

AVENBURY LAKES - PHASE 4

TOWNLOTS 164 & 165 PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 22 CITY OF AVON, LORAIN CO., OHIO

REVISED:
6-22-00:
ADD MAGYARY SPLIT
7-21-00:
UPDATE PHASE #'S

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE

OCT - 5 2000

MARK R. STEWART
LORAIN COUNTY AUDITOR

SHEET INDEX

- 1. COVER SHEET
- 2. TOWNLOTS 164 & 165

APPROVALS

SEPT. 26, 2000. THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF SEPTEMBER, 2000.

Michael B. Bales
CITY ENGINEER

SEPT. 26, 2000. THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF SEPTEMBER, 2000.

James P. Smith
PLANNING COMMISSION - CHAIRPERSON

SEPT. 26, 2000. THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS DAY OF SEPTEMBER, 2000. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

James P. Smith
COUNCIL PRESIDENT

TOWNLOT AREA 0.1542 AC.
COMMON AREA 0.6643 AC.
TOTAL PHASE 4 AREA 0.8185 AC.

OWNERS CERTIFICATION & ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, AVENBURY LAKES, INC., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS AVENBURY LAKES PHASE 4 OF TOWNLOTS 164 & 165, AND DO HEREBY ACCEPT THIS PLAT OF SAME.

WE 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, WE AVENBURY LAKES, INC., BY JOSEPH R. SCALETTA, PRESIDENT, HAVE HEREUNTO SET

OUR HAND THIS 26 DAY OF September, 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 26th

DAY OF September, 2000.

Michael J. DeAnna
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-21-02

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 PLAT OF AVENBURY LAKES PHASE 4.

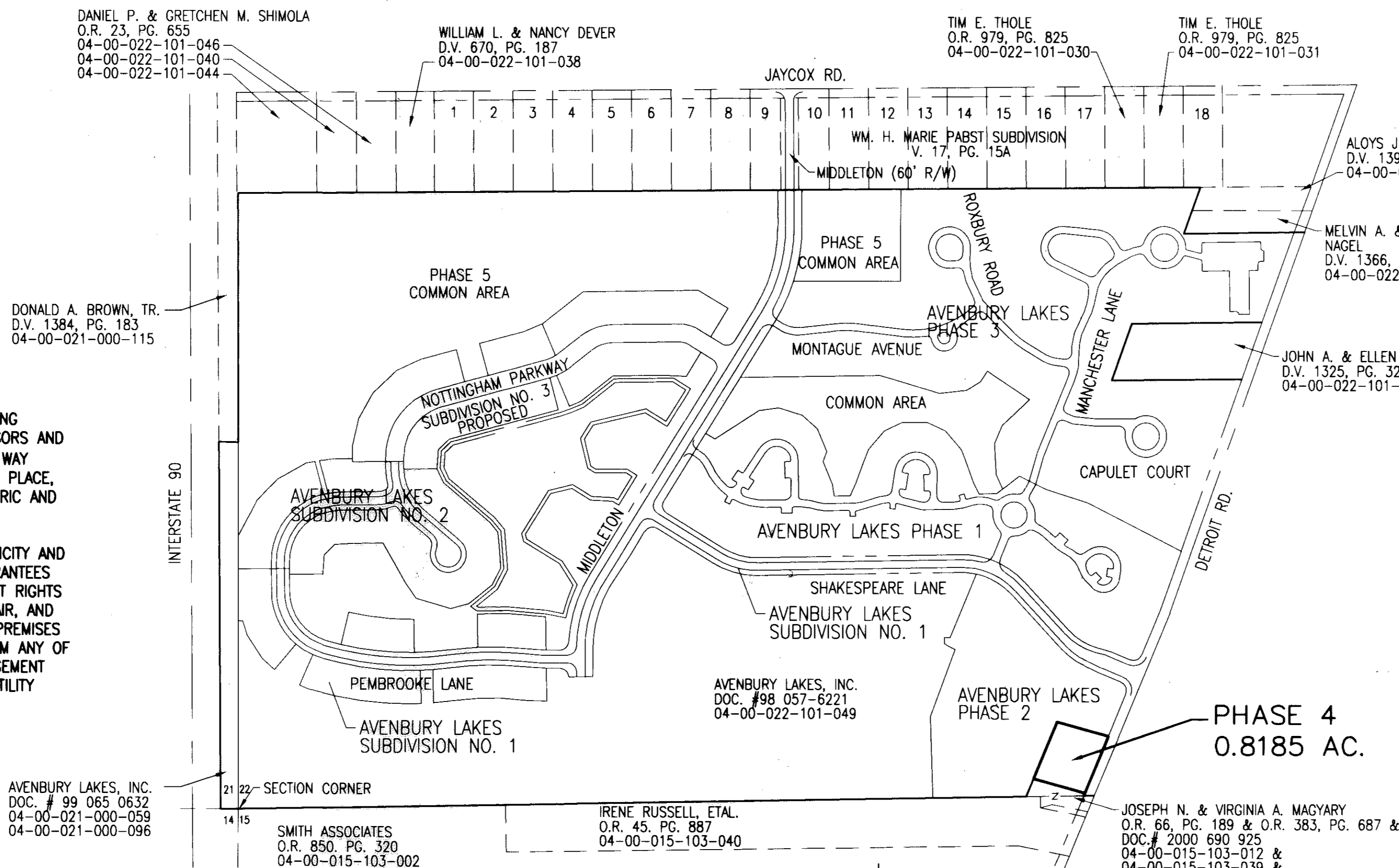
UNDERGROUND EASEMENT

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 GRANTEEES) A PERMANENT RIGHT OF WAY EASEMENT OVER, UNDER, AND THROUGH 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR LOCATIONS PUBLIC AND PRIVATE USE AT SUCH AS GRANTEEES 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. ALL SERVICES SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THE ILLUMINATING COMPANY DATE

Robert D. Olin 9-15-00
CENTURY TELEPHONE DATE

Michael J. DeAnna 9-14-00
CABLEVISION DATE



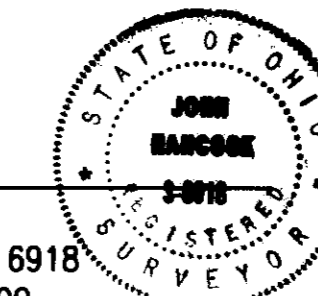
KEY MAP

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED AVENBURY LAKES PHASE 4 AS SHOWN HEREON AND CONTAINING 0.8185 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
9/01, 2000



OCT 5 2000
RECEIVED FOR RECORD
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VOL. 66 MARY ANN JAMISON
PAGE 5 Loran County Recorder
79 and 80mc 86 me
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LORAIN COUNTY RECORDER

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LORAIN COUNTY AUDITOR

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AVENBURY LAKES - PHASE 4
TOWNLOTS 164 & 165
RECORD PLAT COVER SHEET

JOB NO.: 79294
DRN BY: TIM
FILE NO.: 792-6936
DATE: 6/21/00
SCALE: 1"=300'
SHEET NO.: 1 of 2

