

# AVENBURY LAKES PHASE 7

## SOUTHAMPTON & CHARLES COURT TOWNLOTS 189-239

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

#### OWNERS CERTIFICATION & ACCEPTANCE & DEDICATION

I, THE UNDERSIGNED OWNER, AVENBURY LAKES, INC., HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS AVENBURY LAKES PHASE 7 OF TOWNLOTS 189 THROUGH 239, 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, 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, I, JOSEPH R. SCALETTA, PRESIDENT, AVENBURY LAKES, INC., HAVE HEREUNTO SET

MY HAND THIS 2nd DAY OF May 2003.

AVENBURY LAKES, INC.

*J.R. Scalletta*  
JOSEPH R. SCALETTA, PRESIDENT

STATE OF OHIO  
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd

DAY OF May 2003.

*Chia P. Phillips*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES March 16, 2008

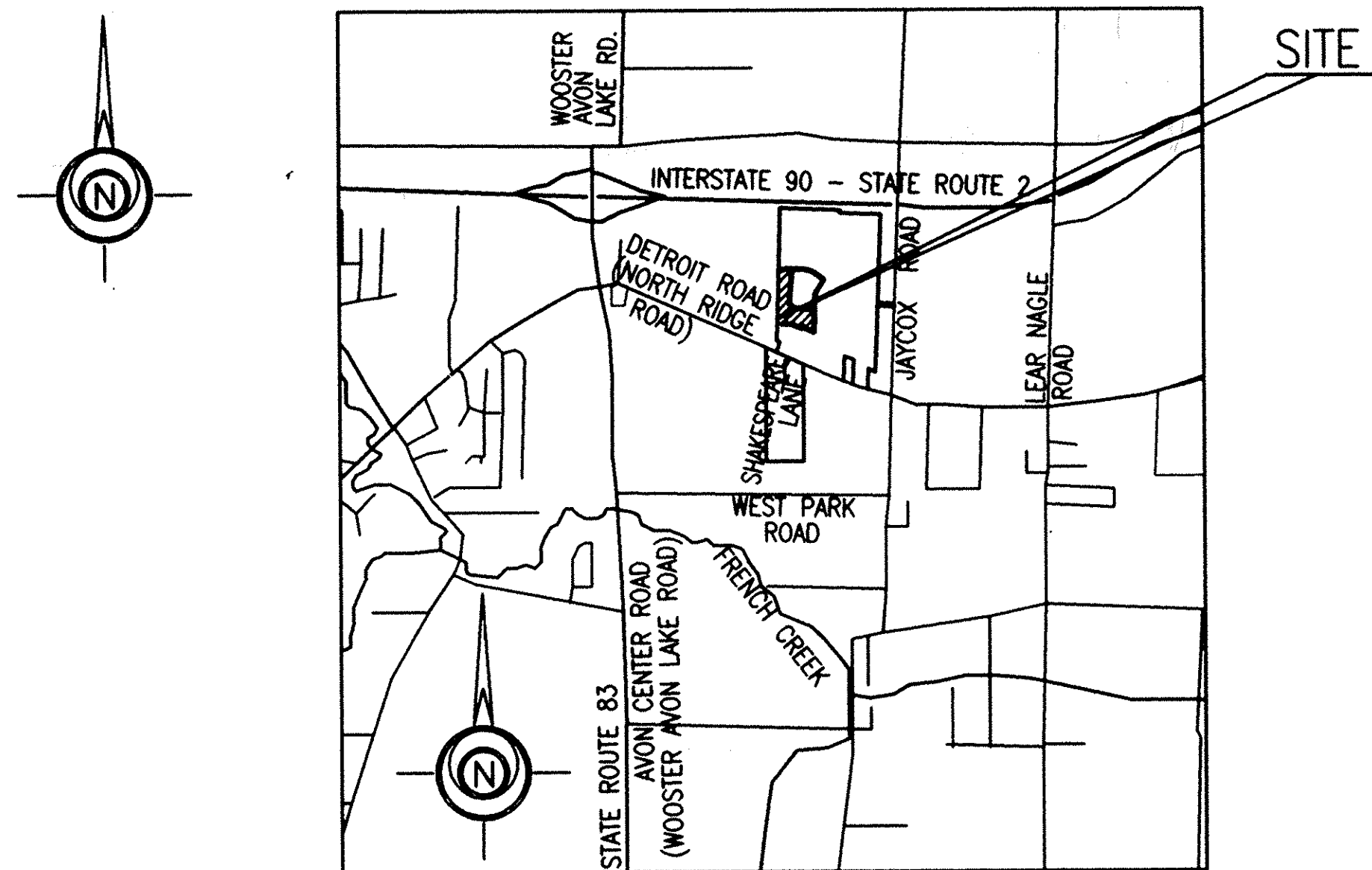
#### COMMON AREA

EXCEPT FOR THE TOWN LOTS "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 7.

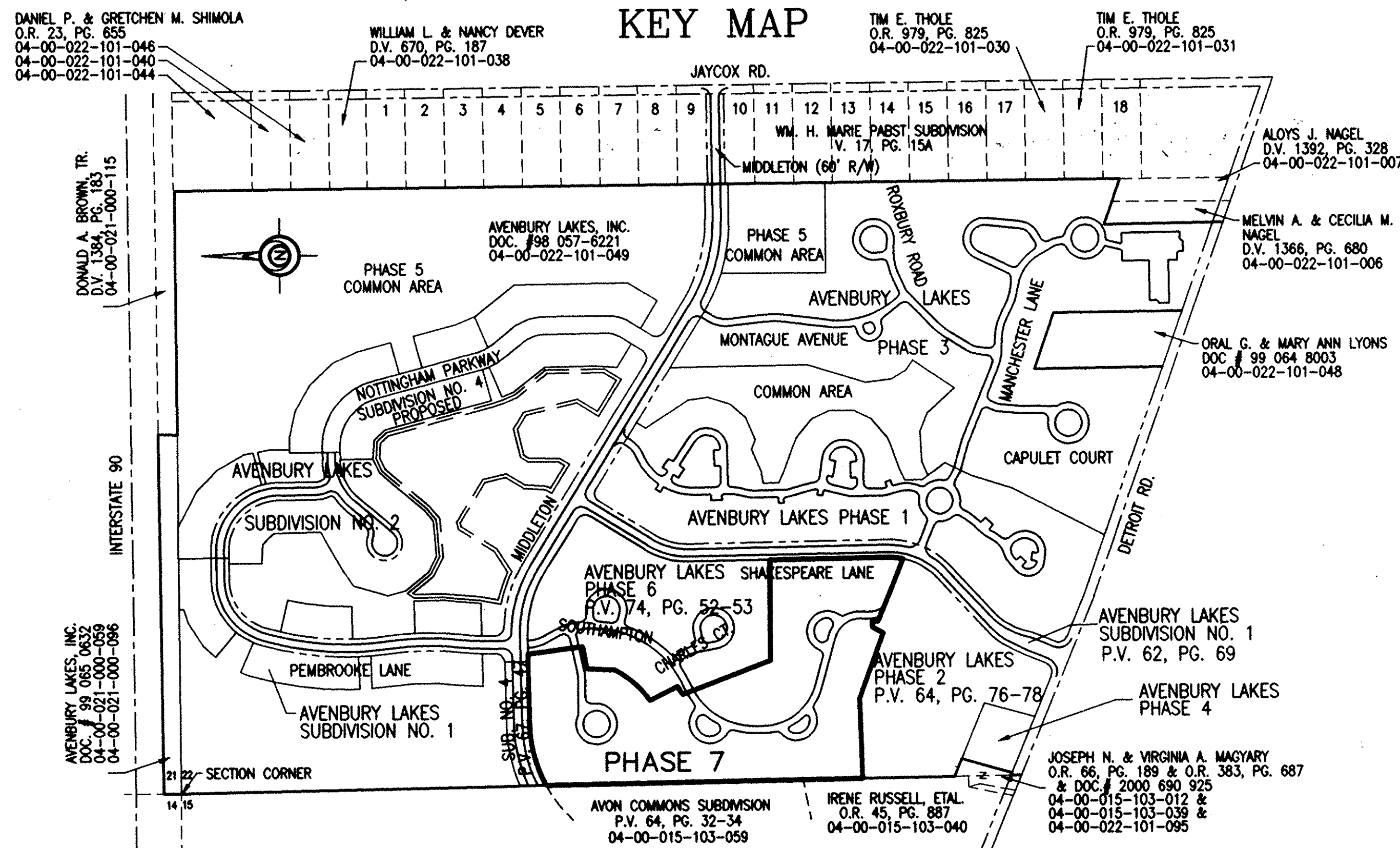
#### UNDERGROUND EASEMENT

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 TEN FEET (10') 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 Douglas* 5/9/03  
FIRST ENERGY DATE  
*Albert J. Deini* 5-14-03  
CENTURY TELEPHONE DATE  
*Art McDonald* 5-9-03  
CABLEVISION DATE



LOCATION MAP



KEY MAP

#### SHEET INDEX

- 1. COVER SHEET
- 2. TOWNLOTS 189-239
- 3. REMAINING LANDS

#### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 6th DAY OF May 2003.

*Chia P. Phillips*  
CITY ENGINEER  
*Bethanne Enterprises & Survey Co.*

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5th DAY OF May 2003.

*John Hancock*  
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5th DAY OF May 2003. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*John Hancock*  
COUNCIL PRESIDENT

TOWNLOT AREA (189- 239)	3.7206 AC.
COMMON AREA	9.0579 AC.
TOTAL PHASE 7 AREA	12.7785 AC.

#### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED AVENBURY LAKES PHASE 7 AS SHOWN HEREON AND CONTAINING 12.7785 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

*J.H. Hancock*  
JOHN HANCOCK, P.E., P.S.  
REG. OHIO SURVEYOR NO. 6918  
DATE: MAY 1, 2003



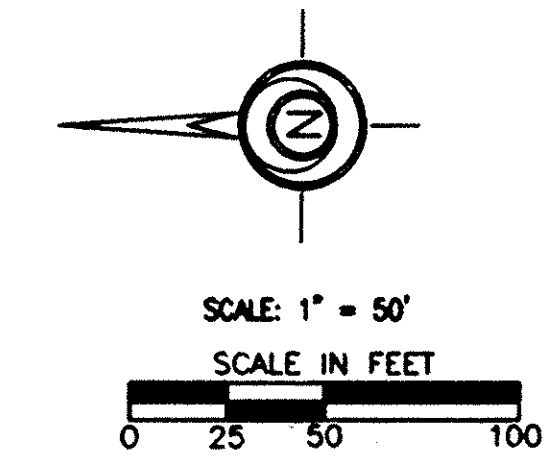
Box: Midland KAC  
Prosie MAY 1 2003 \$12140 Plat \$161.60  
RECEIVED FOR RECORD  
at 9:40 clock A.M. in Plat RECORD  
VOL. 76 MARY ANN JAMISON  
PAGE 1819 Lorain County Recorder  
20 incl.  
LORAIN COUNTY RECORDER

TRANSFERRED  
IN COMPLIANCE WITH SEC. 519.031  
OHIO REV. CODE  
MAY 23 2003  
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 7  
TOWN LOTS 189-239  
RECORD PLAT COVER SHEET  
Part of Original Avon Township Section No. 22, City of Avon, County of Lorain, State of Ohio.

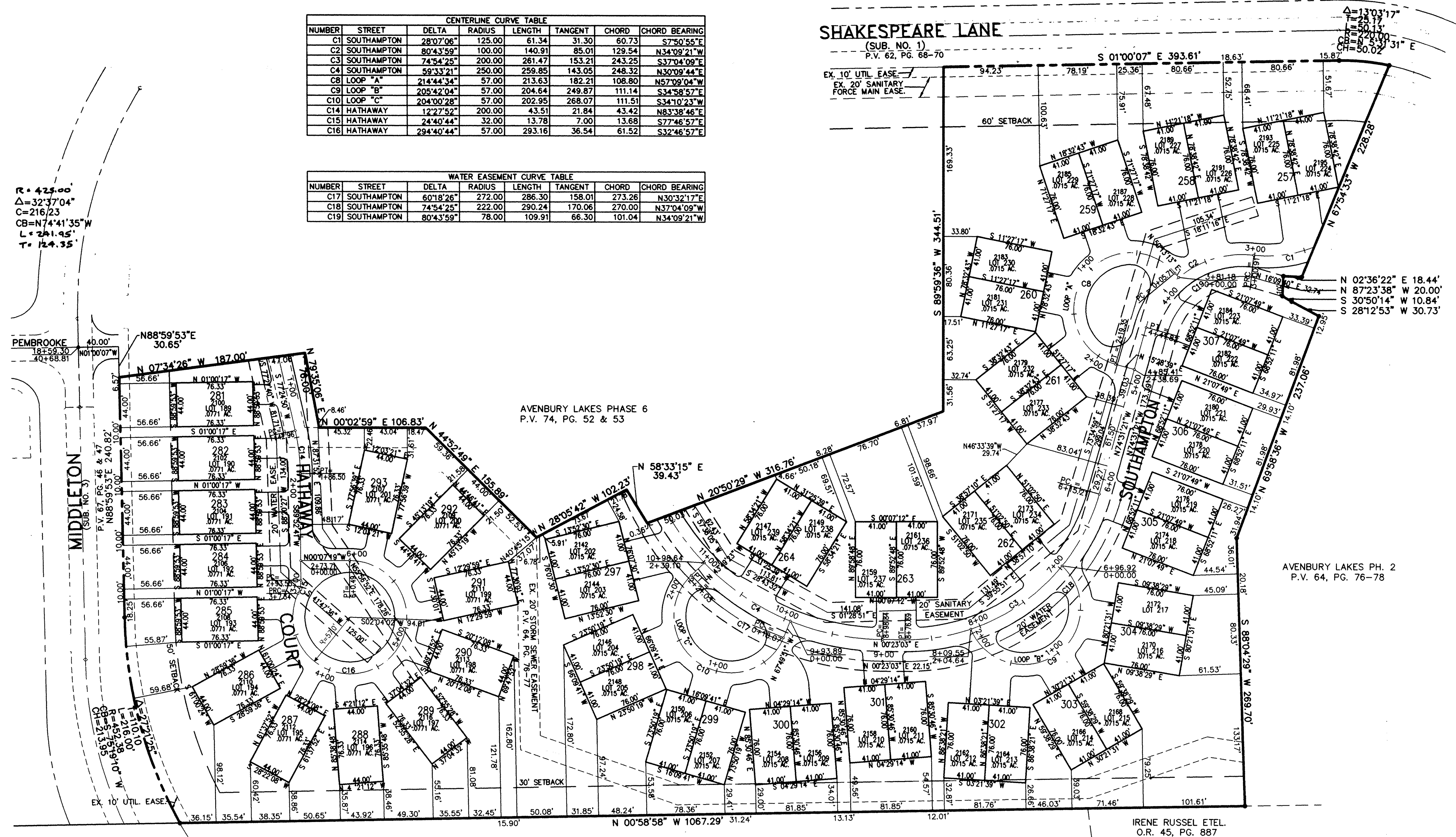
JOB NO.: 79294  
DRN BY: SDC  
FILE NO.: 792-P7PCOV  
DATE: 9/11/02  
SCALE: 1"=300'  
SHEET NO.: 1 OF 3



CENTERLINE CURVE TABLE							
NUMBER	STREET	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	SOUTHAMPTON	28°07'06"	125.00	61.34	31.30	60.73	S75°05'55"E
C2	SOUTHAMPTON	80°43'59"	100.00	140.91	85.01	129.54	N34°09'21"W
C3	SOUTHAMPTON	74°54'25"	200.00	261.47	153.21	243.25	S37°04'09"E
C4	SOUTHAMPTON	59°33'21"	250.00	259.85	143.05	248.32	N30°09'44"E
C8	LOOP "A"	214°44'34"	57.00	213.63	182.21	108.80	N57°09'04"W
C9	LOOP "B"	205°42'04"	57.00	204.64	249.87	111.14	S34°58'57"E
C10	LOOP "C"	204°00'28"	57.00	202.95	268.07	111.51	S34°10'23"W
C14	HATHAWAY	12°27'52"	200.00	43.51	21.84	43.42	N83°38'46"E
C15	HATHAWAY	24°40'44"	32.00	13.78	7.00	13.68	S77°46'57"E
C16	HATHAWAY	294°40'44"	57.00	293.16	36.54	61.52	S32°46'57"E

WATER EASEMENT CURVE TABLE							
NUMBER	STREET	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C17	SOUTHAMPTON	60°18'26"	272.00	286.30	158.01	273.26	N30°32'17"E
C18	SOUTHAMPTON	74°54'25"	222.00	290.24	170.06	270.00	N37°04'09"W
C19	SOUTHAMPTON	80°43'59"	78.00	109.91	66.30	101.04	N34°09'21"W

R = 425.00  
Δ = 32°37'04"  
C = 216.23  
CB = N74°41'35"W  
L = 241.95'  
T = 124.35'



SHAKESPEARE LANE  
(SUB. NO. 1)  
P.V. 62, PG. 68-70

Δ = 133°03'17"  
T = 258.37'  
C = 270.00'  
CB = S55°32'31"E  
CH = 50.02'

AVENBURY LAKES PHASE 6  
P.V. 74, PG. 52 & 53

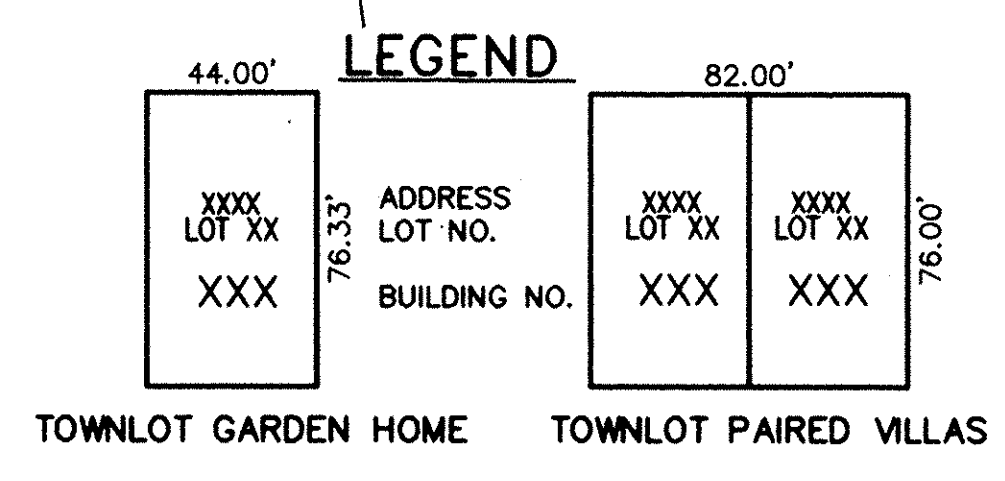
AVENBURY LAKES PH. 2  
P.V. 64, PG. 76-78

AVON COMMONS SUBDIVISION  
VOL. 64, PG 32-34  
SUBLOT 4  
04-00-015-103-059

IRENE RUSSEL ETEL.  
O.R. 45, PG. 887  
04-00-015-103-040

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

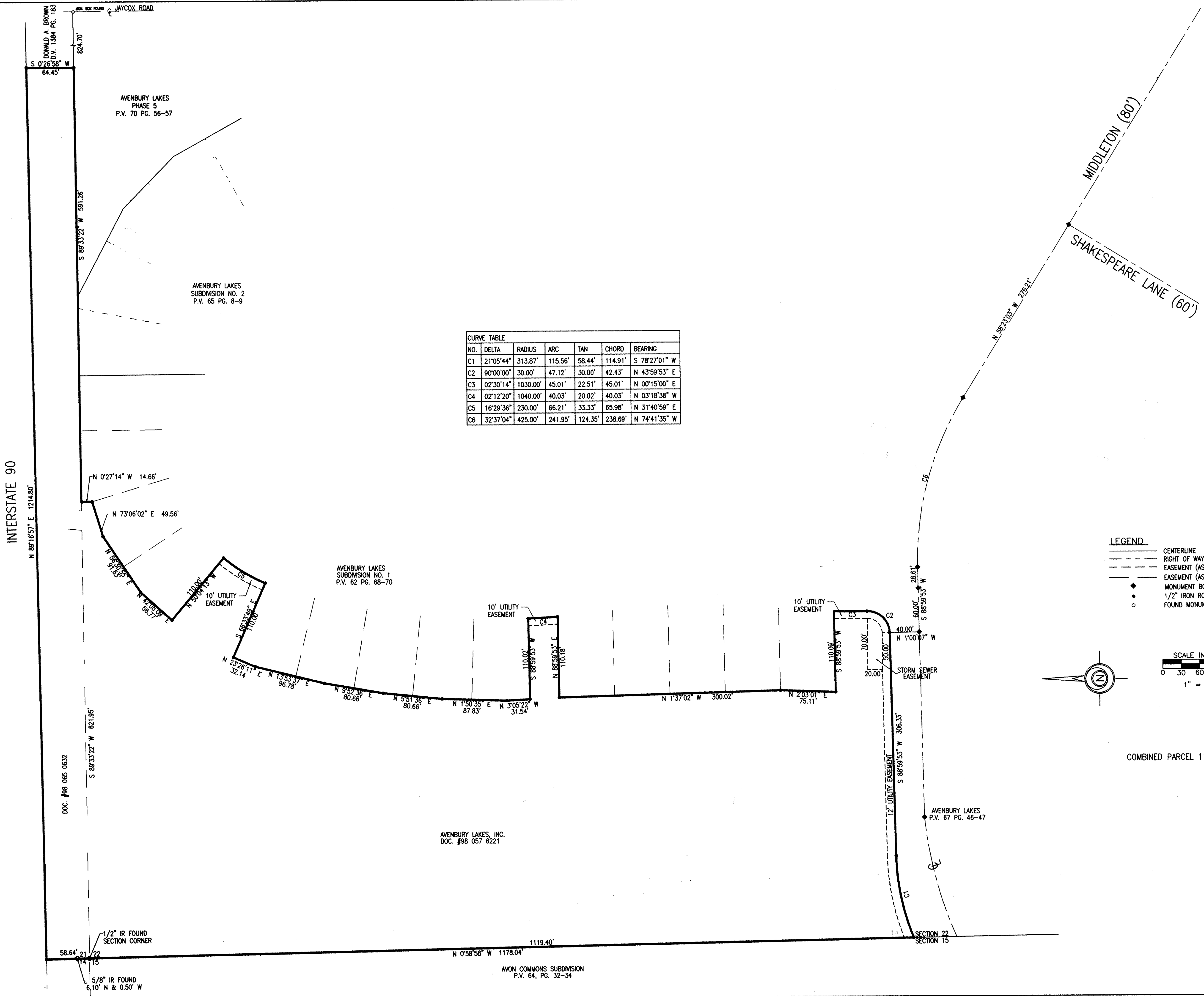
NOTE: ALL DIMENSIONS TO PROPERTY BOUNDARY  
ARE PERPENDICULAR THERETO UNLESS  
OTHERWISE NOTED.



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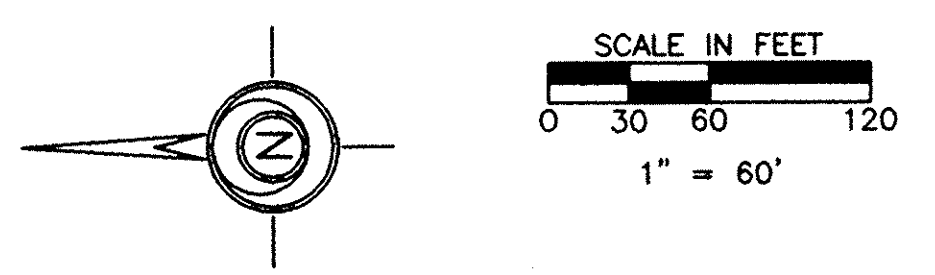
AVENBURY LAKES PHASE 7  
TOWNLOTS 189-239  
PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 22, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

JOB NO.:	79294
DRN BY:	SDC
FILE NO.:	792-PH7PLAT
DATE:	9/11/02
SCALE:	1" = 50'
SHEET NO.:	2 OF 3



NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING
C1	21°05'44"	313.87'	115.56'	58.44'	114.91'	S 78°27'01" W
C2	90°00'00"	30.00'	47.12'	30.00'	42.43'	N 43°59'53" E
C3	02°30'14"	1030.00'	45.01'	22.51'	45.01'	N 00°15'00" E
C4	02°12'20"	1040.00'	40.03'	20.02'	40.03'	N 03°18'38" W
C5	16°29'36"	230.00'	66.21'	33.33'	65.98'	N 31°40'59" E
C6	32°37'04"	425.00'	241.95'	124.35'	238.69'	N 74°41'35" W

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



COMBINED PARCEL 11.6833 AC.

REVISED:


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**AVENBURY LAKES PHASE 7**  
 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-P8PLAT
DATE:	4/30/03
SCALE:	1"=60'
SHEET NO.:	3 of 3