

LEGACY POINTE SUBDIVISION NO. 8 PLAT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE LEGACY POINTE LTD., I HAVE SURVEYED AND PLATTED THE LEGACY POINTE SUBDIVISION NO. 8 AS SHOWN HEREON AND CONTAINING 11.3517 ACRES IN AVON TOWNSHIP SECTION NO. 17, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED \odot 5/8" CAPPED (REITZ ENG.) IRON PINS IN MONUMENT BOX SET.
AT ALL POINTS INDICATED \circ 5/8" CAPPED (REITZ ENG.) IRON PINS SET.
AT ALL POINTS INDICATED \bullet 5/8" CAPPED (REITZ ENG.) IRON PINS FOUND (UNLESS OTHERWISE NOTED).

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON WALKER ROAD HAVING A BEARING OF N89°39'22"E AND ARE USED FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE 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.

APRIL 2015

| | |
|---------------------------|-------------|
| | TOTAL |
| ACREAGE IN 18 LOTS | 7.8333 AC. |
| ACREAGE IN 1 BLOCK | 1.5483 AC. |
| ACREAGE IN PUBLIC STREETS | 1.9701 AC. |
| TOTAL = | 11.3517 AC. |



[Signature]
JAMES T. SAYLER, REGISTERED SURVEYOR NO. 5-7425

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREET SHOWN HEREON AND DESIGNATED AS ENGLISH TURN, TURNBERRY COURT., MUIRFIELD DRIVE AND WOODSTOCK AVENUE

LEGACY POINTE LTD.,
BY KOPF CONSTRUCTION CORP., MANAGER
420 AVON BELDEN ROAD
AVON LAKE, OH 44012

[Signature]
H. R. KOPF, PRESIDENT

STORM SEWER AND DRAINAGE EASEMENTS

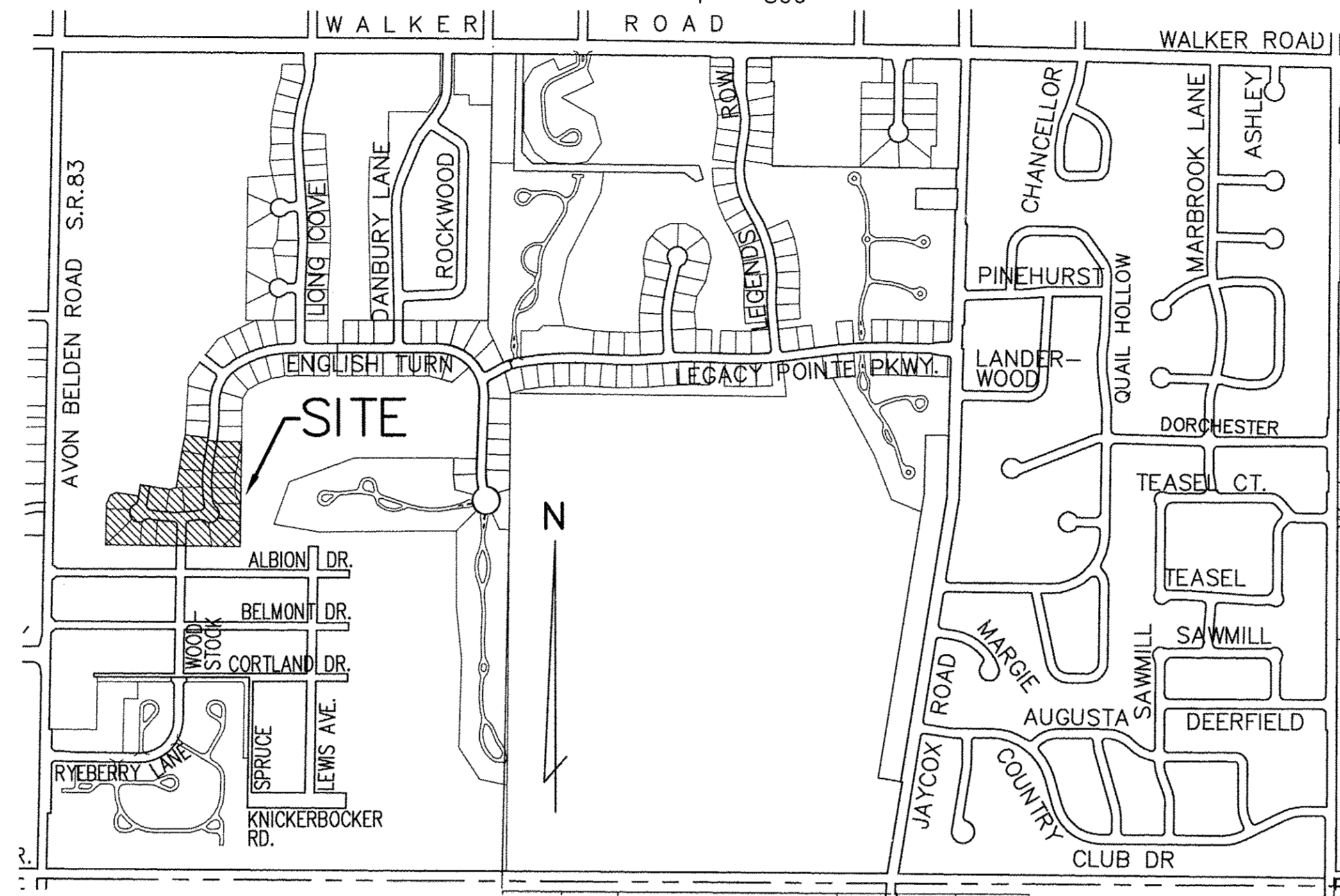
STORM SEWER AND DRAINAGE EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND WHO DOES HEREBY GRANT UNTO THE CITY OF AVON LAKE, (HEREINAFTER REFERRED TO AS THE "GRANTEE"), A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. NO STRUCTURES SHALL BE PLACED WITHIN SAID EASEMENTS. NO FENCES, SIGNAGE, MOUNDING OR ROCKS GREATER THAN TWO FEET IN DIAMETER SHALL BE PLACED WITHIN FIVE FEET OF THE WATER LINE OR SANITARY SEWER WITHOUT PRIOR APPROVAL OF THE GRANTEE. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES, THE RIGHT TO CLEAN, WIDEN, DEEPEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES, WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. THE GRANTEE SHALL NOT BE REQUIRED TO REPLACE OR REPAIR ANY CURBS, FENCES, SIDEWALKS, DRIVEWAYS, ROADWAYS, PARKING AREAS, SIGNAGE AND LANDSCAPING, INCLUDING ORNAMENTAL TREES, BUSHES AND SPECIAL PLANTINGS AND THAT THE SAME ARE CONSTRUCTED ON THE EASEMENT AREA AT THE GRANTOR'S RISK; THE GRANTEE'S ONLY OBLIGATION BEING TO RESTORE THE DENSITY OF SUBSURFACE MATERIAL AND TO REPAIR OR REPLACE ANY GRASS DAMAGED IN SUCH MAINTENANCE, REPAIR OR RECONSTRUCTION. REGULAR MAINTENANCE OF THE EASEMENT AREA LANDSCAPE IS THE RESPONSIBILITY OF THE LANDOWNER. THE GRANTEE RESERVES THE RIGHT TO ENTER AND PERFORM ANY NECESSARY LANDSCAPE MAINTENANCE IF THE LANDOWNER FAILS TO DO SO AND CHARGE THE LANDOWNER FOR SAID LANDSCAPE MAINTENANCE. FOR THE DRAINAGE EASEMENT, THE CITY'S LIABILITY SHALL BE FOR REPAIRS ONLY IF THE HOMEOWNER'S ASSOCIATION FAILS TO DO NEEDED UPKEEP. ANY WORK DONE WITHIN SAID EASEMENT BY THE CITY SHALL BE REIMBURSED BY THE HOMEOWNER'S ASSOCIATION.

LEGACY POINTE LTD., BY KOPF CONSTRUCTION CORP., MANAGER

[Signature]
H. R. KOPF, PRESIDENT

BEING PART OF AVON TOWNSHIP SECTION NO. 17
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO
& BEING A RESUBDIVISION OF PART OF BLOCK "N" IN THE LEGACY POINTE SUBD. #5 RECORDED IN VOL. 92, PG. 27-30
LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION
(DOCUMENTS ON FILE AT CITY AND RECORDED AT COUNTY, INSTRUMENT NO. 20010799005.)

SITE MAP



NOTARY PUBLIC

COUNTY OF LORAIN)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR LEGACY POINTE LTD., BY KOPF CONSTRUCTION CORP., MANAGER, BY H. R. KOPF, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LEGACY POINTE SUBDIVISION NO. 8 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 3RD DAY OF NOVEMBER, 2015

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES February 6, 2017



12' UTILITY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYTEL COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS AND PARALLEL WITH ALL PUBLIC STREETS LINES AND OTHER PLACES AS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC LINES, GAS MAINS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC, GAS AND COMMUNICATION FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENTS RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

LEGACY POINTE LTD., BY KOPF CONSTRUCTION CORP., MANAGER

[Signature]
H. R. KOPF, PRESIDENT

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 8 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

[Signature] 12-3-2015
AVON LAKE CITY ENGINEER
MICHAEL C. BRAMHALL, P.E., P.S.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 8 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 14TH DAY OF DECEMBER, 2015

[Signature]
AVON LAKE PLANNING COMMISSION SECRETARY
JOSEPH R. REITZ

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 8 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 157-2015 PASSED THE 14TH DAY OF DECEMBER, 2015

[Signature]
MAYOR
GREGORY J. ZILKA

[Signature]
CLERK OF COUNCIL
BARBARA L. DOPP

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 8 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature]
AVON LAKE LAW DIRECTOR
ABRAHAM LIEBERMAN

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT DOLLAR BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 8 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING ENGLISH TURN, TURNBERRY CT., MUIRFIELD DR. & WOODSTOCK AVE., AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *[Signature]*
John Funderburg
Vice President, Dollar Bank

NOTARY PUBLIC

COUNTY OF LORAIN)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR DOLLAR BANK, BY: John Funderburg WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LEGACY POINTE SUBDIVISION NO. 8 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 17TH DAY OF NOVEMBER, 2015

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES February 6, 2017

FIDELITY NATIONAL TITLE -
MEDINA
5340 MEADOW LANE CT
SHEFFIELD VILLAGE, OH 44035
Plat vol. 101
Pages 78, 79, 80



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JAN 07 2016
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Doc ID: 01915650001 Type: OFF
Kind: Plat
Recorded: 01/07/2016 at 02:59:57 PM
Fee Amt: \$263.20 Page 1 of 1
Lorain County, Ohio
Judith H. Nedwick County Recorder
File: 2016-0571656
LORAIN COUNTY RECORDER

| | |
|----------|-----------------------------------|
| 1/4/2015 | CORRECTED CURVE 173 CHORD BEARING |
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LEGACY POINTE SUBDIVISION NO. 8 PLAT

**THE HENRY G. REITZ
ENGINEERING COMPANY**
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
PHONE: (216) 251-3033

1
3
APRIL
2015

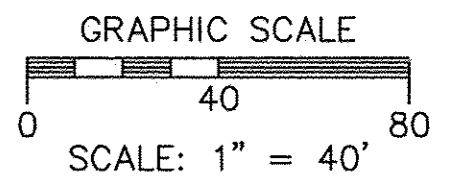
LEGACY POINTE SUBDIVISION NO. 8 PLAT

BEING PART OF AVON TOWNSHIP SECTION NO. 17
NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LEGEND

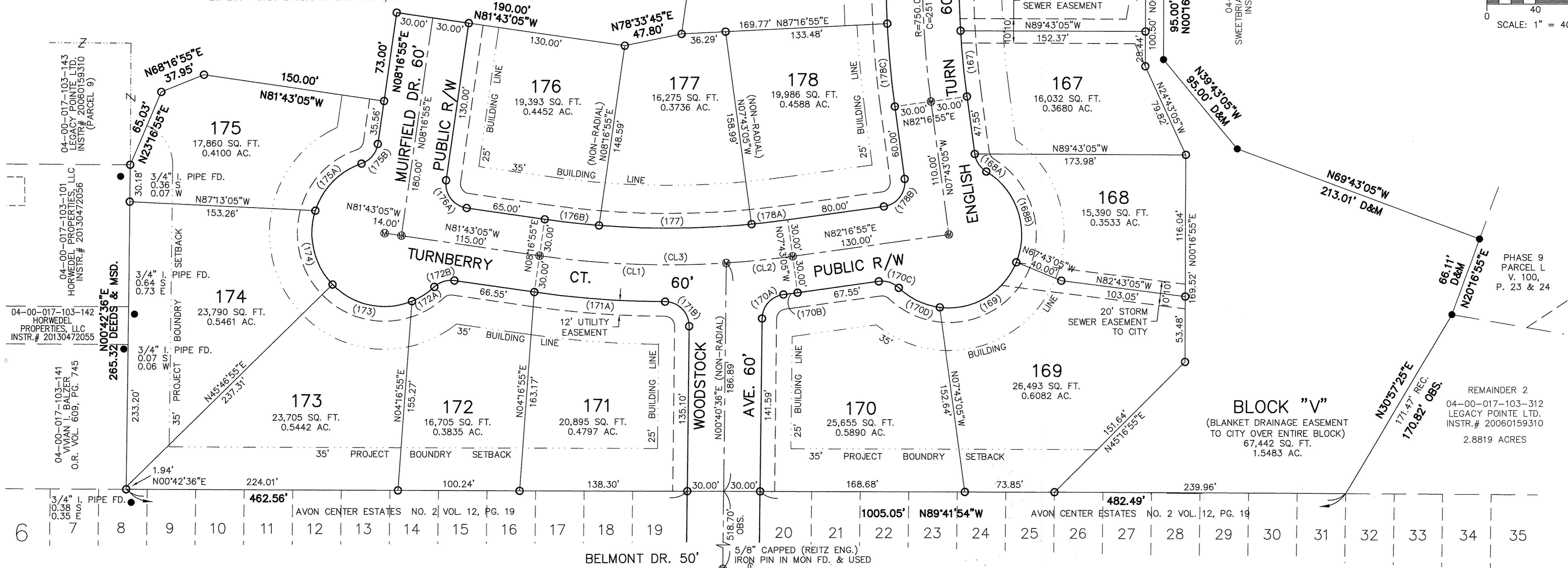
- ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENT SET
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN FOUND UNLESS OTHERWISE NOTED

ACREAGE IN 18 LOTS 7.8333 AC.
ACREAGE IN 1 BLOCK 1.5483 AC.
ACREAGE IN NEW R/O/W 1.9701 AC.
TOTAL 11.3517 AC.



| | | | | | | | | | |
|---|---|---|--|---|---|---|--|---|--|
| (164) R=1530.00' Δ=03°47'31" L=101.26' C=101.24' N09°15'41"E T=50.65' | (165A) R=720.00' Δ=07°04'20" L=88.87' C=88.82' N08°04'45"E T=44.49' | (165B) R=1530.00' Δ=07°27'29" L=12.23' C=12.23' N11°23'10"E T=6.12' | (166) R=720.00' Δ=07°57'52" L=100.08' C=100.00' N00°33'39"E T=50.12' | (167) R=720.00' Δ=04°17'48" L=53.99' C=53.98' N05°34'11"W T=27.01' | (168A) R=20.00' Δ=51°19'00" L=17.91' C=17.32' N33°22'35"W T=9.61' | (168B) R=60.00' Δ=81°19'00" L=85.16' C=78.19' N18°22'35"W T=51.53' | (169) R=60.00' Δ=75°00'00" L=78.54' C=73.05' N59°46'55"E T=46.04' | | |
| (170A) R=20.00' Δ=82°28'19" L=28.79' C=26.37' N41°54'45"E T=17.53' | (170B) R=780.00' Δ=00°52'00" L=11.80' C=11.80' N82°16'55"E T=5.90' | (170C) R=20.00' Δ=51°19'00" L=17.91' C=17.32' N72°03'35"W T=9.61' | (170D) R=60.00' Δ=36°19'00" L=38.03' C=37.40' N64°33'35"W T=19.68' | (171A) R=780.00' Δ=07°57'00" L=108.23' C=108.14' N85°41'35"W T=54.20' | (171B) R=20.00' Δ=90°20'41" L=31.54' C=28.37' N44°29'45"W T=20.12' | (172A) R=60.00' Δ=21°00'30" L=22.00' C=21.88' N57°28'10"E T=11.12' | (172B) R=20.00' Δ=51°19'00" L=17.91' C=17.32' N72°37'25"E T=9.61' | (173) R=60.00' Δ=67°48'30" L=71.01' C=66.94' N78°07'20"W T=40.33' | |
| (174) R=60.00' Δ=62°05'00" L=65.01' C=61.88' N13°10'35"W T=36.11' | (175A) R=60.00' Δ=53°40'20" L=56.21' C=54.17' N44°42'05"E T=30.36' | (175B) R=20.00' Δ=63°15'20" L=22.08' C=20.98' N39°54'35"E T=12.52' | (176A) R=20.00' Δ=90°00'00" L=31.42' C=28.28' N36°43'05"W T=20.00' | (176B) R=720.00' Δ=03°35'00" L=45.03' C=45.02' N83°30'35"W T=22.52' | (177) R=720.00' Δ=10°01'42" L=126.02' C=125.86' N89°41'04"E T=63.17' | (178A) R=720.00' Δ=02°23'18" L=30.01' C=30.01' N83°28'34"E T=15.01' | (178B) R=20.00' Δ=90°00'00" L=31.42' C=30.01' N37°16'55"E T=20.00' | (178C) R=780.00' Δ=05°00'00" L=68.07' C=68.05' N05°13'05"W T=34.06' | (179) R=780.00' Δ=07°30'00" L=102.10' C=102.03' N01°01'55"E T=51.12' |
| (180A) R=780.00' Δ=06°50'00" L=93.03' C=92.97' N08°11'55"E T=46.57' | (180B) R=1470.00' Δ=00°20'00" L=8.55' C=8.55' N11°26'55"E T=4.28' | (181) R=1470.00' Δ=00°00'00" L=115.45' C=115.42' N09°01'55"E T=57.76' | (CL1) R=750.00' Δ=11°47'44" L=154.40' C=154.13' N87°36'57"W T=77.48' | (CL2) R=750.00' Δ=04°12'16" L=55.04' C=55.02' N84°23'03"E T=27.53' | (CL3) R=750.00' Δ=16°00'00" L=209.44' C=208.76' N89°43'05"W T=105.41' | (CL4) R=1500.00' Δ=09°00'00" L=237.80' C=237.55' N02°49'25"E T=119.15 | | | |

REMAINDER 1
04-00-017-103-312
LEGACY POINTE LTD. INSTR.# 20060159310
20.1295 ACRES EXCLUDING EXISTING R/W



04-00-017-103-291
SWEETBRIAR MANAGEMENT CO. INC.
INSTR.# 20130469548

PHASE 9
PARCEL L
V. 100,
P. 23 & 24

REMAINDER 2
04-00-017-103-312
LEGACY POINTE LTD.
INSTR.# 20060159310
2.8819 ACRES

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| 11/4/2015 | CORRECTED CURVE 173 CHORD BEARING |
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LEGACY POINTE SUBDIVISION NO. 8 PLAT

**THE HENRY G. REITZ
ENGINEERING COMPANY**
4214 ROCKY RIVER DRIVE, CLEVELAND, OH, 44135
PHONE: (216) 251-3033, REITZ@REITZENG.COM

2
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APRIL
2015

