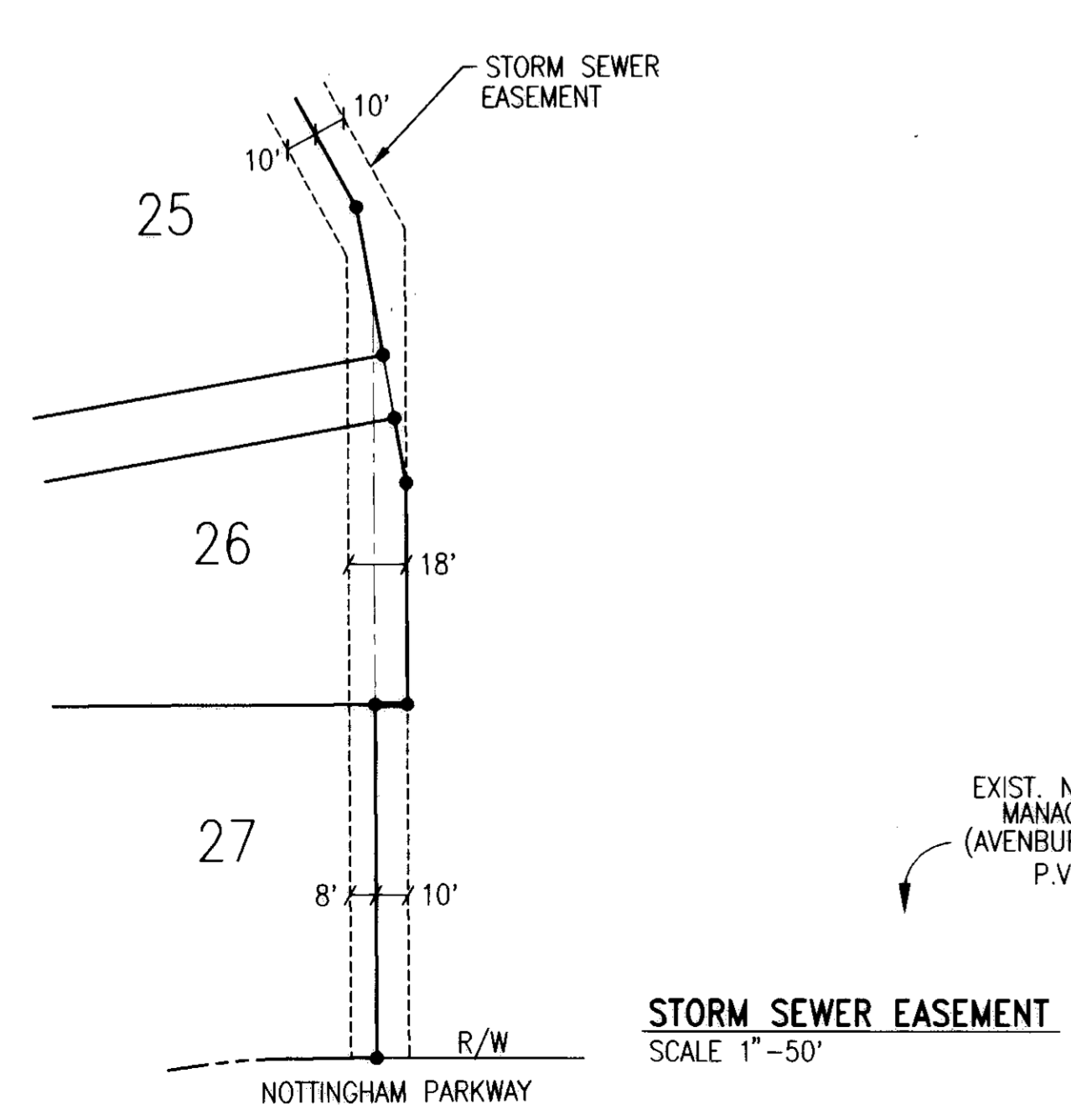
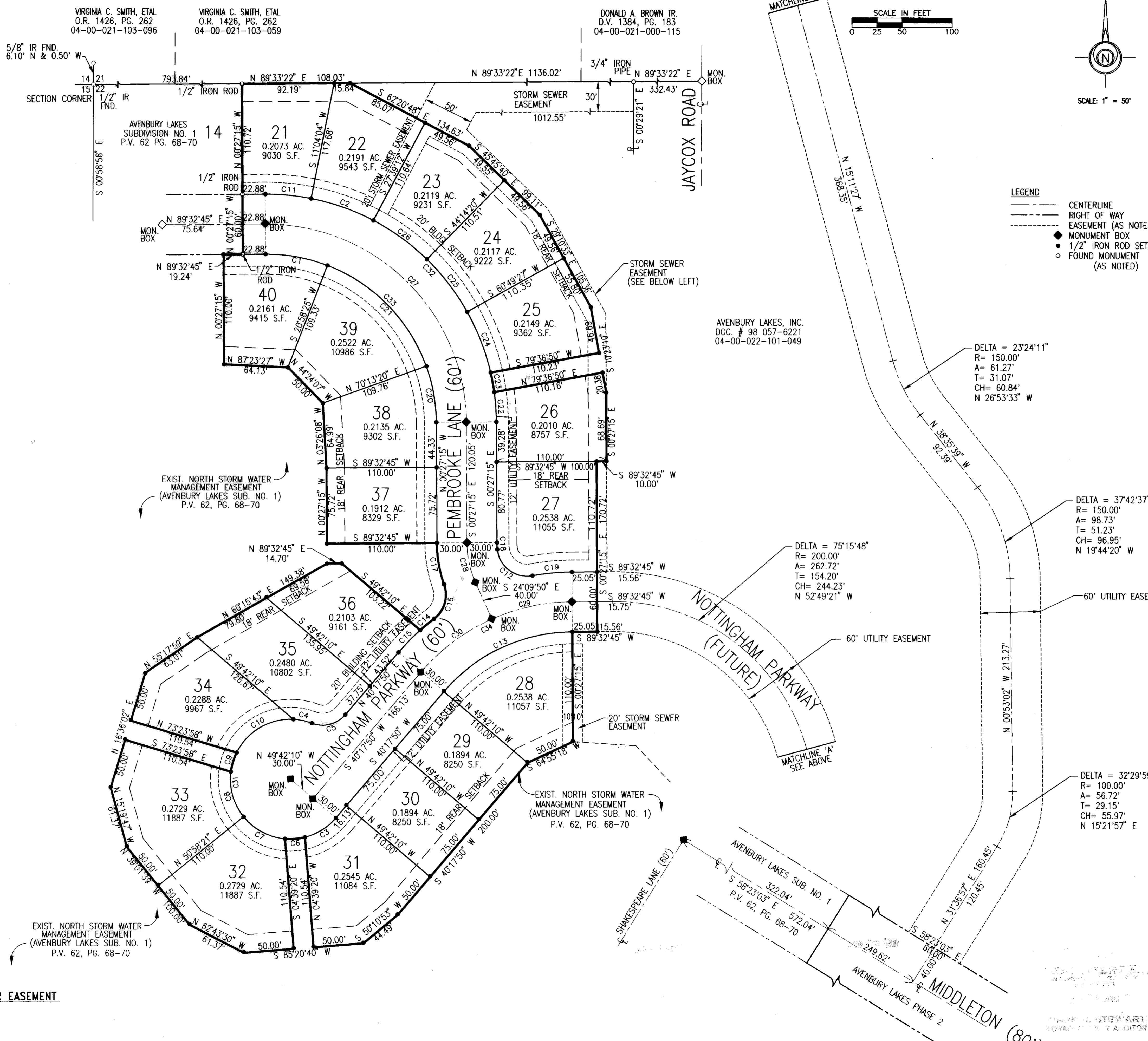
John Hancock & Associates  
 INCORPORATED  
 ENGINEERS - SURVEYORS  
 326 E. MARKET ST. SANDUSKY, OHIO 44870  
 (419) 625-7838

AVENBURY LAKES SUBDIVISION NO. 2  
 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.: 792-6923  
 DATE: 12/9/99  
 SCALE: 1"=300'  
 SHEET NO.: 1 of 2

NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	REMARKS
C1	21°20'21"	170.00	63.31	32.03	62.95	N 79°47'04" W	R/W
C2	16°32'13"	230.00	66.38	33.42	66.15	S 70°41'58" E	R/W
C3	35°27'12"	60.00	37.13	19.18	36.54	S 58°01'26" W	R/W
C4	18°01'44"	60.00	18.88	9.52	18.80	S 78°11'18" E	R/W
C5	70°31'44"	30.00	36.93	21.21	34.64	N 75°33'42" E	R/W
C6	19°11'17"	60.00	20.09	10.14	20.00	S 85°20'40" W	R/W
C7	46°02'02"	60.00	48.21	25.49	46.92	N 62°02'40" W	R/W
C8	46°02'02"	60.00	48.21	25.49	46.92	N 16°00'38" W	R/W
C9	19°11'18"	60.00	20.09	10.14	20.00	N 16°36'02" E	R/W
C10	66°36'09"	60.00	69.75	39.41	65.89	N 59°29'45" E	R/W
C11	11°29'10"	230.00	46.11	23.13	46.03	S 84°42'40" E	R/W
C12	94°24'42"	30.00	49.43	32.40	44.03	S 53°09'41" E	R/W
C13	49°14'55"	170.00	146.12	77.92	141.67	S 64°55'18" W	R/W
C14	04°27'10"	230.00	17.87	8.94	17.87	N 50°23'21" E	R/W
C15	07°51'56"	230.00	31.57	15.81	31.55	N 44°13'48" E	R/W
C16	72°04'47"	30.00	37.74	21.83	35.30	N 16°34'33" E	R/W
C17	19°00'36"	130.00	43.13	21.77	42.93	N 09°57'33" W	R/W
C18	05°30'05"	70.00	6.72	3.36	6.72	S 03°12'17" E	R/W
C19	09°54'47"	230.00	39.79	19.95	39.74	N 84°35'21" E	R/W
C20	19°33'09"	170.00	58.01	29.29	57.73	N 10°13'49" W	R/W
C21	49°06'30"	170.00	145.71	77.67	141.29	N 44°33'39" W	R/W
C22	07°37'00"	230.00	30.58	15.31	30.55	S 04°15'45" E	R/W
C23	04°59'02"	230.00	20.01	10.01	20.00	S 10°33'46" E	R/W
C24	16°16'42"	230.00	65.35	32.89	65.13	S 21°11'38" E	R/W
C25	16°33'15"	230.00	66.45	33.46	66.22	S 37°36'37" E	R/W
C26	16°32'38"	230.00	66.41	33.44	66.18	S 54°09'33" E	R/W
C27	90°00'00"	200.00	314.16	200.00	282.84	S 45°27'15" E	CL
C28	23°42'35"	100.00	41.38	20.99	41.09	S 12°18'32" E	CL
C29	23°42'35"	200.00	82.76	41.98	82.17	S 77°41'28" W	CL
C30	25°32'20"	200.00	89.15	45.33	88.41	S 53°04'00" W	CL
C31	25°31'44"	60.00	262.36	---	97.98	N 14°26'18" W	R/W
C32	90°00'00"	230.00	361.28	230.00	325.27	N 45°27'15" W	CL
C33	90°00'00"	170.00	267.04	170.00	240.42	N 45°27'15" W	CL
C34	49°14'55"	200.00	171.91	91.67	166.67	S 64°55'18" W	R/W



REVISION 1/17/00  
EASEMENT REVISION 1/17/00

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