

# HAWKESBURY COURT SUBDIVISION

PART OF ORIGINAL AVON TOWNSHIP SECTION 23  
NOW IN THE  
CITY OF AVON, LORAIN COUNTY, STATE OF OHIO

RECEIVED FOR RECORD  
at 2:00 clock P.M. In 2nd RECORD  
VOL. 71 MARY ANN JAMISON  
PAGE 54 Lorain County Recorder  
58 ind

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
APR 18 2002  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

## APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON  
FOR RECORDING PURPOSES ONLY THIS 12 DAY OF MARCH, 2002

James Piazza  
JAMES PIAZZA, PLANNING COMMISSION-CHAIRPERSON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY  
ORDINANCE NO. 201-00 ON THIS 12 DAY OF MARCH, 2002

Thomas L. Weasand  
THOMAS L. WEASAND, COUNCIL PRESIDENT

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON  
FOR RECORDING PURPOSES ONLY THIS 12 DAY OF MARCH, 2002

Michael Brubaker, P.E.  
CITY OF AVON CONSULTING ENGINEER

## OWNER'S CERTIFICATION FOR ACCEPTANCE & DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON PLATTED LAND,  
DO HEREBY ACCEPT THIS PLAT AND SUBDIVISION  
THEREOF, AND DEDICATE FOR PUBLIC USE THE RIGHT OF WAY  
AND EASEMENTS AS SHOWN HEREON IN GRAPHIC SYMBOLS.

OWNER: Aberdeen Investments, Inc.  
James Caldwell

## NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO } S.S.  
COUNTY OF LORAIN }

ACKNOWLEDGED BEFORE ME BY James Caldwell, Aberdeen Investments, Inc.  
ON BEHALF OF SAID CORPORATION AT Independence, OHIO THIS 12 DAY OF March, 2002

NOTARY PUBLIC Stephanie J. Brown  
MY COMM. EXPIRES \_\_\_\_\_

## MORTGAGEE'S CONSENT

THIS IS TO CERTIFY THAT Park View Federal BANK, MORTGAGEE OF LANDS  
CONTAINED WITHIN THIS PLAT OF HAWKESBURY COURT SUBDIVISION,  
AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES  
HEREBY CONSENT TO THE RECORDING OF SAID PLAT, AND HEREBY RELEASES  
THE LAND COMPRISING Said Easements, AS SHOWN HEREON,  
FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

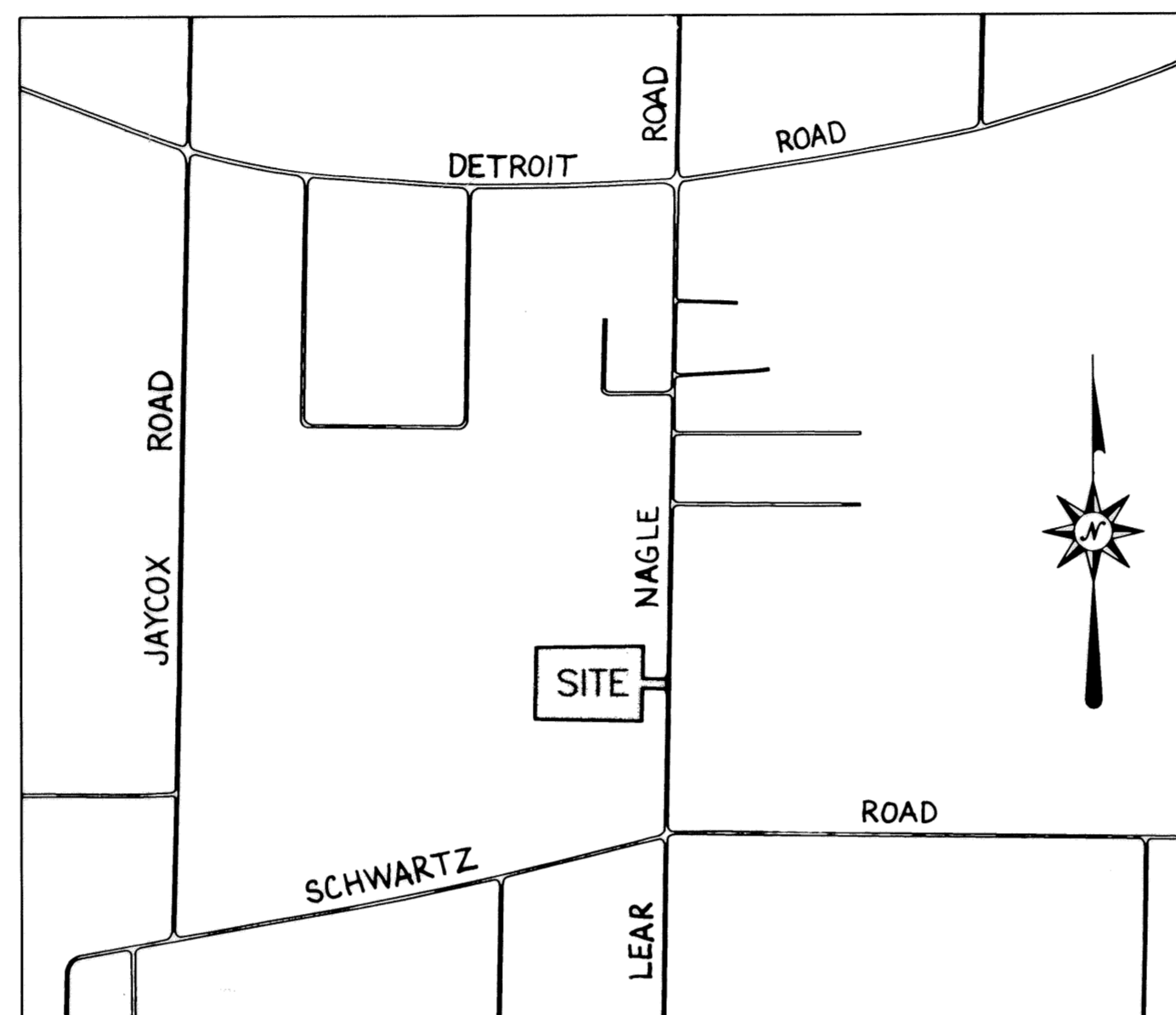
OFFICER: William S. Hager, Sr.  
WILLIAM S. HAGER, SR., VICE PRESIDENT

## NOTARIAL ACKNOWLEDGMENT:

STATE OF OHIO } S.S.  
COUNTY OF LORAIN }

ACKNOWLEDGED BEFORE ME BY William S. Hager, Sr.  
ON BEHALF OF Park View Federal Savings Bank AT Solon  
OHIO THIS 15<sup>th</sup> DAY OF MARCH, 2002

NOTARY PUBLIC Armentha M. Nelson  
MY COMM. EXPIRES \_\_\_\_\_  
ARMENTHA M. NELSON, Notary Public  
State of Ohio, Cuyahoga County  
My Commission Expires June 20, 2004



VICINITY MAP  
SCALE 1" = 1000'

## DRAINAGE EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENTS PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICES WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

## UNDERGROUND UTILITY EASEMENT

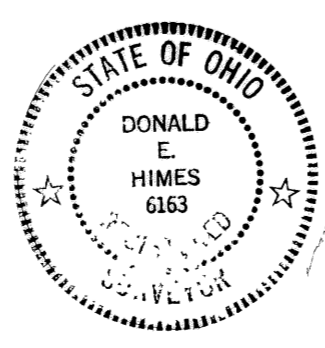
GRANTOR: Aberdeen Investments, James Caldwell  
GRANTEES: THE ILLUMINATING COMPANY, THE CENTURY TELEPHONE CO., ALDELPHIA & COLUMBIA GAS OF OHIO  
WE, THE GRANTOR, OWNER OF THE HEREON PLATTED LAND, DO HEREBY GRANT UNTO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT RIGHT OF WAY AND EASEMENT BEING TWELVE FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREON, AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, CONDUIT, SURFACE OR BELOW-GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS DEEMED NECESSARY AND CONVENIENT BY THE GRANTEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT LOCATIONS AS THE GRANTEES MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES, BUT NO OTHER STRUCTURES OF ANY KIND SHALL BE PLACED THEREON. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES FROM OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT OF WAY AND EASEMENT GRANT. ALL LOTS SHALL BE RESTRICTED TO UNDERGROUND SERVICE.

## ACCEPTANCE

GRANTOR: Aberdeen Investments, James Caldwell  
GRANTEES: THE ILLUMINATING COMPANY BY J. Demler  
THE CENTURY TELEPHONE COMPANY BY Robert Kalin  
ALDELPHIA CABLE BY W.S. Hill  
COLUMBIA GAS OF OHIO BY Dan Green

## SURVEYOR'S CERTIFICATE:

I DECLARE THE BOUNDARY OF THIS PLAT TO BE A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECTION AND A SUBDIVISION THEREOF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. NORTH DATUM USED IS THE BEARING OF RECORD FOR THE CENTERLINE OF LEAR NAGLE ROAD. BEARINGS ARE USED TO DENOTE ANGLES ONLY. PROPERTY CORNERS WERE FOUND OR SET AS INDICATED. • - INDICATES 1 INCH DIAMETER IRON PIPE FOUND AND USED. ■ - INDICATES 5/8 INCH DIAMETER IRON PIN REFERENCE MONUMENT, 30 INCHES LONG, WITH ZWICK CAP, TO BE SET UPON COMPLETION OF CONSTRUCTION.



Donald E. Himes  
DONALD E. HIMES, P.S., OHIO REG. No. 6163

SHEET 1 OF 2

© ZWICK ASSOCIATES, INC.			
engineers • surveyors			
8750 STEARNS ROAD, OLMSTED TWP., OHIO 44138-1743 (440) 235-2729			
DESIGN. D. PTS	DRAWN. PTS	CHECK. D. PCZ	
DRAWN AUGUST 2000	REVISION OCTOBER 2000	SCALE AS SHOWN	

# HAWKESBURY COURT SUBDIVISION

SITUATED IN THE STATE OF OHIO, COUNTY OF LORAIN AND CITY OF AVON  
AND BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION 23

AVON CITY BOARD OF EDUCATION  
DEED VOLUME 763 PAGE 298  
PPN #04-00-023-105-073

5/8" IRON PIN  
FOUND & USED

HARRY AND DOLORES BABYAK  
VOLUME 795 PAGE 294  
PPN #04-00-023-105-075

NAGLE ROAD HEIGHTS  
SUBDIVISION No. 1  
SUBLT No. 7  
VOLUME 24 PAGE 6  
PPN #04-00-023-105-084  
R=25.00'  
Δ=90°00'00"  
L=39.27'  
T=25.00'  
C=35.36'  
B=N 44°40'03" E

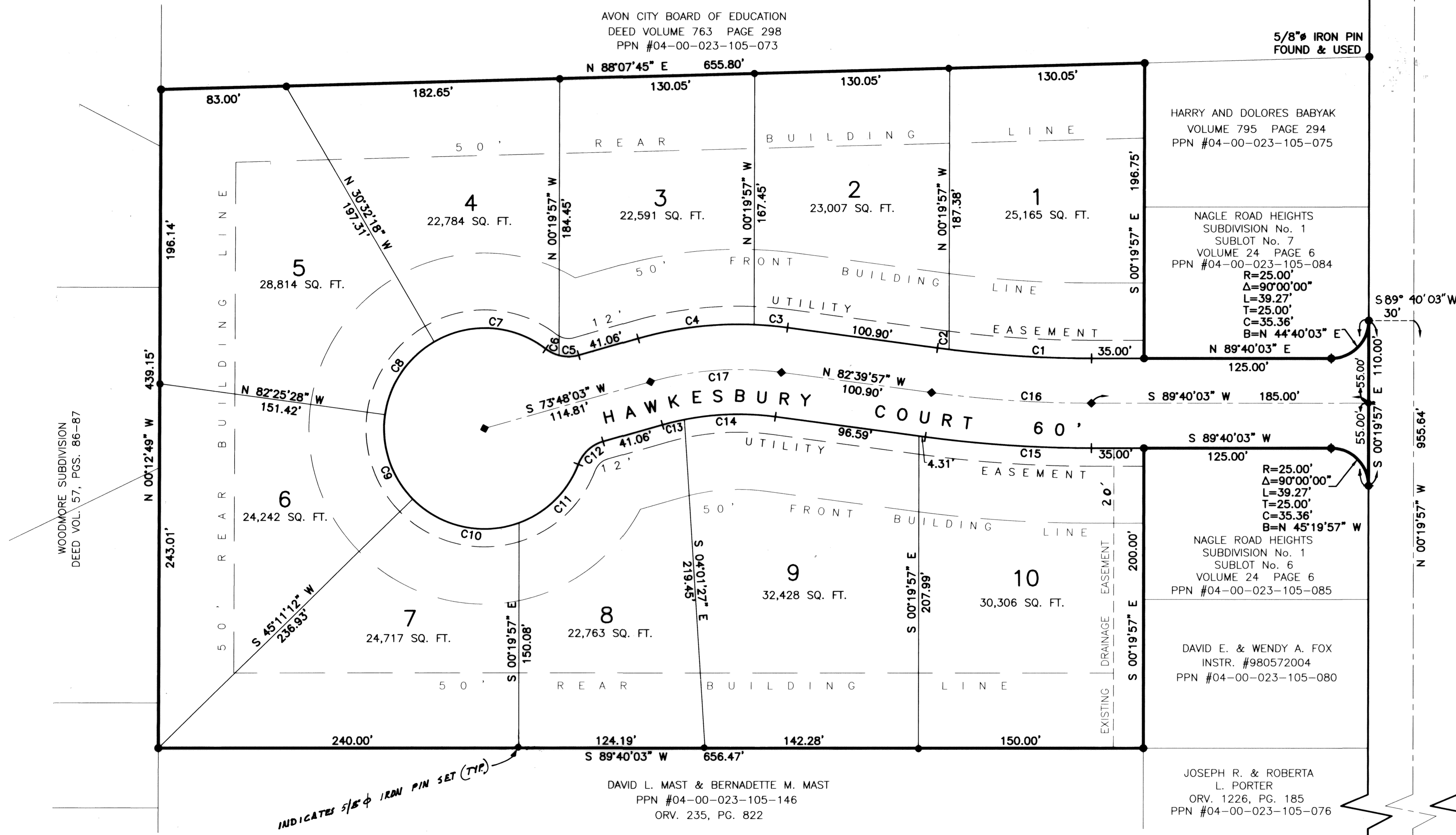
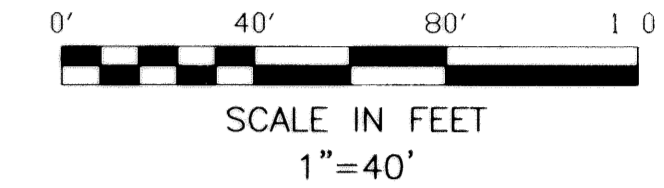
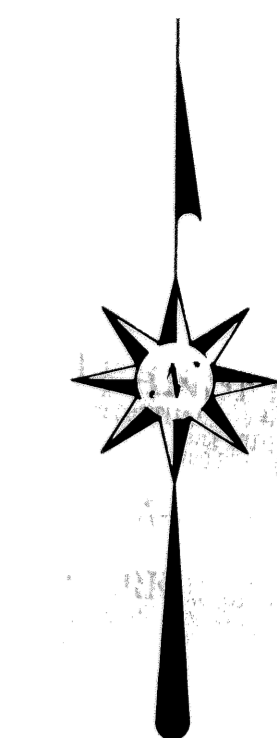
R=25.00'  
Δ=90°00'00"  
L=39.27'  
T=25.00'  
C=35.36'  
B=N 45°19'57" W

NAGLE ROAD HEIGHTS  
SUBDIVISION No. 1  
SUBLT No. 6  
VOLUME 24 PAGE 6  
PPN #04-00-023-105-085

DAVID E. & WENDY A. FOX  
INSTR. #980572004  
PPN #04-00-023-105-080

JOSEPH R. & ROBERTA  
L. PORTER  
ORV. 1226, PG. 185  
PPN #04-00-023-105-076

DAVID L. MAST & BERNADETTE M. MAST  
PPN #04-00-023-105-146  
ORV. 235, PG. 822



LEAR NAGLE ROAD 60'

**LAND DISTRIBUTION**

10 LOTS = 5.8957 Ac.  
STREET = 1.0631 Ac.  
TOTAL = 6.9588 Ac.

**LEGEND**

- DRILL HOLE SET
- ◆ IRON PIN MONUMENT SET (5/8" Ø, 30" LONG, ZWICK CAP)
- 1" IRON PIPE FOUND & USED

**CURVE DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LEN	CHORD BEARING
C1	770.00'	07°05'14"	95.25'	47.68'	95.19'	N 86°47'20" W
C2	770.00'	00°34'46"	7.79'	3.89'	7.79'	N 82°57'20" W
C3	245.00'	05°14'00"	22.38'	11.20'	22.37'	N 85°16'57" W
C4	245.00'	18°18'00"	78.25'	39.46'	77.92'	S 82°57'03" W
C5	25.00'	30°26'20"	13.28'	6.80'	13.13'	S 89°01'13" W
C6	25.00'	22°50'48"	9.97'	5.05'	9.90'	N 64°20'13" W
C7	67.00'	67°37'30"	79.08'	44.87'	74.57'	N 86°43'34" W
C8	67.00'	51°53'10"	60.67'	32.60'	58.62'	S 33°31'07" W
C9	67.00'	52°23'20"	61.26'	32.96'	59.15'	S 18°37'08" E
C10	67.00'	65°44'04"	76.87'	43.29'	72.72'	S 77°40'50" E
C11	67.00'	48°56'13"	57.23'	30.49'	55.50'	N 44°59'01" E
C12	25.00'	53°17'08"	23.25'	12.54'	22.42'	N 47°09'29" E
C13	185.00'	04°38'44"	15.00'	7.50'	15.00'	N 76°07'25" E
C14	185.00'	18°53'16"	60.99'	30.77'	60.71'	N 87°53'25" E
C15	830.00'	07°40'00"	111.06'	55.61'	110.98'	S 86°29'57" E
C16	800.00'	07°40'00"	107.05'	53.60'	106.97'	N 86°29'57" W
C17	215.00'	23°32'00"	88.31'	44.79'	87.69'	S 85°34'03" W

S 88°10'48" W

RAILROAD SPIKE  
FOUND & USED

50'

SCHWARTZ ROAD