

# AVENBURY LAKES SUBDIVISION NUMBER 6

DETROIT RD. SUBLLOT 76  
 PART OF THE COMMON AREA IN AVENBURY LAKES PHASE 3, VOLUME 65, PAGES 1 THROUGH 7  
 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 6 SUBLLOT 76 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

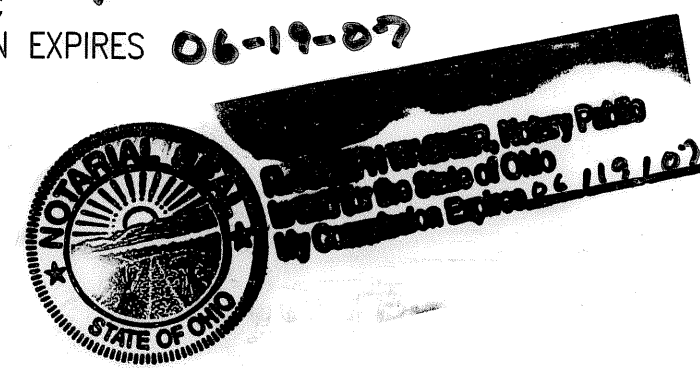
*James F. Mutchler, President*  
 JAMES F. MUTCHLER, PRESIDENT

STATE OF OHIO  
 COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27

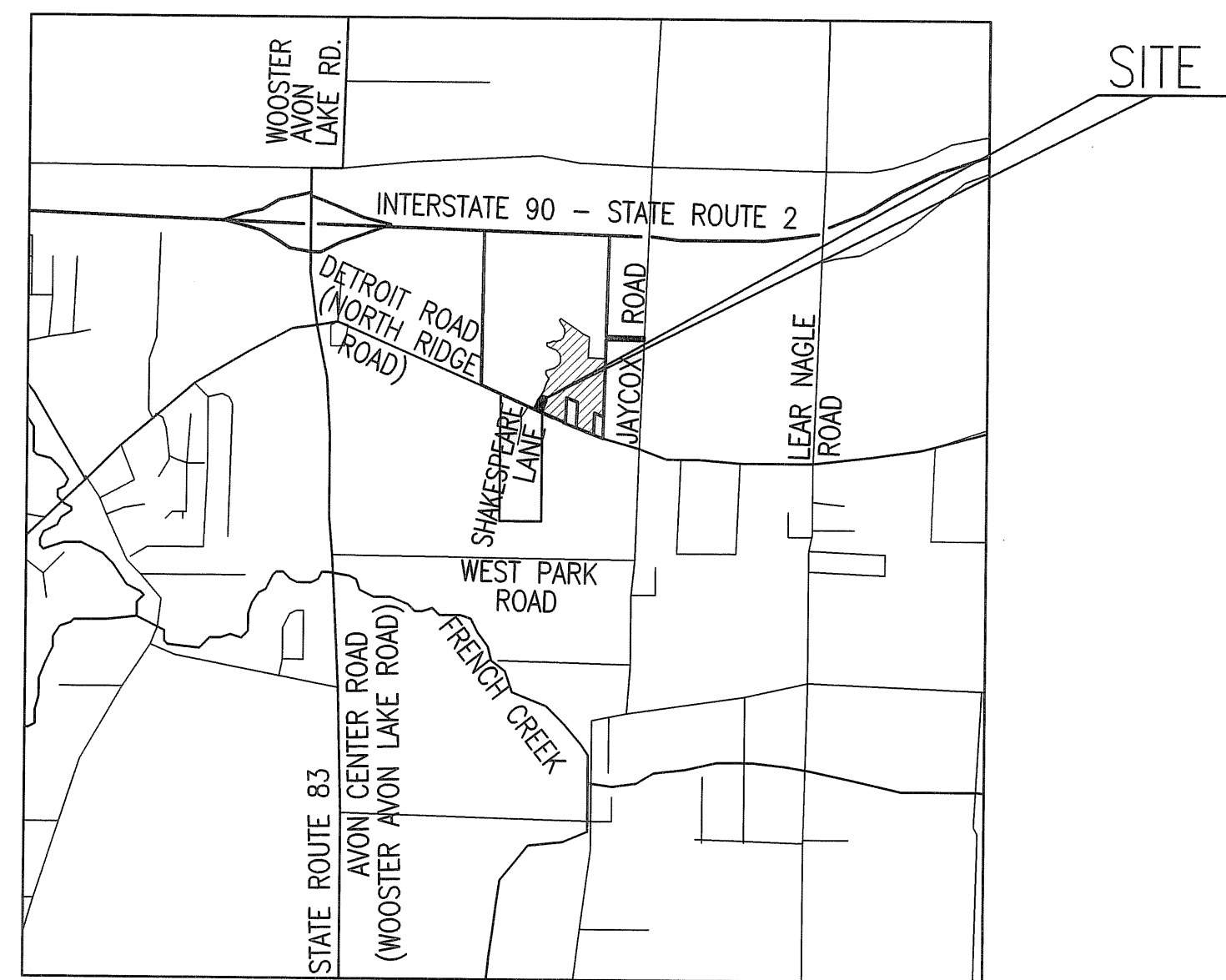
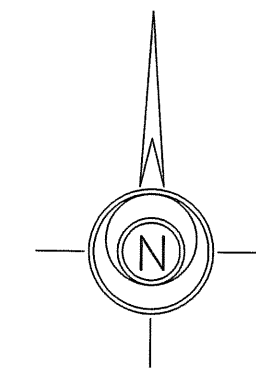
DAY OF June 2006.

*P. D. Wagner*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 06-19-07



**COMMON AREA**

EXCEPT FOR THE SUBLLOT AND 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 3.



LOCATION MAP

**SHEET INDEX**

- 1. COVER SHEET
- 2. SUBLLOT 76

**APPROVALS**

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19 DAY OF June 2006.  
*Michael Bramhall*  
 MICHAEL BRAMHALL  
 CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 21 DAY OF June 2006.  
*Carolyn Witherspoon*  
 CAROLYN WITHERSPOON  
 PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 21 DAY OF June 2006. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.  
*Clinton S. Pelfrey*  
 CLINTON S. PELFREY  
 COUNCIL PRESIDENT

SUBLLOT NO. 76 AREA 0.6119 AC.  
 REMAINING COMMON AREA 22.8650 AC.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED AVENBURY LAKES SUBDIVISION NUMBER 6 AS SHOWN HEREON AND CONTAINING 0.6119 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.

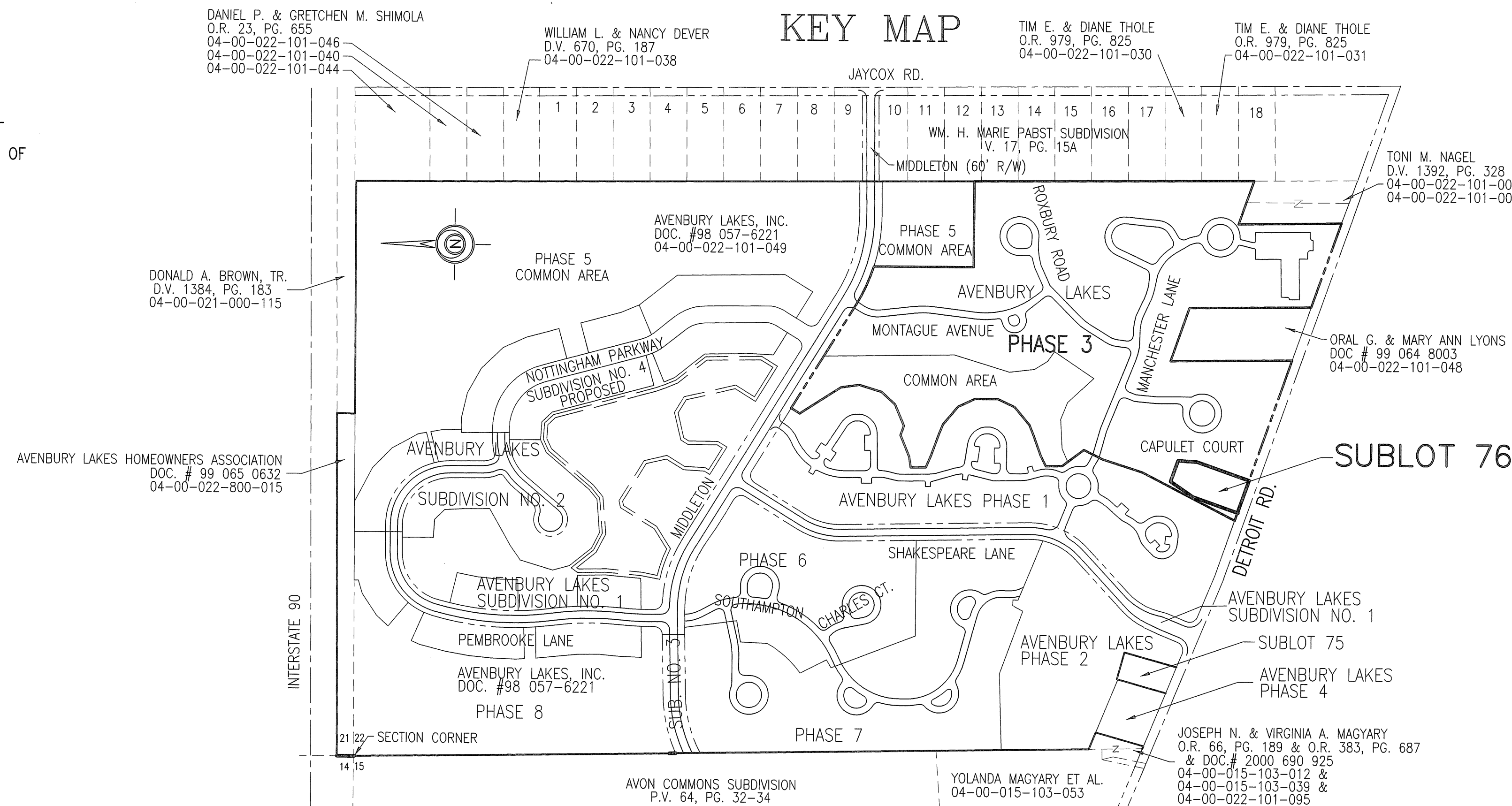
BEARINGS HEREON ARE BASED UPON A BEARING OF N 67°47'00" W FOR THE CENTERLINE OF DETROIT ROAD. I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES CONDUCTED BY ME PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

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

*John Hancock*  
 JOHN HANCOCK, P.E., P.S.  
 REG. OHIO SURVEYOR NO. 6918  
 June 8, 2006

TRANSFERRED  
 AUG 1 2006  
 MARK R. STEWART  
 LORAIN COUNTY AUDITOR

**KEY MAP**



SUBLLOT 76

LORAIN COUNTY RECORDER

LORAIN COUNTY AUDITOR

REVISED:

AVENBURY LAKES SUBDIVISION NUMBER 6

Part of Original Avon Township Section No. 22, City of Avon, County of Lorain, State of Ohio,

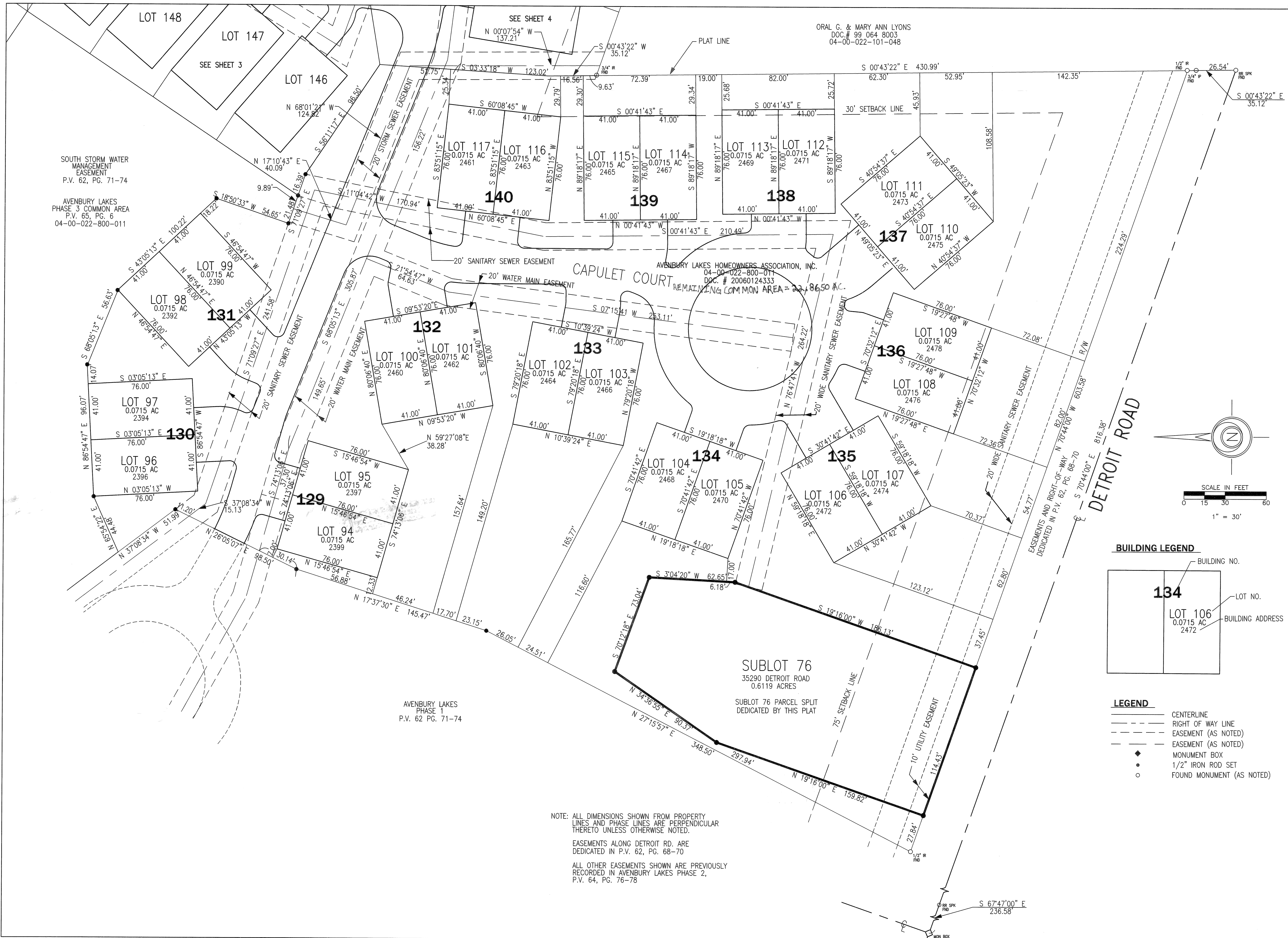
SUBLLOT 76

RECORD PLAT COVER SHEET

JOB NO.: 79294  
 DRN BY: ABE  
 FILE NO.: 792S6-PLAT1  
 DATE: 6/08/06  
 SCALE: 1"=300'  
 SHEET NO. 1 of 2

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





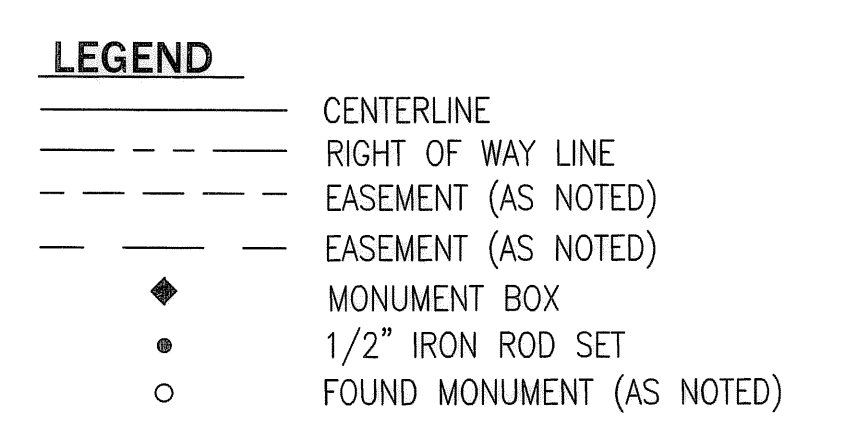
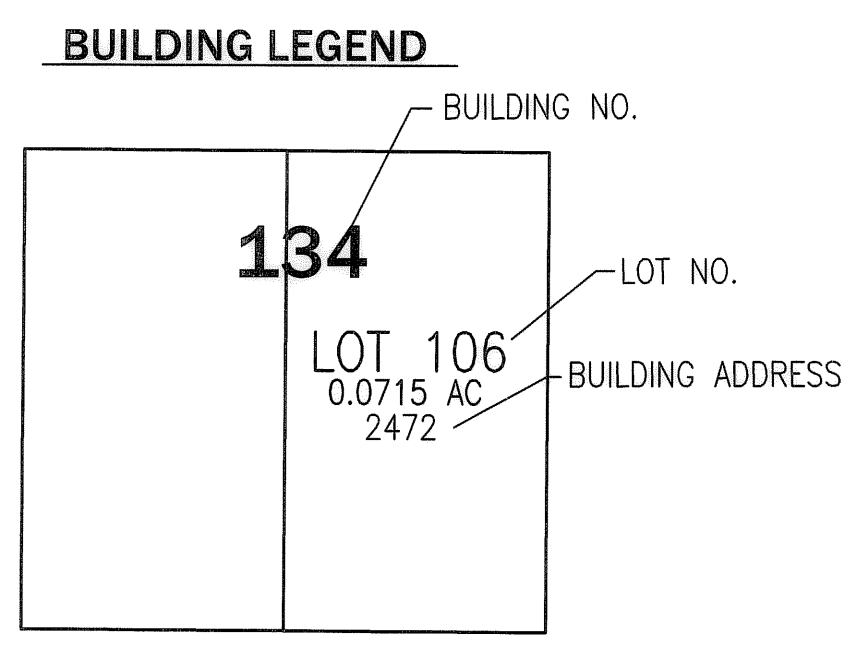
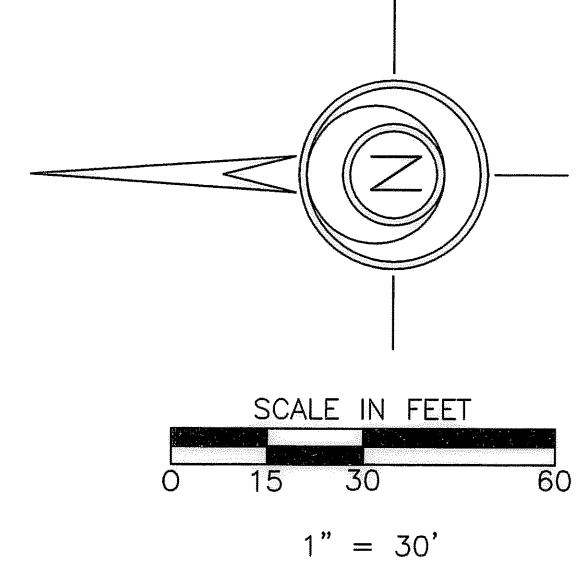
SOUTH STORM WATER  
MANAGEMENT  
EASEMENT  
P.V. 62, PG. 71-74

AVENBURY LAKES  
PHASE 3 COMMON AREA  
P.V. 65, PG. 6  
04-00-022-800-011

AVENBURY LAKES  
PHASE 1  
P.V. 62 PG. 71-74

ORAL G. & MARY ANN LYONS  
DOC.# 99 064 8003  
04-00-022-101-048

AVENBURY LAKES HOMEOWNERS ASSOCIATION, INC.  
04-00-022-800-011  
DOC. # 20060124333  
REMAINING COMMON AREA = 22.8650 AC.



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

EASEMENTS ALONG DETROIT RD. ARE  
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

REVISED:

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

**AVENBURY LAKES SUBDIVISION NUMBER 6**  
Part of Original Avon Township, Section No. 22, City of Avon, County of Lorain, State of Ohio

**SUBLOT 76**

JOB NO.: 79294  
DRN BY: ABE  
FILE NO.: 792S6-PLAT2  
DATE: 6/08/06  
SCALE: 1"=30'  
SHEET NO.: 2 of 2