

AVON RECREATION COMPLEX SUBDIVISION

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBERS 3 & 4.

OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBERS 3 & 4. CONTAINING 133.1287 ACRES OF LAND, OF WHICH 113.6049 ACRES OF LAND LIE IN ORIGINAL AVON TOWNSHIP SECTION NUMBER THREE (3) AND 19.5238 ACRES OF LAND LIE IN ORIGINAL AVON TOWNSHIP SECTION NUMBER FOUR (4).

THE UNDERSIGNED (CITY OF AVON) HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS "AVON RECREATION COMPLEX SUBDIVISION", INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF STREETS AND EASEMENTS, SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE MUNICIPALITY OF AVON, OHIO, FOR THE BENEFIT OF ITSELF AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

PRIVATE UTILITY EASEMENT:

THE UNDERSIGNED (CITY OF AVON), THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, TIME WARNER CABLE, CENTURYTEL, & COLUMBIA GAS COMPANY, THEIR SUCCESSORS AND ASSIGNS, (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL BLOCKS AND ALL LANDS SHOWN HEREON AND VARIABLE WIDTH EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, NATURAL GAS PIPELINES, AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY, COMMUNICATION SIGNALS, AND NATURAL GAS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE ANY AND ALL FACILITIES NOT CONTEMPLATED IN THE RIGHTS CONVEYED TO GRANTEE BY THIS EASEMENT GRANT WITHIN SAID EASEMENT PREMISES INCLUDING, BUT NOT LIMITED TO, IRRIGATION SYSTEMS, ELECTRONIC ANIMAL FENCING, TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY AND LANDSCAPE LIGHTING WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THE UNDERSIGNED (CITY OF AVON), OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT A CELLULAR TOWER EASEMENT FOR THE ACCESS, OPERATION, MAINTENANCE, REPLACEMENT, REPAIR, REMOVAL OR CHANGE OF THE RELATED EQUIPMENT, WITHIN BLOCK "C" AS SHOWN HEREON.

THE UNDERSIGNED (CITY OF AVON), OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT A NATURAL GAS PIPELINE EASEMENT FOR THE ACCESS, OPERATION, MAINTENANCE, REPLACEMENT, REPAIR, REMOVAL OR CHANGE OF NATURAL GAS FACILITIES, WITHIN BLOCK "A" AS SHOWN HEREON.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS

THIS 19th DAY OF April, 2010.
BY: (CITY OF AVON)

James A. Smith
MAYOR: JAMES A. SMITH

P. Romano
WITNESS

Richard A. Bailey
WITNESS

NOTARY PUBLIC:

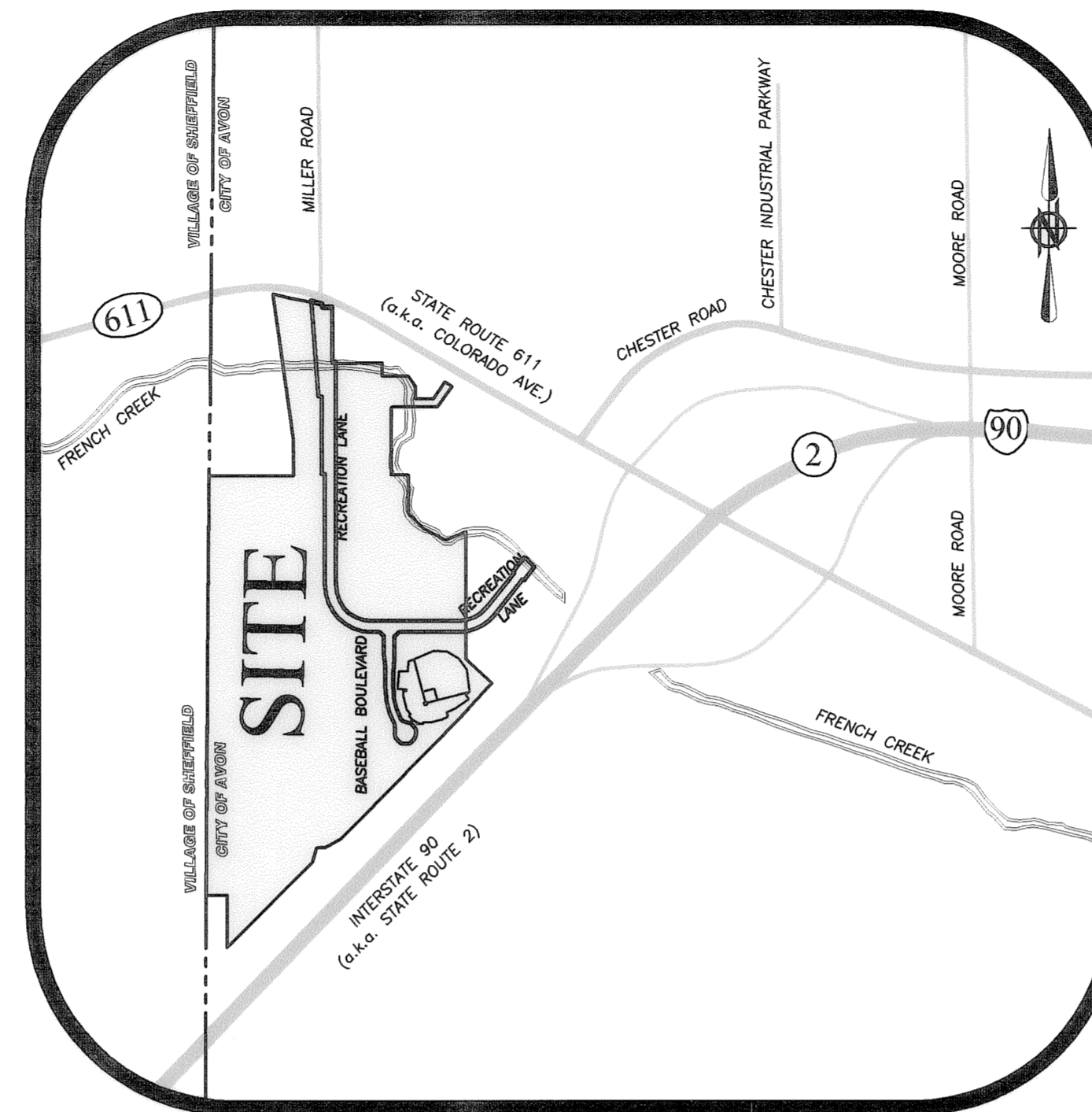
STATE OF OHIO
COUNTY OF SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED MAYOR OF THE CITY OF AVON, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID MUNICIPALITY FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

THIS 19th DAY OF April, 2010.

NOTARY PUBLIC: *Jessica K. Martin*

MY COMMISSION EXPIRES: 7/6/2013



LOCATION MAP
NTS

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED "AVON RECREATION COMPLEX SUBDIVISION" AS SHOWN HEREON. SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBERS 3 & 4. CONTAINING 133.1287 ACRES OF LAND, OF WHICH 113.6049 ACRES OF LAND LIE IN ORIGINAL AVON TOWNSHIP SECTION NUMBER THREE (3) AND 19.5238 ACRES OF LAND LIE IN ORIGINAL AVON TOWNSHIP SECTION NUMBER FOUR (4). DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY FOR WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO 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.

Michael C. Bramhall 3/17/10
MICHAEL C. BRAMHALL, P.E., P.S.
REGISTERED SURVEYOR No. 8073
DATE



ACREAGE SUMMARY	
AREA IN ORIGINAL AVON TOWNSHIP SECTION 3	AREA IN ORIGINAL AVON TOWNSHIP SECTION 4
RIGHT-OF-WAY	6.4799 ACRES
BLOCK "A"	18.5575 ACRES
BLOCK "B"	9.7138 ACRES
BLOCK "C"	8.0785 ACRES
BLOCK "D"	11.3068 ACRES
BLOCK "G"	59.4690 ACRES
113.6049 ACRES TOTAL	19.5238 AC. TOTAL
133.1287 AC. TOTAL	

APPROVAL AND ACCEPTANCE SIGNATURES:

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY
THIS 17th DAY OF MARCH, 2010.

Carolyn Witherspoon
CAROLYN WITHERSPOON
CITY OF AVON PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE No. 28-10
THIS 16th DAY OF APRIL, 2010.

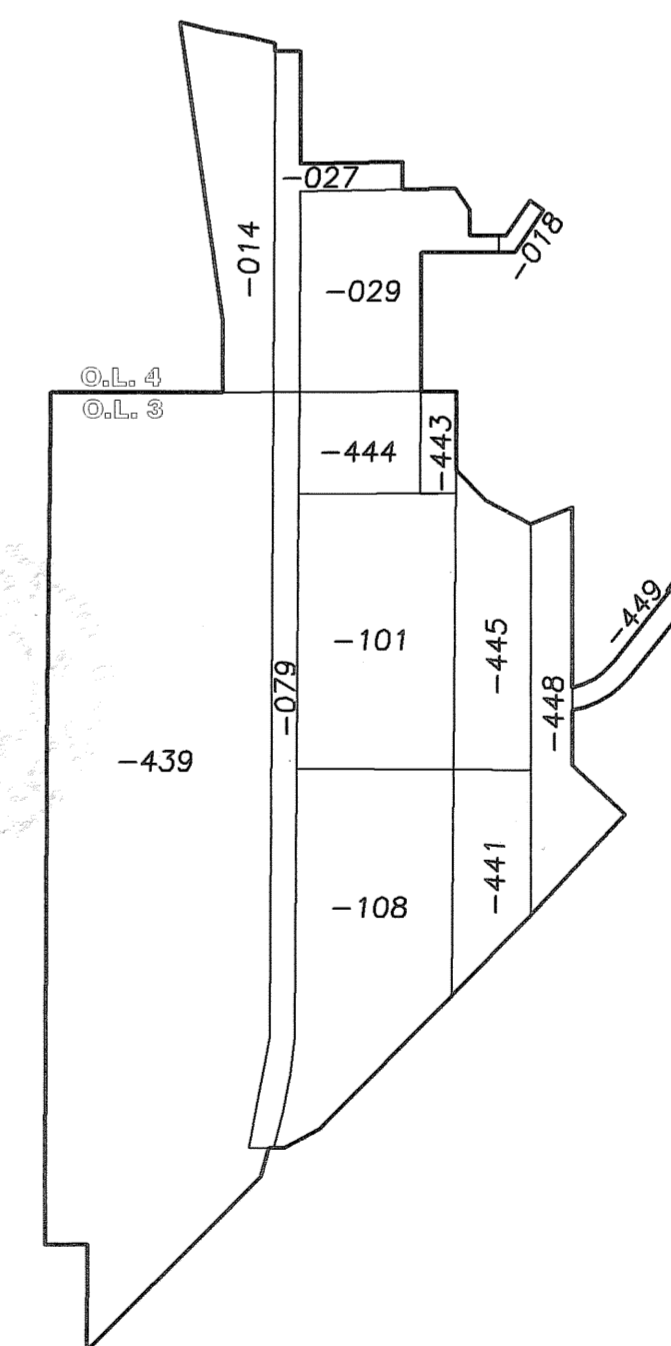
Craig Witherspoon
CRAIG WITHERSPOON
CITY OF AVON COUNCIL PRESIDENT

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY
THIS 12th DAY OF APRIL, 2010.

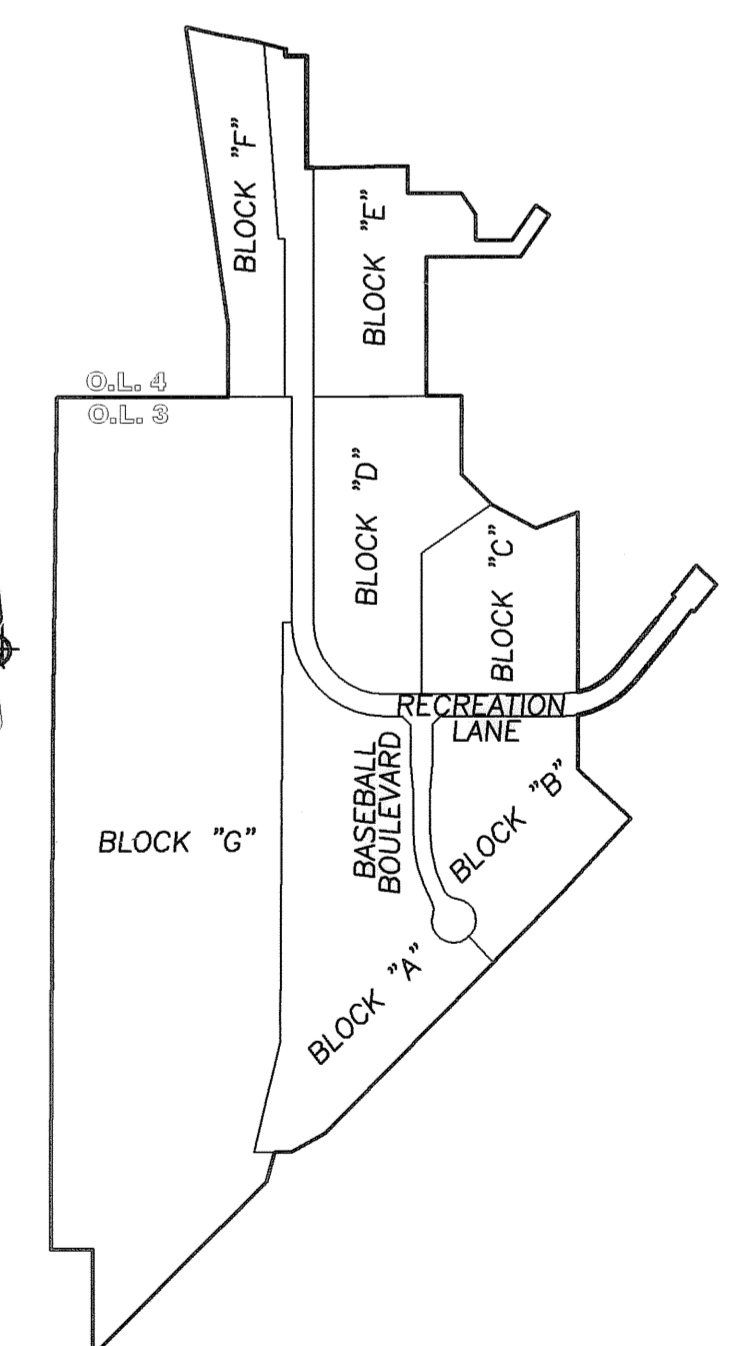
John A. Gasior
JOHN A. GASIOR
CITY OF AVON LAW DIRECTOR

THIS PLAT IS APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY
THIS 22nd DAY OF MARCH, 2010.

Robert J. Knopf Jr.
ROBERT J. KNOPF Jr. P.E.
CITY OF AVON ENGINEER



PRE-DEDICATION SUMMARY
NOT TO SCALE



POST-DEDICATION SUMMARY
NOT TO SCALE

J:\AVON\072411-007\DRAWINGS\DWG\PLAT 01\ TITLE SHEET.DWG

DATE	BY	DESCRIPTION
01-25-10	MCB	ISSUE FOR REVIEW
03-09-10	MCB	REVISED PER COUNTY COMMENTS & UTILITY COMMENTS

DRAWN BY: BDA
CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

CITY OF AVON
36080 CHESTER ROAD AVON, OHIO 44011
PH. (440) 937-7800 FAX. (440) 937-7824

AVON RECREATION COMPLEX SUBDIVISION
TITLE SHEET
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
1 OF 7
JOB NO.
07-2411-007A

AVON RECREATION COMPLEX SUBDIVISION

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO,
AND KNOWN AS BEING PART OF ORIGINAL TOWNSHIP SECTION NUMBERS 3 & 4,

SHEFFIELD TOWNSHIP O.L. 06
SHEFFIELD TOWNSHIP O.L. 07

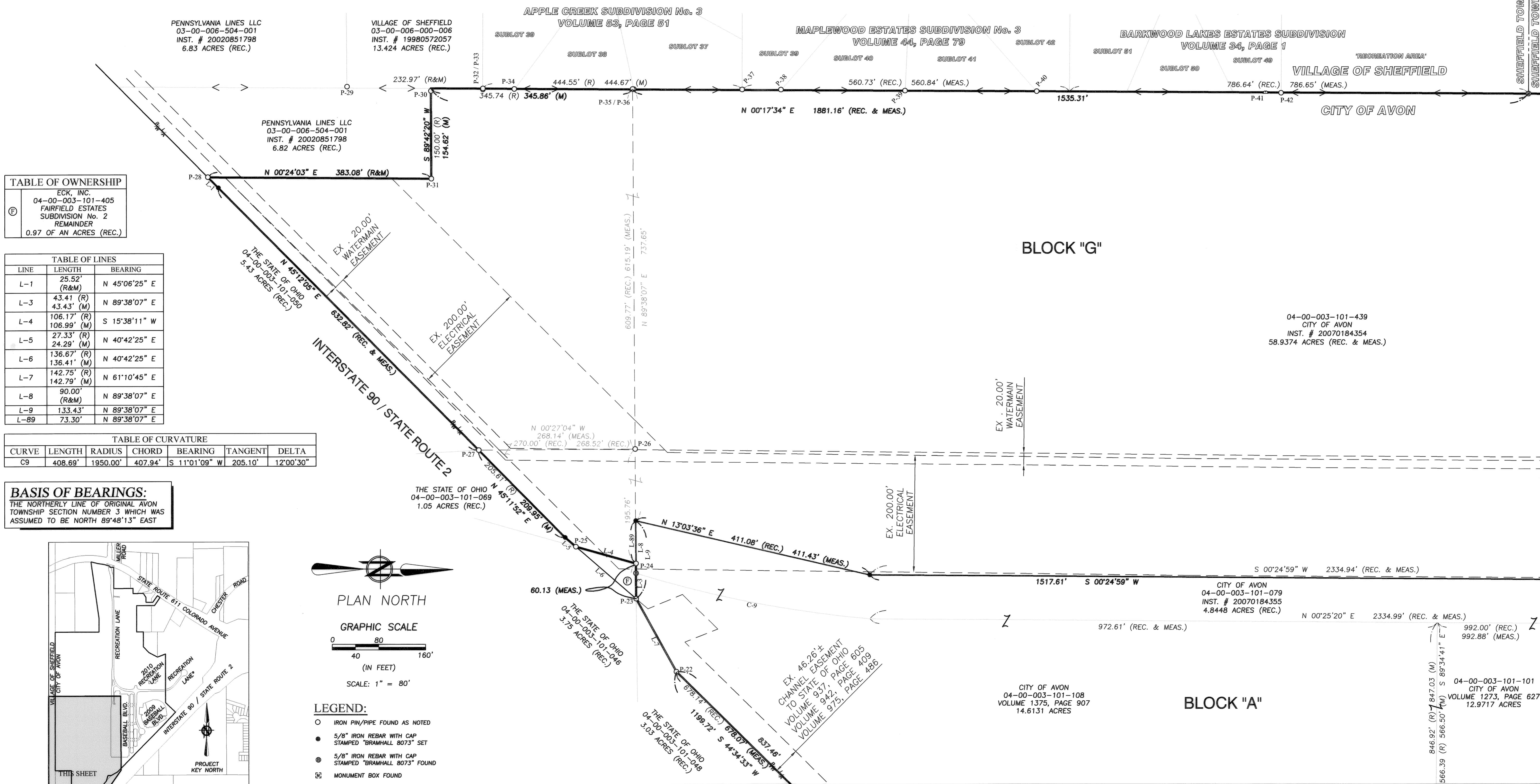


TABLE OF OWNERSHIP

ECK, INC.
04-00-003-101-405
FAIRFIELD ESTATES
SUBDIVISION No. 2
REMAINDER
0.97 OF AN ACRES (REC.)

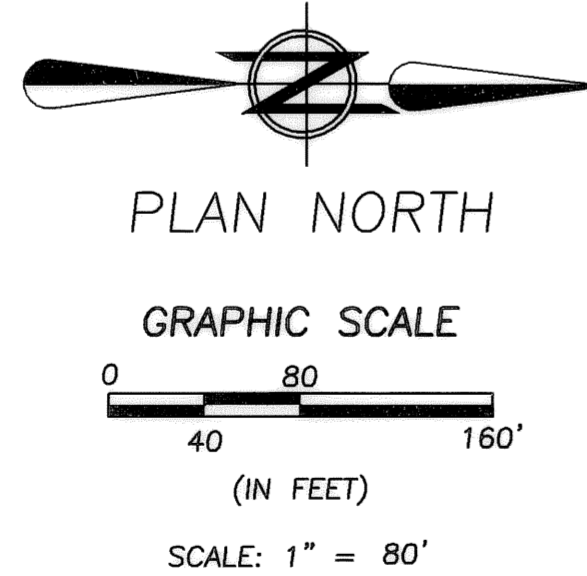
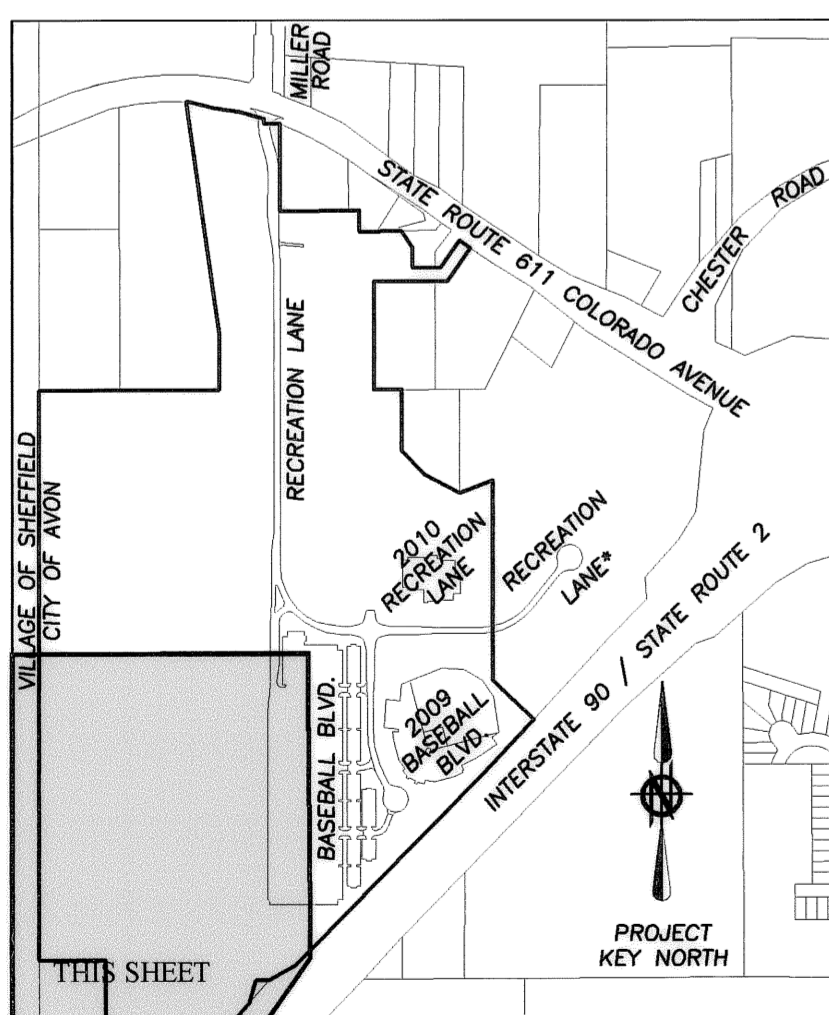
TABLE OF LINES

LINE	LENGTH	BEARING
L-1	25.52' (R&M)	N 45°06'25" E
L-3	43.41' (R) 43.43' (M)	N 89°38'07" E
L-4	106.17' (R) 106.99' (M)	S 15°38'11" W
L-5	27.33' (R) 24.29' (M)	N 40°42'25" E
L-6	136.67' (R) 136.41' (M)	N 40°42'25" E
L-7	142.75' (R) 142.79' (M)	N 61°10'45" E
L-8	90.00' (R&M)	N 89°38'07" E
L-9	133.43'	N 89°38'07" E
L-89	73.30'	N 89°38'07" E

TABLE OF CURVATURE

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C9	408.69'	1950.00'	407.94'	S 11°01'09" W	205.10'	12°00'30"

BASIS OF BEARINGS:
THE NORTHERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 3 WHICH WAS ASSUMED TO BE NORTH 89°48'13" EAST



- LEGEND:**
- IRON PIN/PIPE FOUND AS NOTED
 - 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
 - ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
 - ⊞ MONUMENT BOX FOUND
 - ⊟ MONUMENT BOX SET
 - (REC.) RECORD
 - (MEAS.) MEASURED

DATE	BY	DESCRIPTION
01-25-10	MCB	ISSUE FOR REVIEW
03-09-10	MCB	REVISED PER COUNTY COMMENTS & UTILITY COMMENTS

DRAWN BY: BDA
CHECKED BY: APA

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PREPARED FOR:

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36080 CHESTER ROAD AVON, OHIO 44011
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AVON RECREATION COMPLEX SUBDIVISION
RECORD PLAT
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

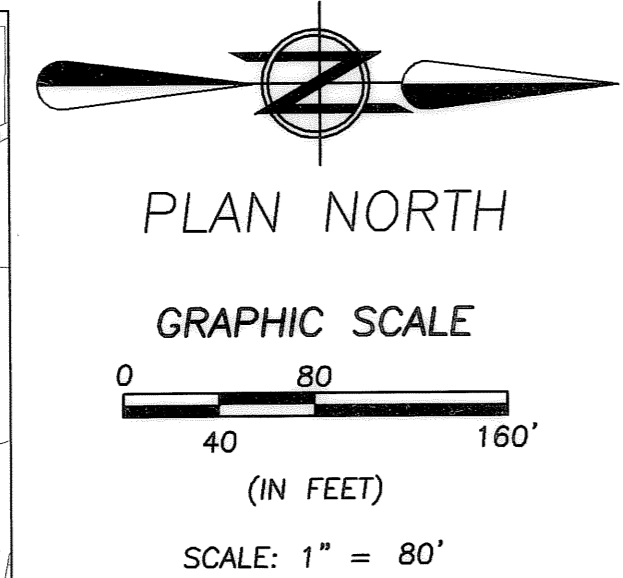
SHEET 3 OF 7
JOB NO. 07-2411-007A

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

AVON RECREATION COMPLEX SUBDIVISION

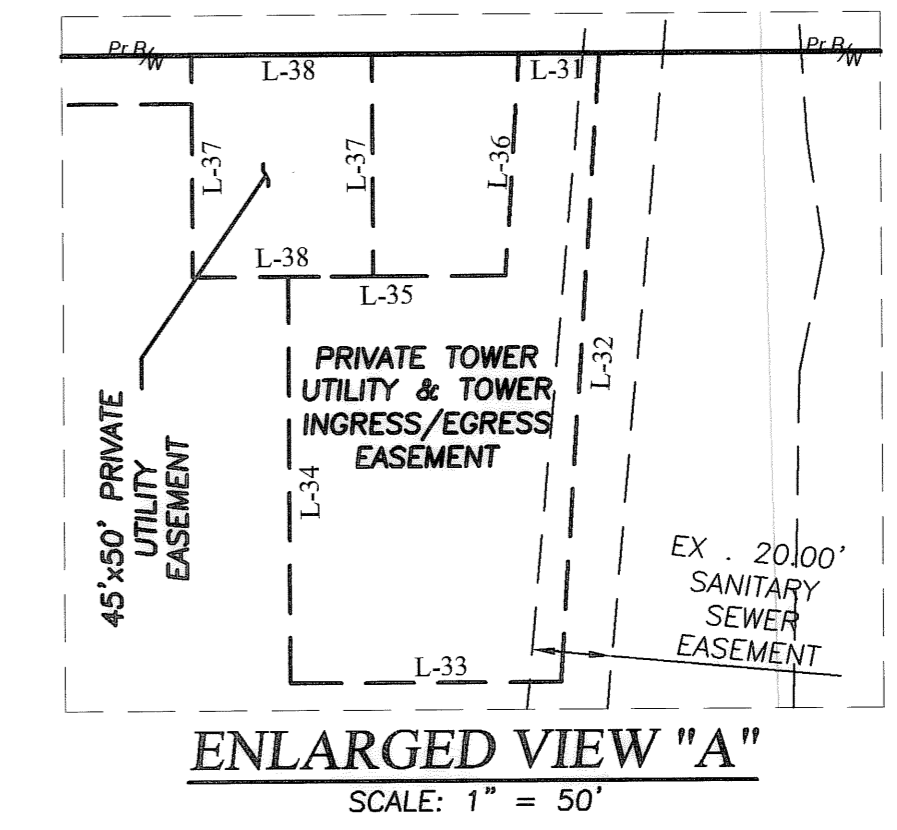
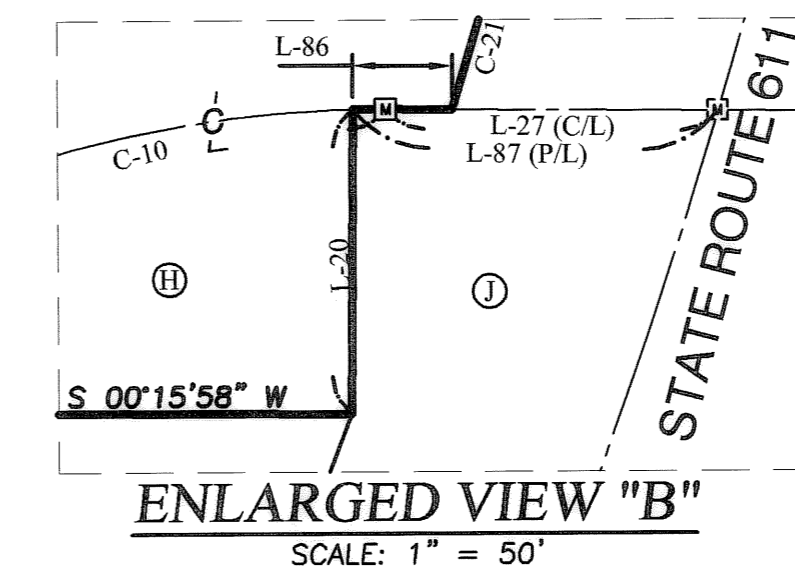
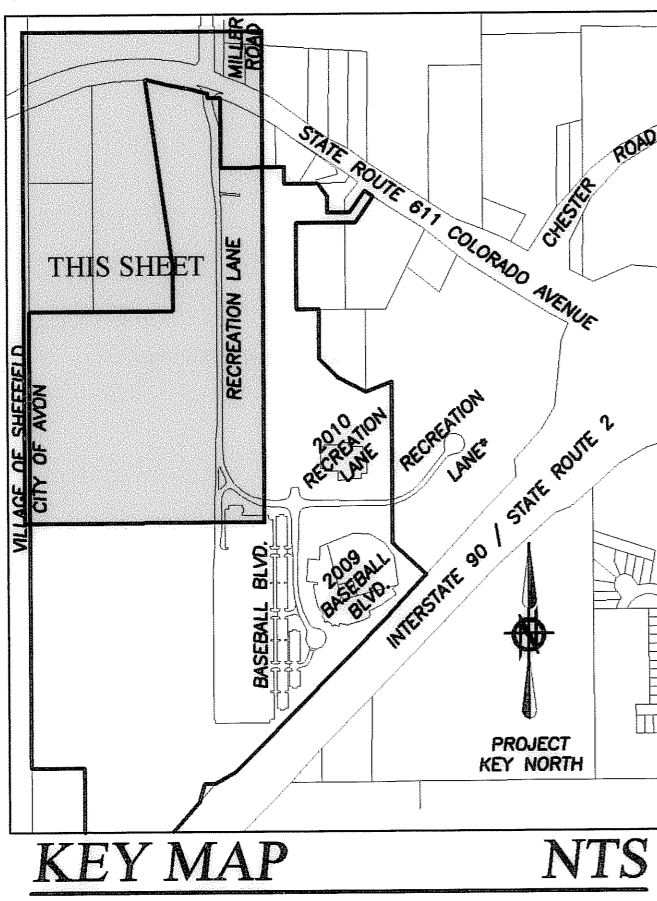
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO,
AND KNOWN AS BEING PART OF ORIGINAL TOWNSHIP SECTION NUMBERS 3 & 4,



LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- ⊞ MONUMENT BOX FOUND
- ⊞ MONUMENT BOX SET
- (REC.) RECORD
- (MEAS.) MEASURED

BASIS OF BEARINGS:
THE NORTHERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 3 WHICH WAS ASSUMED TO BE NORTH 89°48'13" EAST



VILLAGE OF SHEFFIELD

CITY OF AVON

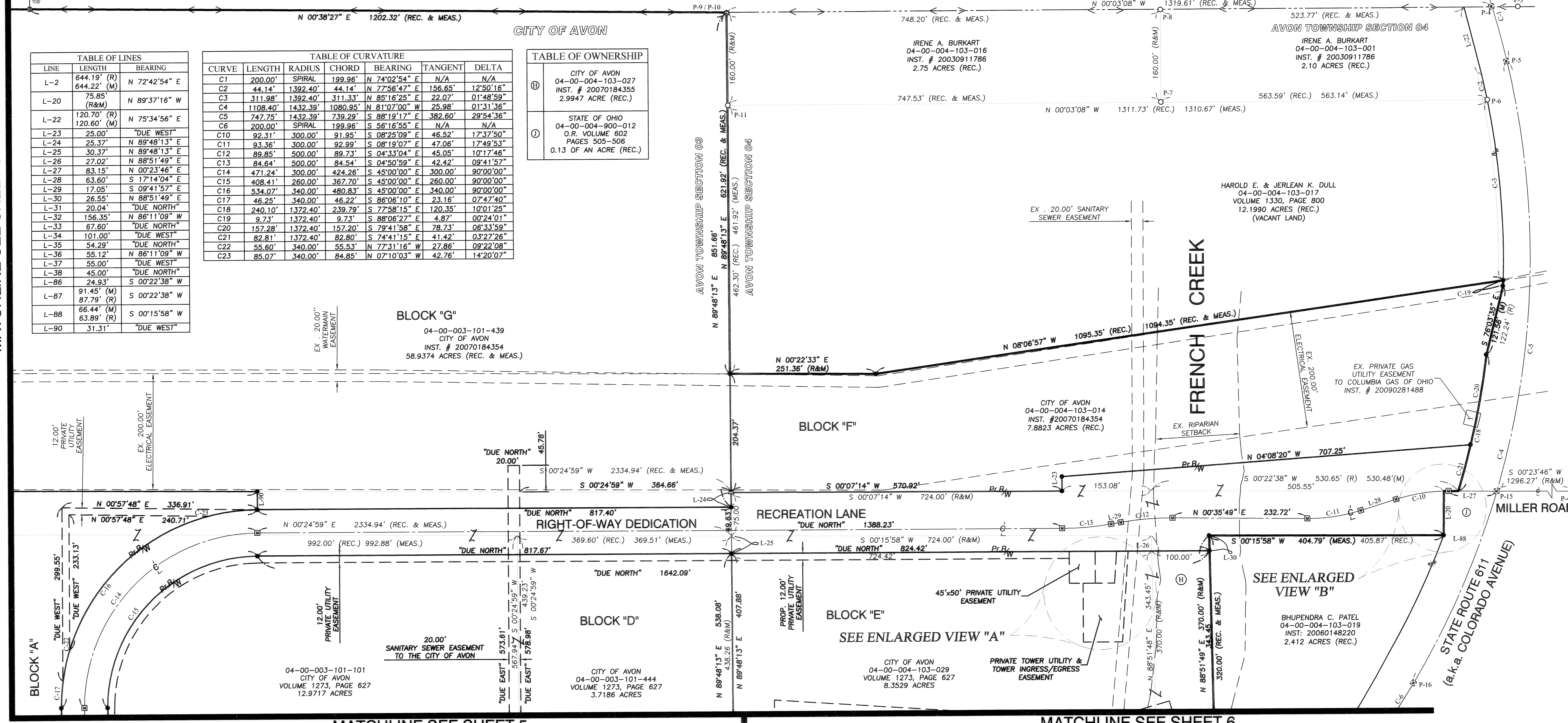
LINE	LENGTH	BEARING
L-2	644.19' (R) 644.22' (M)	N 72°42'54" E
L-20	75.85' (R&M)	N 89°37'16" W
L-22	120.70' (R) 120.60' (M)	N 75°34'56" E
L-23	25.00'	"DUE WEST"
L-24	25.37'	N 89°48'13" E
L-25	30.37'	N 89°48'13" E
L-26	27.02'	N 88°51'49" E
L-27	83.15'	N 00°23'46" E
L-28	63.60'	S 17°14'04" E
L-29	17.05'	S 09°41'57" E
L-30	26.55'	N 88°51'49" E
L-31	20.04'	"DUE NORTH"
L-32	156.35'	N 86°11'09" W
L-33	67.60'	"DUE NORTH"
L-34	101.00'	"DUE WEST"
L-35	54.29'	"DUE NORTH"
L-36	55.12'	N 86°11'09" W
L-37	55.00'	"DUE WEST"
L-38	45.00'	"DUE NORTH"
L-86	24.93'	S 00°22'38" W
L-87	91.45' (M) 87.79' (R)	S 00°22'38" W
L-88	66.44' (M) 63.89' (R)	S 00°15'58" W
L-90	31.31'	"DUE WEST"

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C1	200.00'	SPIRAL	199.96'	N 74°02'54" E	N/A	N/A
C2	44.14'	1392.40'	44.14'	N 77°56'47" E	156.65'	12°50'16"
C3	311.98'	1392.40'	311.33'	N 85°16'25" E	22.07'	01°48'59"
C4	1108.40'	1432.39'	1080.95'	N 81°07'00" W	25.98'	01°31'36"
C5	747.75'	1432.39'	739.29'	S 88°19'17" E	382.60'	29°54'36"
C6	200.00'	SPIRAL	199.96'	S 56°16'55" E	N/A	N/A
C10	92.31'	300.00'	91.95'	S 08°25'09" E	46.52'	17°37'50"
C11	93.36'	300.00'	92.99'	S 08°19'07" E	47.06'	17°49'53"
C12	89.85'	500.00'	89.73'	S 04°33'04" E	45.05'	10°17'46"
C13	84.64'	500.00'	84.54'	S 04°50'59" E	42.42'	09°41'57"
C14	471.24'	300.00'	424.26'	S 45°00'00" E	340.00'	90°00'00"
C15	408.41'	260.00'	367.70'	S 45°00'00" E	260.00'	90°00'00"
C16	534.07'	340.00'	480.83'	S 45°00'00" E	340.00'	90°00'00"
C17	46.25'	340.00'	46.22'	S 88°06'10" E	23.16'	07°47'40"
C18	240.10'	1372.40'	239.79'	S 77°58'15" E	120.35'	10°01'25"
C19	9.73'	1372.40'	9.73'	S 88°06'27" E	4.87'	00°24'01"
C20	157.28'	1372.40'	157.20'	S 79°41'58" E	78.73'	06°33'59"
C21	82.81'	1372.40'	82.80'	S 74°41'15" E	41.42'	03°27'26"
C22	55.60'	340.00'	55.53'	N 77°31'16" W	27.86'	09°22'08"
C23	85.07'	340.00'	84.85'	N 07°10'03" W	42.76'	14°20'07"

TABLE OF OWNERSHIP	
Ⓜ	CITY OF AVON 04-00-004-103-027 INST. # 20070184355 2.9947 ACRE (REC.)
Ⓛ	STATE OF OHIO 04-00-004-900-012 O.R. VOLUME 602 PAGES 505-506 0.13 OF AN ACRE (REC.)

MATCHLINE SEE SHEET 3

J:\AVON\072411-007A\DRAWINGS\DWG\PLAT (4) RECORD PLAT.DWG



MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 6

DATE	BY	DESCRIPTION
01-25-10	MCB	ISSUE FOR REVIEW
03-09-10	MCB	REVISED PER COUNTY COMMENTS & UTILITY COMMENTS

DRAWN BY: BDA
CHECKED BY: APA

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AVON RECREATION COMPLEX SUBDIVISION
RECORD PLAT
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET	4 OF 7
JOB NO.	07-2411-007A

AVON RECREATION COMPLEX SUBDIVISION

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO,
AND KNOWN AS BEING PART OF ORIGINAL TOWNSHIP SECTION NUMBERS 3 & 4,

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

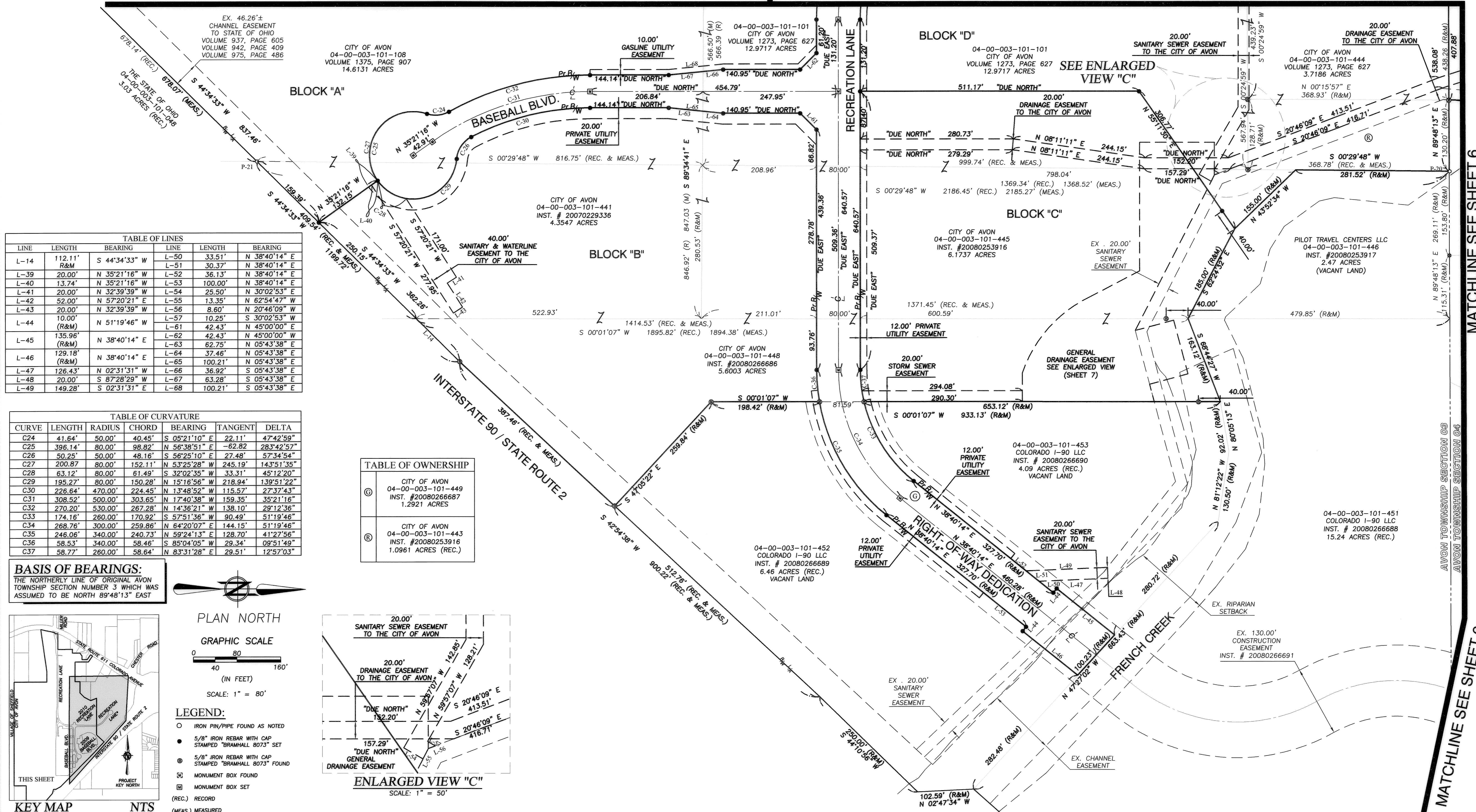


TABLE OF LINES

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L-14	112.11'	R&M	L-50	33.51'	N 38°40'14" E
L-39	20.00'	N 35°21'16" W	L-51	30.37'	N 38°40'14" E
L-40	13.74'	N 35°21'16" W	L-52	36.13'	N 38°40'14" E
L-41	20.00'	N 32°39'39" W	L-53	100.00'	N 38°40'14" E
L-42	52.00'	N 57°20'21" E	L-54	25.50'	N 30°02'53" E
L-43	20.00'	N 32°39'39" W	L-55	13.35'	N 62°54'47" W
L-44	10.00'	(R&M)	L-56	8.60'	N 20°46'09" W
L-45	135.96'	(R&M)	L-57	10.25'	S 30°02'53" W
L-46	129.18'	(R&M)	L-61	42.43'	N 45°00'00" E
L-47	126.43'	(R&M)	L-62	42.43'	N 45°00'00" W
L-48	20.00'	S 87°28'29" W	L-63	62.75'	N 05°43'38" E
L-49	149.28'	S 02°31'31" E	L-64	37.46'	N 05°43'38" E
			L-65	100.21'	N 05°43'38" E
			L-66	36.92'	S 05°43'38" E
			L-67	63.28'	S 05°43'38" E
			L-68	100.21'	S 05°43'38" E

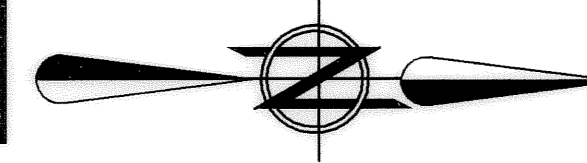
TABLE OF CURVATURE

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C24	41.64'	50.00'	40.45'	S 05°21'10" E	22.11'	47°42'59"
C25	396.14'	80.00'	98.82'	N 56°38'51" E	-62.82'	283°42'57"
C26	50.25'	50.00'	48.16'	S 56°25'10" E	27.48'	57°34'54"
C27	200.87'	80.00'	152.11'	N 53°25'28" W	245.19'	143°51'35"
C28	63.12'	80.00'	61.49'	S 32°02'35" W	33.31'	45°12'20"
C29	195.27'	80.00'	150.28'	N 15°16'56" W	218.94'	139°51'22"
C30	226.64'	470.00'	224.45'	N 13°48'52" W	115.57'	27°37'43"
C31	308.52'	500.00'	303.65'	N 17°40'38" W	159.35'	35°21'16"
C32	270.20'	530.00'	267.28'	N 14°36'21" W	138.10'	29°12'36"
C33	174.16'	260.00'	170.92'	S 57°51'36" W	90.49'	51°19'46"
C34	268.76'	300.00'	259.86'	N 64°20'07" E	144.15'	51°19'46"
C35	246.06'	340.00'	240.73'	N 59°24'13" E	128.70'	41°27'56"
C36	58.53'	340.00'	58.46'	S 85°04'05" W	29.34'	09°51'49"
C37	58.77'	260.00'	58.64'	N 83°31'28" E	29.51'	12°57'03"

TABLE OF OWNERSHIP

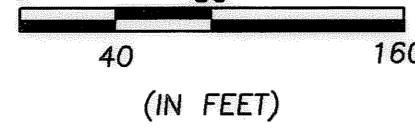
Ⓒ	CITY OF AVON 04-00-003-101-449 INST. # 20080266687 1.2921 ACRES
Ⓓ	CITY OF AVON 04-00-003-101-443 INST. # 20080253916 1.0961 ACRES (REC.)

BASIS OF BEARINGS:
THE NORTHERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 3 WHICH WAS ASSUMED TO BE NORTH 89°48'13" EAST



PLAN NORTH

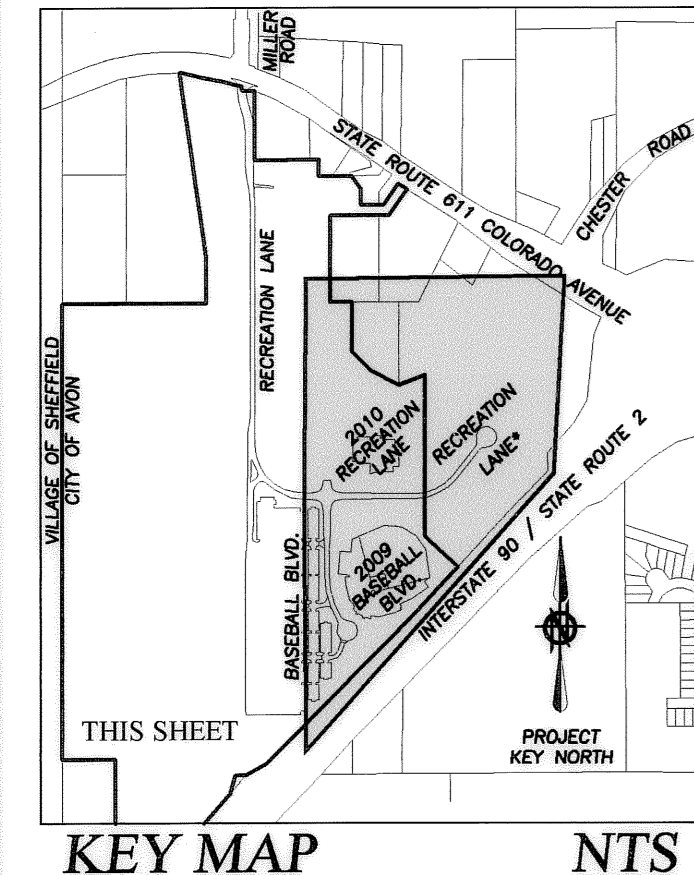
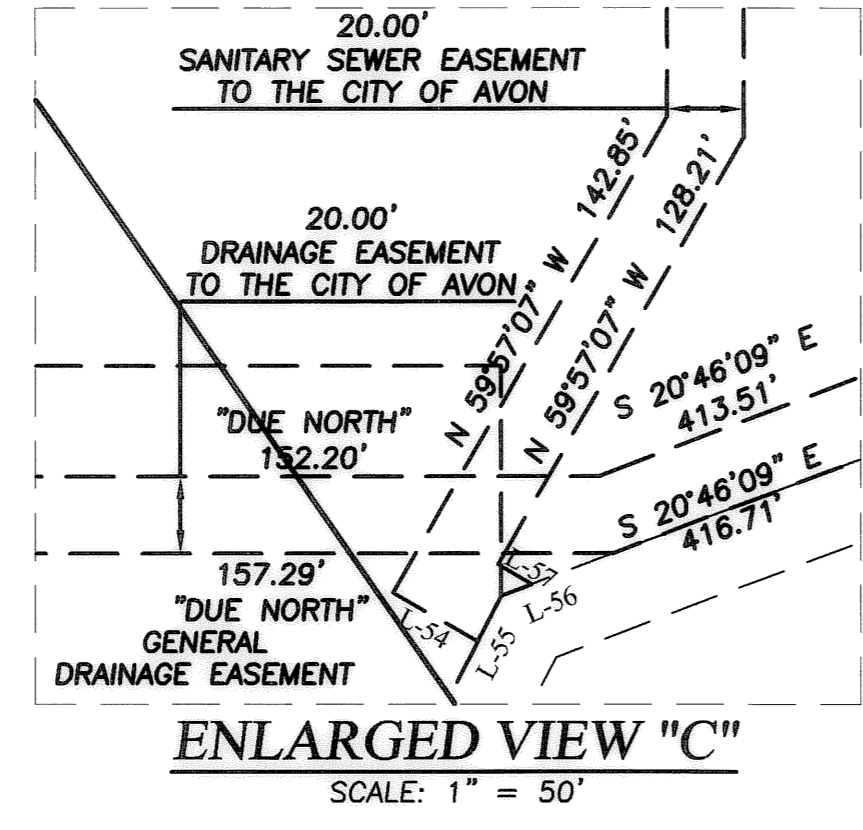
GRAPHIC SCALE



SCALE: 1" = 80'

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- ⊞ MONUMENT BOX FOUND
- ⊟ MONUMENT BOX SET
- (REC.) RECORD
- (MEAS.) MEASURED



DATE	BY	DESCRIPTION
01-25-10	MCB	ISSUE FOR REVIEW
03-09-10	MCB	REVISED PER COUNTY COMMENTS & UTILITY COMMENTS

DRAWN BY: BDA
CHECKED BY: APA

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

CITY OF AVON
36080 CHESTER ROAD AVON, OHIO 44011
PH. (440) 937-7800 FAX. (440) 937-7824

AVON RECREATION COMPLEX SUBDIVISION
RECORD PLAT
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 5 OF 7
JOB NO. 07-2411-007A

J:\AVON\072411-007A\DRAWINGS\DWG\PLAT 03 RECORD PLAT.DWG

MATCHLINE SEE SHEET 6

AVON TOWNSHIP SECTION 03
AVON TOWNSHIP SECTION 04

MATCHLINE SEE SHEET 6

AVON RECREATION COMPLEX SUBDIVISION

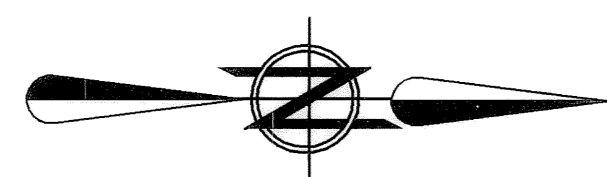
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO,
AND KNOWN AS BEING PART OF ORIGINAL TOWNSHIP SECTION NUMBERS 3 & 4,

TABLE OF OWNERSHIP			
(A)	GEORGE & DIANNA FANOURAKIS 04-00-004-103-023 INST. # 20050052603 0.42 OF AN ACRE (REC.)	(E)	THE STATE OF OHIO 04-00-004-900-017 D.R. VOLUME 895, PAGE 575 0.58 OF AN ACRE (REC.)
(B)	GEORGE & DIANNA FANOURAKIS 04-00-004-103-022 INST. # 20050052603 0.78 OF AN ACRE (REC.)	(H)	CITY OF AVON 04-00-004-103-027 INST. # 20070184355 2.9947 ACRES (REC.)
(C)	THE STATE OF OHIO 04-00-004-900-016 D.R. VOLUME 689, PAGE 797 0.58 OF AN ACRE (REC.)	(I)	CITY OF AVON 04-00-004-900-018 D.R. VOLUME 895, PAGE 575 0.29 OF AN ACRE (REC.) 0.2923 OF AN ACRE
(D)	THE STATE OF OHIO 04-00-004-900-011 D.R. VOLUME 484, PAGE 314 0.23 OF AN ACRE (REC.)	(J)	BHUPENDRA C. PATEL 04-00-004-103-019 INST. # 20060148220 2.412 ACRES (REC.)

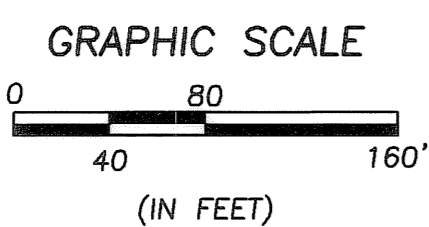
TABLE OF LINES		
LINE	LENGTH	BEARING
L-58	20.00'	N 71°53'48" E
L-59	151.68'	N 18°06'12" W
L-60	151.21'	N 18°06'12" W
L-69	21.48' (R&M)	N 51°27'36" W
L-70	218.97' (R) 217.62' (M)	N 58°27'59" W
L-71	186.84' (R&M)	S 34°35'59" W
L-72	58.05' (R) 56.96' (M)	N 89°44'00" W
L-73	155.00' (R&M)	N 34°35'53" E
L-74	25.54' (R&M)	N 89°43'32" W
L-75	103.85' (R&M)	N 89°43'32" W
L-76	60.01' (R&M)	N 00°01'11" E
L-77	81.14' (R) 79.34' (M)	N 00°01'11" E
L-78	92.04' (R&M)	N 00°08'56" E
L-79	96.08' (R&M)	N 34°08'59" W
L-80	110.76'	S 88°51'48" W
L-81	80.88'	S 88°51'48" W
L-82	111.71'	N 16°16'42" W
L-83	113.43'	N 16°16'42" W
L-84	20.00'	N 73°43'18" E
L-85	17.43'	S 89°44'00" E

TABLE OF CURVATURE						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C6	200.00'	SPIRAL	199.96'	S 56°16'55" E	N/A	N/A
C7	1506.51'	11459.16'	1505.42'	N 58°41'41" W	754.34'	07°31'57"
C8	1183.98'	11459.16'	1183.45'	N 57°53'19" W	592.52'	05°55'12"
C38	116.06'	11529.16'	116.06'	N 55°59'19" W	58.03'	00°34'36"
C39	60.01'	11529.16'	60.01'	N 55°33'04" W	30.01'	00°17'54"

BASIS OF BEARINGS:
THE NORTHERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 3 WHICH WAS ASSUMED TO BE NORTH 89°48'13" EAST

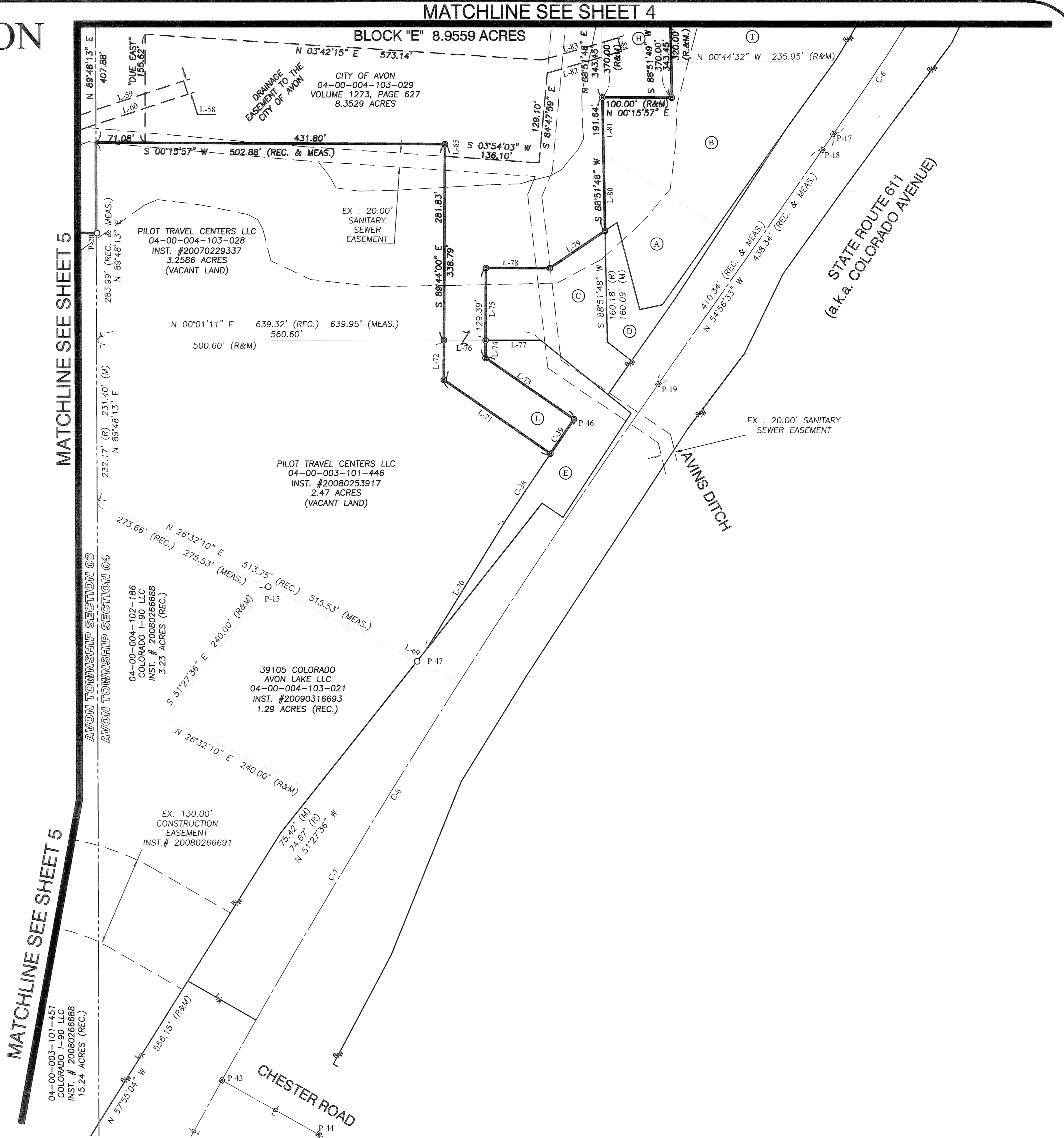
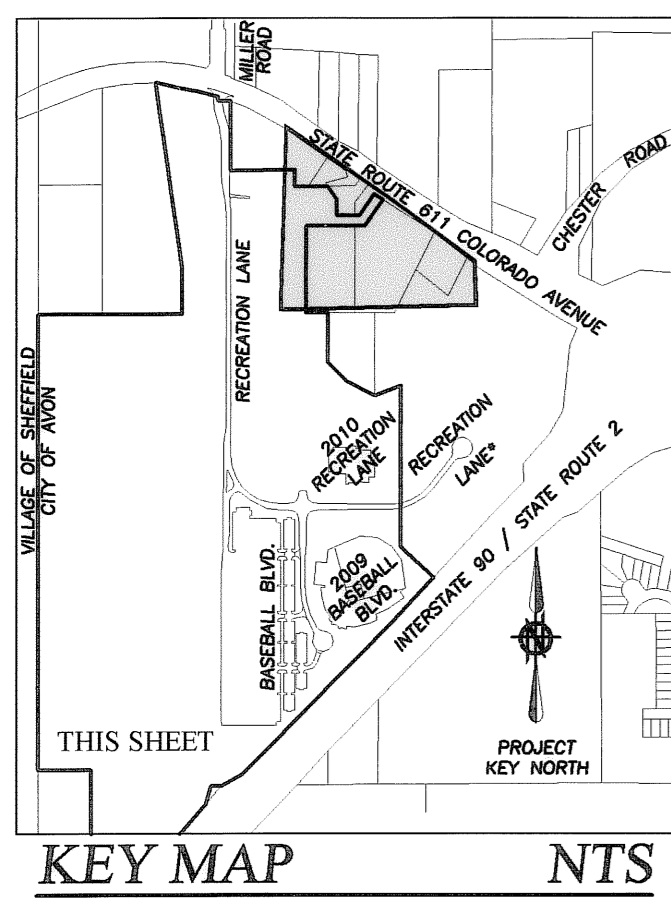


PLAN NORTH



LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- ☒ MONUMENT BOX FOUND
- ☐ MONUMENT BOX SET
- (REC.) RECORD
- (MEAS.) MEASURED



J:\AVON\072411-007\DRAWINGS\DWG\PLAT (6) RECORD PLAT.DWG

DATE	BY	DESCRIPTION
01-25-10	MCB	ISSUE FOR REVIEW
03-09-10	MCB	REVISED PER COUNTY COMMENTS & UTILITY COMMENTS

DRAWN BY:
BDA

CHECKED BY:
APA

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AVON RECREATION COMPLEX SUBDIVISION
RECORD PLAT
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

AVON RECREATION COMPLEX SUBDIVISION

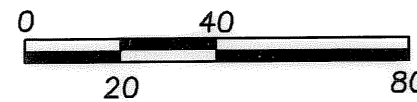
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO,
AND KNOWN AS BEING PART OF ORIGINAL TOWNSHIP SECTION NUMBERS 3 & 4,

TABLE OF MONUMENTS											
PIN	DESCRIPTION	PIN	DESCRIPTION	PIN	DESCRIPTION	PIN	DESCRIPTION	PIN	DESCRIPTION	PIN	DESCRIPTION
P-1	1" IRON PIN FOUND & USED	P-9	STONE FOUND & USED	P-17	1" IRON PIN FOUND & USED FOR LINE 0.05' EAST	P-25	5/8" IRON REBAR FOUND & USED	P-33	5/8" IRON REBAR FND WITH CAP STAMPED "POWERS" 0.20' NORTH 1.45' EAST	P-41	STONE FOUND & USED
P-2	1" IRON PIN FOUND & USED	P-10	1-1/2" IRON PIPE FOUND & USED FOR LINE 0.46' EAST	P-18	1" IRON PIN FOUND & USED FOR LINE 0.11' EAST	P-26	5/8" IRON REBAR FOUND & USED FOR LINE 0.48' NORTH	P-34	5/8" IRON REBAR FND WITH CAP STAMPED "CROMLEY" 1.15' SOUTH 35' EAST	P-42	1" IRON PIPE FOUND 0.37' SOUTH 0.63' EAST
P-3	1" IRON PIN FOUND & USED FOR LINE 0.33' WEST	P-11	1-1/2" IRON PIPE FOUND 0.63' NORTH 0.08' WEST	P-19	1" IRON PIN FOUND & USED	P-27	5/8" IRON REBAR FOUND & USED	P-35	1" IRON PIPE FOUND & USED FOR LINE 0.60' WEST	P-43	1" IRON PIN FOUND & USED
P-4	1" IRON PIN FOUND 0.33' SOUTH 0.45' WEST	P-12	IRON PIPE FOUND 0.25' NORTH 0.25' WEST	P-20	5/8" IRON REBAR FOUND & USED FOR LINE 1.19' NORTH	P-28	1/2" IRON REBAR FOUND 0.07' SOUTH 0.07' WEST	P-36	5/8" IRON REBAR FND WITH CAP STAMPED "CROMLEY" 0.34' SOUTH 0.27' WEST		
P-5	1" IRON PIN FOUND 0.11' SOUTH 0.05' EAST	P-13	STONE FOUND & USED FOR LINE 0.11' NORTH 0.25' EAST	P-21	5/8" IRON REBAR FOUND & USED FOR LINE 0.11' NORTH 0.12' EAST	P-29	5/8" IRON REBAR FND WITH CAP STAMPED "POWERS" 0.39' NORTH 2.11' WEST	P-37	1" IRON PIPE FOUND 0.11' SOUTH 0.73' WEST		
P-6	IRON PIPE FOUND 0.40' NORTH 0.27' WEST	P-14	1" IRON PIN FOUND 0.48' NORTH 5.10' EAST	P-22	5/8" IRON REBAR FOUND & USED	P-30	1/2" IRON REBAR FOUND & USED FOR LINE 4.61' EAST	P-38	3/4" IRON PIPE FOUND 0.26' SOUTH 0.79' WEST		
P-7	1" IRON PIPE FOUND 0.05' NORTH 0.25' WEST	P-15	1" IRON PIN FOUND & USED FOR LINE 0.33' SOUTH	P-23	3/8" IRON REBAR FOUND & USED	P-31	3/8" IRON REBAR FOUND 0.06' SOUTH 0.13' EAST	P-39	3/4" IRON PIPE FOUND & USED FOR LINE 0.41' SOUTH		
P-8	1" IRON PIPE FOUND 0.17' SOUTH 0.49' EAST	P-16	1" IRON PIN FOUND & USED FOR LINE 0.08' EAST	P-24	5/8" IRON REBAR FOUND 0.75' SOUTH 0.22' WEST	P-32	1" IRON PIPE FOUND & USED FOR LINE 0.27' NORTH	P-40	3/4" IRON PIPE FOUND & USED FOR LINE 0.26' NORTH		



PLAN NORTH

GRAPHIC SCALE



(IN FEET)

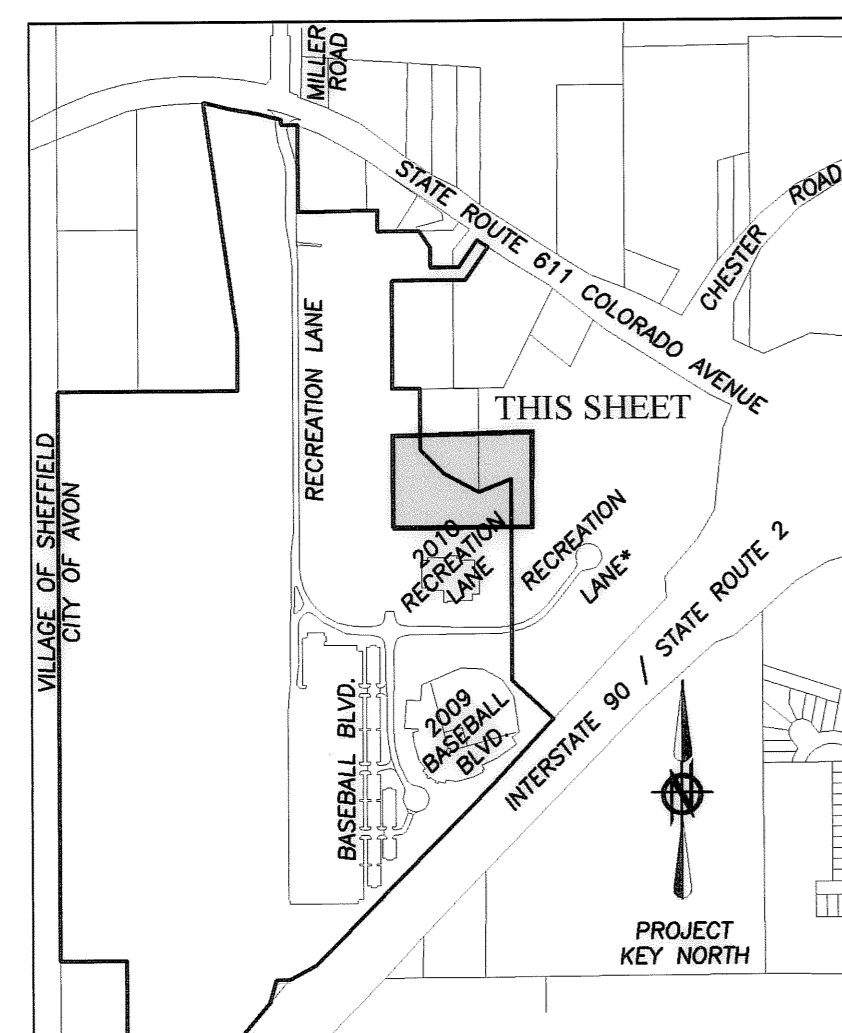
SCALE: 1" = 40'

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
- ⊞ MONUMENT BOX FOUND
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- (REC.) RECORD
- (MEAS.) MEASURED

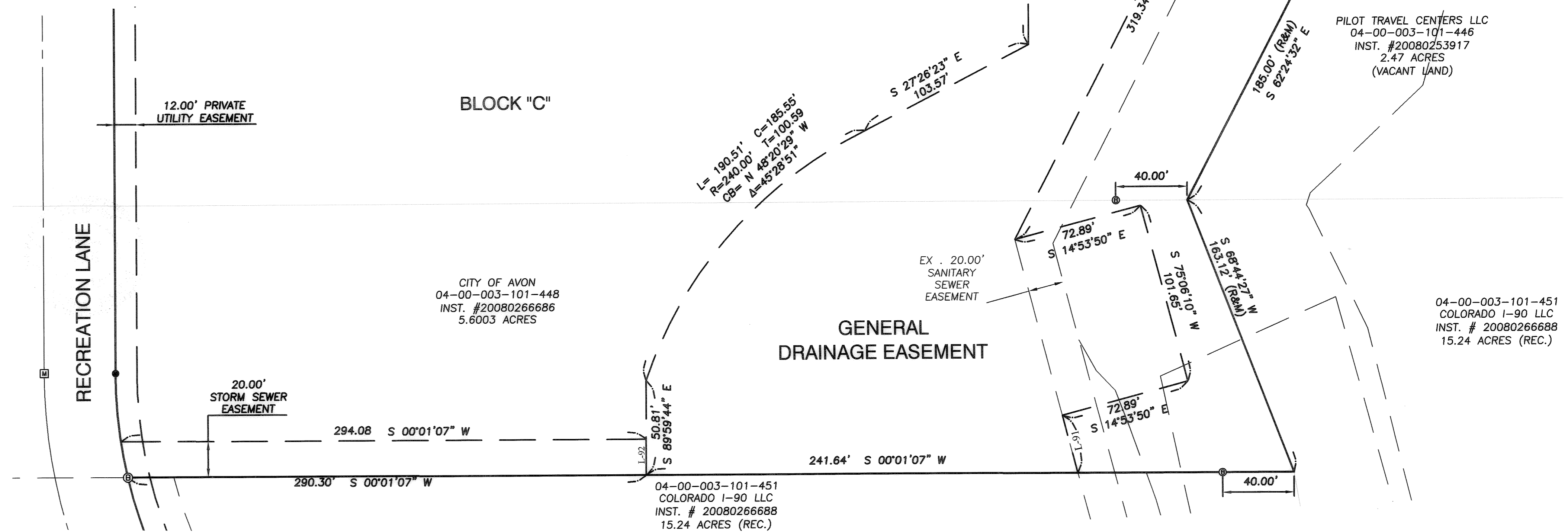
TABLE OF LINES		
LINE	LENGTH	BEARING
L-91	33.23'	N 75°06'10" E
L-92	20.00'	S 89°59'44" E

BASIS OF BEARINGS:
THE NORTHERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 3 WHICH WAS ASSUMED TO BE NORTH 89°48'13" EAST



KEY MAP

NTS



J:\AVON\072411-007A\DRAWINGS\DWG\PLAT (6) RECORD PLAT.DWG

DATE	BY	DESCRIPTION
01-25-10	MCB	ISSUE FOR REVIEW
03-09-10	MCR	REVISED PER COUNTY COMMENTS & UTILITY COMMENTS

DRAWN BY: BDA

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AVON RECREATION COMPLEX SUBDIVISION
 RECORD PLAT
 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 7 OF 7
 JOB NO. 07-2411-007A

PENNSYLVANIA LINES LLC
03-00-006-504-001
INST. # 20020851798
6.83 ACRES (REC.)

APPLE CREEK
SUBDIVISION No. 3
VOLUME 53, PAGE 51

MAPLEWOOD ESTATES
SUBDIVISION No. 3
VOLUME 44, PAGE 79

BARKWOOD LAKES
ESTATES
SUBDIVISION
VOL. 34, PAGE 1

SHEFFIELD TOWNSHIP
O.L. 06
SHEFFIELD TOWNSHIP
O.L. 07

DENNIS J. SR. &
TERESITA M. URIG, TRUSTEES
03-00-007-102-053
INST. # 20020876719
46.50 ACRES (REC.)

THE STATE OF OHIO
04-00-003-101-050
5.33 ACRES (REC.)

THE STATE OF OHIO
04-00-003-101-069
1.05 ACRES (REC.)

THE STATE OF OHIO
04-00-003-101-046
3.75 ACRES (REC.)

THE STATE OF OHIO
04-00-003-101-048
3.03 ACRES (REC.)

CITY OF AVON
04-00-003-101-108
VOLUME 1375, PAGE 907
14.6131 ACRES

BLOCK "G" 59.4690 ACRES

04-00-003-101-439
CITY OF AVON
INST. # 20070184354
58.9374 ACRES (REC. & MEAS.)

BLOCK "F" 7.0558 ACRES

HAROLD E. & JERLEAN K. DULL
04-00-004-103-017
VOLUME 1330, PAGE 800
12.1990 ACRES (REC.)
(VACANT LAND)

BLOCK "A" 18.5575 ACRES

BLOCK "D" 11.3062 ACRES

04-00-003-101-101
CITY OF AVON
VOLUME 1273, PAGE 627
12.9717 ACRES

BLOCK "E" 8.9559 ACRES

BLOCK "B" 9.7138 ACRES

CITY OF AVON
04-00-003-101-441
INST. # 20070229336
4.3547 ACRES

BLOCK "C" 8.0785 ACRES

CITY OF AVON
04-00-003-101-445
INST. # 20080253916
6.1737 ACRES

PILOT TRAVEL CENTERS LLC
04-00-004-103-028
INST. # 20070229337
3.2586 ACRES
(VACANT LAND)

CITY OF AVON
04-00-003-101-448
INST. # 20080266886
5.6003 ACRES

PILOT TRAVEL CENTERS LLC
04-00-003-101-446
INST. # 20080253917
2.47 ACRES
(VACANT LAND)

PILOT TRAVEL CENTERS LLC
04-00-003-101-446
INST. # 20080253917
2.47 ACRES
(VACANT LAND)

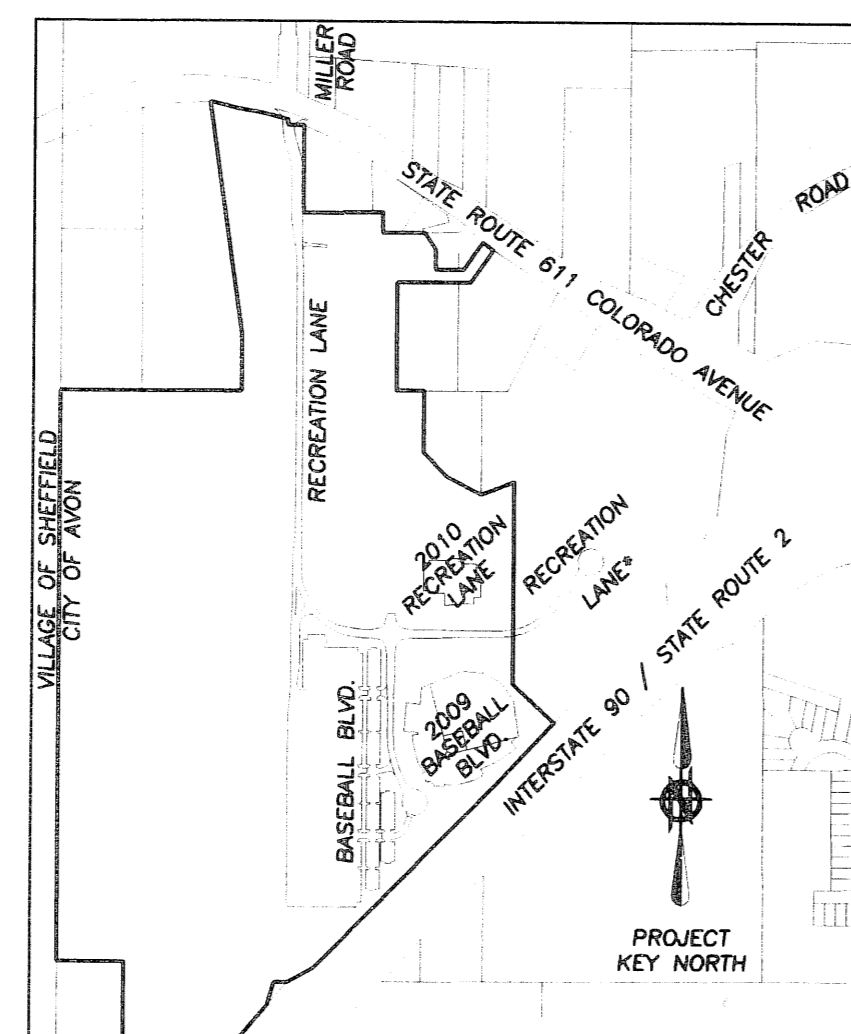
04-00-003-101-453
COLORADO I-90 LLC
INST. # 20080266690
4.09 ACRES (REC.)
VACANT LAND

04-00-003-101-452
COLORADO I-90 LLC
INST. # 20080266689
6.46 ACRES (REC.)
VACANT LAND

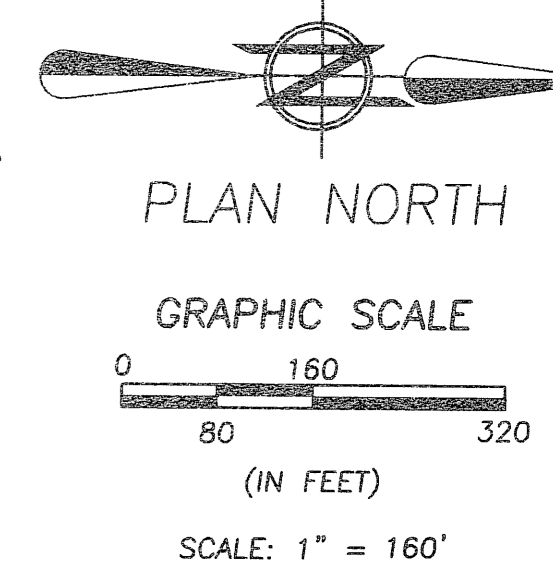
04-00-003-101-451
COLORADO I-90 LLC
INST. # 20080266688
15.24 ACRES (REC.)

04-00-004-102-186
COLORADO I-90 LLC
INST. # 20080266688
3.23 ACRES (REC.)

TABLE OF OWNERSHIP	
(A)	GEORGE & DIANNA FANOURAKIS 04-00-004-103-023 INST. # 20050052603 0.42 OF AN ACRE (REC.)
(B)	GEORGE & DIANNA FANOURAKIS 04-00-004-103-022 INST. # 20050052603 0.78 OF AN ACRE (REC.)
(C)	THE STATE OF OHIO 04-00-004-900-016 O.R. VOLUME 889, PAGE 797 0.58 OF AN ACRE (REC.)
(D)	THE STATE OF OHIO 04-00-004-900-011 O.R. VOLUME 484, PAGE 314 0.23 OF AN ACRE (REC.)
(E)	THE STATE OF OHIO 04-00-004-900-017 O.R. VOLUME 895, PAGE 575 0.58 OF AN ACRE (REC.)
(F)	ECK, INC. 04-00-003-101-405 0.97 OF AN ACRES (REC.)
(G)	CITY OF AVON 04-00-003-101-449 INST. # 20080266687 1.2921 ACRES
(H)	CITY OF AVON 04-00-004-103-027 INST. # 20070184355 2.9947 ACRES (REC.)
(I)	CITY OF AVON 04-00-003-101-079 INST. # 20070184355 4.8448 ACRES (REC.)
(L)	CITY OF AVON 04-00-004-900-018 O.R. VOLUME 895, PAGE 575 0.29 OF AN ACRE (REC.) 0.2923 OF AN ACRE
(M)	PENNSYLVANIA LINES LLC 04-00-004-103-022 INST. # 20020851798 6.82 ACRES (REC.)
(N)	VILLAGE OF SHEFFIELD 03-00-006-000-006 INST. # 19980572057 13.424 ACRES (REC.)
(P)	IRENE A. BURKART 04-00-004-103-016 INST. # 20030911786 2.75 ACRES (REC.)
(Q)	IRENE A. BURKART 04-00-004-103-001 INST. # 20030911786 2.10 ACRES (REC.)
(R)	CITY OF AVON 04-00-003-101-443 INST. # 20080253916 1.0961 ACRES (REC.)
(S)	CITY OF AVON 04-00-004-103-014 INST. # 20070184354 7.8823 ACRES (REC.)
(T)	BHUPENDRA C. PATEL 04-00-004-103-019 INST. # 20080148220 2.412 ACRES (REC.)
(U)	39105 COLORADO AVON LAKE LLC 04-00-004-103-021 INST. # 20090316693 1.29 ACRES (REC.)



KEY MAP NTS



BASIS OF BEARINGS:
THE NORTHERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 3 WHICH WAS ASSUMED TO BE NORTH 89°48'13" EAST AS SURVEYED IN MARCH 2006

- LEGEND:**
- IRON PIN/PIPE FOUND AS NOTED
 - 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
 - ⊙ 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" FOUND
 - ☒ MONUMENT BOX FOUND
 - ☑ MONUMENT BOX SET
 - (REC.) RECORD
 - (MEAS.) MEASURED

J:\AVON\072411-007A\DRAWINGS\DWG\PLAT (2) OVERALL VIEW.DWG

DATE	BY	DESCRIPTION
06-30-09	MCB	ISSUE TO UTILITIES FOR REVIEW
03-09-10	MCB	REVISED PER COUNTY COMMENTS & UTILITY COMMENTS

DRAWN BY:
BDA

CHECKED BY:
APA

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AVON RECREATION COMPLEX SUBDIVISION
GENERAL OVERVIEW - EXHIBIT "A" TO ORDINANCE 28-10
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
2 OF 7
JOB NO.
07-2411-007A