

Bentley Park Subdivision No.1

Being A Subdivision of a 21.9187 Acre Parcel of Land in Original Avon Township Section 15
Now in the City of Avon, County of Lorain and State of Ohio
April 2002 Scale 1"=50'

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, PULTE HOMES OF OHIO CORPORATION HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS BENTLEY PARK SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 48 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS BENTLEY DRIVE, THACA DRIVE, BRISTOL DRIVE (ALL SIXTY) 80 FEET IN WIDTH, AND AVON CENTER ROAD (FORTY) 40 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN BENTLEY PARK SUBDIVISION CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK A" THROUGH "BLOCK D", INCLUSIVE FOR STORMWATER MANAGEMENT AND OTHER RELATED ACTIVITIES. SAID AREA IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN BENTLEY PARK SUBDIVISION NO.1 AS MORE FULLY PROVIDED IN THE "BENTLEY PARK SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN VOLUME _____, PAGE _____ OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN BENTLEY PARK SUBDIVISION NO. 1 CERTAIN AREAS OF LAND DESIGNATED AS "BUFFER ZONE", AS MORE FULLY PROVIDED IN THE "BENTLEY PARK SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN VOLUME _____, PAGE _____ OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, OHIO EDISON, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND ADELPHIA CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A TWELVE (12) FOOT WIDE EASEMENT ALONG, PARALLEL TO, AND IMMEDIATELY OUTSIDE THE LIMITS OF ALL STREETS AND HIGHWAYS WITHIN THIS ALLOTMENT SHALL BE RESERVED FOR THE OHIO EDISON COMPANY, TO BE USED FOR INSTALLING, OPERATING, MAINTAINING AND SERVICING OF UNDERGROUND CABLES AND CONDUITS. THE CHARACTER OF THE INSTALLATION AND STRUCTURES WHICH MAY BE CONSTRUCTED, RECONSTRUCTED, REMOVED AND MAINTAINED IN, ON, AND THROUGH THESE EASEMENTS SHALL INCLUDE ALL INCIDENTAL APPURTENANCES SUCH AS CONDUITS, TRANSFORMERS, PADS, MANHOLES SWITCHING CABINETS, ETC. SAID EASEMENT SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO AND FROM ANY OF THE WITHIN PREMISES, FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "DRAINAGE EASEMENTS" AND "SANITARY SEWER EASEMENTS" AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE AND ROADWAY EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

INDIVIDUAL PROPERTY OWNERS OVER WHICH SAID EASEMENTS LIE SHALL BE RESPONSIBLE FOR THE DAILY NORMAL MAINTENANCE OF THE EASEMENT AREAS SUCH AS MOWING, LEAF COLLECTION AND DISPOSAL AND ANY OTHER SIMILAR MAINTENANCE NOT REQUIRING THE USE OR HEAVY EQUIPMENT. ANY REGRADING OF THE EASEMENT AREA SHALL BE SUBJECT TO CITY CODES.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, GREG WILLIAMS, PRESIDENT OF PULTE HOMES OF OHIO CORPORATION HAS HERETO SET HIS HAND AT Solon, OHIO, THIS 17 DAY OF September, 2002.

BY: Greg Williams GREG WILLIAMS, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

M. Wozniak
WITNESS M. WOZNIAK-MICHALAK

Jody Busby
WITNESS JODY BUSBY

STATE OF OHIO)

COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, GREG WILLIAMS, PRESIDENT, PULTE HOMES OF OHIO CORPORATION WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF PULTE HOMES OF OHIO CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Solon, OHIO, THIS 17 DAY OF Sept, 2002.

Karen K. Brown
WITNESS Karen K. Brown

IN WITNESS WHEREOF, JOHN MUELLER HAS HERETO SET HIS HAND AT Westlake, OHIO, THIS 20 DAY OF September, 2002.

BY: John Mueller JOHN MUELLER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Paul Duff
WITNESS Paul Duff

Deana J. Pickett
WITNESS Deana J. Pickett

STATE OF OHIO)

COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, JOHN MUELLER WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED.

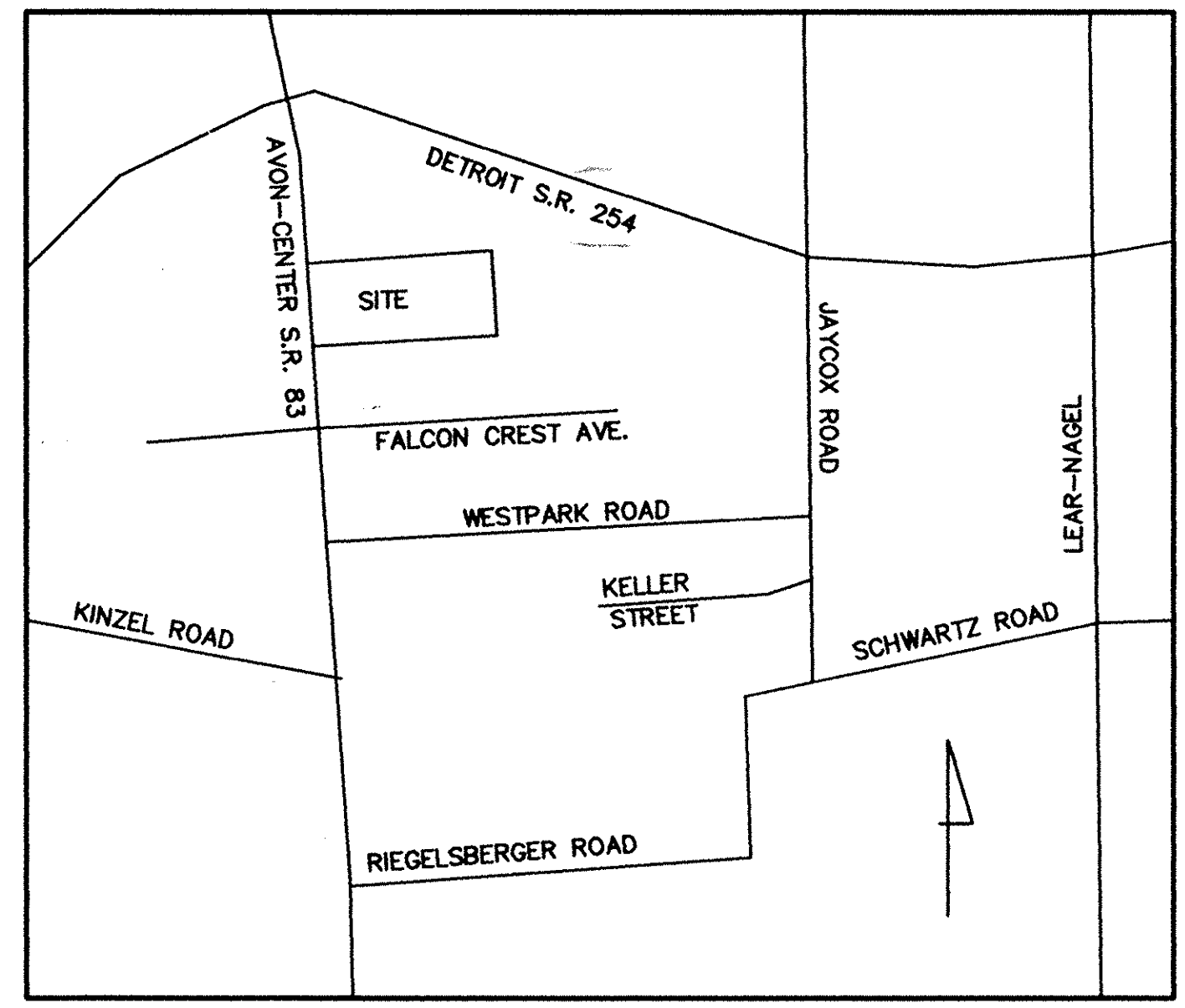
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Westlake, OHIO, THIS 20 DAY OF September, 2002.

Patricia A. Muehl
WITNESS Patricia A. Muehl

Patricia A. Muehl
Notary Public, State of Ohio
My Commission Expires Feb. 14, 2005

AREA TABULATION - No. 1

Sublots	13.2784 Ac.
Right of Way	4.6555 Ac.
Blocks	3.9848 Ac.
OVERALL SITE	21.9187 Ac.

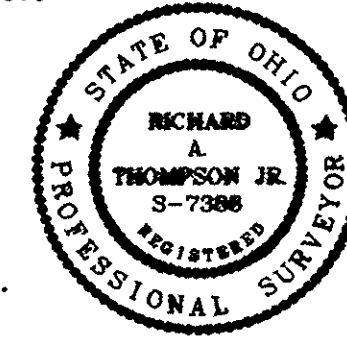


VICINITY MAP (N.T.S.)

PER APPROVED ZBA VARIANCE DATE 4/3/02

PHASE I OPEN SPACE CALCULATION	
3.9848 AC. OPEN SPACE PH. I	=18.18%±15.06%
21.9187 AC. OVERALL PH. I	

NOTES:
ALL REAR CORNERS TO BE SET PRIOR TO ACCEPTANCE.
DISTANCE BETWEEN UNITS = 16' MINIMUM
SIDEYARD = 3' MINIMUM



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5 DAY OF September, 2002. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Thomas Wearsch
COUNCIL PRESIDENT - THOMAS WEARSCH

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5 DAY OF Sept, 2002.

Jim Piazza
PLANNING COMMISSION CHAIRPERSON - JIM PIAZZA

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5 DAY OF September, 2002.

Michael C. Bramhall
CITY OF AVON CONSULTING ENGINEER - MICHAEL C. BRAMHALL, P.E., P.S.

ACCEPTED BY FIRST ENERGY THIS 20 DAY OF 08, 2002.

BY: T.J. Denzler PRINT NAME T.J. DENZLER

ACCEPTED BY CENTURY TELEPHONE COMPANY THIS 24 DAY OF 07, 2002

BY: Robert J. Dalin PRINT NAME ROBERT J. DALIN

ACCEPTED BY COLUMBIA GAS THIS 25 DAY OF 07, 2002.

BY: Mart West PRINT NAME MART WEST

ACCEPTED BY ADELPHIA CABLE THIS 6 DAY OF 08, 2002.

BY: Mark E. Hoefle PRINT NAME MARK E. HOEFLE

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 21.9187 ACRE PARCEL OF LAND LOCATED ON AVON CENTER ROAD IN THE CITY OF AVON FOR PULTE HOMES OF OHIO CORPORATION AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED, BEARINGS REFER TO THE LEGAL DESCRIPTION OF MASA MATSUNAGA AS RECORDED IN INSTRUMENT NO. 2000730279, FILM 1673, (CENTERLINE OF JAYCOX ROAD, NORTH 01°05'30" EAST), LORAIN COUNTY RECORDS. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN JANUARY OF 2002, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard A. Thompson, Jr. 7/23/02
RICHARD A. THOMPSON, JR., P.S. NO. 7388 DATE

NOV 01 2002
RECEIVED FOR RECORD
at 10:00 clock A.M. in RECORD
VOL. 73 MARY ANN JAMISON
PAGE 73-73 Lorain County Recorder
\$14.75 incl. 172-44/02
Box 536
TRANSFERRED
IN COMPLIANCE WITH SEC. 318.202
OHIO REV. CODE
NOV - 1 2002
MARK R. STEWART
LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS · PLANNERS · SURVEYORS

8385 East Avenue, Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-4-AND
(440) 254-6938 FAX: (440) 255-9575

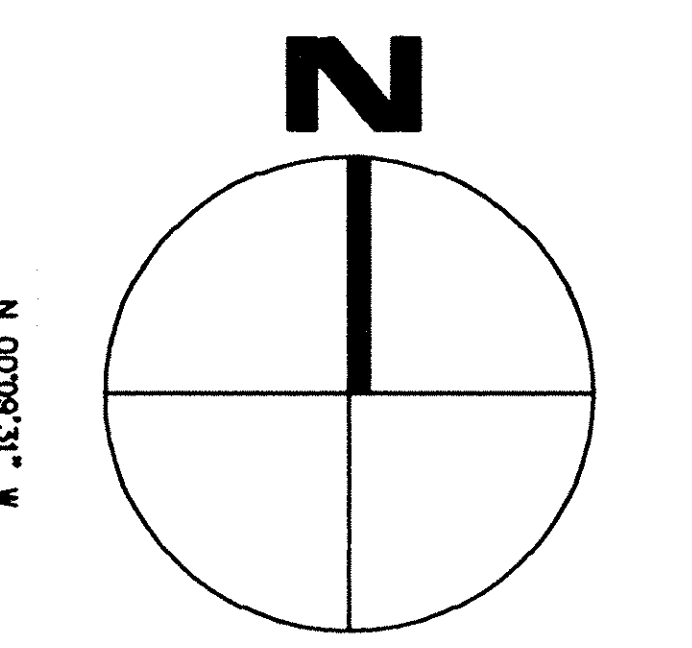
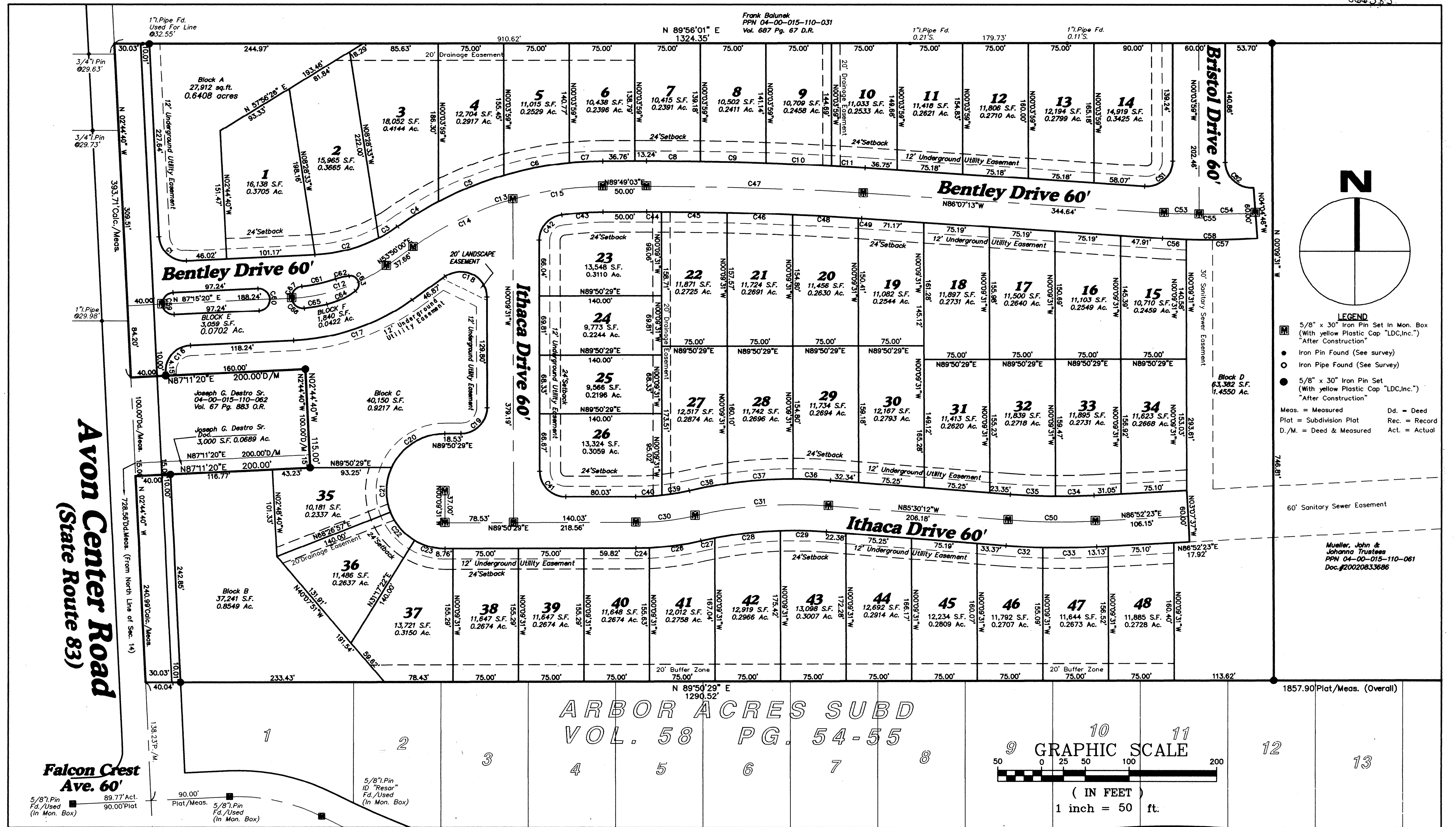
1471 Lee Industrial Park, Avon, Ohio 44011
TEL: (440) 937-5661 (440) 937-5660
FAX: (440) 937-5603

Bentley Park Subdivision No.1
City of Avon - County of Lorain - Ohio

DATE	7/23/02
SCALE: HOR.	1"=1'
VERT.	none
FILENAME	PLAT-01
COMPUTER	RAT
FIELD CREW	

Plat Title Sheet

SHEET	OF
1	4
CONTRACT No.	
Pulth1-0104	



LEGEND

- 5/8" x 30" Iron Pin Set in Mon. Box (With yellow Plastic Cap "LDC, Inc.") "After Construction"
- Iron Pin Found (See survey)
- Iron Pipe Found (See Survey)
- 5/8" x 30" Iron Pin Set (With yellow Plastic Cap "LDC, Inc.") "After Construction"

Meas. = Measured Dd. = Deed
 Plat = Subdivision Plat Rec. = Record
 D./M. = Deed & Measured Act. = Actual

REV. No.	DATE	BY	CHK'D

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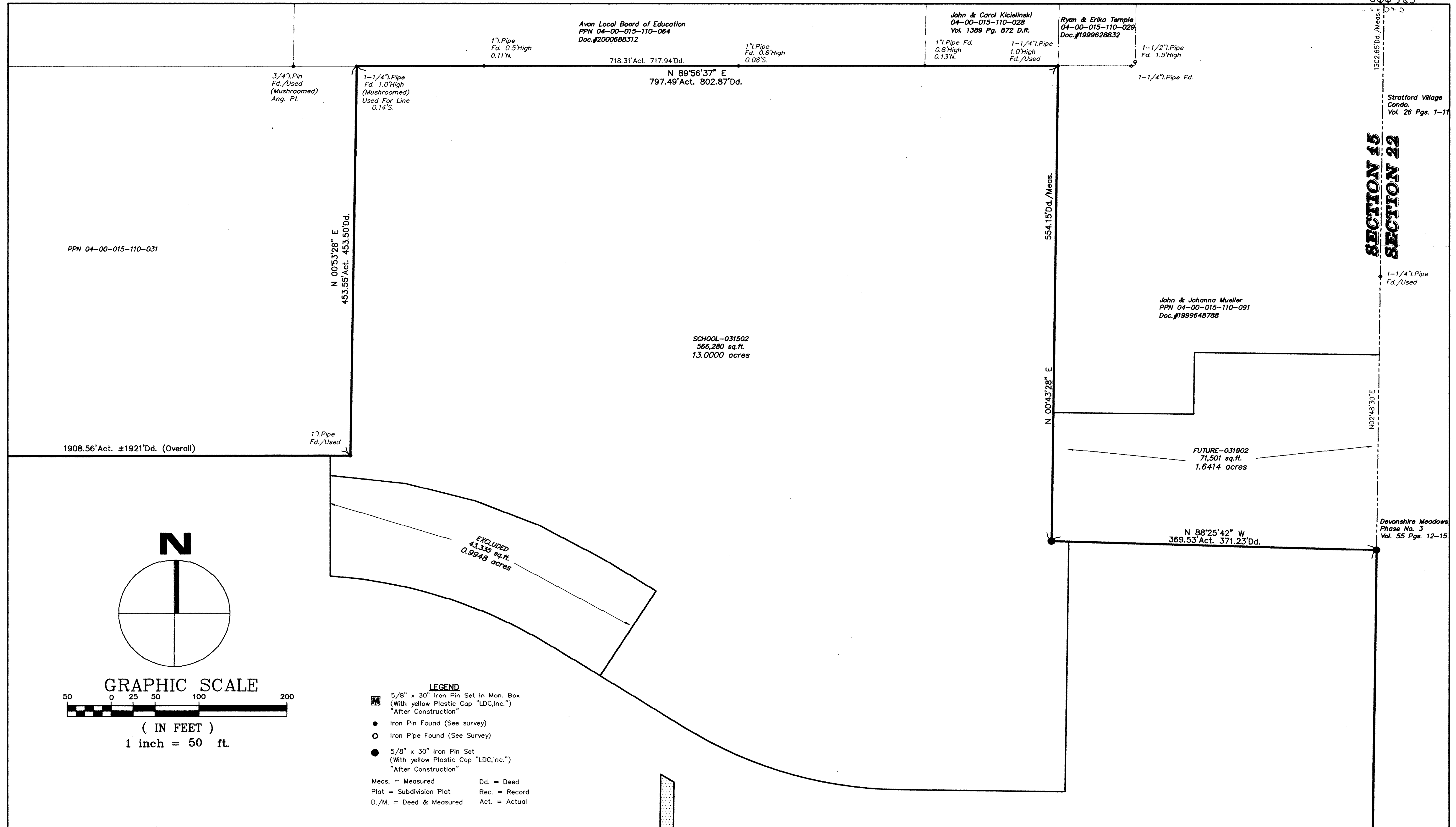
1471 Lee Industrial Park, Avon, Ohio 44011
TEL: (440) 937-5401 FAX: (440) 937-5402

Bentley Park
Subdivision No. 1
City of Avon - Lorain County - Ohio

DATE: 9/25/02
 SCALE: HOR. 1"=1'
 VERT. none
 FILENAME: Plat-02
 COMPUTER: MPS
 FIELD CREW: _____

SHEET	OF
2	4
CONTRACT No.	
Pulth1-0104	

86583



SECTION 15
SECTION 22

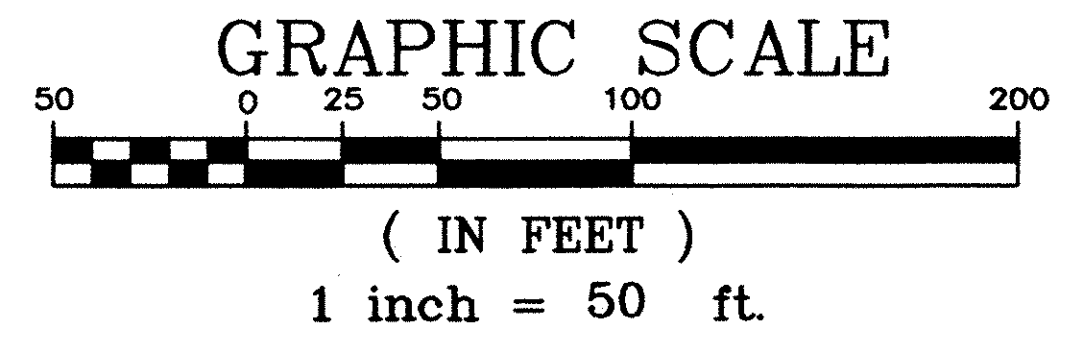
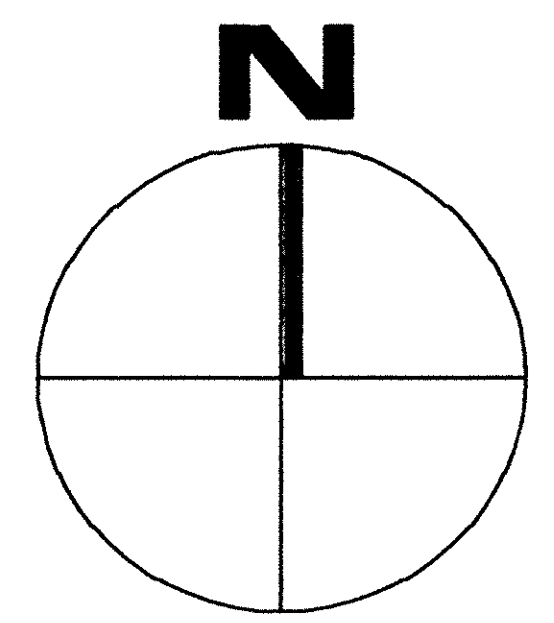
Stratford Village
Condo.
Vol. 26 Pgs. 1-17

1-1/4\"/>

John & Johanna Mueller
PPN 04-00-015-110-091
Doc. #1999648788

FUTURE-031902
71,501 sq. ft.
1.6414 acres

Devonshire Meadows
Phase No. 3
Vol. 55 Pgs. 12-15



- LEGEND**
- 5/8" x 30" Iron Pin Set In Mon. Box (With yellow Plastic Cap "LDC, Inc.") "After Construction"
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REV. No.	DATE	BY	CHK'D

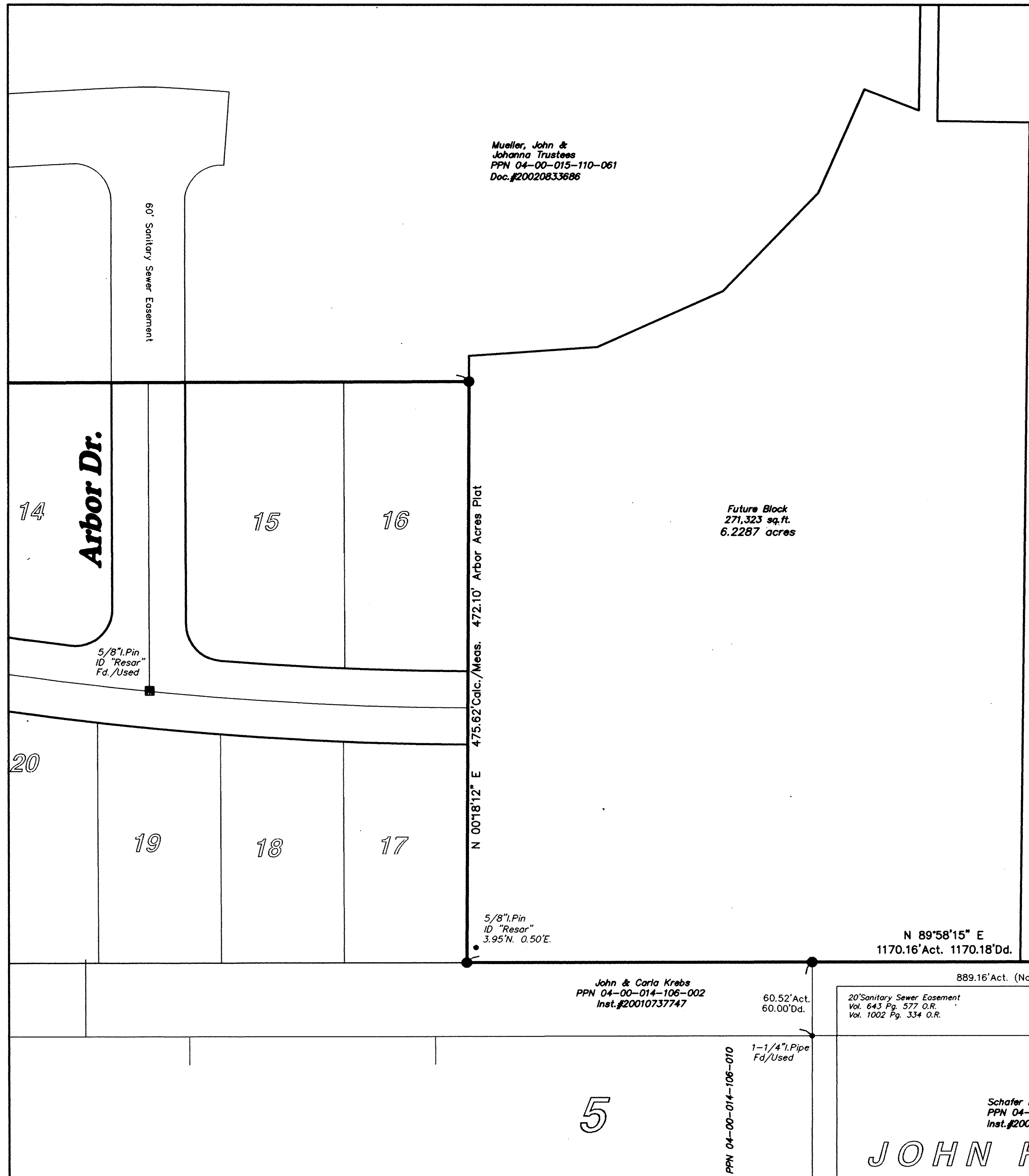
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8585 East Avenue, Mentor, Ohio 44060 1471 East Industrial Park, Avon, Ohio 44011
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(440) 254-6998 FAX: (440) 255-9575 FAX: (440) 937-5603

Bentley Park
Subdivision No. 1
City of Avon - Lorain County - Ohio

DATE 8/18/02
SCALE: HOR. 1"=1'
VERT. none
FILENAME Pigt-02
COMPUTER Rat
FIELD CREW

SHEET 3 OF 4
CONTRACT No. Pulth1-0104



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	TANGENT
C1	47.12	30.00	90°00'00"	42.43	N47°44'40"W	30.00
C2	76.13	174.51	24°59'41"	75.53	N74°45'30"E	38.68
C3	25.67	174.51	8°25'39"	25.65	N58°02'50"E	12.86
C4	55.43	400.47	7°55'50"	55.39	N57°47'55"E	27.76
C5	81.24	400.47	11°37'21"	81.10	N67°34'31"E	40.76
C6	76.54	400.47	10°57'02"	76.42	N78°51'42"E	38.39
C7	38.31	400.47	5°28'50"	38.29	N87°04'38"E	19.17
C8	61.76	3530.00	1°00'09"	61.76	N89°40'53"W	30.88
C9	75.03	3530.00	1°13'04"	75.03	N88°34'16"W	37.51
C10	75.09	3530.00	1°13'07"	75.08	N87°21'11"W	37.54
C11	38.41	3530.00	0°37'24"	38.41	N86°25'55"W	19.21
C12	116.67	200.00	33°25'20"	115.02	N70°32'40"E	60.05
C13	232.67	370.47	35°59'03"	228.87	N71°49'32"E	120.32
C14	128.12	370.47	19°48'51"	127.48	N63°44'26"E	64.70
C15	104.55	370.47	16°10'12"	104.21	N81°43'57"E	52.63
C16	47.12	30.00	90°00'00"	42.43	N42°15'20"E	30.00
C17	145.83	250.00	33°25'20"	143.77	N70°32'40"E	75.06
C18	65.98	30.00	126°00'29"	53.46	N63°09'45"W	58.89
C19	47.12	30.00	90°00'00"	42.43	N44°50'29"E	30.00
C20	76.67	67.00	65°33'48"	72.55	N57°03'35"E	43.15
C21	53.59	67.00	45°49'44"	52.17	N01°21'49"E	28.32
C22	43.45	67.00	37°09'36"	42.70	N40°07'51"W	22.52
C23	36.77	67.00	31°26'52"	36.31	N74°26'05"W	18.86
C24	15.19	333.51	2°36'32"	15.18	N86°32'13"E	7.59
C26	60.05	333.51	10°18'59"	59.97	N82°04'28"E	30.11
C27	15.93	470.00	1°56'30"	15.93	N77°53'14"E	7.96
C28	75.55	470.00	9°12'35"	75.47	N83°27'46"E	37.86
C29	52.74	470.00	6°25'44"	52.71	N88°43'04"W	26.40
C30	68.47	303.51	12°55'31"	68.32	N83°22'44"E	34.38
C31	153.42	500.00	17°34'49"	152.82	N85°42'23"E	77.32
C32	41.87	780.00	3°04'33"	41.87	N87°02'28"W	20.94
C33	61.91	780.00	4°32'52"	61.90	N89°08'49"E	30.97
C34	44.01	720.00	3°30'08"	44.00	N88°37'27"E	22.01
C35	51.79	720.00	4°07'17"	51.78	N87°33'51"W	25.91
C36	42.82	530.00	4°37'43"	42.81	N87°49'04"W	21.42
C37	75.25	530.00	8°08'06"	75.19	N85°48'02"E	37.69
C38	44.56	530.00	4°49'00"	44.54	N79°19'29"E	22.29
C39	31.67	273.51	6°38'01"	31.65	N80°13'59"E	15.85
C40	30.03	273.51	6°17'29"	30.02	N86°41'45"E	15.03
C41	47.12	30.00	90°00'00"	42.43	N45°09'31"W	30.00
C42	42.92	30.00	81°58'45"	39.36	N40°49'52"E	26.07
C43	47.52	340.47	7°59'48"	47.48	N85°49'09"E	23.80
C44	16.82	3470.00	0°16'40"	16.82	N89°57'23"E	8.41
C45	75.01	3470.00	1°14'19"	75.01	N89°17'08"W	37.51
C46	75.05	3470.00	1°14'21"	75.05	N88°02'48"W	37.53
C47	248.15	3500.00	4°03'44"	248.10	N88°09'05"W	124.13
C48	75.13	3470.00	1°14'26"	75.13	N86°48'24"W	37.57
C49	4.01	3470.00	0°03'59"	4.01	N86°09'12"W	2.01
C50	99.79	750.00	7°37'25"	99.72	N89°18'54"W	49.97
C51	49.19	30.00	93°56'46"	43.86	N46°54'24"E	32.14
C52	49.23	30.00	94°00'47"	43.89	S47°04'22"E	32.18
C53	39.94	750.00	3°03'06"	39.94	S87°38'45"E	19.98
C54	64.24	750.00	4°54'28"	64.22	N88°22'28"E	32.14
C55	104.19	750.00	7°57'34"	104.10	N89°54'01"E	52.18
C56	27.25	780.00	2°00'06"	27.25	S87°07'15"E	13.63
C57	81.11	780.00	5°57'28"	81.07	N88°53'58"E	40.59
C58	108.36	780.00	7°57'34"	108.27	N89°54'01"E	54.27
C59	40.84	13.00	180°00'00"	26.00	N02°44'40"W	INFINITE
C60	40.84	13.00	180°00'00"	26.00	N02°44'40"W	INFINITE
C61	39.73	187.00	12°10'28"	39.66	N77°26'37"E	19.94
C62	15.74	86.00	10°29'17"	15.72	N76°36'01"E	7.89
C63	26.23	10.00	150°17'26"	19.33	N23°00'37"W	37.70
C64	36.44	86.00	24°16'28"	36.16	N64°16'20"E	18.50
C65	26.47	213.00	7°07'17"	26.46	N79°58'12"E	13.25
C66	20.84	13.00	91°51'45"	18.68	N50°32'17"W	13.43
C67	20.00	13.00	88°08'15"	18.08	N39°27'43"E	12.58

LEGEND

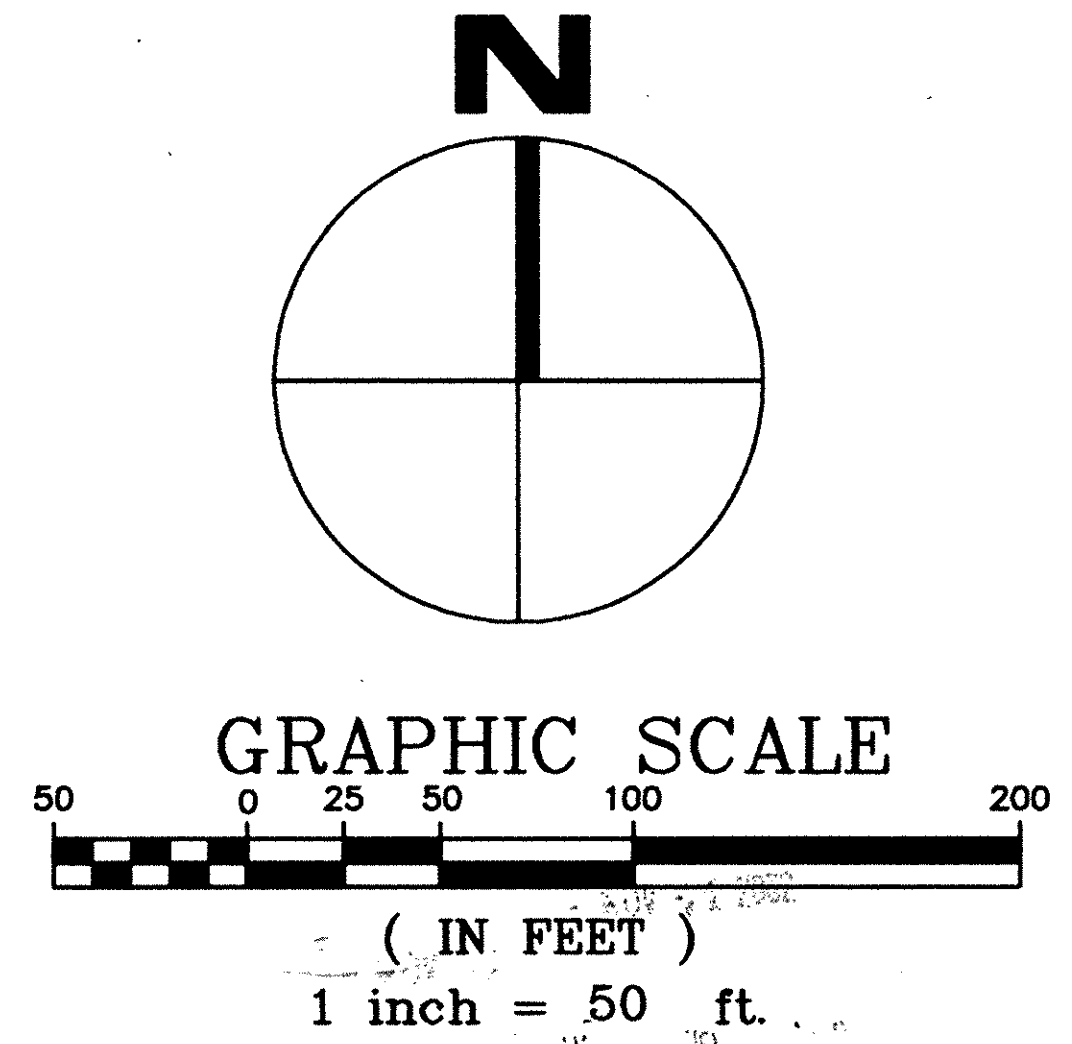
5/8" x 30" Iron Pin Set In Mon. Box (With yellow Plastic Cap "LDC, Inc.") "After Construction"

Iron Pin Found (See survey)

Iron Pipe Found (See Survey)

5/8" x 30" Iron Pin Set (With yellow Plastic Cap "LDC, Inc.") "After Construction"

Meas. = Measured Dd. = Deed
Plat = Subdivision Plat Rec. = Record
D./M. = Deed & Measured Act. = Actual



1111.05' Act. 1112.95' Dd.

1429.12' Act. 1429.06' Plat (to Iron Pipe)

2413.70' Act. 2414.00' Plat (to Centerline)

N 00°43'28" E

Devonshire Meadows Phase No. 2 Vol. 56 Pgs. 29-30

5/8" Pin Fd. 5.16'N. 0.60'E.

1" Pipe Fd. 0.05'N. 0.09'E.

1-1/4" Pipe Fd./Used

130.65'

N039°19'E 191.17' Act. 190.74' Plat ±190.76' Dd.

Devonshire Meadows Phase No. 3 Vol. 56 Pgs. 53-54

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS · PLANNERS · SURVEYORS

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1471 Lear Industrial Park Avon, Ohio 44011
TEL: (440) 937-5661 (440) 937-5682 FAX: (440) 937-5605

Bentley Park
Subdivision No. 1
City of Avon - Lorain County - Ohio

DATE 10/07/02

SCALE: HOR. 1"=1'

VERT. none

FILENAME Plat-02

COMPUTER Plat

FIELD CREW

SHEET 4 OF 4

CONTRACT No. Pulth1-0104