

ARLINGTON PLACE SUBDIVISION NO. 9

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 3.2816 ACRES. THE UNDERSIGNED, K HOVNANIAN OSTER HOMES LLC, HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "ARLINGTON PLACE SUBDIVISION NO. 9" A SUBDIVISION OF LOTS 201 TO 212 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 27th DAY OF October, 2014.

K. HOVNANIAN OSTER HOMES, LLC

Thomas J. Oster
THOMAS OSTER, PRESIDENT

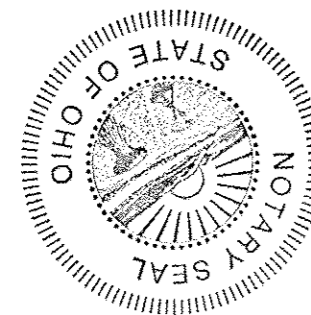
WITNESS

WITNESS

NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY

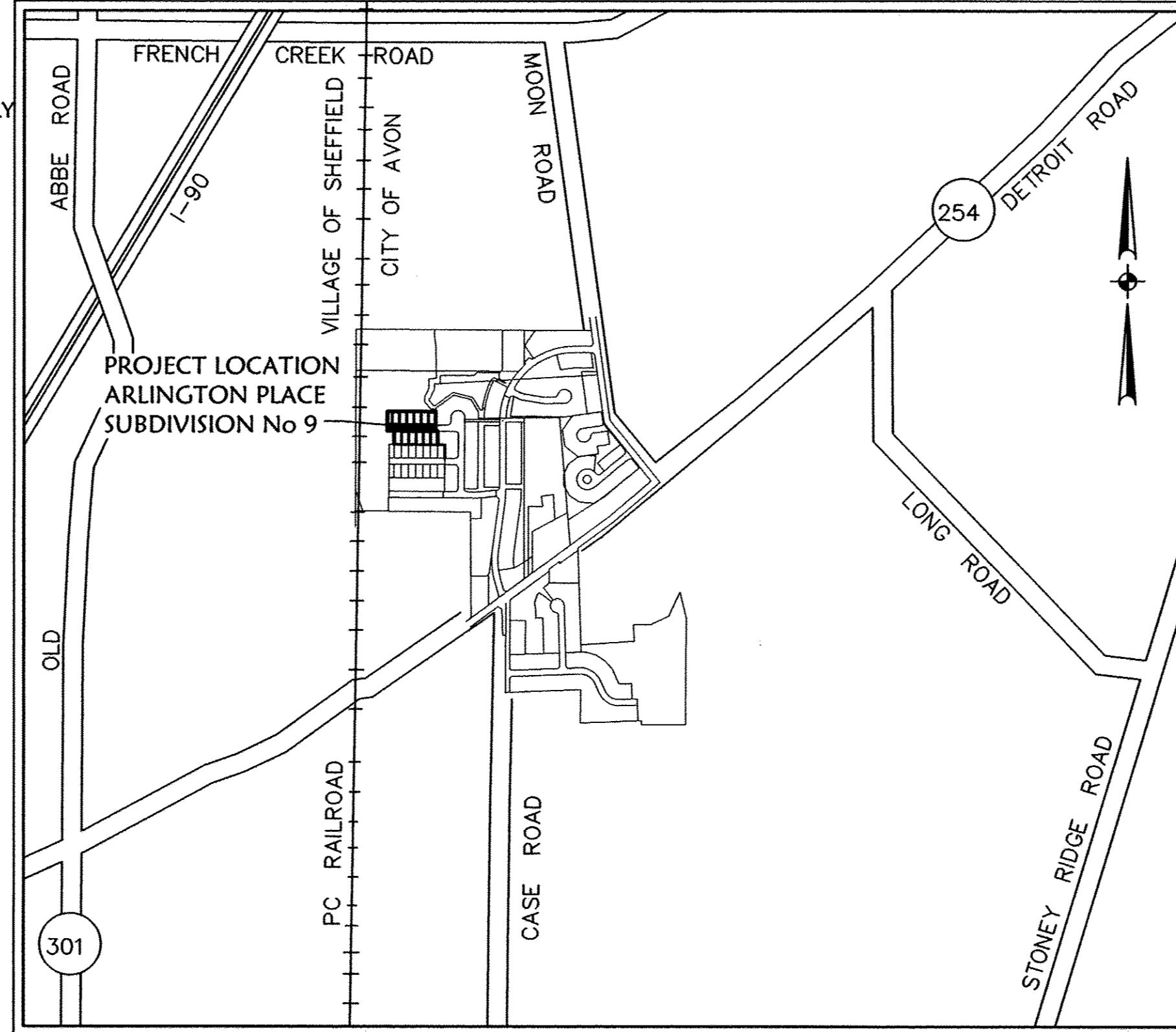
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF Thomas J. Oster, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 27th DAY OF October, 2014.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-17

TERESA 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. 9 AS SHOWN HEREON, EMBRACING 3.2816 ACRES OF LAND IN AVON TOWNSHIP SECTION 2, CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 0.6405 ACRES LIE IN PUBLIC STREET DEDICATION, 0.1343 ACRES LIE IN BLOCKS, AND 2.5068 ACRES LIE IN LOTS NUMBERED 201 TO 212, 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 4/7/14
MARK A. YEAGER, PROFESSIONAL SURVEYOR NO. 7289



AREA TABULATION:

AREA IN R/W - 0.6405 Acres
AREA IN LOTS - 2.5068 Acres
AREA IN BLOCKS - 0.1343 Acres
TOTAL AREA - 3.2816 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 17 DAY OF November, 2014.

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

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 17 DAY OF November, 2014.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON, CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 17 DAY OF November, 2014. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Craig L. Witherspoon
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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES 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 J. Oster
THOMAS OSTER, PRESIDENT

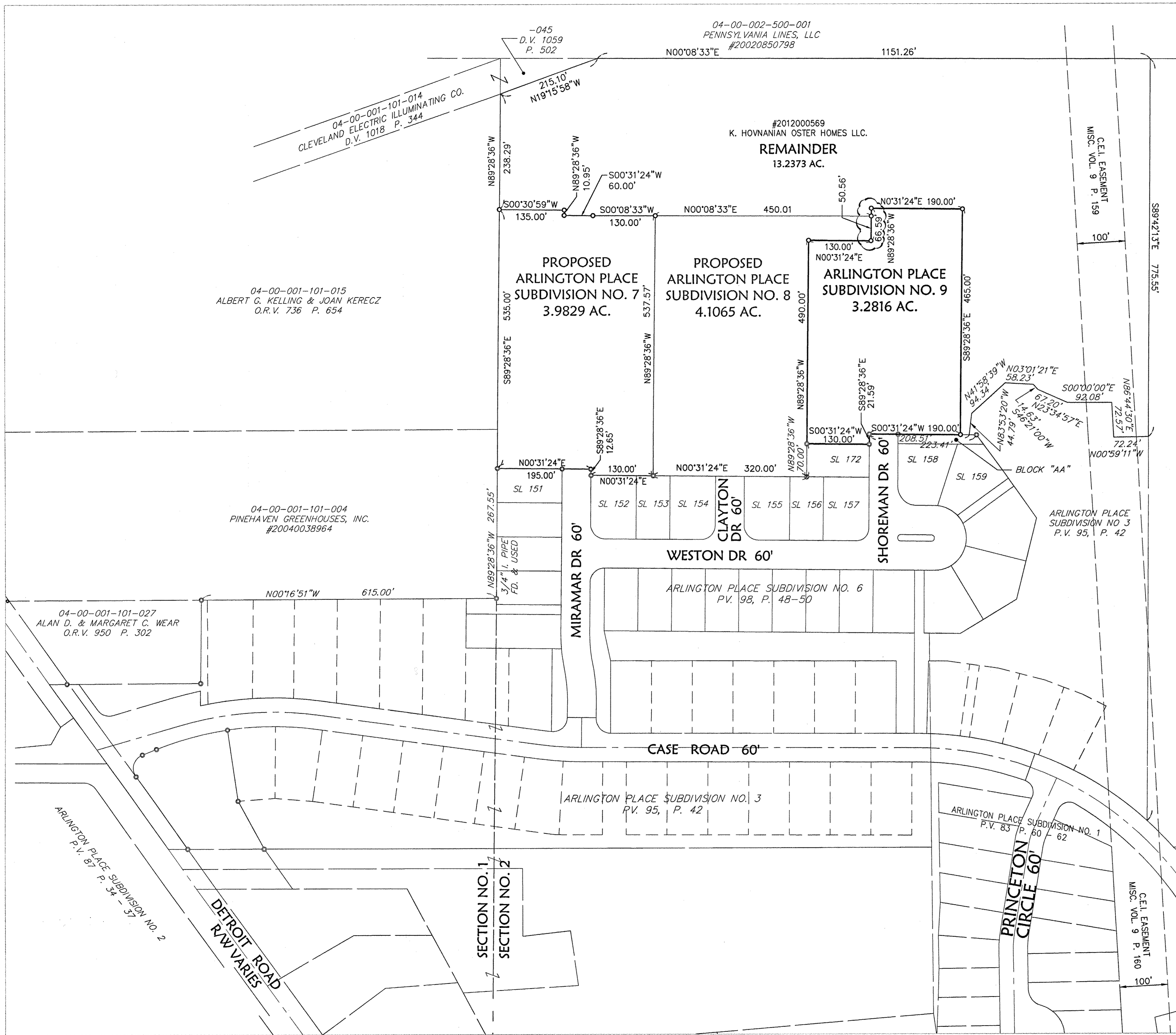
MILLENNIUM TITLE AGENCY
5061 N ABBE ROAD
#3
ELYRIA, OH 44035
Plat Vol 100
Pg. 44, 45, 46

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
NOV 21 2014
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Doc ID: 01844120001 Type: OFF
Kind: PLAT
Recorded: 11/21/2014 at 01:28:06 PM
Fee Amt: \$289.20 Page 1 of 1
Lorain County, Ohio
Judith M. Nedwick County Recorder
File: 2014-0526570
LORAIN COUNTY RECORDER

BY	
DATE	
DESCRIPTION	
REVISIONS	
DATE	12-18-2013
DRAWN BY	CSG
CHK BY	<i>CSG</i>
DWG. NAME	13192-PLAT
PATH	13192\CIVIL_3D\CURRENT DWS
F.B.	
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com	
KS ASSOCIATES	
RECORD PLAT - TITLE SHEET ARLINGTON PLACE SUBDIVISION No 9 OF PART OF ORIGINAL AVON TOWNSHIP SECTION No 2 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO	
SHEET 1 OF 3	
JOB NO. 13192	

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EXISTING PROPERTY OWNERS:

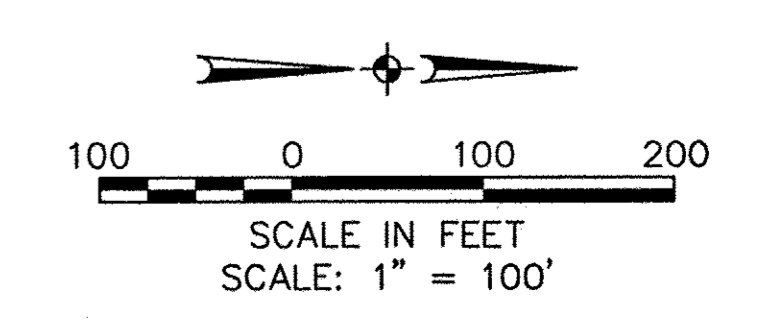
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- SL 152 04-00-002-107-001
- SL 153 04-00-002-107-002
- SL 154 04-00-002-107-003
- SL 155 04-00-002-106-001
- SL 156 04-00-002-106-002
- SL 157 04-00-002-106-003
- SL 158 04-00-002-105-022
- SL 159 04-00-002-105-023
- SL 172 04-00-002-106-004
- BLOCK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

OPEN SPACE/DENSITY TABULATION

AREA IN LOTS	- 2.5068 Ac.
AREA IN BLOCKS	- 0.1343 Ac.
TOTAL AREA IN LOTS AND BLOCKS	- 2.6411 Ac.
TOTAL AREA IN R/W	- 0.6405 Ac.
TOTAL AREA	- 3.2816 Ac.
TOTAL OPEN SPACE AVAILABLE	- 0.1343 Ac./2.6411 Ac. = 5%
TOTAL OPEN SPACE REQUIRED	- 30% = 0.7923 Ac.
TOTAL DENSITY AVAILABLE	- 12 LOTS/3.2816 Ac. = 3.7
MAXIMUM TOTAL DENSITY	- 3.7 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



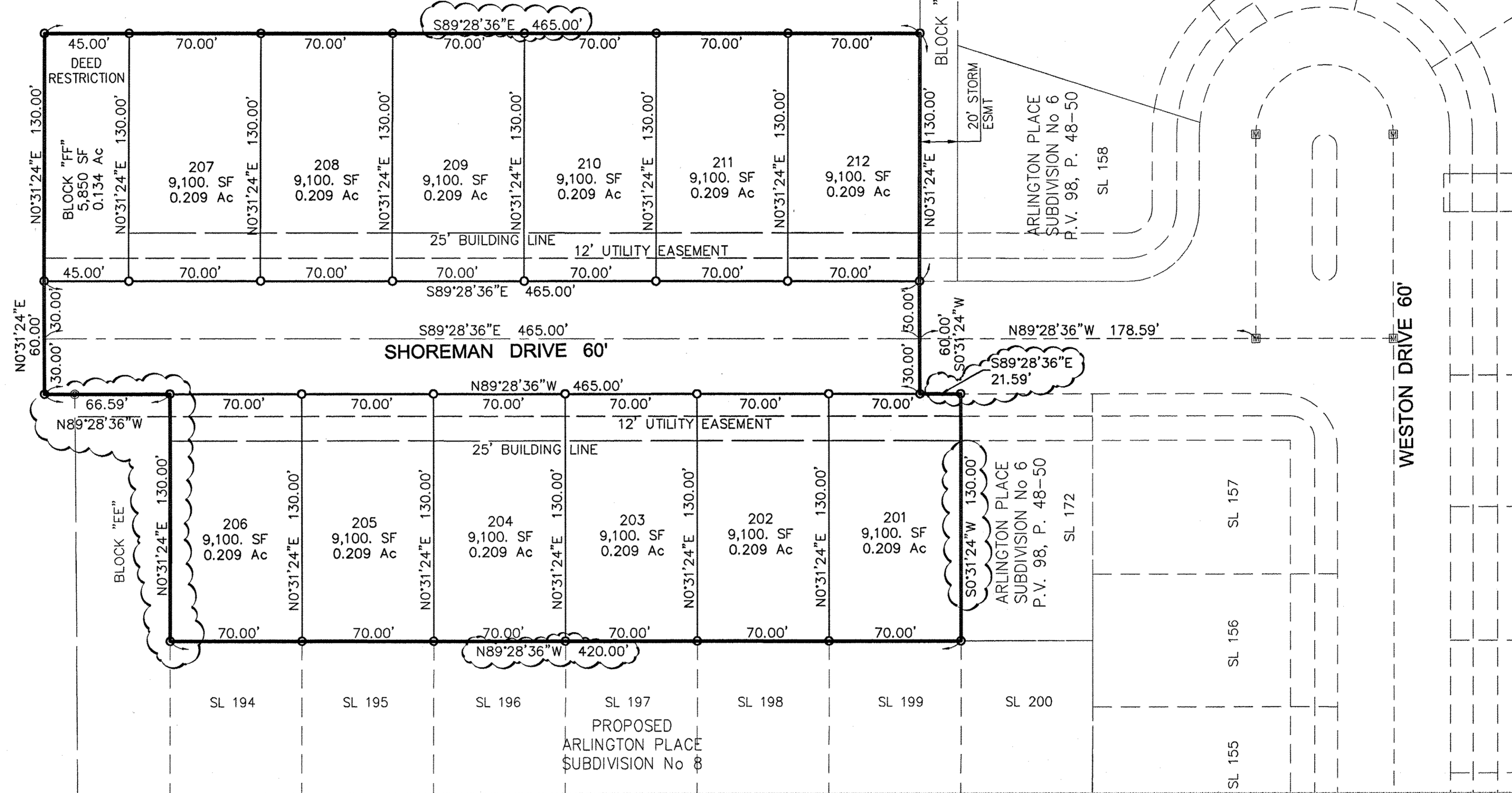
BY	
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DATE	
REVISIONS	
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DWC NAME: J3192-RP2-PLA101	CHK'D BY:
PATH: J3192\CIVIL 3D\CURRENT DWG	F.B.:
9-09-2014	REVISED PER CITY COMMENTS
JK	ORIGINAL ISSUE
JK	

KS ASSOCIATES
www.ksassociates.com

RECORD PLAT
**ARLINGTON PLACE
SUBDIVISION No. 9**
OF PART OF
ORIGINAL AVON TOWNSHIP SECTION No 2
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 2	OF 3
JOB NO. 13192	

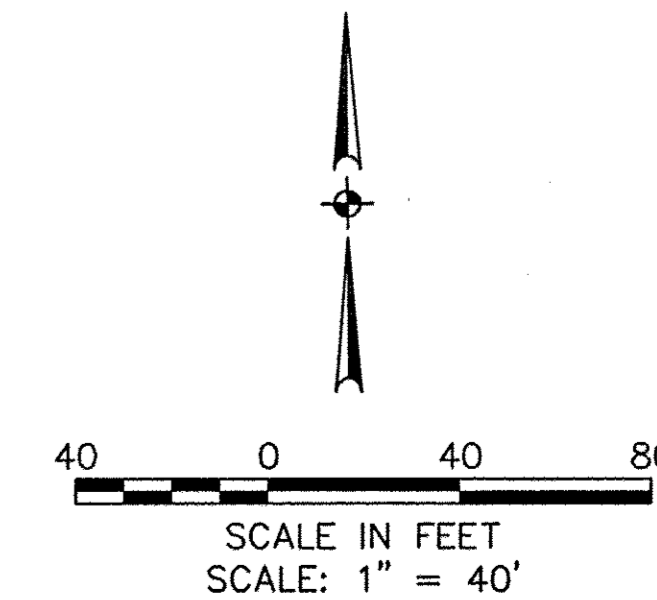
#2012000569
K. HOWANIAN OSTER HOMES LLC.
REMAINDER
13.2373 AC.



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

LEGEND

- ☒ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8"x30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- ☒ PROPOSED MONUMENT BOX
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- R RECORD
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RECORD PLAT ARLINGTON PLACE SUBDIVISION No 9 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.ksassociates.com	
SHEET 3	OF 3	DATE: 12-13-2013	REVISIONS
JOB NO. 13192	BY	DESCRIPTION	DATE
	DRAWN BY: CCC		
	CHK'D BY:		
	DWG. NAME: 13192-RP3-PLAT02		
	PATH: 13192\CIVIL 3D\CURRENT DWG		
	F.B.		
	9-09-2014	REVISED PER CITY COMMENTS	JRK
		ORIGINAL ISSUE	JRK