

AVENBURY LAKES PHASE 8

BUCKINGHAM TOWNLOTS 240-279

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

REVISED: 01/09/04
3/15/04

**OWNERS CERTIFICATION
&
ACCEPTANCE & DEDICATION**

I, THE UNDERSIGNED OWNER, AVENBURY LAKES, INC., HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS AVENBURY LAKES PHASE 8 OF TOWNLOTS 240 THROUGH 279, 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 3rd DAY OF May 2004.

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 3RD

DAY OF MAY 2004.

Alicia Phillips
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/14/08

INDEX TO DRAWINGS

SHEET	DESCRIPTION
1	COVER SHEET
2	PLAT

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 4 DAY OF MAY 2004.

Michael O. Bramhall
MICHAEL O. BRAMHALL
CITY OF AVON CONSULTING ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5 DAY OF MAY 2004.

Carolyn Witherspoon
CAROLYN WITHERSPOON
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 5 DAY OF MAY 2004. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Larry Hoekstra
LARRY HOEKSTRA
COUNCIL PRESIDENT

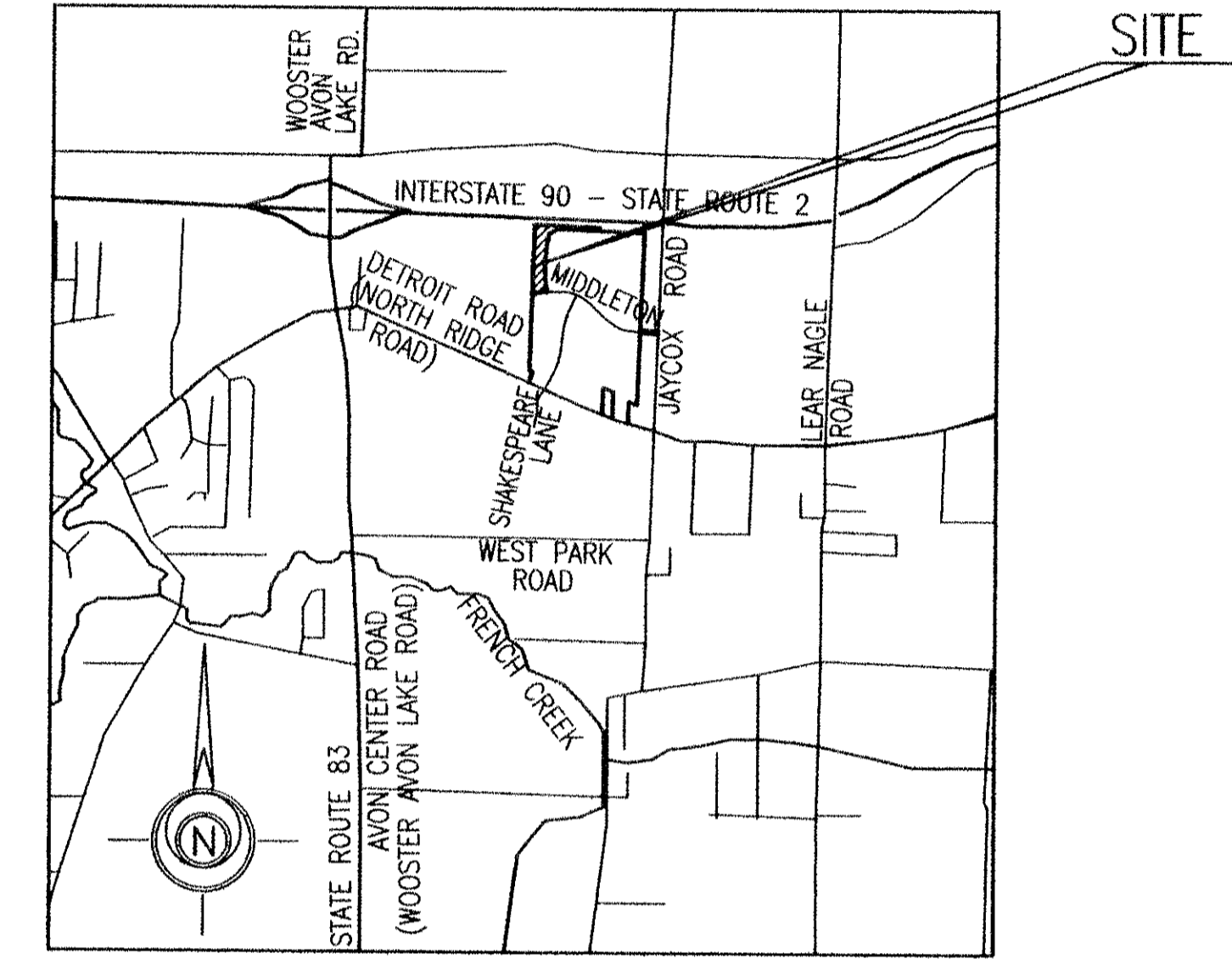
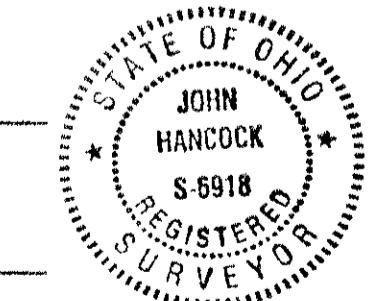
TOWNLOT AREAS (240- 279)	2.9728 AC.
COMMON AREA	8.7105 AC.
TOTAL PHASE 8 AREA	11.6833 AC.

SURVEYOR'S CERTIFICATE

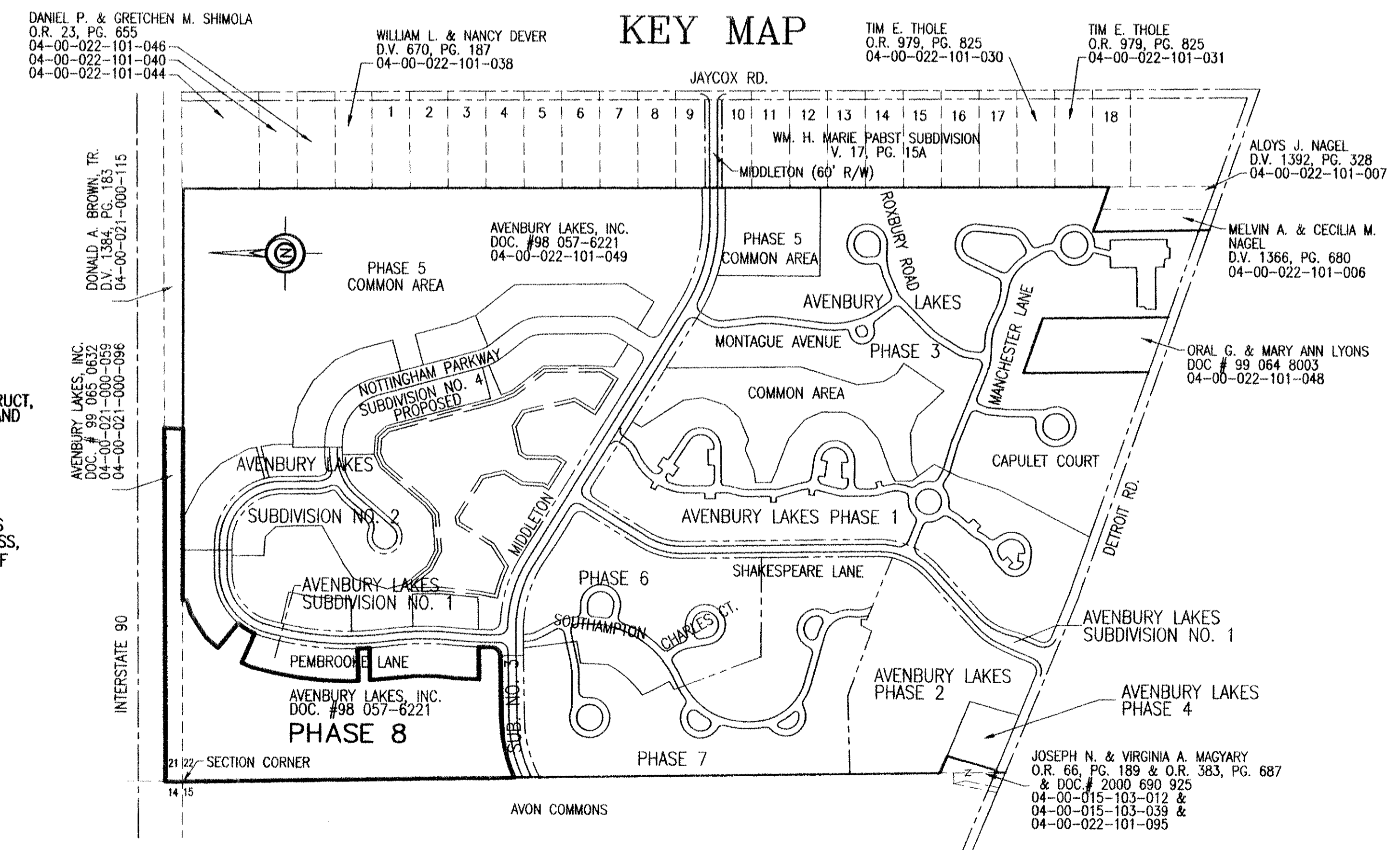
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED AVENBURY LAKES PHASE 8 AS SHOWN HEREON AND CONTAINING 11.6833 ACRES OF LAND IN SECTION NUMBERS 21 & 22 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS 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.
REG. OHIO SURVEYOR NO. 6918
DATE: April 28, 2004



LOCATION MAP



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 8.

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 GRANTEEES) A PERMANENT RIGHT OF WAY EASEMENT TEN 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR LOCATIONS PUBLIC AND PRIVATE USE AT SUCH AS GRANTEEES 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 Dwyer 5-13-04
FIRST ENERGY DATE
Robert Doherty 5-13-04
CENTURY TELEPHONE DATE
Ken Egan 5-11-04
CABLEVISION DATE

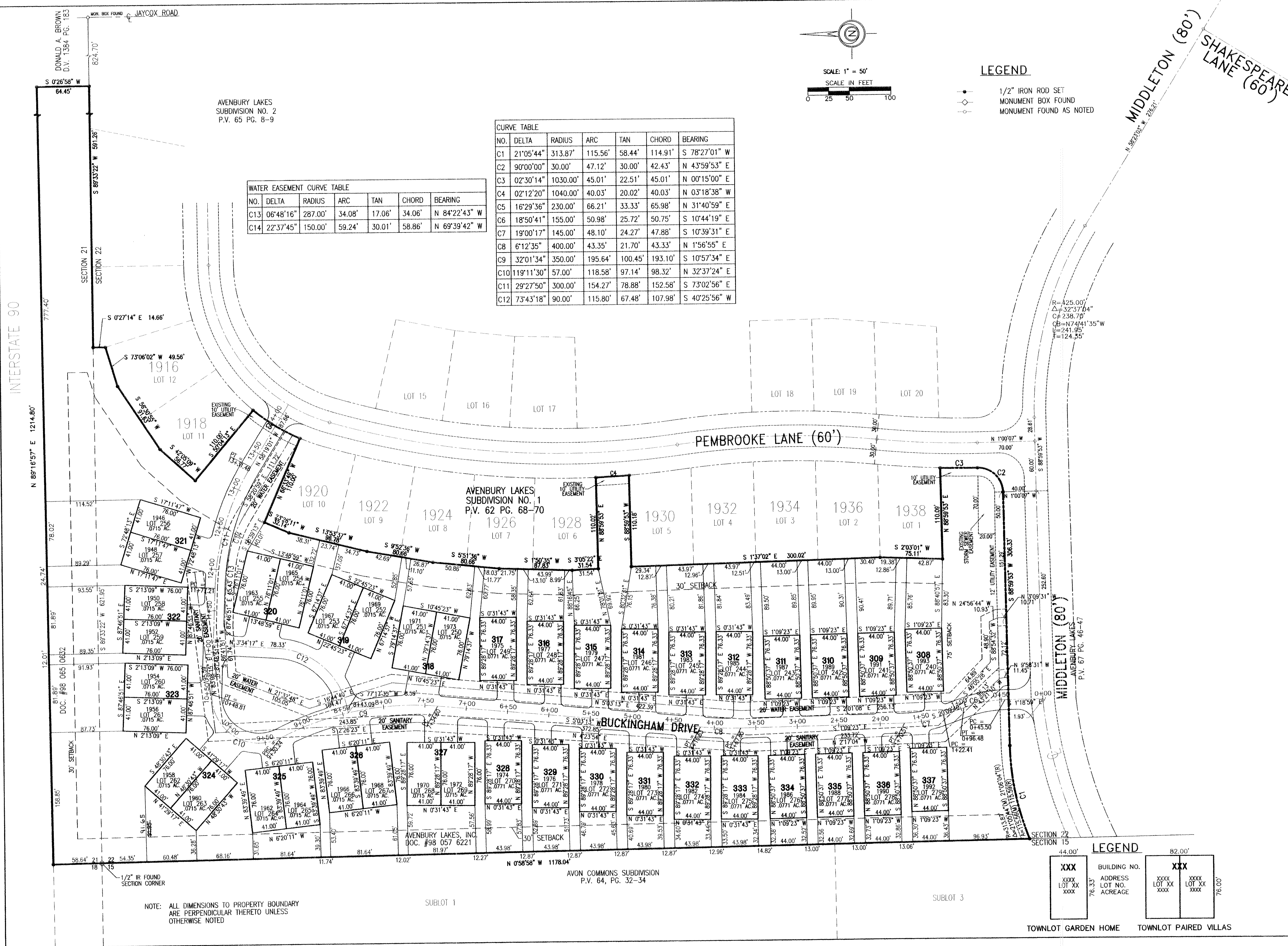
LORAIN COUNTY RECORDER	<p>TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE</p> <p>JUN 08 2004 <i>Reed</i></p> <p>MARK R. STEWART LORAIN COUNTY AUDITOR</p>
JOB NO.: 79294	DRN BY: SDC
FILE NO.: 792PB-PLATcs	DATE: 12/22/03
SCALE: 1"=300'	SHEET NO.: 1 of 2

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

AVENBURY LAKES PHASE 8
TOWN LOTS 240-279
RECORD PLAT COVER SHEET
Part of Original Avon Township Section No. 21 & 22, City of Avon, County of Lorain, State of Ohio

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326 E. MARKET STREET SANDUSKY, OHIO 44870
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AVENBURY LAKES PHASE 8
TOWNLOTS 240-279
PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 21 & 22, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO
JOB NO.: 79294
DRN BY: ABE
FILE NO.: 792P8-PLAT
DATE: 12/22/03
SCALE: 1" = 50'
SHEET NO.: 2 OF 2



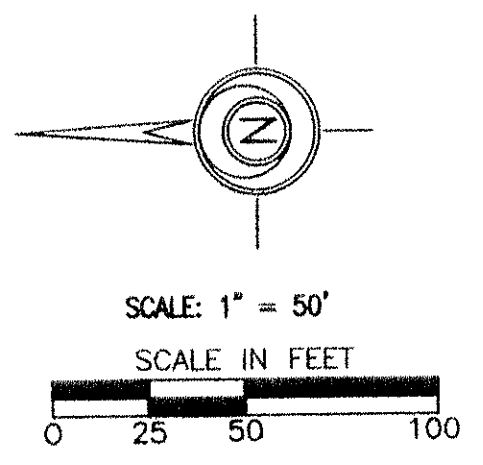
AVENBURY LAKES
SUBDIVISION NO. 2
P.V. 65 PG. 8-9

WATER EASEMENT CURVE TABLE

NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING
C13	06°48'16"	287.00'	34.08'	17.06'	34.06'	N 84°22'43" W
C14	22°37'45"	150.00'	59.24'	30.01'	58.86'	N 69°39'42" W

CURVE TABLE

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	18°50'41"	155.00'	50.98'	25.72'	50.75'	S 10°44'19" E
C7	19°00'17"	145.00'	48.10'	24.27'	47.88'	S 10°39'31" E
C8	6°12'35"	400.00'	43.35'	21.70'	43.33'	N 1°56'55" E
C9	32°01'34"	350.00'	195.64'	100.45'	193.10'	S 10°57'34" E
C10	119°11'30"	57.00'	118.58'	97.14'	98.32'	N 32°37'24" E
C11	29°27'50"	300.00'	154.27'	78.88'	152.58'	S 73°02'56" E
C12	73°43'18"	90.00'	115.80'	67.48'	107.98'	S 40°25'56" W



LEGEND

- 1/2" IRON ROD SET
- ◇ MONUMENT BOX FOUND
- MONUMENT FOUND AS NOTED

LEGEND

XXXX	BUILDING NO.	XXX
XXXX	ADDRESS	XXXX
XXXX	LOT NO.	XXXX
XXXX	ACREAGE	XXXX

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

AVON COMMONS SUBDIVISION
P.V. 64, PG. 32-34

TOWNLOT GARDEN HOME TOWNLOT PAIRED VILLAS