

AVENBURY LAKES SUBDIVISION NUMBER 5

DETROIT RD. SUBLot 75
 PART OF THE COMMON AREA IN AVENBURY LAKES PHASE 2, VOLUME 64, PAGES 76 THROUGH 78
 PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 22
 CITY OF AVON, LORAIN CO., OHIO

OWNERS CERTIFICATION
 &
 ACCEPTANCE & DEDICATION

I, THE UNDERSIGNED OWNER, AVENBURY LAKES HOMEOWNERS ASSOCIATION HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS AVENBURY LAKES SUBDIVISION NUMBER 5 SUBLot 75 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, JAMES F. MUTCHLER, PRESIDENT, AVENBURY LAKES HOMEOWNERS ASSOCIATION, HAVE HEREUNTO SET

MY HAND THIS 27 DAY OF June 2006.

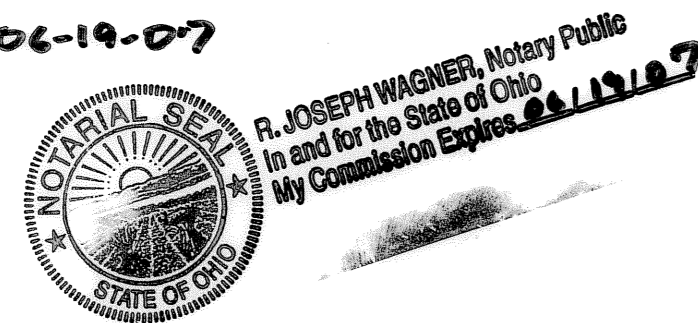
AVENBURY LAKES HOMEOWNERS ASSOCIATION

James F. Mutchler, President
 JAMES F. MUTCHLER, PRESIDENT

STATE OF OHIO
 COUNTY OF LORAIN S.S.

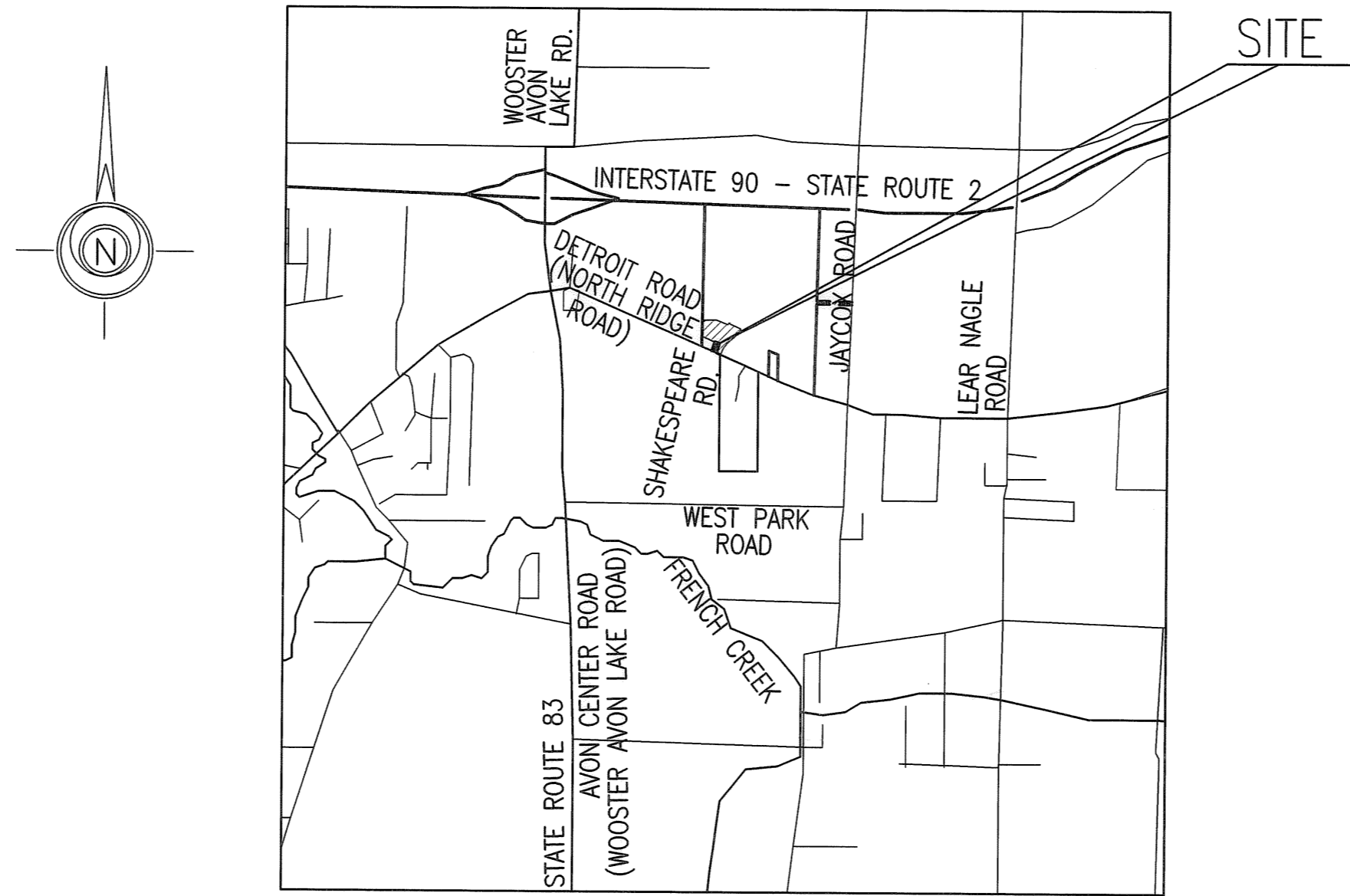
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF June 2006.

[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 06-19-07

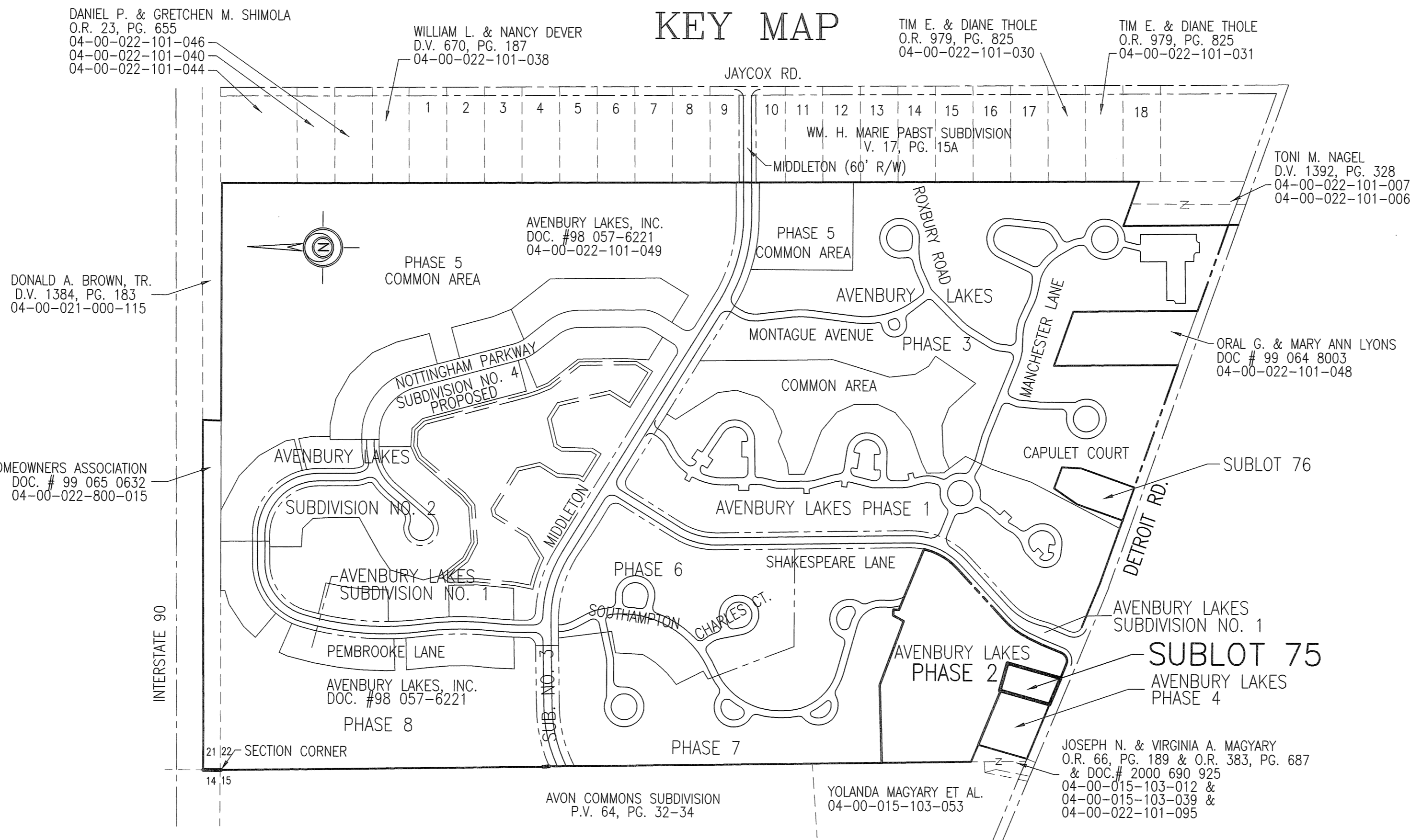


COMMON AREA

EXCEPT FOR THE SUBLot AND 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 2.



LOCATION MAP



SHEET INDEX

- COVER SHEET
- SUBLot 75

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19 DAY OF JUNE 2006.
[Signature]
 MICHAEL BRAMHALL
 CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 24 DAY OF JUNE 2006.
[Signature]
 CAROLYN WITHERSPOON
 PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 27 DAY OF JUNE 2006. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.
[Signature]
 CLINTON S. PELFREY
 COUNCIL PRESIDENT

SUBLot NO. 75 AREA 0.4419 AC.
 REMAINING COMMON AREA 4.6146 AC.

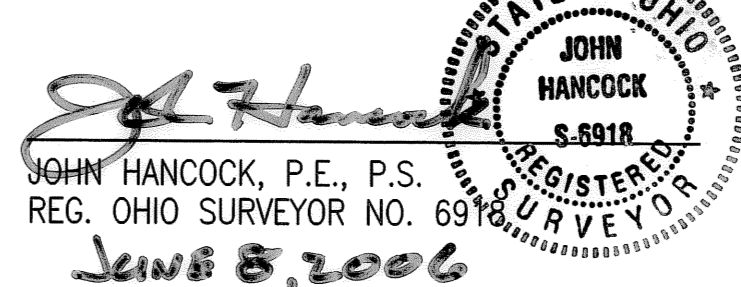
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED AVENBURY LAKES SUBDIVISION NUMBER 5 AS SHOWN HEREON AND CONTAINING 0.4419 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. 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.

THIS PLAT WAS PREPARED FROM A SURVEY CONDUCTED BY JOHN HANCOCK & ASSOCIATES, INC. IN DECEMBER 2004.

BEARINGS HEREON ARE BASED UPON A BEARING OF N 67°47'00" W FOR THE CENTERLINE OF DETROIT ROAD. I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES CONDUCTED BY ME PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

JOHN HANCOCK & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 326 E. MARKET ST.
 SANDUSKY, OHIO 44870



LORAIN COUNTY RECORDER

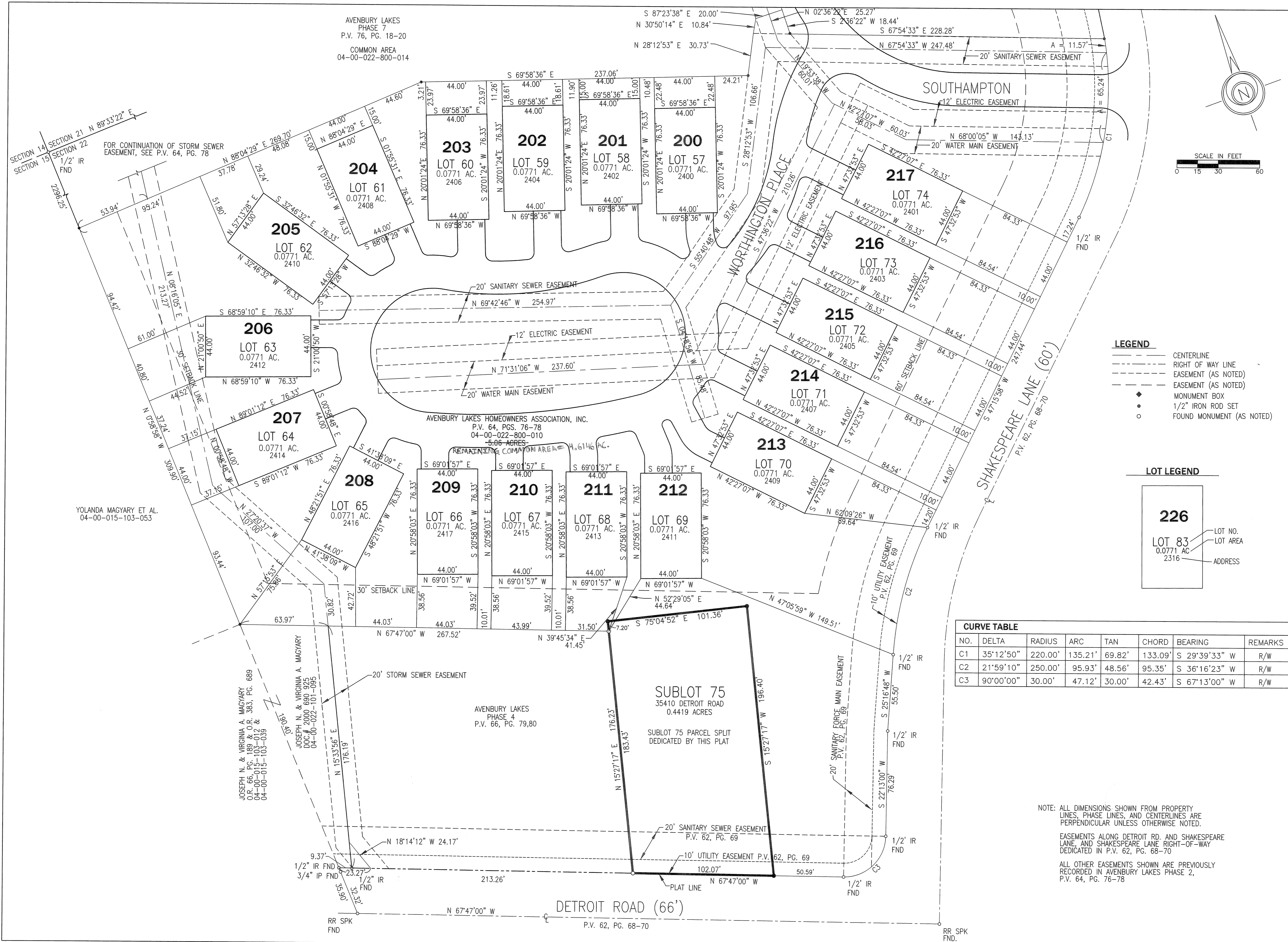
LORAIN COUNTY AUDITOR

REVISED:

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

AVENBURY LAKES SUBDIVISION NUMBER 5
 SUBLot 75
 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:	ABE
FILE NO.:	792s5-cs
DATE:	6/08/06
SCALE:	1"=300'
SHEET NO.:	1 of 2



AVENBURY LAKES
PHASE 7
P.V. 76, PG. 18-20
COMMON AREA
04-00-022-800-014

FOR CONTINUATION OF STORM SEWER
EASEMENT, SEE P.V. 64, PG. 78

YOLANDA MAGYARY ET AL.
04-00-015-103-053

JOSEPH N. & VIRGINIA A. MAGYARY
O.R. 66, PG. 189 & O.R. 383, PG. 689
04-00-015-103-012 &
04-00-015-103-039

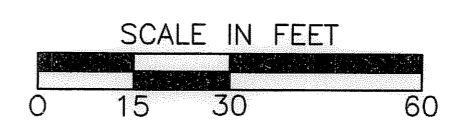
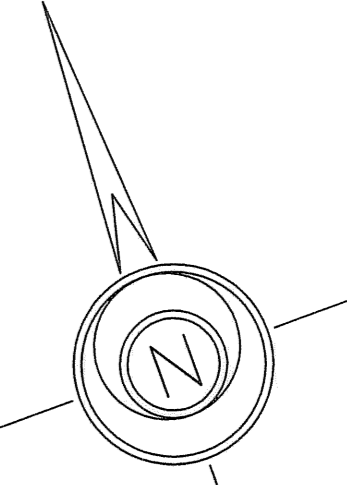
JOSEPH N. & VIRGINIA A. MAGYARY
DOC # 2000 690 925
04-00-022-101-095

AVENBURY LAKES HOMEOWNERS ASSOCIATION, INC.
P.V. 64, PGS. 76-78
04-00-022-800-010
5.06 ACRES

AVENBURY LAKES
PHASE 4
P.V. 66, PG. 79.80

SUBLOT 75
35410 DETROIT ROAD
0.4419 ACRES

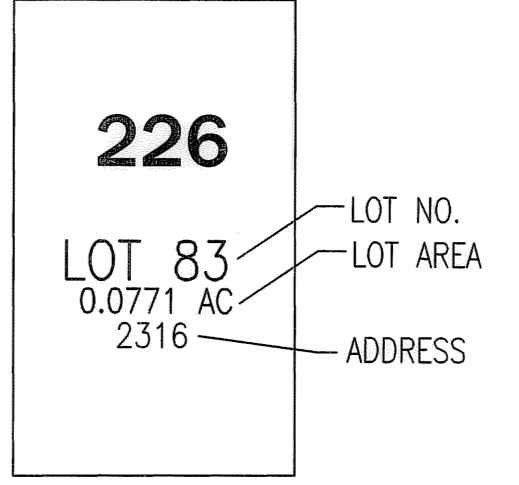
SUBLOT 75 PARCEL SPLIT
DEDICATED BY THIS PLAT



LEGEND

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

LOT LEGEND



CURVE TABLE

NO.	DELTA	RADIUS	ARC	TAN	CHORD	BEARING	REMARKS
C1	35°12'50"	220.00'	135.21'	69.82'	133.09'	S 29°39'33" W	R/W
C2	21°59'10"	250.00'	95.93'	48.56'	95.35'	S 36°16'23" W	R/W
C3	90°00'00"	30.00'	47.12'	30.00'	42.43'	S 67°13'00" W	R/W

NOTE: ALL DIMENSIONS SHOWN FROM PROPERTY
LINES, PHASE LINES, AND CENTERLINES ARE
PERPENDICULAR UNLESS OTHERWISE NOTED.

EASEMENTS ALONG DETROIT RD. AND SHAKESPEARE
LANE, AND SHAKESPEARE LANE RIGHT-OF-WAY
DEDICATED IN P.V. 62, PG. 68-70

ALL OTHER EASEMENTS SHOWN ARE PREVIOUSLY
RECORDED IN AVENBURY LAKES PHASE 2,
P.V. 64, PG. 76-78

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AVENBURY LAKES SUBDIVISION NUMBER 5
Part of Original Avon Township Section No. 22, City of Avon, County of Lorain, State of Ohio

SUBLOT 75

JOB NO.: 79294
DRN BY: ABE
FILE NO.: 792s5-PLAT
DATE: 6/08/06
SCALE: 1"=30'
SHEET NO.: 2 of 2