

AVENBURY LAKES SUBDIVISION NO. 4

NOTTINGHAM PARKWAY PLAT SUBLOTS 41-74
PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 22
CITY OF AVON, LORAIN CO., OHIO

OWNERS CERTIFICATION & ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, AVENBURY LAKES, INC.,
HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS
AVENBURY LAKES SUBDIVISION NO. 4 OF SUBLOTS 41-74,
INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME.

NOTTINGHAM PARKWAY (60')

WE GRANT ALL EASEMENTS FOR WATERLINES SEWERS AND DRAINAGE SHOWN
HEREON TO PUBLIC USE. THIS 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, HAVE HEREUNTO SET

OUR HANDS THIS 10TH DAY OF OCTOBER 2002.

AVENBURY LAKES, INC.
Joseph R. Scaletta
JOSEPH R. SCALETTA, PRESIDENT

STATE OF OHIO
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10TH

DAY OF OCTOBER 2002.

Alfred Sear
NOTARY PUBLIC
MY COMMISSION EXPIRES

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 TWELVE FEET (12') IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND
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 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 INDICATED HEREIN. THE SUBLOTS SHALL BE RESTRICTED
TO UNDERGROUND UTILITY SERVICE.

Tim Douglas 10-17-02
THE ILLUMINATING COMPANY DATE

Alfred Sear 10-15-02
CENTURY TELEPHONE DATE

Tim Douglas 10-15-02
CABLEVISION DATE

SHEET INDEX

- 1. COVER SHEET
- 2. SUBLOTS 41-74
- 3. COMMON AREA

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 18 DAY OF
OCTOBER 2002.
Michael Rubel
CONSULTING CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 23 DAY OF
OCTOBER 2002.
James J. Hancok
PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 23 DAY OF
OCTOBER 2002. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF
THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.
Thomas J. Hancok
COUNCIL PRESIDENT

SUBLOT AREAS (41-74)	6.0581 AC.
R/W AREAS	1.7856 AC.
COMMON AREA	12.1945 AC.
TOTAL SUB. NO. 4 AREA	20.0382 AC.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED
AND PLATTED AVENBURY LAKES SUB. NO. 4 AS SHOWN HEREON AND
CONTAINING 20.0382 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

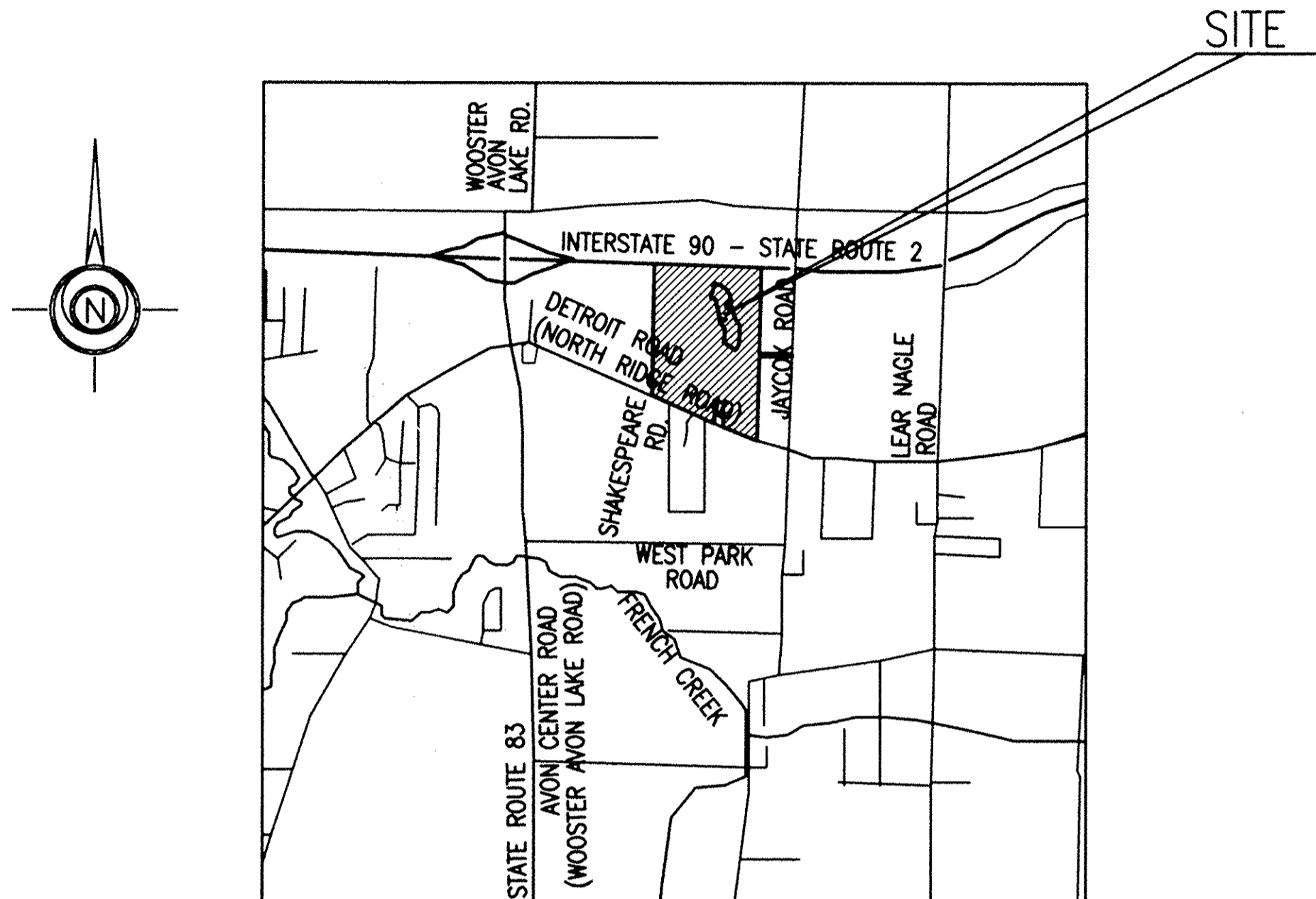
John Hancock
JOHN HANCOCK, P.E., P.S.
SURVEYOR NO. 6918
OCTOBER 8, 2002



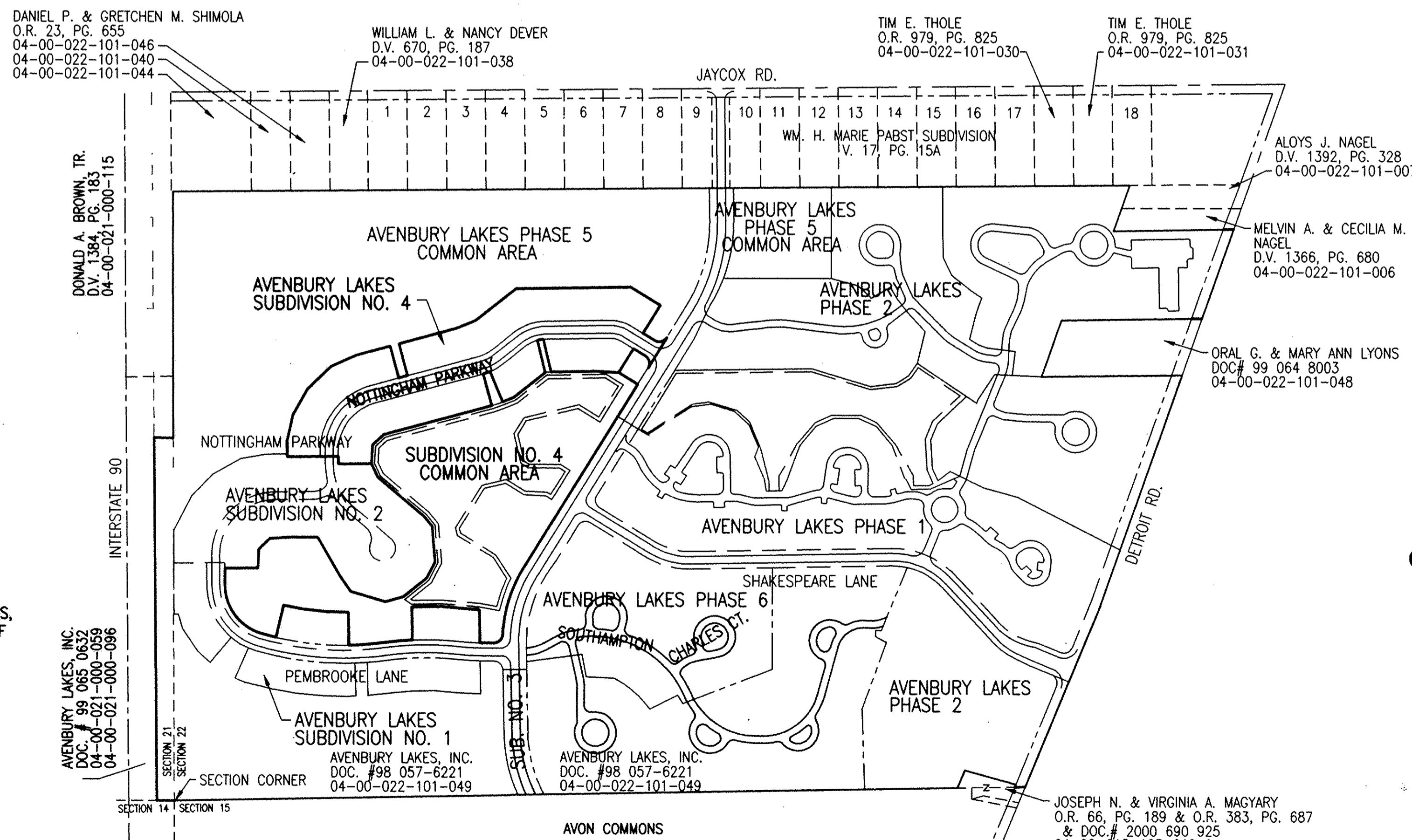
NOV 08 2002
RECEIVED FOR RECORD
at 9:08 A.M. in PLAT RECORD
VOL. 14 MARY ANN JAMISON
PAGE 123 Lorain County Recorder
LORAIN COUNTY RECORDER *129.60*

TRANSFERRED
IN COMPLIANCE WITH SEC. 316-202
NOV - 8 2002
MARK R. STEWART
LORAIN COUNTY AUDITOR

JOB NO.: 79294
DRN BY: TJW
FILE NO.: 792-SUB4COV
DATE: 12/31/01
SCALE: 1"=300'
SHEET NO.: 1 of 3



LOCATION MAP



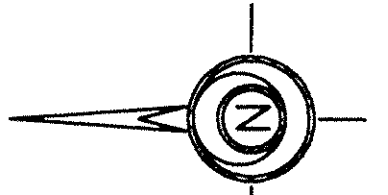
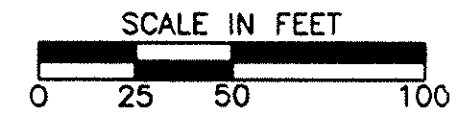
KEY MAP

Tox Midland

REVISED:
10/8/02

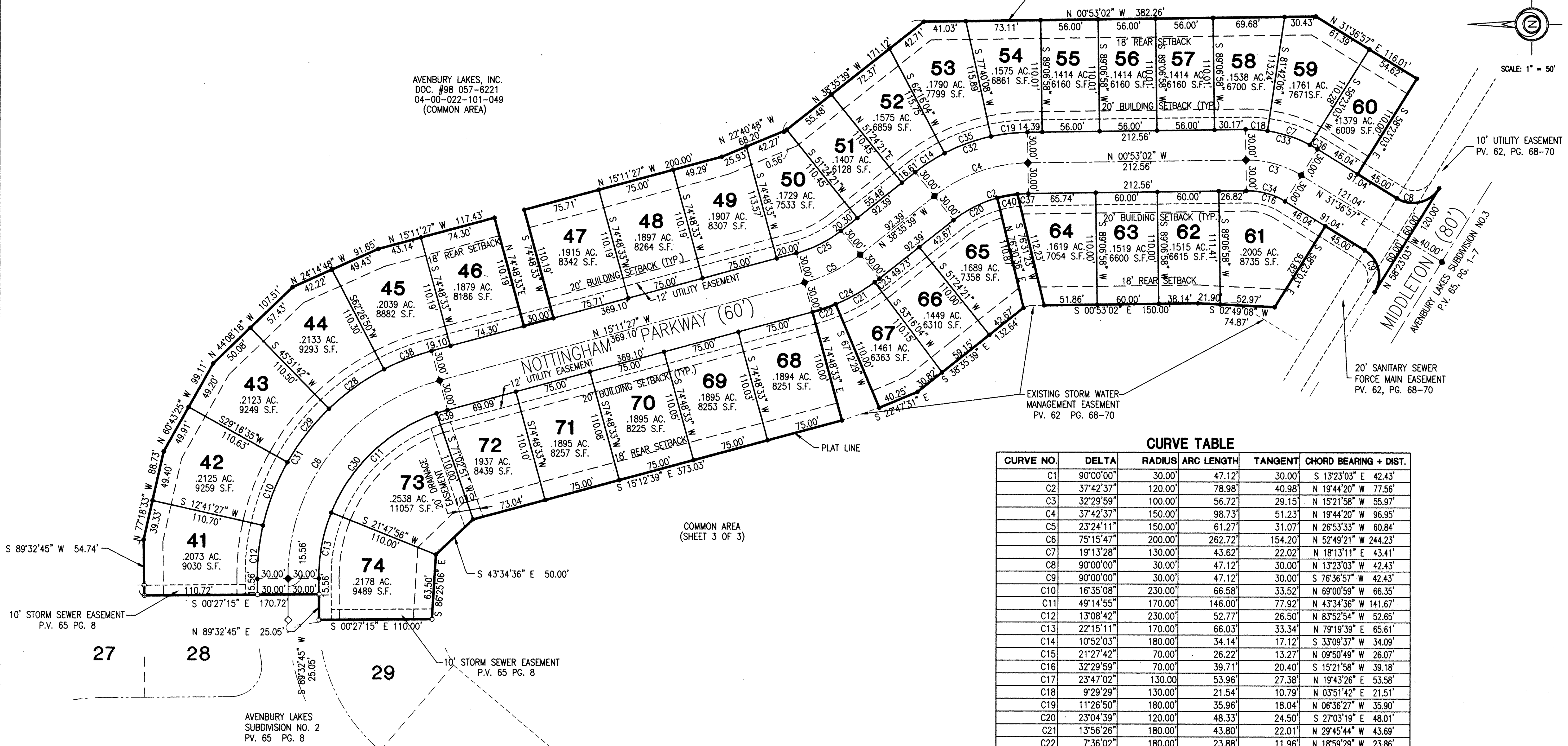
John Hancock & Associates
INCORPORATED
ENGINEERS - SURVEYORS
326 E. MARKET ST. SANDUSKY, OHIO 44870
(419) 625-7838

AVENBURY LAKES SUBDIVISION NO. 4
Part of Original Avon Township Section No. 22, City of Avon, County of Lorain, State of Ohio,
RECORD PLAT COVER SHEET



SCALE: 1" = 50'

AVENBURY LAKES, INC.
DOC. #98 057-6221
04-00-022-101-049
(COMMON AREA)



10' STORM SEWER EASEMENT
P.V. 65 PG. 8

AVENBURY LAKES
SUBDIVISION NO. 2
P.V. 65 PG. 8

COMMON AREA
(SHEET 3 OF 3)

EXISTING STORM WATER
MANAGEMENT EASEMENT
P.V. 62 PG. 68-70

10' UTILITY EASEMENT
P.V. 62, PG. 68-70

20' SANITARY SEWER
FORCE MAIN EASEMENT
P.V. 62, PG. 68-70

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING + DIST.
C1	90°00'00"	30.00'	47.12'	30.00'	S 13°23'03" E 42.43'
C2	37°42'37"	120.00'	78.98'	40.98'	N 19°44'20" W 77.56'
C3	32°29'59"	100.00'	56.72'	29.15'	N 15°21'58" W 55.97'
C4	37°42'37"	150.00'	98.73'	51.23'	N 19°44'20" W 96.95'
C5	23°24'11"	150.00'	61.27'	31.07'	N 26°53'33" W 60.84'
C6	75°15'47"	200.00'	262.72'	154.20'	N 52°49'21" W 244.23'
C7	19°13'28"	130.00'	43.62'	22.02'	N 18°13'11" E 43.41'
C8	90°00'00"	30.00'	47.12'	30.00'	N 13°23'03" E 42.43'
C9	90°00'00"	30.00'	47.12'	30.00'	S 76°36'57" W 42.43'
C10	16°35'08"	230.00'	66.58'	33.52'	N 69°00'59" W 66.35'
C11	49°14'55"	170.00'	146.00'	77.92'	N 43°34'36" W 141.67'
C12	13°08'42"	230.00'	52.77'	26.50'	N 83°52'54" E 52.65'
C13	22°15'11"	170.00'	66.03'	33.34'	N 79°19'39" E 65.61'
C14	10°52'03"	180.00'	34.14'	17.12'	S 33°09'37" W 34.09'
C15	21°27'42"	70.00'	26.22'	13.27'	N 09°50'49" W 26.07'
C16	32°29'59"	70.00'	39.71'	20.40'	S 15°21'58" W 39.18'
C17	23°47'02"	130.00'	53.96'	27.38'	N 19°43'26" E 53.58'
C18	9°29'29"	130.00'	21.54'	10.79'	N 03°51'42" E 21.51'
C19	11°26'50"	180.00'	35.96'	18.04'	N 06°36'27" W 35.90'
C20	23°04'39"	120.00'	48.33'	24.50'	S 27°03'19" E 48.01'
C21	13°56'26"	180.00'	43.80'	22.01'	N 29°45'44" W 43.69'
C22	7°36'02"	180.00'	23.88'	11.96'	N 18°59'29" W 23.86'
C23	03°45'41"	170.00'	11.16'	5.58'	N 37°39'48" W 5.85'
C24	23°24'11"	180.00'	73.52'	37.28'	S 26°53'33" E 73.01'
C25	23°24'11"	120.00'	49.02'	24.85'	N 26°53'33" W 48.68'
C26	03°45'41"	170.00'	11.16'	5.58'	N 17°04'18" W 11.16'
C27	12°21'42"	230.00'	49.62'	24.91'	N 21°22'19" W 49.53'
C28	16°35'08"	230.00'	66.58'	33.52'	N 35°50'44" W 66.34'
C29	16°35'08"	230.00'	66.58'	33.52'	N 52°25'51" W 66.35'
C30	75°15'47"	170.00'	223.31'	131.07'	N 52°49'21" W 207.60'
C31	75°15'47"	230.00'	302.13'	177.33'	N 52°49'21" W 280.87'
C32	37°42'37"	180.00'	118.47'	61.47'	N 19°44'20" W 116.34'
C33	32°29'59"	130.00'	73.74'	37.89'	N 7°43'02" W 72.75'
C34	32°29'59"	70.00'	39.71'	20.40'	N 7°43'02" W 39.18'
C35	15°23'44"	180.00'	48.37'	24.33'	N 20°01'44" W 48.22'
C36	03°47'02"	130.00'	8.59'	4.29'	N 29°43'26" E 8.58'
C37	05°03'40"	120.00'	10.60'	5.30'	S 03°24'52" E 10.60'
C38	12°21'42"	230.00'	49.62'	24.91'	N 21°22'19" W 49.53'
C39	03°45'41"	170.00'	11.16'	5.58'	S 17°04'18" E 11.16'
C40	09°34'17"	120.00'	20.05'	10.05'	N 10°43'51" W 20.02'

LEGEND

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

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AVENBURY LAKES SUBDIVISION NO. 4

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

NOTTINGHAM PARKWAY

JOB NO.: 79294
DRN BY: TJW
FILE NO.: 792-6926
DATE: 12/31/01
SCALE: 1" = 50'
SHEET NO.: 2 of 3

AVENBURY LAKES, INC.
DOC. #98 057-6221
04-00-022-101-049
(COMMON AREA)

NOTTINGHAM PARKWAY (60')

PEMBROOKE LANE (60')

NOTTINGHAM PARKWAY (60')

PEMBROOKE LANE (60')

COMMON AREA
12.1945 AC.

EXIST. STORM WATER
MANAGEMENT EASEMENT
(AVENBURY LAKES SUB. NO. 1)
P.V. 62, PG. 68-70

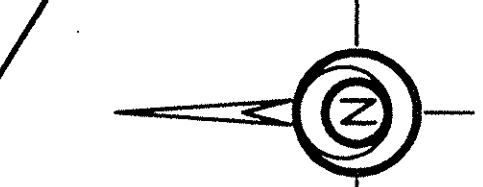
EXIST. STORM WATER
MANAGEMENT EASEMENT
(AVENBURY LAKES SUB. NO. 1)
P.V. 62, PG. 68-70

UTILITY
EASEMENT
P.V. 62, PG. 68-70

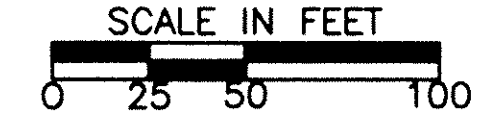
10' UTILITY
EASEMENT
P.V. 62, PG. 68-70

STORM WATER
MANAGEMENT
EASEMENT

10' UTILITY
EASEMENT
P.V. 62, PG. 68-70



SCALE: 1" = 50'



LEGEND

- - - EX. STORM WATER MGMT. EASEMENT
- - - EASEMENT (AS NOTED)
- ◇ MONUMENT BOX FOUND
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND (OR AS NOTED)

CURVE TABLE						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	30.00	47.12	30.00	42.43	S76°36'57"W
C2	09°34'17"	120.00	20.05	10.05	20.02	N10°43'51"W
C3	07°36'03"	180.00	23.88	11.96	23.86	N18°59'29"W
C4	19°11'17"	60.00	20.09	10.14	20.00	S85°20'40"W
C5	19°11'17"	60.00	20.09	10.14	20.00	N16°36'02"E
C6	04°27'10"	230.00	17.87	8.94	17.87	N50°23'21"E
C7	72°04'52"	30.00	37.74	21.83	35.30	N16°34'33"E
C8	19°00'36"	130.00	43.13	21.77	42.93	N09°57'33"W
C9	73°24'14"	170.00	217.79	126.72	203.20	S52°50'38"W
C10	02°52'09"	980.00	49.08	24.54	49.07	S14°42'26"W
C11	06°50'24"	980.00	116.99	58.57	116.92	S04°28'31"E
C12	05°15'36"	1030.00	94.56	47.31	94.52	S05°15'55"E
C13	02°43'11"	970.00	46.04	23.03	46.04	S00°17'49"W
C14	86°18'11"	30.00	45.19	28.12	41.04	S44°12'51"E
C15	18°58'53"	465.00	235.21	120.18	232.71	S72°52'30"E

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

REVISED:
10/8/02

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AVENBURY LAKES - SUBDIVISION NUMBER 4
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: TJW
FILE NO.: SUB4COMM
DATE: 1/11/02
SCALE: 1" = 50'
SHEET NO.: 3 of 3