

ARLINGTON PLACE SUBDIVISION NO. 8

BEING PART OF
ORIGINAL AVON TOWNSHIP SECTION No 2
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 2, CONTAINING 4.1065 ACRES.

REPRESENTS ITS "ARLINGTON PLACE SUBDIVISION NO. 8" A SUBDIVISION OF LOTS 187 TO 200 INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, BOULEVARDS, PLANTING STRIPS, ETCETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

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

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

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET HIS HAND THIS 22nd DAY OF May, 2014.

K. HOVNANIAN OSTER HOMES, LLC

Thomas Oster, President
THOMAS OSTER, PRESIDENT

[Signature]
WITNESS

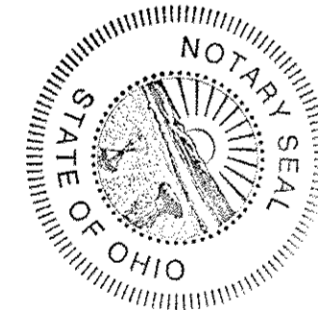
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WITNESS

NOTARY PUBLIC

STATE OF OHIO

LORAIN COUNTY

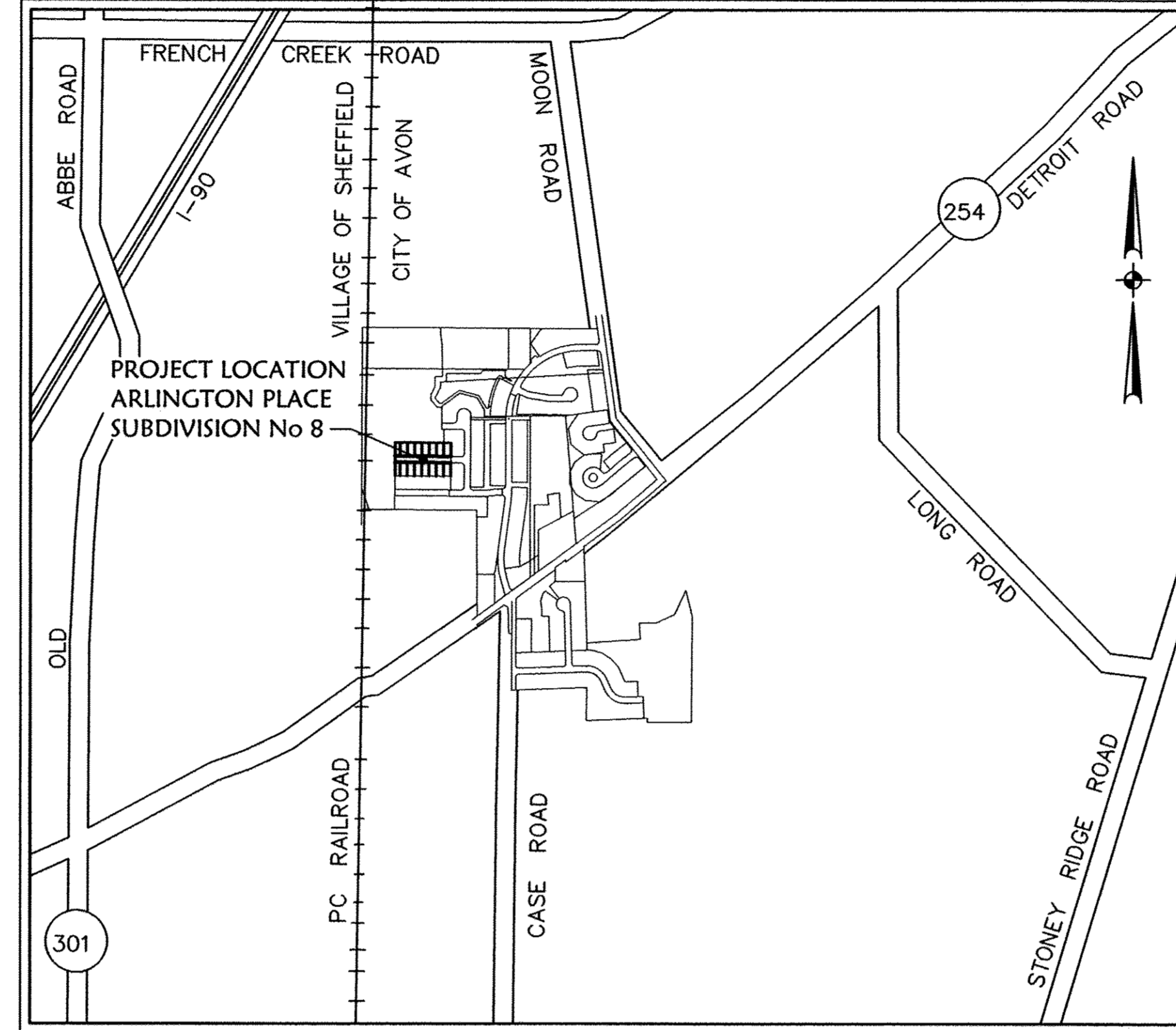
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF Thomas Oster, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF May, 2014.



Theresa A. Dominiak
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-17

Theresa A. Dominiak
Notary Public - State of Ohio
My Commission Expires 11-25-17



VICINITY MAP NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED ARLINGTON PLACE SUBDIVISION NO. 8 AS SHOWN HEREON, EMBRACING 4.1065 ACRES OF LAND IN AVON TOWNSHIP SECTION 2, CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 0.7419 ACRES LIE IN PUBLIC STREET DEDICATION, 0.4399 ACRES LIE IN BLOCKS, AND 2.9247 ACRES LIE IN LOTS NUMBERED 187 TO 200, INCLUSIVE.

IRON PIPES OR PINS WERE FOUND AT ALL POINTS INDICATED THUSLY \odot , AND IRON PINS TO BE SET IF SO ENGAGED AT ALL POINTS INDICATED AS \circ . DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE GIVEN FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. DIMENSION ON CURVES ARE ARC MEASUREMENTS. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN TEN THOUSAND BEFORE BALANCING THE SURVEY ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Mark A. Yeager 4/14/14
MARK A. YEAGER PROFESSIONAL SURVEYOR NO. 7289



AREA TABULATION:

AREA IN R/W - 0.7419 Acres
AREA IN LOTS - 2.9247 Acres
AREA IN BLOCKS - 0.4399 Acres
TOTAL AREA - 4.1065 Acres

LEGEND

- \square EXISTING MONUMENT BOX
- \odot IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- \square PROPOSED MONUMENT BOX
- \circ 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 9th DAY OF June, 2014.

[Signature]
CITY OF AVON ENGINEER, ROBERT J. KNOPF JR., P.E., P.S.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 12th DAY OF June, 2014.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON, CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 12th DAY OF June, 2014. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

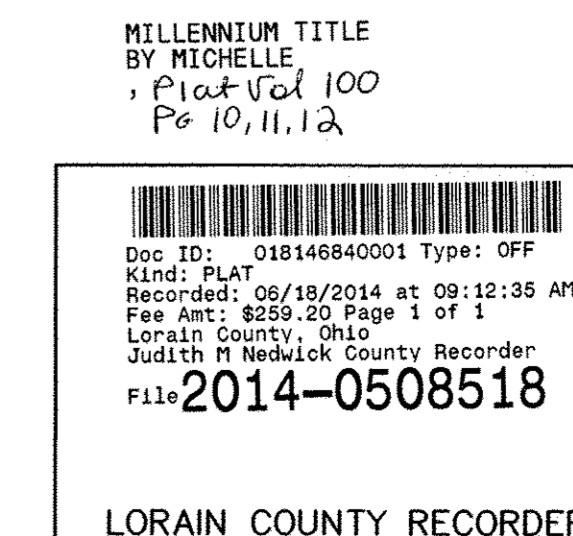
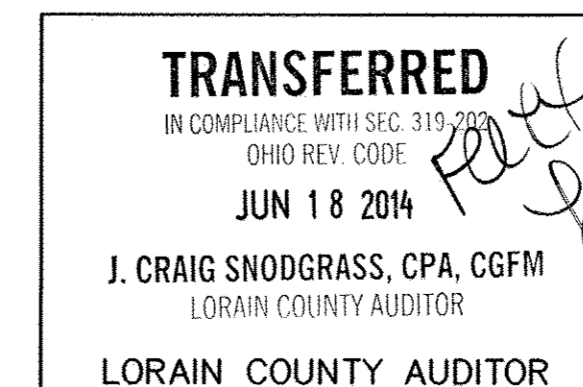
[Signature]
COUNCIL PRESIDENT, CRAIG L. WITHERSPOON

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO WINDSTREAM COMMUNICATIONS, TIME/WARNER CABLE, AND THE ILLUMINATING COMPANY, ALL OHIO CORPORATIONS, 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 SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTAINANCE, REPAIR OR OPERATION OF SAID ELECTRIC, AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR:
K. HOVNANIAN OSTER HOMES, LLC

Thomas Oster, President
THOMAS OSTER, PRESIDENT

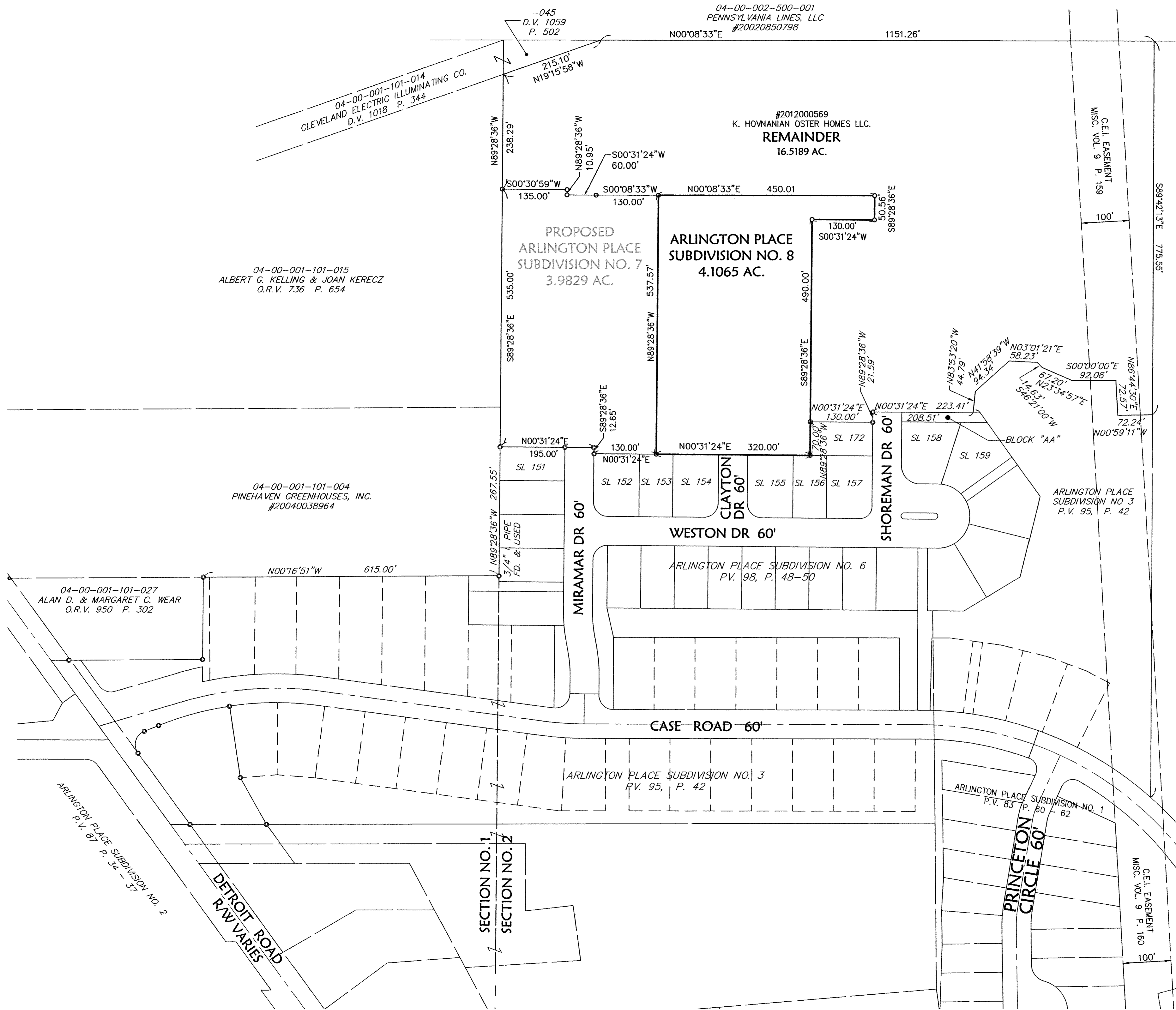


BY	
DESCRIPTION	
DATE	
REVISIONS	
DATE: 12-12-2013	CCC
DRAWN BY: [Signature]	
CHKD BY: [Signature]	
DWG. NAME: 13191-CIVIL-PLAT-08	
DATE: 05/14/14	
FILE: 13191-CIVIL-PLAT-08	
F.B.	
DATE: 12-17-2013	CCC
ORIGINAL ISSUE	

RECORD PLAT - TITLE SHEET	
ARLINGTON PLACE	
SUBDIVISION No. 8	
OF PART OF	
ORIGINAL AVON TOWNSHIP SECTION No 2	
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO	
KS Associates, Inc.	
260 Burns Road, Suite 100	
Elyria, OH 44035	
P 440 365 4730	
F 440 365 4790	
www.kssassociates.com	

SHEET	
1	
OF	
3	
JOB NO.	
13191	

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04-00-001-101-015
ALBERT G. KELLING & JOAN KEREZ
O.R.V. 736 P. 654

04-00-001-101-004
PINEHAVEN GREENHOUSES, INC.
#20040038964

04-00-001-101-027
ALAN D. & MARGARET C. WEAR
O.R.V. 950 P. 302

04-00-002-500-001
PENNSYLVANIA LINES, LLC
#20020850798

#2012000569
K. HOVNANIAN OSTER HOMES LLC.
REMAINDER
16.5189 AC.

PROPOSED
ARLINGTON PLACE
SUBDIVISION NO. 7
3.9829 AC.

ARLINGTON PLACE
SUBDIVISION NO. 8
4.1065 AC.

ARLINGTON PLACE SUBDIVISION NO. 6
P.V. 98, P. 48-50

ARLINGTON PLACE SUBDIVISION NO. 3
P.V. 95, P. 42

ARLINGTON PLACE SUBDIVISION NO. 1
P.V. 83 P. 60-62

ARLINGTON PLACE
SUBDIVISION NO. 3
P.V. 95, P. 42

EXISTING PARCEL NUMBERS:

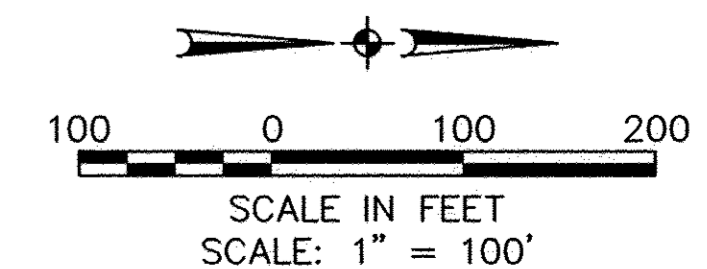
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- SL 152 04-00-002-107-001
- SL 153 04-00-002-107-002
- SL 154 04-00-002-107-003
- SL 155 04-00-002-106-001
- SL 156 04-00-002-106-002
- SL 157 04-00-002-106-003
- SL 158 04-00-002-105-022
- SL 159 04-00-002-105-023
- SL 172 04-00-002-106-004
- BLOCK AA 04-00-002-105-042

OPEN SPACE/DENSITY TABULATION

AREA IN LOTS	- 2.9247 Ac.
AREA IN BLOCKS	- 0.4399 Ac.
TOTAL AREA IN LOTS AND BLOCKS	- 3.3646 Ac.
TOTAL AREA IN R/W	- 0.7419 Ac.
TOTAL AREA	- 4.1065 Ac.
TOTAL OPEN SPACE AVAILABLE	- 0.4399 Ac./3.3646 Ac. = 13%
TOTAL OPEN SPACE REQUIRED	- 30% = 1.01 Ac.
TOTAL DENSITY AVAILABLE	- 14 LOTS/4.1065 Ac. = 3.4
MAXIMUM TOTAL DENSITY	- 3.5 DWELLING UNITS/ Ac.

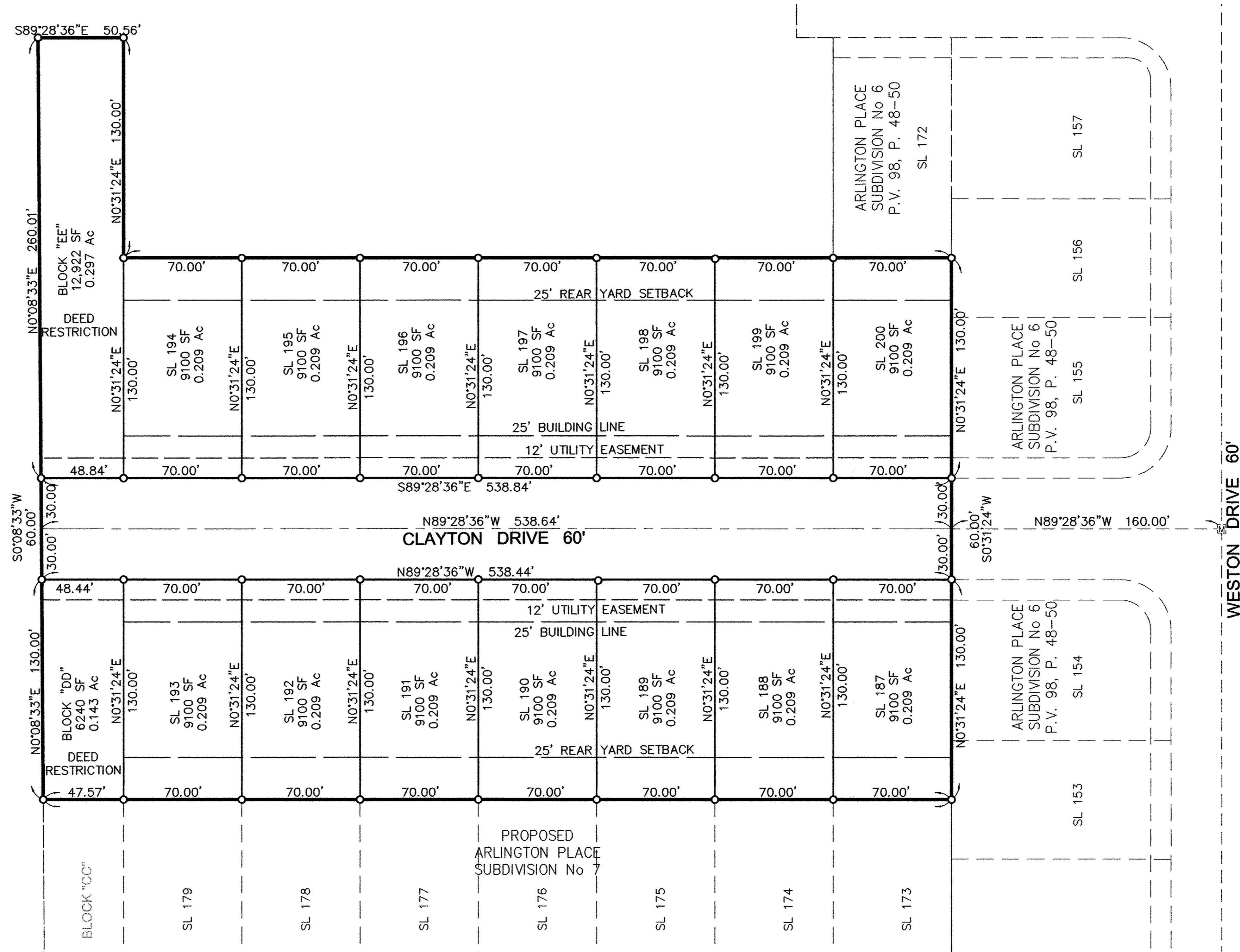
LEGEND

- ▣ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8"x30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- ▣ PROPOSED MONUMENT BOX
- 5/8"x30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
- R RECORD
- S SURVEYED
- FD FOUND



BY		DESCRIPTION		DATE	
REVISIONS					
DATE: 12-13-2013	DRAWN BY: CCC	CHK BY:	DWG. NAME: 13191-RP2-PLAT01	13191\NOVIL_30\CURRENT DWG	P.A.T.H.:
F.B.:	<p style="font-size: small;">KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com</p>				
<p>RECORD PLAT ARLINGTON PLACE SUBDIVISION No. 8</p> <p style="font-size: x-small;">OF PART OF ORIGINAL AVON TOWNSHIP SECTION No. 2 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO</p>					
SHEET	2	OF		3	
JOB NO.					
13191					

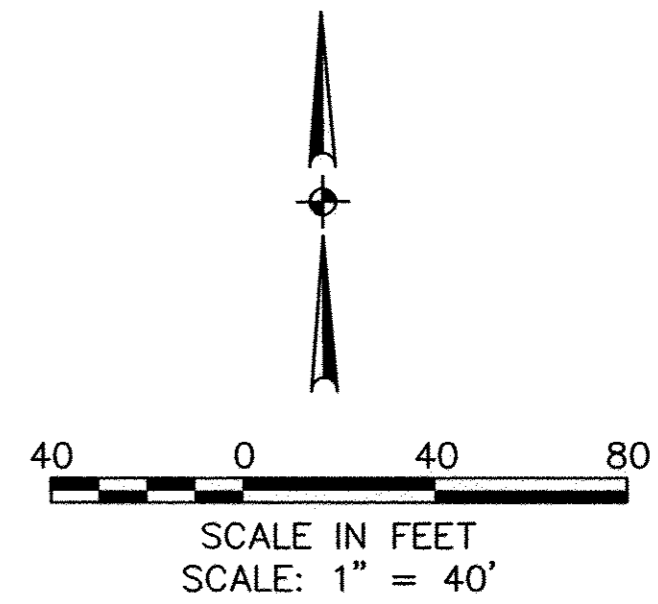
2012000569
 K. HOVNANIAN OSTER HOMES LLC.
 REMAINDER
 16.5189 AC.



NOTE:
 SIDE YARD SETBACK PER CITY OF AVON CLUSTER ORDINANCE.

LEGEND

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- ⊙ IRON PIPE/ IRON PIN/ 5/8"x30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- ⊠ PROPOSED MONUMENT BOX
- 5/8"x30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
- R RECORD
- S SURVEYED
- FD FOUND



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SHEET 3	OF 3	DATE: 12-13-2013	DESCRIPTION
JOB NO. 13191	REVISIONS	DRAWN BY: CCC	BY:
		DWG. NAME: 13191-RE3-PLAT02	DATE
		13191\CIVIL\30\CURRENT DWG	
		F.B.	ORIGINAL ISSUE
			12-17-2013
			CCC