

# KENWYN VILLAGE SUBDIVISION FINAL PLAT

RESIDENTIAL CLUSTER SUBDIVISION  
SUBLOTS 1 - 14 & BLOCKS "A" & "B"  
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO  
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 3

P.P.N. 04-00-003-103-035  
SOUTH PARK, LLC  
DOC. NO. 2007-0197944  
8.59 AC.

PLANS PREPARED BY:

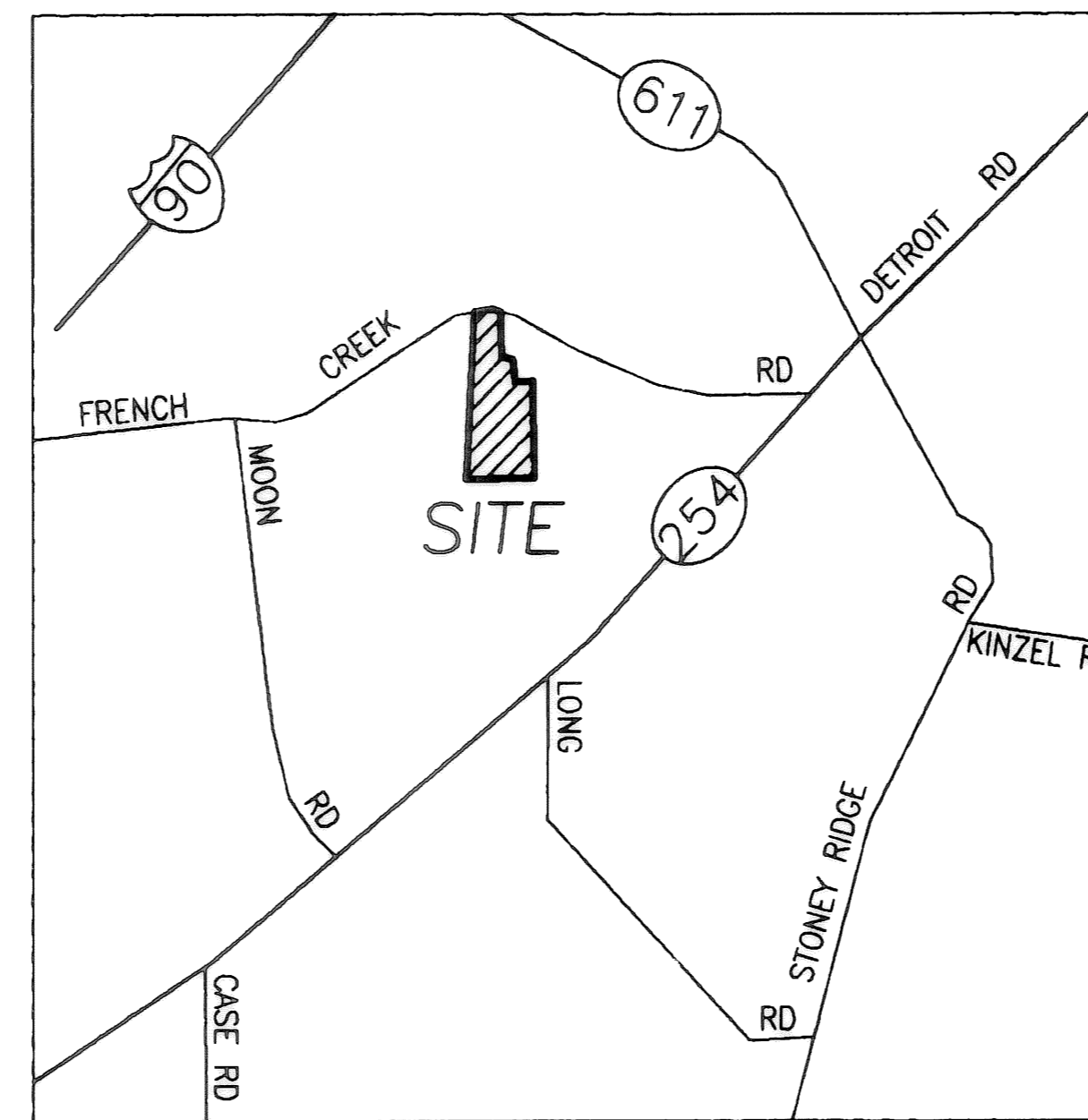
**HAYWOOD**  
Civil Engineering & Land Surveying, Inc.

475 N. Abbe Road  
Elyria, Ohio 44035  
www.haywoodcivilengineering.com  
(440) 365-9831 Office  
(440) 365-3426 Fax

PLANS PREPARED FOR:

SOUTH PARK LTD  
3320 STONEY RIDGE ROAD  
AVON, OHIO 44011

AREA MAP NO SCALE



## OWNER'S CERTIFICATE

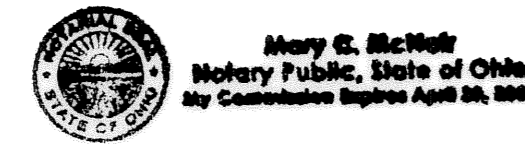
THIS IS TO CERTIFY THAT I, OWNER OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF KENWYN VILLAGE SUBDIVISION, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE EASEMENTS AND STREETS AS SHOWN HEREIN.

SIGNED *Gary Smitek*  
GARY SMITEK

## NOTARIAL SEAL

STATE OF OHIO  
S.S.  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.  
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 24<sup>th</sup> DAY OF OCTOBER, 2007.

BY: *Mary C. McNeil*, NOTARY PUBLIC  
MY COMMISSION EXPIRES



## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MORTGAGEE OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF KENWYN VILLAGE SUBDIVISION, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE EASEMENTS AND STREETS AS SHOWN HEREIN.

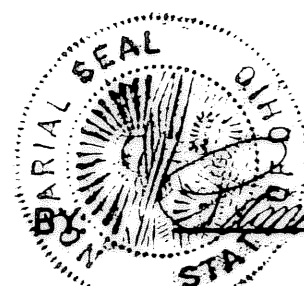
SIGNED *Paula K. Scholle*

## NOTARIAL SEAL

STATE OF OHIO  
S.S.  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.  
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: *Pamela K. Scholle*, NOTARY PUBLIC  
MY COMMISSION EXPIRES

PAMELA K. SCHOLLE  
Notary Public, State of Ohio  
My Commission Expires Dec. 20, 2008



## APPROVAL AND ACCEPTANCE SIGNATURES

### CITY ENGINEER

APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY ON THIS  
DAY OF October, 2007.

SIGNED *Michael C. Bramhall*  
MICHAEL C. BRAMHALL, P.E., P.S., CITY ENGINEER

### PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY ON THIS 5<sup>th</sup> DAY OF November, 2007.

SIGNED *Carolyn Witherspoon*  
CAROLYN WITHERSPOON, CHAIRPERSON

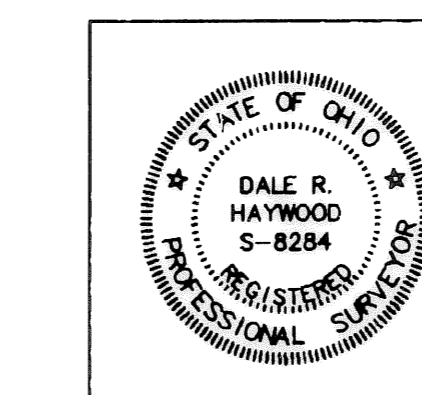
### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF KENWYN VILLAGE SUBDIVISION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF AVON, OHIO, FOR RECORDING PURPOSES ONLY ON THIS Second DAY OF November, 2007.

SIGNED *Clinton Pelfrey*  
CLINTON PELFREY, COUNCIL PRESIDENT

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY, THAT, AT THE REQUEST OF THE OWNER, WE HAVE SURVEYED AND PLATTED KENWYN VILLAGE SUBDIVISION, NO. 1 AS SHOWN HEREON, EMBRACING 7.1139 ACRES OF LAND, MORE OR LESS, IN SECTION NO. 3 OF AVON TOWNSHIP, NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF AVON, OHIO, OF WHICH 1.8437 ACRES LIE WITHIN STREET DEDICATION, 2.5255 ACRES LIE WITHIN BLOCKS, AND 2.7447 ACRES LIE IN BUILDING LOTS. MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS USED ARE ASSUMED AND FOR PURPOSES OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.



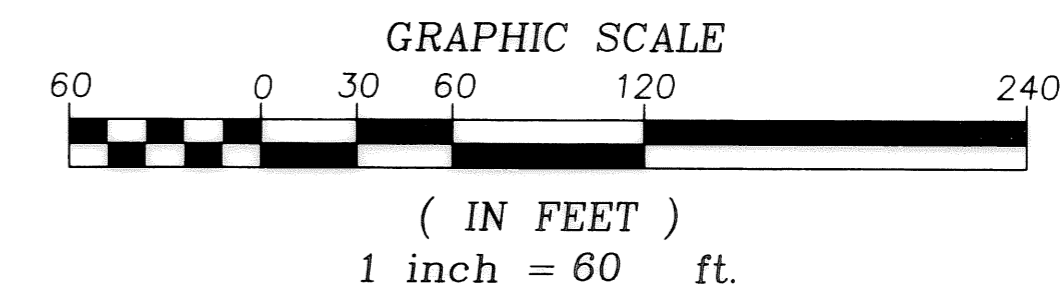
*Dale Haywood*  
Dale R. Haywood, P.S.  
Registered State of Ohio Surveyor No. 8284  
ADDITIONS OR DELETIONS TO THIS PLAT BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY.  
THIS SURVEY PLAT IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL OF THE SIGNING PARTY.

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
AUG 28 2008  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

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SOUTH PARK, LLC  
DOC. NO. 2007-0197944  
8.59 AC.



ACREAGE SUMMARY

|                    |           |
|--------------------|-----------|
| LOTS 1-14          | 2.7447 AC |
| + BLOCKS "A" & "B" | 2.5255 AC |
| + STREETS          | 1.8437 AC |
| TOTAL IN PLAT      | 7.1139 AC |
| PARCEL ACREAGE     | 8.5930 AC |
| - PLAT TOTAL       | 7.1139 AC |
| REMAINDER          | 1.4791 AC |

GREEN SPACE CALCULATION

|                             |            |
|-----------------------------|------------|
| BLOCK A                     | 1.7874 AC. |
| + BLOCK B                   | 0.7381 AC. |
| TOTAL GREEN SPACE           | 2.5255 AC. |
| (PERCENTAGE OF GREEN SPACE= | 35.5%)     |

MINIMUM SIDE YARD SETBACK = 3 FT.

CURVE TABLE

| CURVE | LENGTH  | RADIUS  | DELTA     | TANGENT | CHORD   | BEARING     |
|-------|---------|---------|-----------|---------|---------|-------------|
| C1    | 98.45'  | 126.75' | 44°30'12" | 51.86'  | 95.99'  | S17°51'20"E |
| C2    | 253.57' | 360.00' | 40°21'26" | 132.30' | 248.36' | N19°55'43"W |
| C3    | 81.45'  | 700.00' | 6°40'00"  | 40.77'  | 81.40'  | N03°35'00"E |
| C4    | 42.66'  | 700.00' | 3°29'29"  | 21.33'  | 42.65'  | S05°10'15"W |
| C5    | 10.24'  | 686.80' | 0°51'14"  | 5.12'   | 10.24'  | N73°15'38"W |
| C6    | 83.38'  | 686.80' | 6°57'21"  | 41.74'  | 83.33'  | N69°21'20"W |
| C7    | 56.32'  | 686.80' | 4°41'53"  | 28.17'  | 56.30'  | N63°31'43"W |
| C8    | 149.93' | 686.80' | 12°30'29" | 75.27'  | 149.63' | N67°26'01"W |
| C9    | 67.38'  | 86.75'  | 44°30'12" | 35.49'  | 67.70'  | S17°51'20"E |
| C10   | 212.53' | 400.00' | 30°26'32" | 108.84' | 210.04' | N24°53'10"W |
| C11   | 66.34'  | 400.00' | 9°30'07"  | 33.24'  | 66.26'  | N04°54'50"W |
| C12   | 2.88'   | 400.00' | 0°24'47"  | 1.44'   | 2.88'   | N00°02'37"E |
| C13   | 19.18'  | 740.00' | 1°29'07"  | 9.59'   | 19.18'  | N00°59'33"E |
| C14   | 66.19'  | 740.00' | 5°07'31"  | 33.12'  | 66.17'  | N04°17'52"E |
| C15   | 0.73'   | 740.00' | 0°03'23"  | 0.36'   | 0.73'   | N06°53'19"E |
| C16   | 47.37'  | 740.00' | 3°40'04"  | 23.69'  | 47.36'  | S05°04'58"W |
| C17   | 57.50'  | 660.00' | 4°59'29"  | 28.77'  | 57.48'  | N04°25'16"E |
| C18   | 19.30'  | 660.00' | 1°40'31"  | 9.65'   | 19.30'  | N01°05'16"E |
| C19   | 30.81'  | 320.00' | 5°31'01"  | 15.42'  | 30.80'  | N02°30'30"W |
| C20   | 107.44' | 320.00' | 19°14'14" | 54.23'  | 106.94' | N14°53'08"W |
| C21   | 87.14'  | 320.00' | 15°36'11" | 43.84'  | 86.88'  | N32°18'20"W |
| C22   | 129.52' | 166.75' | 44°30'12" | 68.22'  | 126.29' | S17°51'20"E |
| C23   | 37.94'  | 660.00' | 3°17'38"  | 18.98'  | 37.94'  | N05°16'11"E |

