

ALEXA COURT - ANGELA DRIVE - SASHA COURT DEDICATION PLAT

IN THE RESERVE AT KENSINGTON SUBDIVISION OF PART OF ORIGINAL TWINSBURG TOWNSHIP LOT 23,
TRACT 2 AS SHOWN BY THE RECORDED PLAT IN R.N. 55400100 OF SUMMIT COUNTY RECORDS.

SITUATED IN THE TOWNSHIP OF TWINSBURG, COUNTY OF SUMMIT AND STATE OF OHIO.

ACCEPTANCE:

I, THE UNDERSIGNED STEPHEN CZENZSAK, PRESIDENT OF THE RESERVE AT KENSINGTON HOMEOWNERS ASSOCIATION, INC., DO HEREBY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ANGELA DRIVE, ALEXA COURT AND SASHA COURT SHOWN UPON THIS PLAT.

OWNER: THE RESERVE AT KENSINGTON HOMEOWNERS ASSOCIATION, INC.

STEPHEN CZENZSAK, PRESIDENT

STATE OF OHIO }
COUNTY OF _____ } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED STEPHEN CZENZSAK, PRESIDENT OF THE RESERVE AT KENSINGTON HOMEOWNERS ASSOCIATION, INC., THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED THAT HE DID SIGN SAID INSTRUMENT AS SUCH PRESIDENT IN BEHALF OF SAID CORPORATION AND BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICER AND THE FREE AND CORPORATE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ 20 ____.

APPROVALS:

THIS PLAT IS HEREBY APPROVED BY THE COUNTY EXECUTIVE OF COUNTY OF SUMMIT THIS _____ DAY OF _____, 2011.

COUNTY EXECUTIVE PRINT NAME

APPROVED BY RESOLUTION NO. _____ OF THE COUNTY OF SUMMIT THIS _____ DAY OF _____, 2011.

COUNCIL PRESIDENT PRINT NAME

CLERK PRINT NAME

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT, THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT I HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT.

HOWARD R. SELEE, REGISTERED LAND SURVEYOR #5471

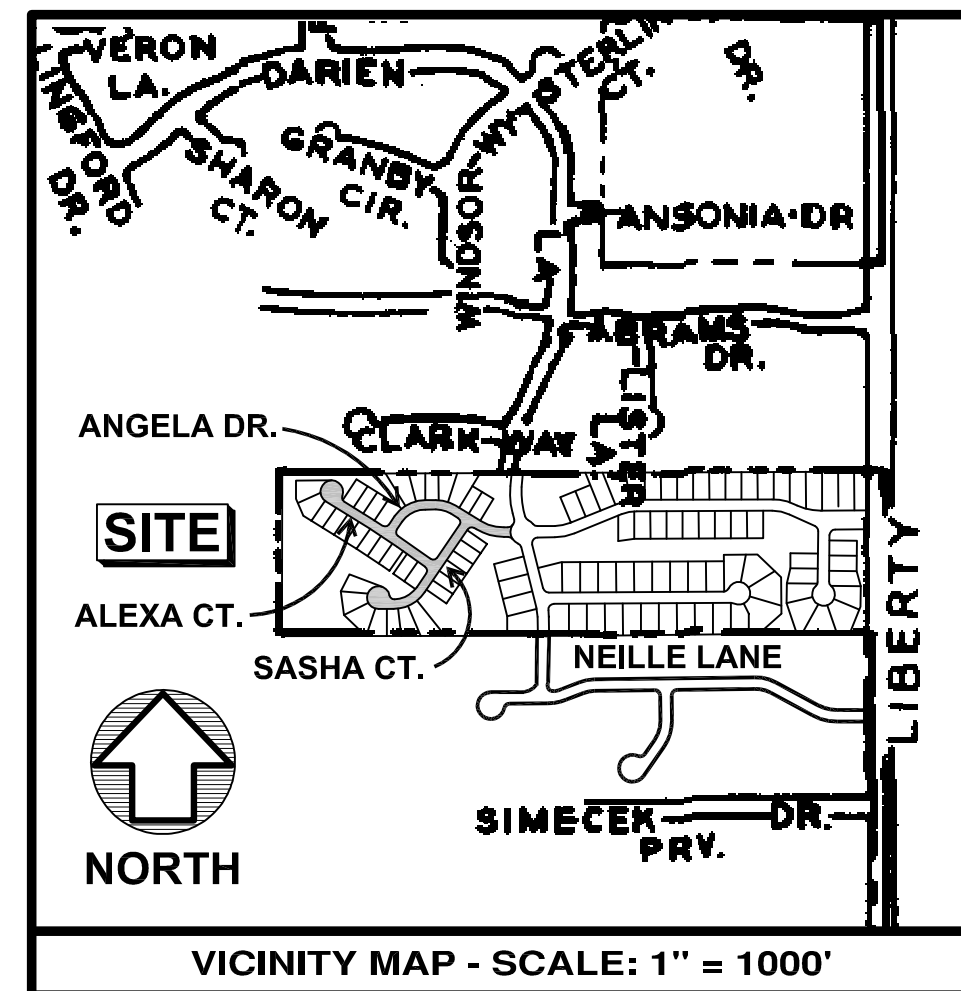
STATE OF OHIO }
COUNTY OF _____ } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED THE AFORE NAMED HOWARD R. SELEE WHO ACKNOWLEDGED THAT HE DID SIGN THE FORGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ 20 ____.



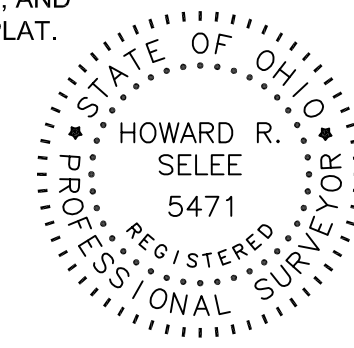
VICINITY MAP - SCALE: 1" = 1000'
SEPTEMBER 19, 2011

CENTERLINE ~ CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
CL-1	400.00	133.63	19°08'26"	133.01	S04°08'53"E
CL-2	250.00	138.94	31°50'37"	137.16	N74°09'25"W
CL-3	175.00	96.46	31°34'49"	95.24	N74°01'31"W
CL-4	175.00	170.94	55°58'00"	164.22	N62°12'05"E
CL-5	175.00	168.96	55°19'09"	162.48	N62°30'13"E
CL-6	64.00	72.17	64°36'21"	68.40	N59°03'41"W
CL-7	3000.00	77.02	1°28'16"	77.02	N55°02'47"W
CL-8	3000.00	101.40	1°56'11"	101.39	N56°45'00"W
CL-9	3000.00	178.42	3°24'27"	178.39	N56°00'52"W
CL-10	90.00	82.20	52°19'48"	79.37	N31°33'12"W

ANGELA DRIVE ~ CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	67.00	40.39	34°32'31"	39.78	S17°20'59"E
C2	30.00	29.04	55°27'29"	27.92	N62°20'59"W
C3	275.00	152.84	31°50'37"	150.88	N74°09'25"W
C4	150.00	82.68	31°34'49"	81.63	N74°01'31"W
C5	150.00	146.52	55°58'00"	140.76	S62°12'05"W
C6	25.00	38.86	89°03'38"	35.06	S10°18'44"E
C7	3025.00	99.18	01°52'43"	99.18	N55°46'54"W
C8	25.00	38.86	89°03'38"	35.06	N78°44'55"E
C9	200.00	195.36	55°58'00"	187.69	N62°12'05"E
C10	200.00	110.24	31°34'49"	108.85	S74°01'31"E
C11	225.00	125.05	31°50'37"	123.45	S74°09'25"E
C12	30.00	28.09	53°39'15"	27.08	N63°05'39"E
C13	67.00	40.39	34°32'31"	39.78	S17°11'33"W

SASHA COURT ~ CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C14	25.00	37.93	86°55'15"	34.39	S78°18'16"W
C15	200.00	193.10	55°19'09"	185.69	S62°30'13"W
C16	60.00	272.06	259°47'39"	92.06	N40°03'37"E
C17	25.00	35.60	81°34'47"	32.66	S50°49'57"E
C18	150.00	140.15	53°32'01"	135.11	N61°36'39"E
C19	25.00	40.61	93°04'45"	36.29	N11°41'44"W

ALEXA COURT ~ CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C20	25.00	39.64	90°50'43"	35.62	N80°16'00"E
C21	3025.00	179.90	03°24'27"	179.88	N56°00'52"W
C22	25.00	34.84	79°50'09"	32.08	N17°48'02"W
C23	60.00	272.10	259°50'09"	92.04	S72°11'58"W
C24	2975.00	176.93	03°24'27"	176.90	S56°00'62"E
C25	25.00	38.90	89°09'17"	35.09	N09°44'00"W



FISCAL OFFICER'S STAMP RECORDER DEPARTMENT STAMP

TAX MAP DEPARTMENT

DEDICATION PLAT		SHEET 1 2
HOWARD R. SELEE & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS <small>9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129 • (216) 398-0280</small> SCALE: 1" = 50' FILE NO. 06085_DED PLAT		

ABRAMS FARM COMMUNITY ASSOCIATION, INC.
PPN 6408545
REC. NO. 54816655

ABRAMS FARM PHASE 3
REC. NO. 55049090

ABRAMS FARM PHASE 3
REC. NO. 55049090

N89°47'51"W 3167.36 SUBD. COR. to C/L LIBERTY RD.

1240.01

CITY OF TWINSBURG
TOWNSHIP OF TWINSBURG

PLACE OF BEGINNING

DARIEN LANE 60'

THE RESERVE AT KENSINGTON
REC. NO. 55400100

BLOCK "D"

17

101

BLOCK "H"

73

72

71

70

69

BLOCK "E"

68

67

ANGELA DRIVE 50'

ANGELA DRIVE
PRINCIPAL PLACE OF BEGINNING

BLOCK "D"

18

100

ALEXA COURT 50'

77

76

75

74

THE RESERVE AT KENSINGTON
REC. NO. 55400100

BLOCK "G"

ALEXA COURT
PRINCIPAL PLACE OF BEGINNING

SASHA COURT
PRINCIPAL PLACE OF BEGINNING

EVANS WAY 60'

BLOCK "C"

THE RESERVE AT KENSINGTON
REC. NO. 55400100

THE RESERVE AT KENSINGTON
REC. NO. 55400100

BLOCK "H"

SEE SHEET NO. 1
for CURVE DATA

LEGEND:	
○	5/8" IRON PIN FOUND & USED.
⊙	5/8" CAPPED "SELEE #5471" IRON PIN TO BE SET (30" L)
■	MONUMENT ASSEMBLY SET WITH 1" CAPPED "SELEE #5471" IRON PIN
□	MONUMENT BOX FOUND W/ 1" IRON PIN

90

89

88

87

86

85

84

BLOCK "F"

THE RESERVE AT KENSINGTON
REC. NO. 55400100

83

82

81

80

79

78

92

91

94

95

96

97

98

99

66

65

64

63

SAINT MIKALA COURT 60'

62

61

60

38

39

40

ADAM RUN 60'

EVANS WAY 60'

ADAM RUN 60'

12

13

14

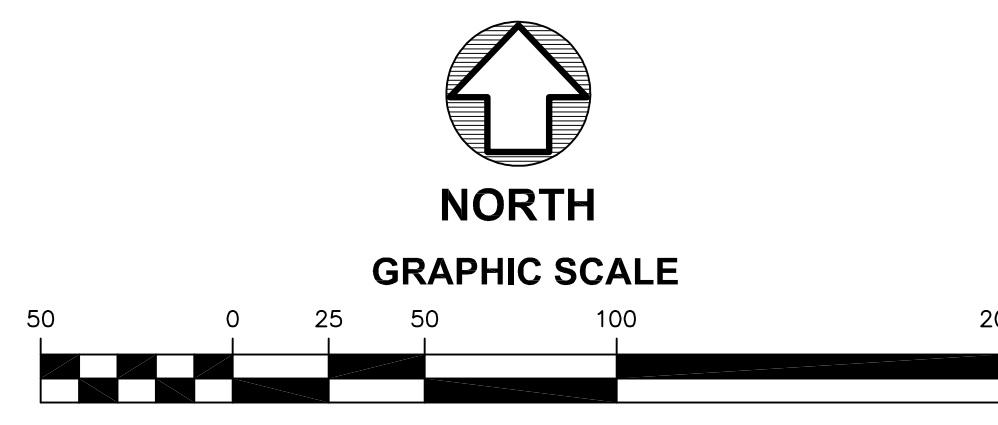
THE HIGHLANDS
REC. NO. 50630616

LEGEND

ALEXA COURT (50 FT. RIGHT OF WAY) AREA TO BE DEDICATED 0.9672 ACRES 42,132 SQ. FT.

ANGELA DRIVE (50 FT. RIGHT OF WAY) AREA TO BE DEDICATED 0.8438 ACRES 36,754 SQ. FT.

SASHA COURT (50 FT. RIGHT OF WAY) AREA TO BE DEDICATED 0.9920 ACRES 43,212 SQ. FT.



SEPTEMBER 19, 2011

DEDICATION PLAT

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129 • (216) 398-0280
SCALE: 1" = 50' FILE NO. 06085_DED PLAT

SHEET
2
2

P.N. 64-09244
CANNON ONE LLC
R.N. 55629811

N00°33'43"E 857.79

CITY OF TWINSBURG
TOWNSHIP OF TWINSBURG

O.L. 22
O.L. 23

O.L. 30

TOWNSHIP OF TWINSBURG
CITY OF TWINSBURG

N89°41'39"W 1639.37 ANG. PT. to SUBD. COR.

P.N. 64-09245
CAV DEVELOPMENT LLC
R.N. 55758751

586.83

O.L. 30
O.L. 31