

AVENBURY LAKES PHASE 6

SOUTHAMPTON & CHARLES COURT TOWNLOTS 166-188

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

SHEET INDEX

- COVER SHEET
- TOWNLOTS 166-188

OWNERS CERTIFICATION & ACCEPTANCE & DEDICATION

I, THE UNDERSIGNED OWNER, AVENBURY LAKES, INC., HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS AVENBURY LAKES PHASE 6 OF TOWNLOTS 166 THROUGH 188, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME.

I 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, LATTING, 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, I, JOSEPH R. SCALETTA, PRESIDENT, AVENBURY LAKES, INC., HAVE HEREUNTO SET

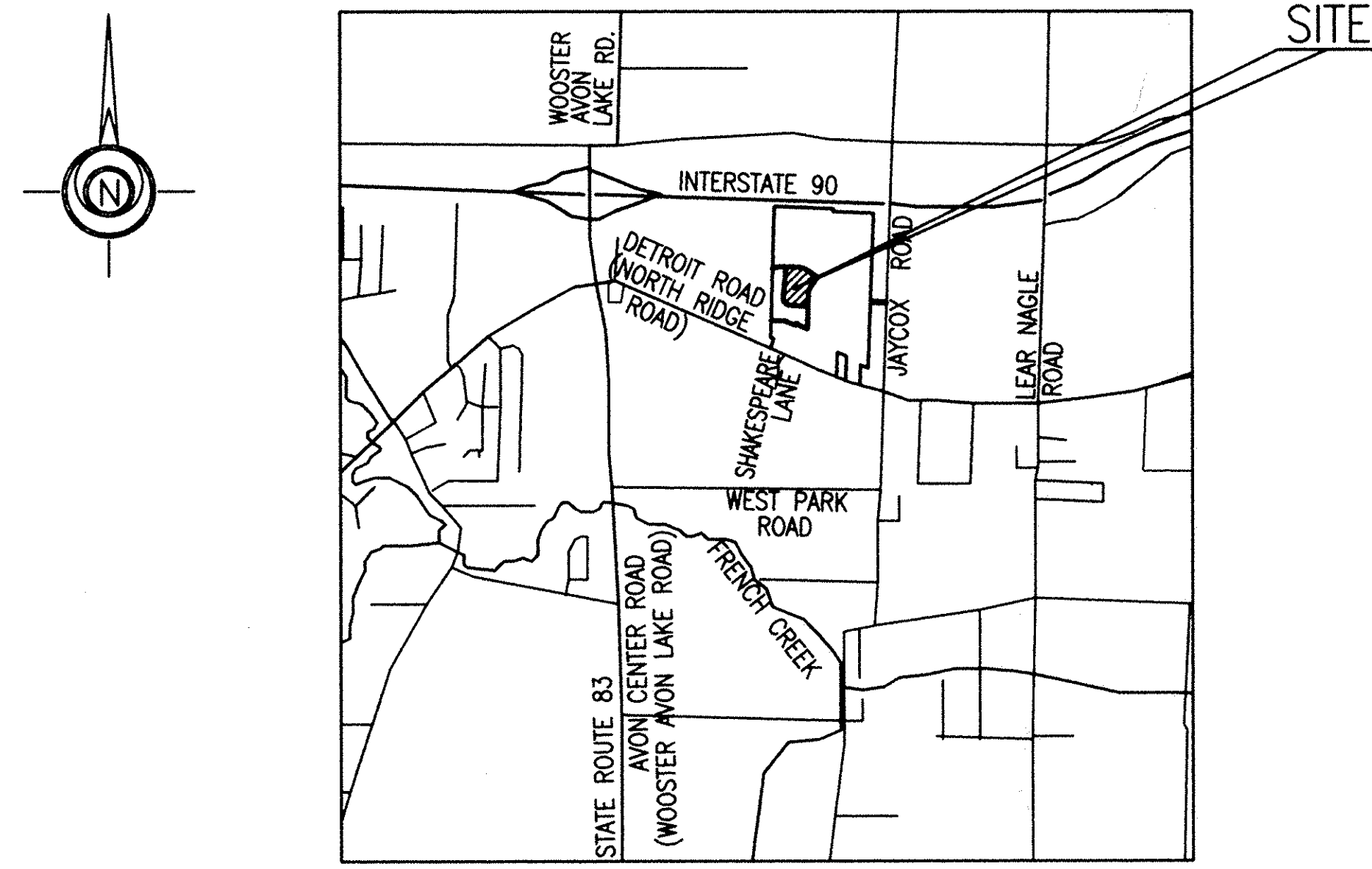
MY HAND THIS 9th DAY OF December 2002.

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 9th DAY OF December 2002.

Tim Gossmann
NOTARY PUBLIC
MY COMMISSION EXPIRES
TIM GOSSMANN
Notary Public for the State of Ohio
Recorded in Lorain County
My Commission Expires April 24, 2004



LOCATION MAP

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 9 DAY OF December 2002.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 9 DAY OF Dec 2002.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 9 DAY OF Dec 2002. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

TOWNLOT AREAS (166-188) 1.7285 AC.
COMMON AREA 5.9917 AC.
TOTAL PHASE 6 AREA 7.7202 AC.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED AVENBURY LAKES PHASE 6 AS SHOWN HEREON AND CONTAINING 7.7202 ACRES OF LAND IN SECTION NO. 22 OF AVON TOWNSHIP, CITY OF AVON, 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.
REG. OHIO SURVEYOR NO. 8018
DATE: 11/22/02

DEC 30 2002
RECEIVED FOR RECORD
at 10:00 clock A.M. in RECORD
VOL. 74 - MARY ANN JAMISON
PAGE 52 of 53 Lorain County Recorder
Box 1, Midland / Sally
LORAIN COUNTY RECORDER

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-029
OHIO REV. CODE
DEC 30 2002
MARK R. STEWART
LORAIN COUNTY AUDITOR

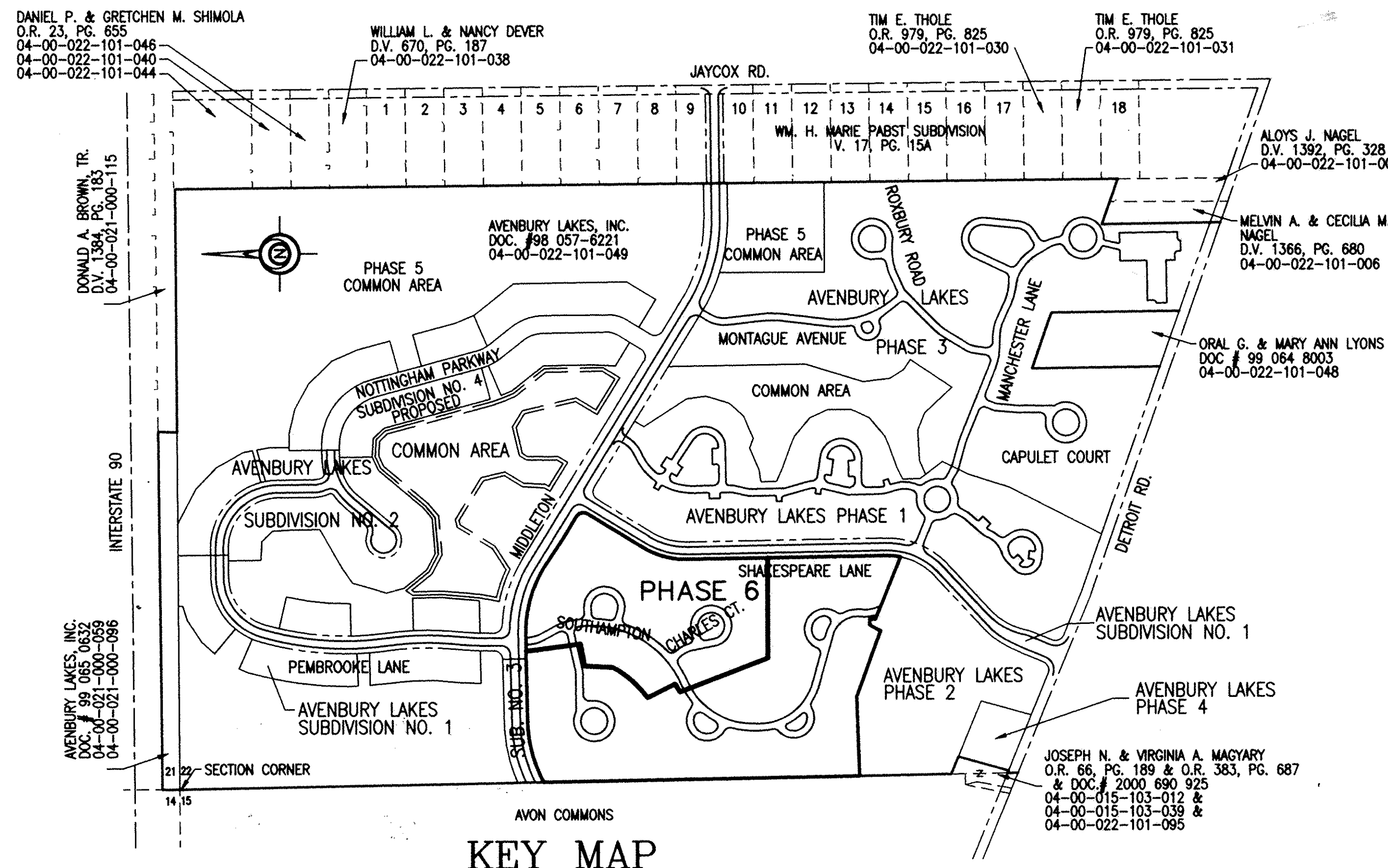
COMMON AREA

EXCEPT FOR THE TOWNLOTS "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 PLATS OF AVENBURY LAKES PHASE 6, EXCLUDING THE TOWNLOT AREAS.

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 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 INDICATED HEREIN. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Tim Denzle 12/17/02
FIRST ENERGY DATE
Robert J. Dakin
CENTURY TELEPHONE DATE
ROBERT J. DAKIN
Mark Hoeffle 12-18-02
DATE
ADELPHIA CABLE
MARK HOEFFLE



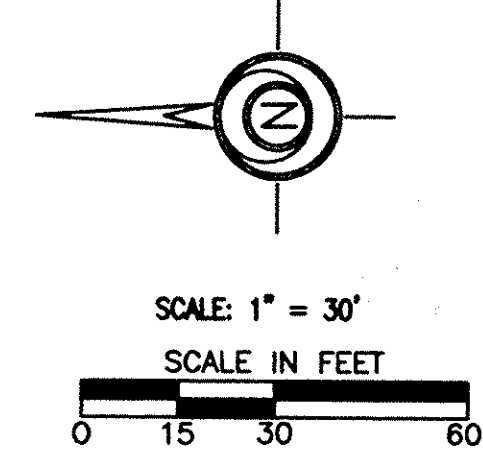
KEY MAP

REVISED:
10/15/02 LORAIN CO.
COMMENTS:

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

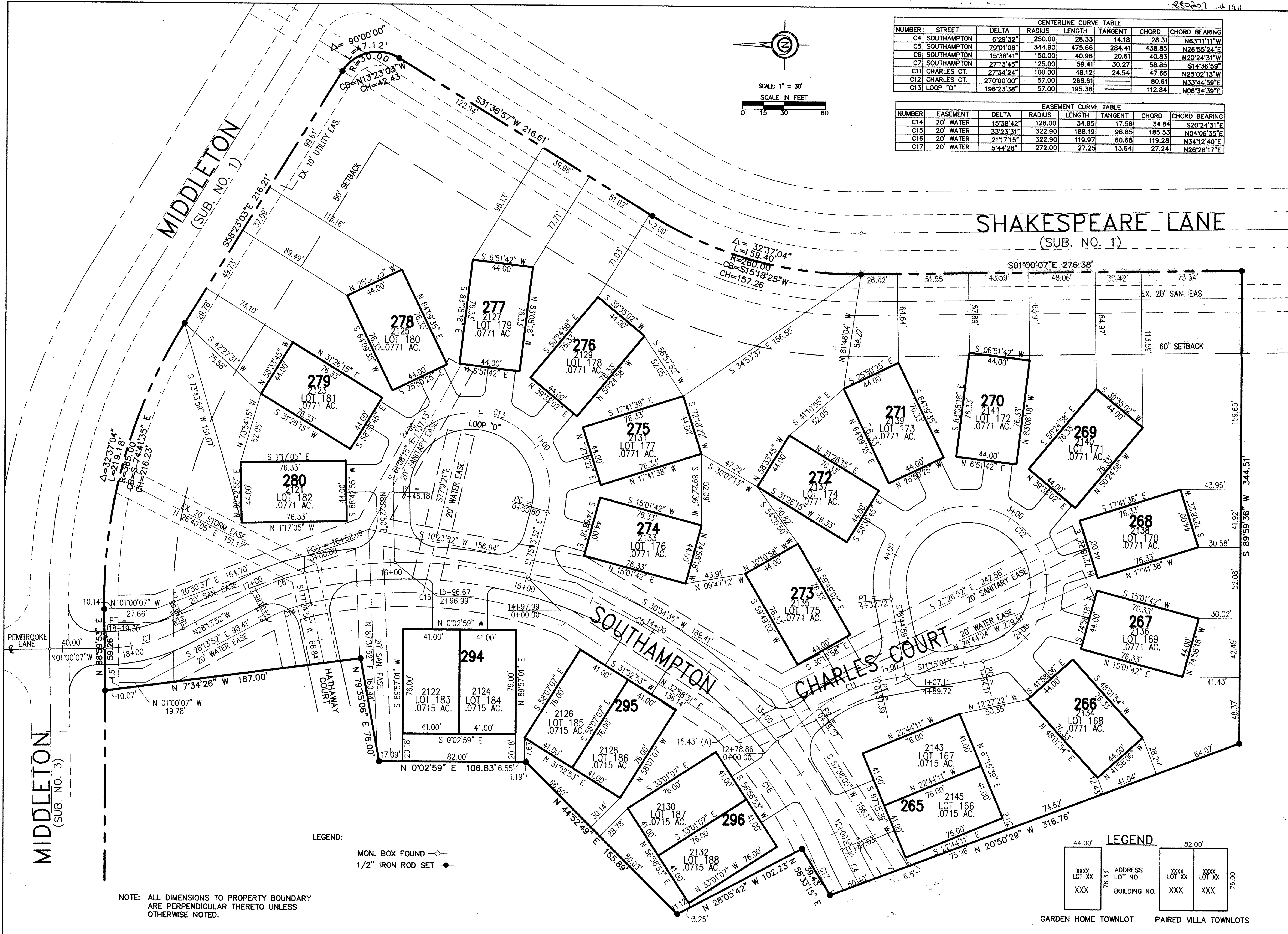
AVENBURY LAKES PHASE 6
TOWN LOTS 166-188
RECORD PLAT COVER SHEET
Part of Original Avon Township Section No. 22, City of Avon, County of Lorain, State of Ohio.

JOB NO.: 79294
DRN BY: SDC
FILE NO.: 792-SHAMCOVER
DATE: 9/9/02
SCALE: 1"=300'
SHEET NO.: 1 of 2



CENTERLINE CURVE TABLE							
NUMBER	STREET	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C4	SOUTHAMPTON	6°29'32"	250.00	28.33	14.18	28.31	N63°11'11"W
C5	SOUTHAMPTON	79°01'08"	344.90	475.66	284.41	438.85	N26°55'24"E
C6	SOUTHAMPTON	15°38'41"	150.00	40.96	20.61	40.83	N20°24'31"W
C7	SOUTHAMPTON	27°13'45"	125.00	59.41	30.27	58.85	S14°36'59"
C11	CHARLES CT.	27°34'24"	100.00	48.12	24.54	47.66	N25°02'13"W
C12	CHARLES CT.	27°00'00"	57.00	26.61		80.61	N33°44'59"E
C13	LOOP "D"	196°23'38"	57.00	195.38		112.84	N06°34'39"E

EASEMENT CURVE TABLE							
NUMBER	EASEMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C14	20' WATER	15°38'42"	128.00	34.95	17.58	34.84	S20°24'31"E
C15	20' WATER	33°23'31"	322.90	188.19	96.85	185.53	N04°06'35"E
C16	20' WATER	21°17'15"	322.90	119.97	60.68	119.28	N34°12'40"E
C17	20' WATER	5°44'28"	272.00	27.25	13.64	27.24	N26°26'17"E



LEGEND:
 MON. BOX FOUND \diamond
 1/2" IRON ROD SET \bullet

LEGEND
 XXXX LOT XX ADDRESS LOT NO.
 XXX BUILDING NO. XXX XXX

GARDEN HOME TOWNLOT
 PAIRED VILLA TOWNLOTS

NOTE: ALL DIMENSIONS TO PROPERTY BOUNDARY ARE PERPENDICULAR THERETO UNLESS OTHERWISE NOTED.

REVISED:
 10/15/02 LORAIN CO.
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 TOWNLOTS 166-188
 PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 22, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

JOB NO.: 79294
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