

AVENBURY LAKES SUBDIVISION NO. 3

MIDDLETON RIGHT-OF-WAY

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

OWNERS CERTIFICATION, ACCEPTANCE AND DEDICATION

I, Avenbury Lakes, Inc., Owner of the lands shown hereon hereby certify that the attached plat correctly represents Middleton, a Right of Way, and do hereby accept this Plat of some and dedicate to public use the street shown hereon and designated as follows:

MIDDLETON (VARIABLE WIDTH)

The undersigned further agree that any use of improvements made on this land shall be in conformance 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.

Joseph R. Scaletta
Avenbury Lakes, Inc.
Joseph R. Scaletta, President

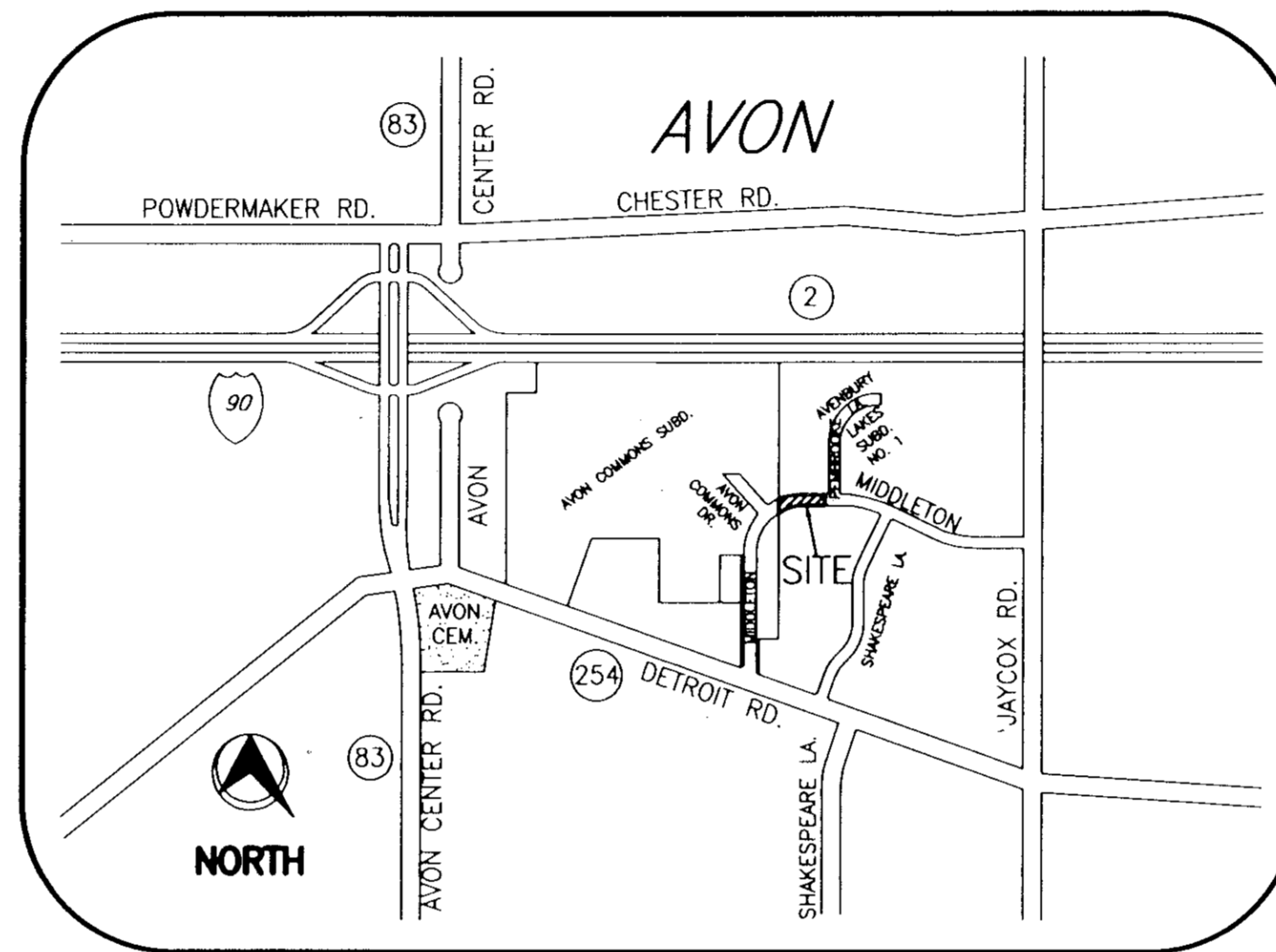
Dorethy A. Bommer
Witness

Shirley L. Nicola
Witness

County of Lorain)) S.S.
State of Ohio)

Before me, a Notary Public in and for said county and state personally appeared the above signed Joseph R. Scaletta, who acknowledged the signing of the foregoing instrument to be his free act and deed personally and as such president.
In witness whereof I have hereunto set my hand and official seal at Avon, Ohio this 15 day of November, 2000.

Shirley L. Nicola
Notary Public
March 30, 2005
Commission expiration



LOCATION MAP
NOT TO SCALE

SHEET INDEX

- COVER SHEET
- MIDDLETON

APPROVALS

This plat approved for recording purposes only
this 9th day of NOVEMBER, 2000.

Michael C. Braker, P.E., P.S.
Consulting Engineer, City of Avon

This plat approved for recording purposes only
this 15 day of Nov., 2000.

James J. Brady
Planning Commission - Chairperson

This plat approved for recording purposes only
this 13th day of November, 2000.

This approval does not constitute an acceptance of the dedication of any public street or highway dedicated hereon.

James J. Brady
Council President

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-802
OHIO REV. CODE
DEC 26 2000

MARK R. STEWART
LORAIN COUNTY AUDITOR

AREA TABLE

R/W AREA (MIDDLETON)	0.8307 Ac.
TOTAL SUBDIVISION NO.3 AREA	0.8307 Ac.

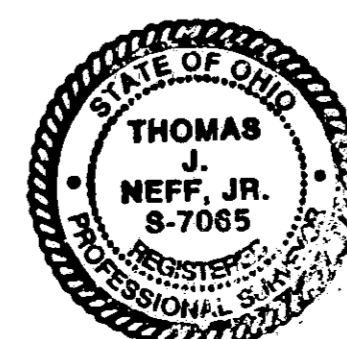
SURVEYORS CERTIFICATE

This is to certify that at the request of the owner I have surveyed and platted Avenbury Lakes Subdivision No. 3, as shown hereon and containing 0.8307 Acres of land in Section No. 22 of Avon Township, Lorain County, Ohio. All monuments shown hereon were found or set as shown. 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 made on 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 that adjacent property descriptions have been considered in performing this survey.

Distances shown hereon are given in feet and decimal parts thereof. Bearings shown hereon are to a record meridian and are used to denote angles only.

I hereby declare to the best of my professional knowledge, information and belief, all to be correct.

Thomas J. Neff, Jr.
Registered Surveyor No. 7065-Ohio

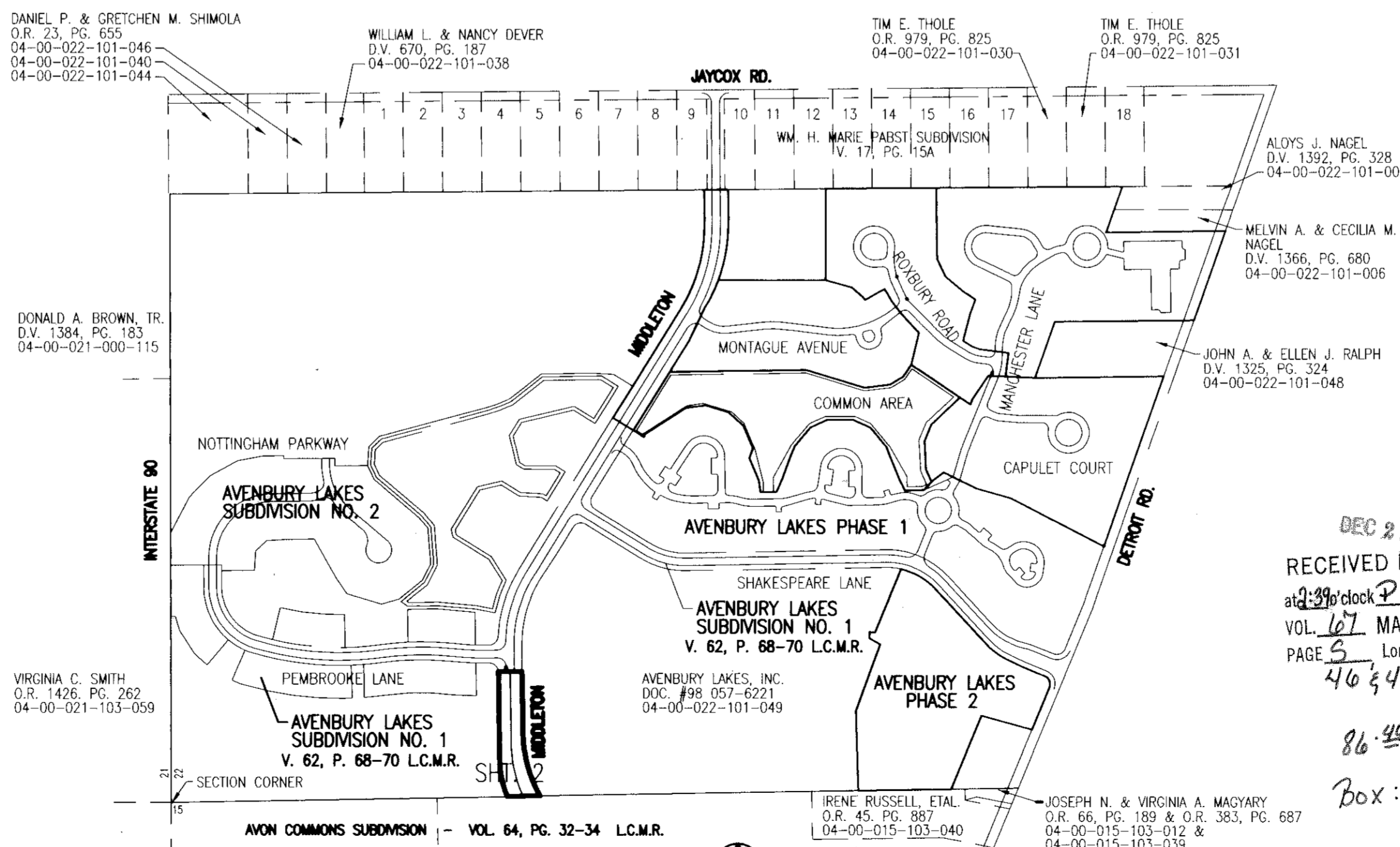


NEFF & ASSOCIATES
A PROFESSIONAL CORPORATION
ENGINEERS - PLANNERS
LANDSCAPE ARCHITECTS
SURVEYORS
6405 York Road Parma Heights, Ohio 44130
(440) 884-3100 FAX (440) 884-6443

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 Grantees) a permanent right of way easement twelve feet (12') in width over, under and through all 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 grantees to distribute and transmit electricity and communications signals for locations public and private use at such as grantees 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 lands shall be restricted to underground utility service.

ANTHONY HURLEY THE ILLUMINATING COMPANY	DATE
KENNETH KRAMER CENTURY TELEPHONE	DATE
KIP EIGER CABLEVISION	DATE



KEY MAP

DEC 26 2000
RECEIVED FOR RECORD
at 2:30 o'clock P.M. in 2000
VOL. 67 MARY ANN JAMISON
PAGE 5 Lorain County Recorder
46 347

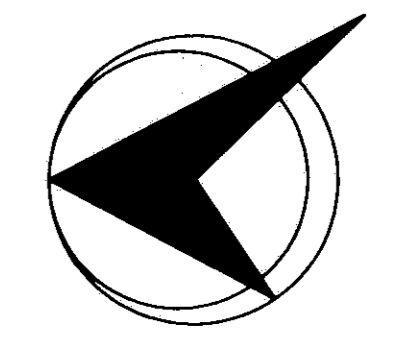
86-38 DAW
Box: Chicago
T.H.E.
(Madine)

LEGEND

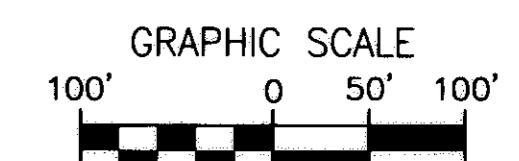
- ☒ Ex. Monument box
- ⊙ Pipe fd. (as noted)
- ☒ Ex. Monument box with 5/8" iron pin capped T.J.Neff (#7065) set.

CURVE	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DELTA
1	313.87'	58.46'	115.59'	114.94'	N81°13'06"E	21°08'04"
2	413.00'	87.09'	171.66'	170.43'	N79°51'41"E	23°48'54"
3	452.38'	110.12'	218.04'	213.99'	S78°05'16"W	27°21'44"

CURVE	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DELTA
C1	463.00	94.10	185.67	184.43	N13°30'46"E	22°58'34"
C2	363.00	73.77	145.57	144.59	N13°30'46"E	22°58'34"
C3	30.00	30.00	47.12	42.43	S19°59'57"E	90°00'00"
C4	30.00	30.00	47.12	42.43	N70°00'03"E	90°00'00"
C5	463.00	154.12	297.55	292.46	S20°26'08"W	36°49'18"
C6	363.00	219.76	395.22	375.99	S33°12'56.5"W	62°22'55"
C7	30.00	22.90	39.12	36.41	S85°01'12.5"E	74°42'39"
C8	30.00	28.23	45.30	41.12	N04°24'33"W	86°30'40"
C9	463.00	52.93	105.40	105.17	S64°08'46"W	13°02'36"
C10	413.00	83.94	165.62	165.51	N13°30'46"E	22°58'34"
C11	413.00	267.84	475.23	449.44	N34°59'21.5"E	65°55'45"
C12	413.00	180.71	340.69	331.11	N25°39'24.5"E	47°15'51"
C13	413.00	67.87	134.54	133.95	N58°37'17"E	18°39'54"



NORTH



1 INCH = 100 FT.

