

AVENBURY LAKES - PHASE 5

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

REVISED:
8/14/01 COMMON AREA "A"
REV. TO PHASE 5

OWNERS CERTIFICATION & ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, AVENBURY LAKES, INC., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS AVENBURY LAKES PHASE 5, 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 12TH DAY OF November, 2001.

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 13TH DAY OF Nov., 2001.

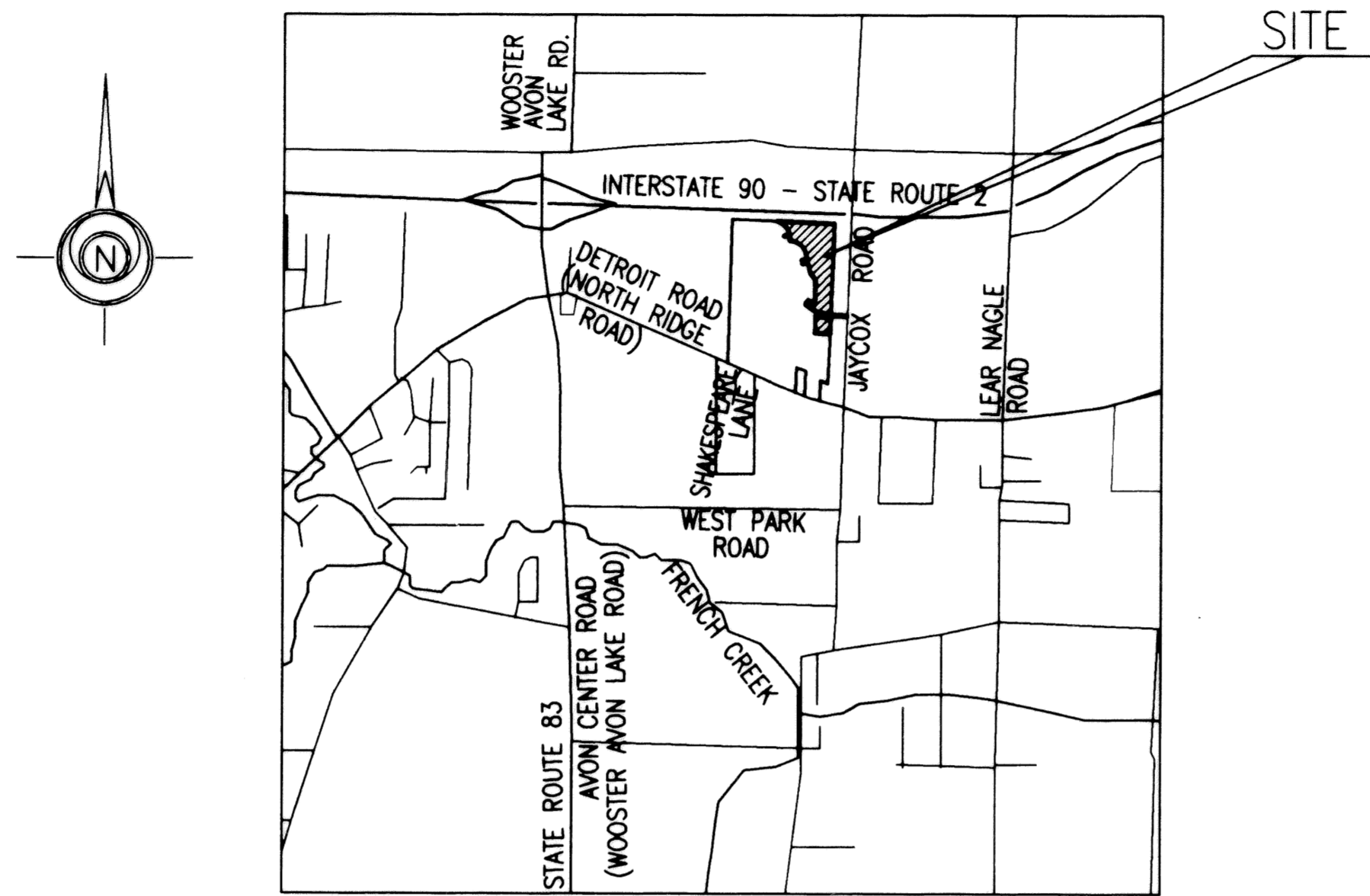
Michael J. DeAnna
NOTARY PUBLIC
My Commission Expires Apr. 21, 2002

COMMON AREA
"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.
COMMON AREA "A" & "B" ARE SUBJECT IN PART TO A CONSERVATION EASEMENT RECORDED AS DOC. NO. 200010787708 & 09

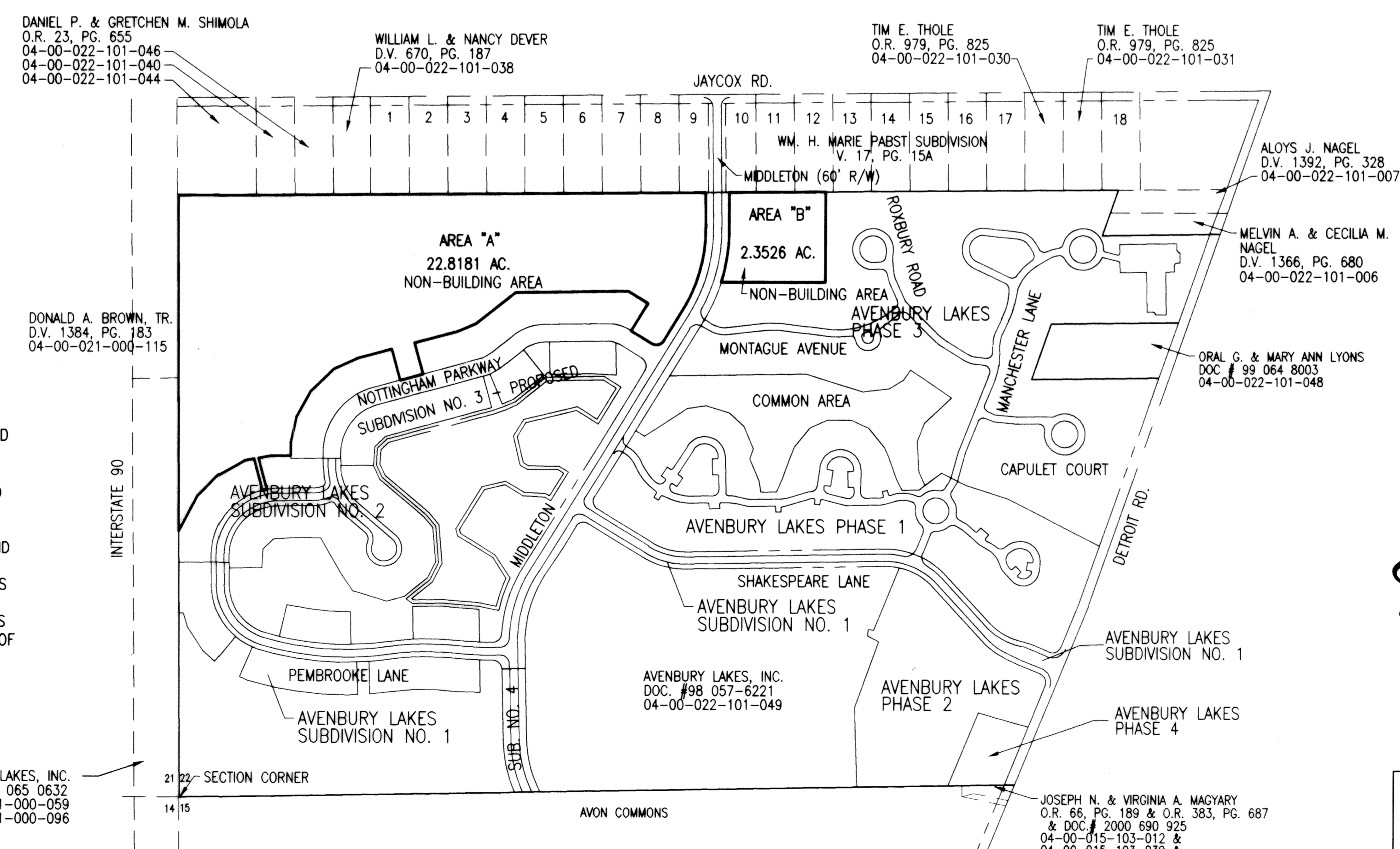
UNDERGROUND EASEMENT
THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURY TELEPHONE COMPANY AND CABLEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNEES (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY EASEMENT OVER, UNDER, AND THROUGH AND LANDS SHOWN 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'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 IDENTIFIED HEREIN. ALL SERVICES SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

AP (Owner) 11/15/01
THE ILLUMINATING COMPANY DATE
Robert DeLina 11-19-01
CENTURY TELEPHONE DATE
20 S. 7/11 11-14-01
CABLEVISION DATE

AVENBURY LAKES, INC.
DOC. # 99 065 0632
04-00-021-000-059
04-00-021-000-096



LOCATION MAP



KEY MAP

SHEET INDEX

- COVER SHEET
- COMMON AREA PLAT

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11TH DAY OF November, 2001.
Michael B. Buehl, P.E., P.S.
CITY ENGINEER (CONSULTING)

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 12TH DAY OF Nov., 2001.
Shawn J. Piro
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 13TH DAY OF Nov., 2001. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.
Shawn J. Piro
COUNCIL PRESIDENT

COMMON AREA "A" 22.8181 AC.
COMMON AREA "B" 2.3526 AC.
TOTAL AREA 25.1707 AC.

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 25.1707 ACRES OF LAND IN SECTION NO. 22 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY 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. 8918
November 9, 2001

DEC 2 0 2001
RECEIVED FOR RECORD
at 2:00 clock P.M. in PLAT RECORD
VOL. 70 MARY ANN JAMISON
PAGE 56 of 57 Lorain County Recorder
86.434
LORAIN COUNTY RECORDER

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.022
OHIO REV. CODE
DEC 2 0 2001
MARK R. STEWART
LORAIN COUNTY AUDITOR

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

AVENBURY LAKES - PHASE 5
COMMON AREA DEDICATION
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:	TIM
FILE NO.:	792-6934
DATE:	8/30/01
SCALE:	1"=300'
SHEET NO.:	1 of 2

REVISED:
9-21-00: NOTE:
NON-BUILDING AREA
REVISED 8/14/01

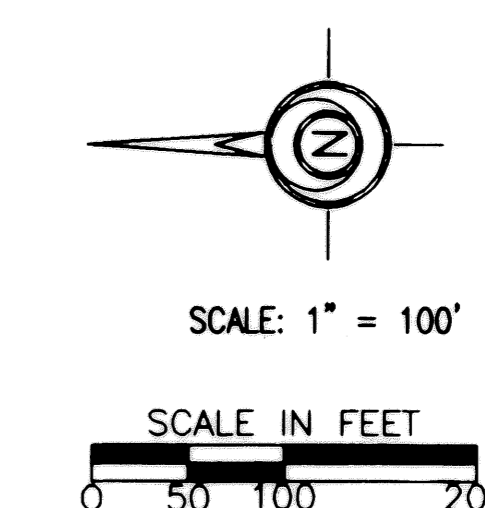
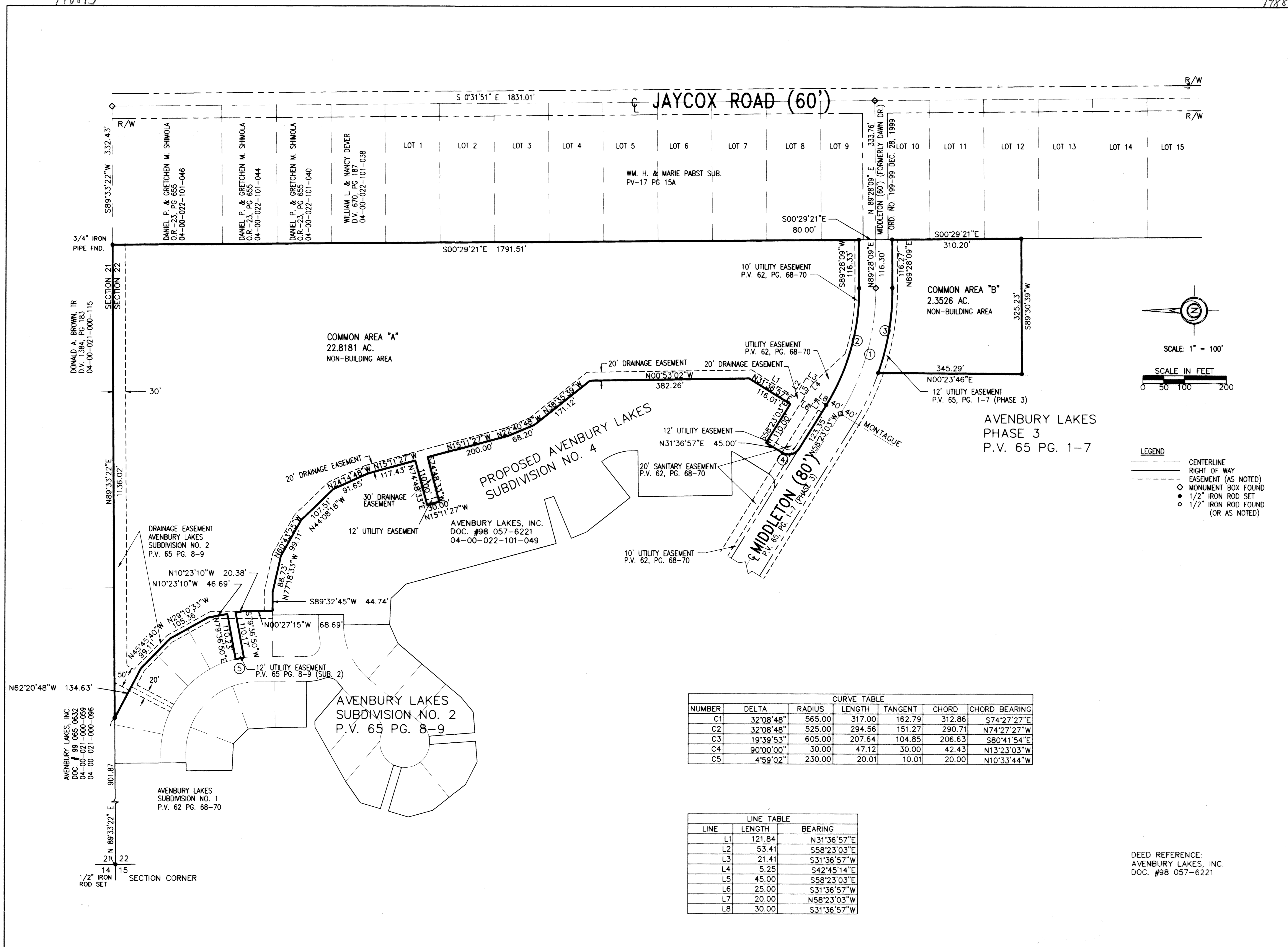
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AVENBURY LAKES - PHASE 5

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

COMMON AREA DEDICATION

JOB NO.: 79294
DRN BY: TIM
FILE NO.: 792-6933
DATE: 8/30/01
SCALE: 1" = 100'
SHEET NO.: 2 OF 2



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

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	32°08'48"	565.00	317.00	162.79	312.86	S74°27'27"E
C2	32°08'48"	525.00	294.56	151.27	290.71	N74°27'27"W
C3	19°39'53"	605.00	207.64	104.85	206.63	S80°41'54"E
C4	90°00'00"	30.00	47.12	30.00	42.43	N13°23'03"W
C5	4°59'02"	230.00	20.01	10.01	20.00	N10°33'44"W

LINE	LENGTH	BEARING
L1	121.84	N31°36'57"E
L2	53.41	S58°23'03"E
L3	21.41	S31°36'57"W
L4	5.25	S42°45'14"E
L5	45.00	S58°23'03"E
L6	25.00	S31°36'57"W
L7	20.00	N58°23'03"W
L8	30.00	S31°36'57"W

DEED REFERENCE:
AVENBURY LAKES, INC.
DOC. #98 057-6221