

# Bentley Park Subdivision No.4

Being A Subdivision of a 22.0983 Acre Parcel of Land in Original Avon Township Section 15

Now in the City of Avon, County of Lorain and State of Ohio

AUGUST 2003 Scale 1"=50'

ALSO KNOWN AS BEING A RE-SUBDIVISION OF PART OF BLOCK "D" OF BENTLEY PARK SUBDIVISION No.1, VOL.73, PG.72-75

### 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. 4. A SUBDIVISION OF SUBLOTS 93 THROUGH 135 INCLUSIVE, AND BEING PART OF BLOCK "D", BENTLEY PARK SUBDIVISION NO. 1, AS RECORDED IN VOLUME 73, PAGES 72-75, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS THACCA DRIVE, ARBOR DRIVE, SADDLE CREEK DRIVE, & MUELLER DRIVE (ALL SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN BENTLEY PARK SUBDIVISION No. 4 CERTAIN AREAS OF LAND DESIGNATED AS "BUFFER ZONE" AND BLOCK "H". 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 LORAIN COUNTY METRO PARKS CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "E", "F" AND "G". 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. MAINTENANCE OVER LAND DESIGNATED AS BLOCKS "E" AND "F" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITHIN BENTLEY PARK SUBDIVISION No. 4. 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 GRANTEE) 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 GRANTEE FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS 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 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" 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 SCHMIDT, PRESIDENT OF (SEE NOTE)\* HAS HERETO SET HIS HAND AT Solon, OHIO, THIS 17 DAY OF October, 2003.

BY: *Greg Schmidt* GREG SCHMIDT, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:  
WITNESS: *Nicole D. McKenney* NICOLE D. MCKENNEY  
*Sophy Miller* SOPHY MILLER

\*NOTE: (PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY MERGER TO PULTE HOMES OF OHIO CORPORATION.)

STATE OF OHIO )  
COUNTY OF LORAIN )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, GREG SCHMIDT, PRESIDENT. (SEE NOTE)\* 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 October, 2003.

NOTARY PUBLIC  
*Richard A. Thompson Jr.*  
Richard A. Thompson Jr., P.S. No. 7388

IN WITNESS WHEREOF, JOHN MUELLER HAS HERETO SET HIS HAND AT Solon, OHIO, THIS 17 DAY OF October, 2003.

BY: *John Mueller* JOHN MUELLER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:  
WITNESS: *Robert M. Tizer* ROBERT M. TIZER  
*Mark N. Musial* MARK N. MUSIAL

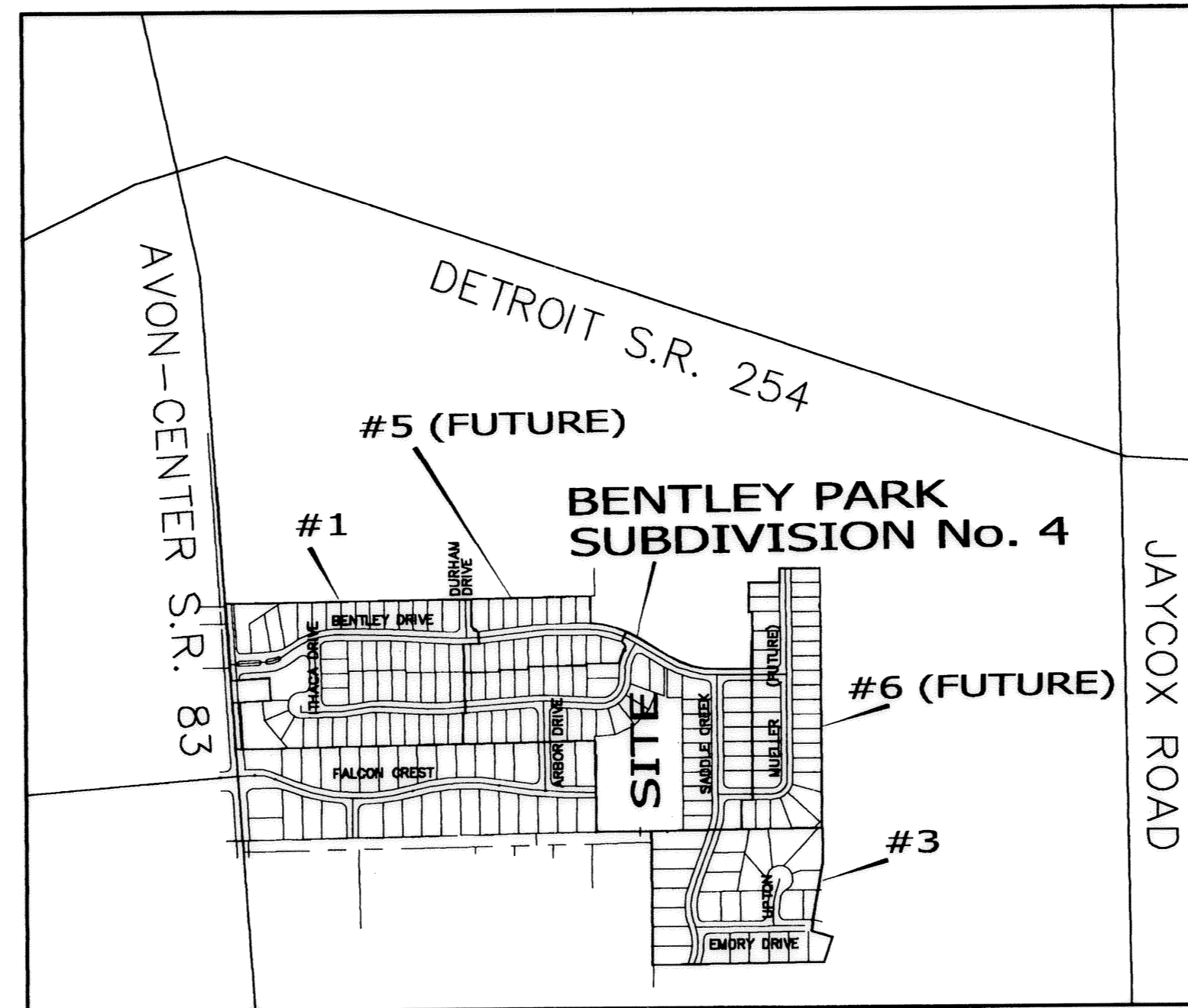
STATE OF OHIO )  
COUNTY OF LORAIN )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, JOHN MUELLER WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Westlake, OHIO, THIS 14 DAY OF October, 2003.

NOTARY PUBLIC - STATE OF OHIO  
*Mark N. Musial*  
Mark N. Musial, Attorney  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

### AREA TABULATION - No. 4

Sublots	11.9402 Ac.
Right of Way	3.9987 Ac.
Blocks	6.1594 Ac.
OVERALL SITE	22.0983 Ac.
(OF WHICH 0.7731 AC. IS FROM BLOCK "D", SUBD NO.1)	
PHASE IV OPEN SPACE CALCULATION	
6.1594 AC. OPEN SPACE PH. IV	= 27.87% > 15.06%
22.0983 AC. OVERALL PH. IV	



VICINITY MAP (N.T.S.)

OVERALL SITE OPEN SPACE CALCULATION  
8.9904 / 72.6964 - 13.0000 = 15.06%  
PER APPROVED ZBA VARIANCE DATE 4/3/02

PHASE I & IV OPEN SPACE CALCULATION  
10.1442 AC. OPEN SPACE PH. I & IV = 23.05% > 15.06%  
44.0170 AC. OVERALL PH. I & IV

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 20 DAY OF August, 2003. 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 20 DAY OF August, 2003.

*Carolyn Witherspoon*  
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

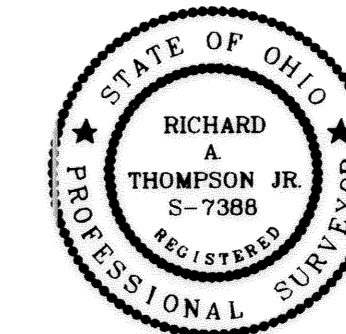
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF August, 2003.

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

### SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 22.0983 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 2003. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Richard A. Thompson Jr.* 8-12-03  
RICHARD A. THOMPSON, JR., P.S. NO. 7388 DATE



TRANSFERRED  
RECORDED  
DEC 10 2003  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD  
at 2:00 clock A.M. in 2003 RECORD  
VOL. 72 JUDITH M. NEDWICK  
PAGE 53 Lorain County Recorder  
54  
55 incl. # 263.20 Imle  
Boy, Sue Tim KAC.

REV. No.	DATE	BY	CHK'D

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

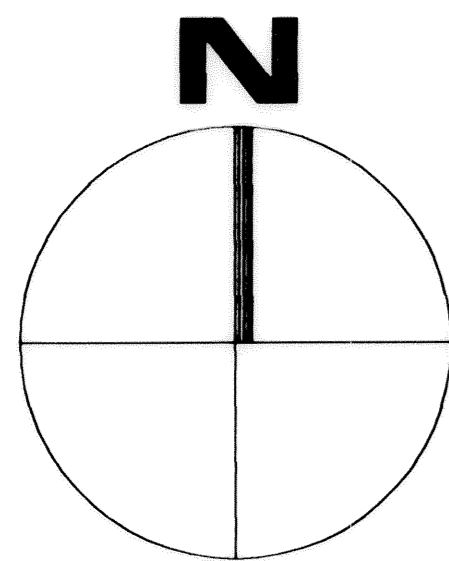
8585 East Avenue Mentor, Ohio 44060 1471 Lear Industrial Park, Avon, Ohio 44011  
TEL: (440) 253-8163 (440) 931-LAND TEL: (440) 937-5681 (440) 937-5682  
(440) 354-6938 FAX: (440) 253-9575 FAX: (440) 937-5683

**Bentley Park**  
Subdivision No.4  
City of Avon - County of Lorain - Ohio

DATE	8/12/03
SCALE: HOR.	1"=1'
VERT.	none
FILENAME	PLAT4-01
COMPUTER	Server
FIELD CREW	

Plat Title Sheet

SHEET	1	OF	3
CONTRACT No.	Pulth1-0104A		



GRAPHIC SCALE

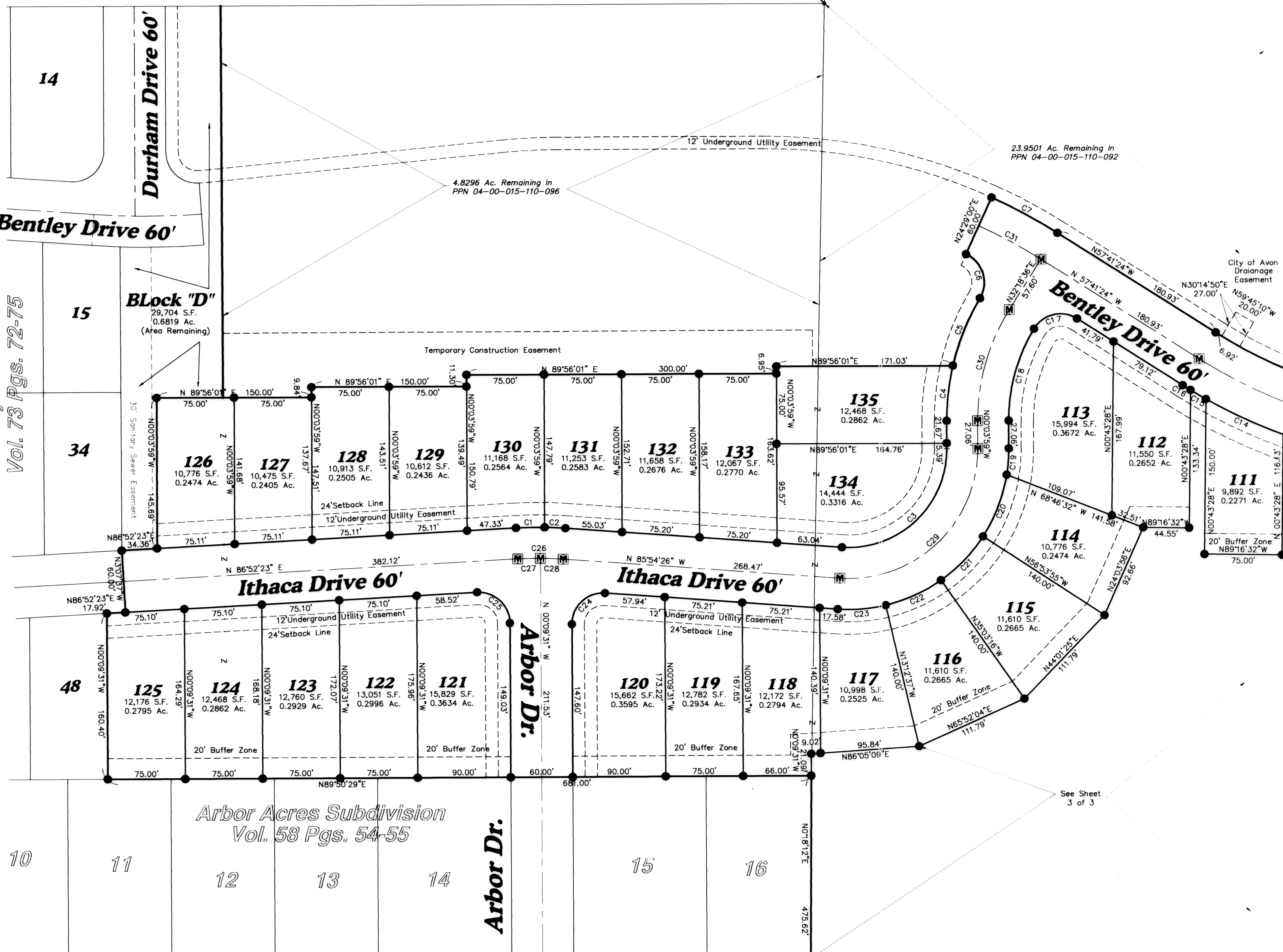


( IN FEET )  
1 inch = 50 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	TANGENT
C1	27.75	380.00	4°11'01"	27.74	N88°57'54"E	13.88
C2	20.13	380.00	3°02'09"	20.13	N87°25'31"W	10.07
C3	156.12	95.00	94°09'32"	139.14	N47°00'48"E	102.16
C4	53.82	230.00	13°24'30"	53.70	N06°38'16"E	27.04
C5	70.39	230.00	17°32'06"	70.12	N22°06'34"E	35.47
C6	50.47	30.00	96°23'37"	44.73	N17°19'12"W	33.55
C7	72.40	530.00	7°49'36"	72.34	N61°36'12"W	36.26
C8	259.10	470.00	31°35'09"	255.83	N73°28'58"W	132.93
C9	47.12	30.00	90°00'00"	42.43	N45°43'28"E	30.00
C10	47.12	30.00	90°00'00"	42.43	N44°16'32"W	30.00
C11	47.12	30.00	90°00'00"	42.43	N45°43'28"E	30.00
C12	43.90	30.00	83°50'58"	40.09	N41°12'01"W	26.94
C13	126.76	530.00	13°42'12"	126.46	N76°16'24"W	63.68
C14	82.38	530.00	8°54'20"	82.29	N64°58'09"W	41.27
C15	17.27	530.00	1°52'00"	17.27	N59°34'59"W	8.63
C16	8.88	530.00	0°57'35"	8.88	N58°10'11"W	4.44
C17	47.64	30.00	90°59'01"	42.79	N76°49'06"E	30.52
C18	93.14	170.00	31°23'33"	91.98	N15°37'48"E	47.77
C19	25.54	155.00	9°26'22"	25.51	N04°39'13"E	12.80
C20	64.19	155.00	23°43'42"	63.73	N21°14'14"E	32.56
C21	59.09	155.00	21°50'39"	58.74	N44°01'25"E	29.91
C22	59.09	155.00	21°50'39"	58.74	N65°52'04"E	29.91
C23	46.81	155.00	17°18'11"	46.63	N85°26'28"E	23.58
C24	49.35	30.00	94°15'05"	43.97	N46°58'02"E	32.31
C25	48.68	30.00	92°58'06"	43.51	N46°38'34"W	31.60
C26	44.10	350.00	7°13'11"	44.07	N89°31'01"W	22.08
C27	22.06	350.00	3°36'40"	22.06	N88°40'43"E	11.03
C28	22.04	350.00	3°36'31"	22.04	N87°42'41"W	11.03
C29	205.42	125.00	94°09'32"	183.07	N47°00'48"E	134.42
C30	113.01	200.00	32°22'35"	111.52	N16°07'19"E	58.06
C31	68.30	500.00	7°49'36"	68.25	N61°36'12"W	34.20
C32	275.64	500.00	31°35'09"	272.16	N73°28'58"W	141.42

- 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

Bentley Park No.1  
Vol. 73 Pgs. 72-75



REV. No.	DATE	BY	CHK'D

**LAND DESIGN consultants**  
 www.LDCinc.net  
 ENGINEERS - PLANNERS - SURVEYORS

8385 East Avenue, Mentor, Ohio 44060  
 TEL: (440) 255-5963 (440) 931-1820  
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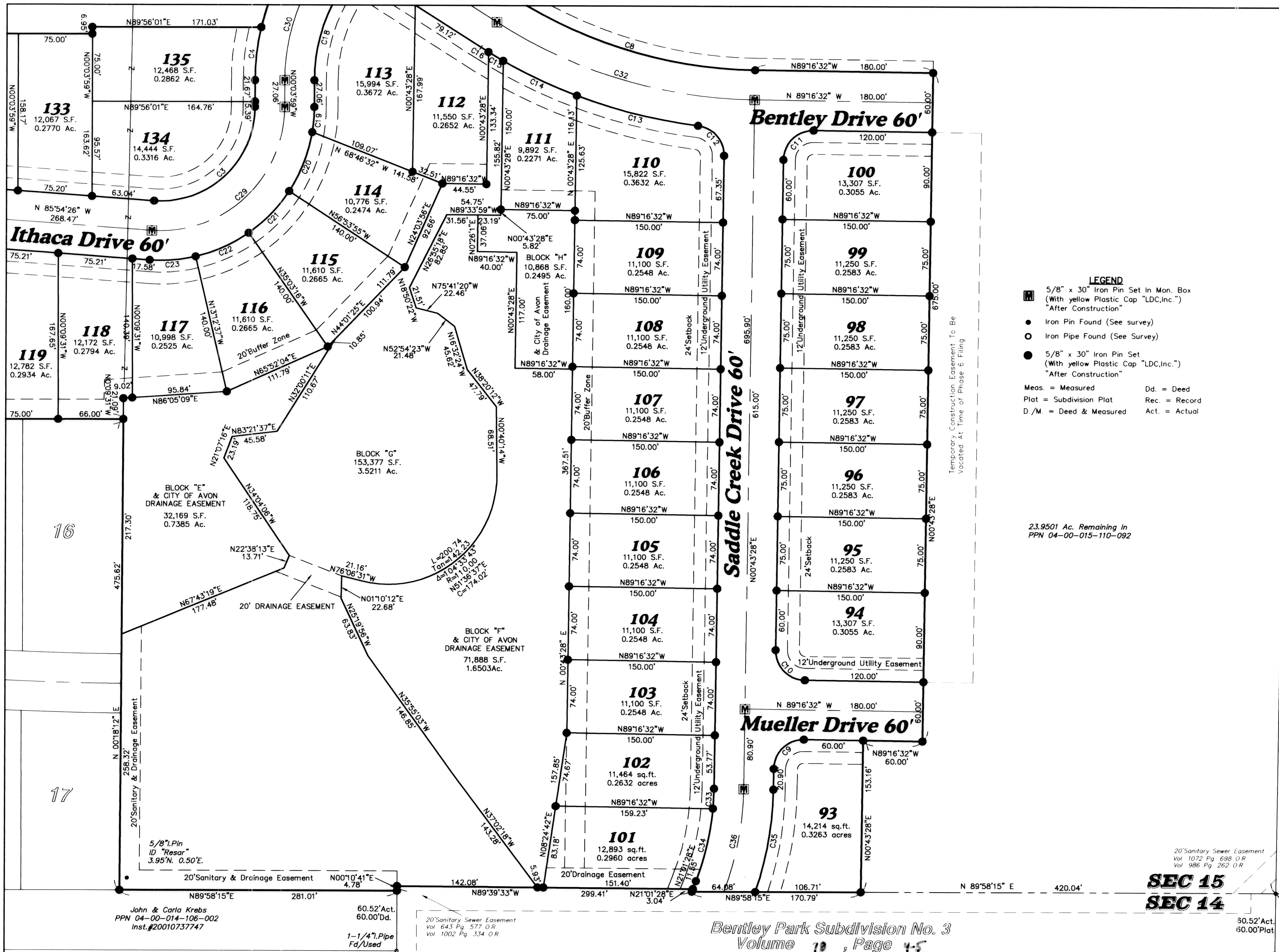
1871 East Industrial Park, Avon, Ohio 44011  
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 FAX: (440) 937-5661

**Bentley Park**  
 Subdivision No. 4  
 City of Avon - County of Lorain - Ohio

DATE: 8/11/03  
 SCALE: HOR. 1"=50'  
 VERT. none  
 FILENAME: PLAT4-02  
 COMPUTER: Server  
 FIELD CREW:

Record Plat

SHEET	OF
2	3
CONTRACT No.	
Pulth1-0104A	



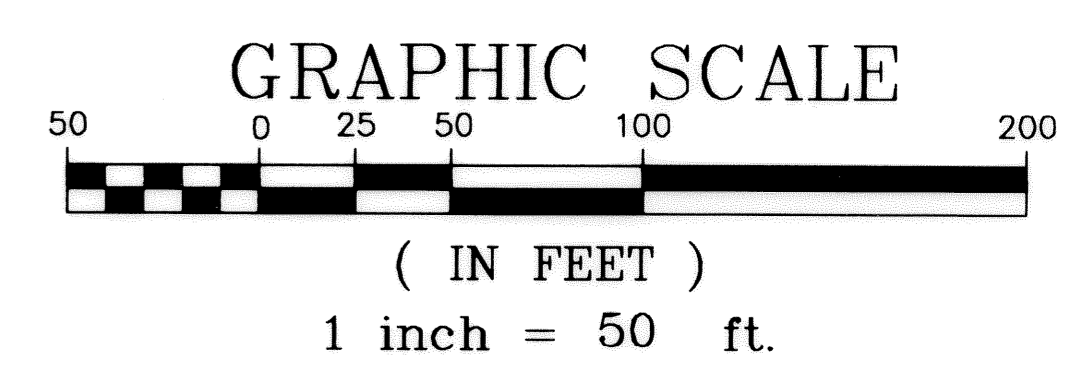
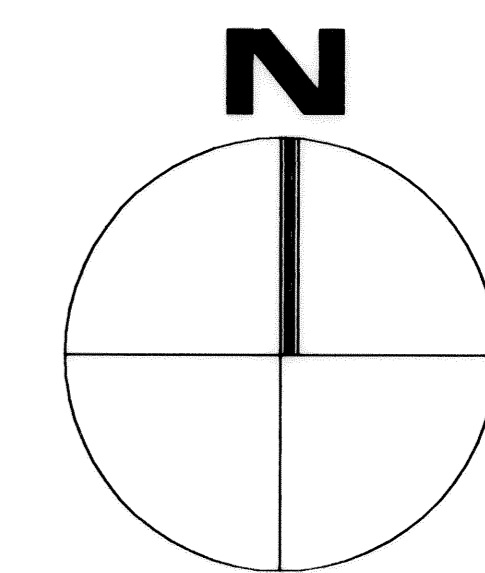
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C33	20.25	270.00	4°17'49"	20.24	N02°52'22"E	10.13
C34	75.41	270.00	16°00'11"	75.17	N13°01'22"E	37.95
C35	105.45	330.00	18°18'29"	105.00	N09°52'42"E	53.18
C36	106.29	300.00	20°18'00"	105.74	N10°52'28"E	53.71

**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

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



23.9501 Ac. Remaining In  
 PPN 04-00-015-110-092

**SEC 15**  
**SEC 14**

**SEC 22**  
**SEC 23**

20'Sanitary Sewer Easement  
 Vol. 1072 Pg. 698 O.R.  
 Vol. 986 Pg. 262 O.R.

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  
 50.52'Act.  
 60.00'Plat

1-1/4" Pipe Fd. 0.63'W.  
 Used For Line

Bentley Park Subdivision No. 3  
 Volume 10, Page 4-5

REV. No.	DATE	BY	CHK'D

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

8385 East Avenue Mentor, Ohio 44060      1471 Lear Industrial Park Ave., Ohio 44011  
 TEL: (440) 253-8463      (440) 931-1400      FAX: (440) 931-5402  
 (440) 314-6728      FAX: (440) 253-9175      FAX: (440) 931-5983

**Bentley Park**  
 Subdivision No. 4  
 City of Avon - County of Lorain - Ohio

DATE: 8/12/03  
 SCALE: HOR. 1"=50'  
 VERT. none  
 FILENAME: PLAT4-03  
 COMPUTER: server  
 FIELD CREW: \_\_\_\_\_

SHEET 3 OF 3  
 Record Plat  
 CONTRACT No. Pulth1-0104A