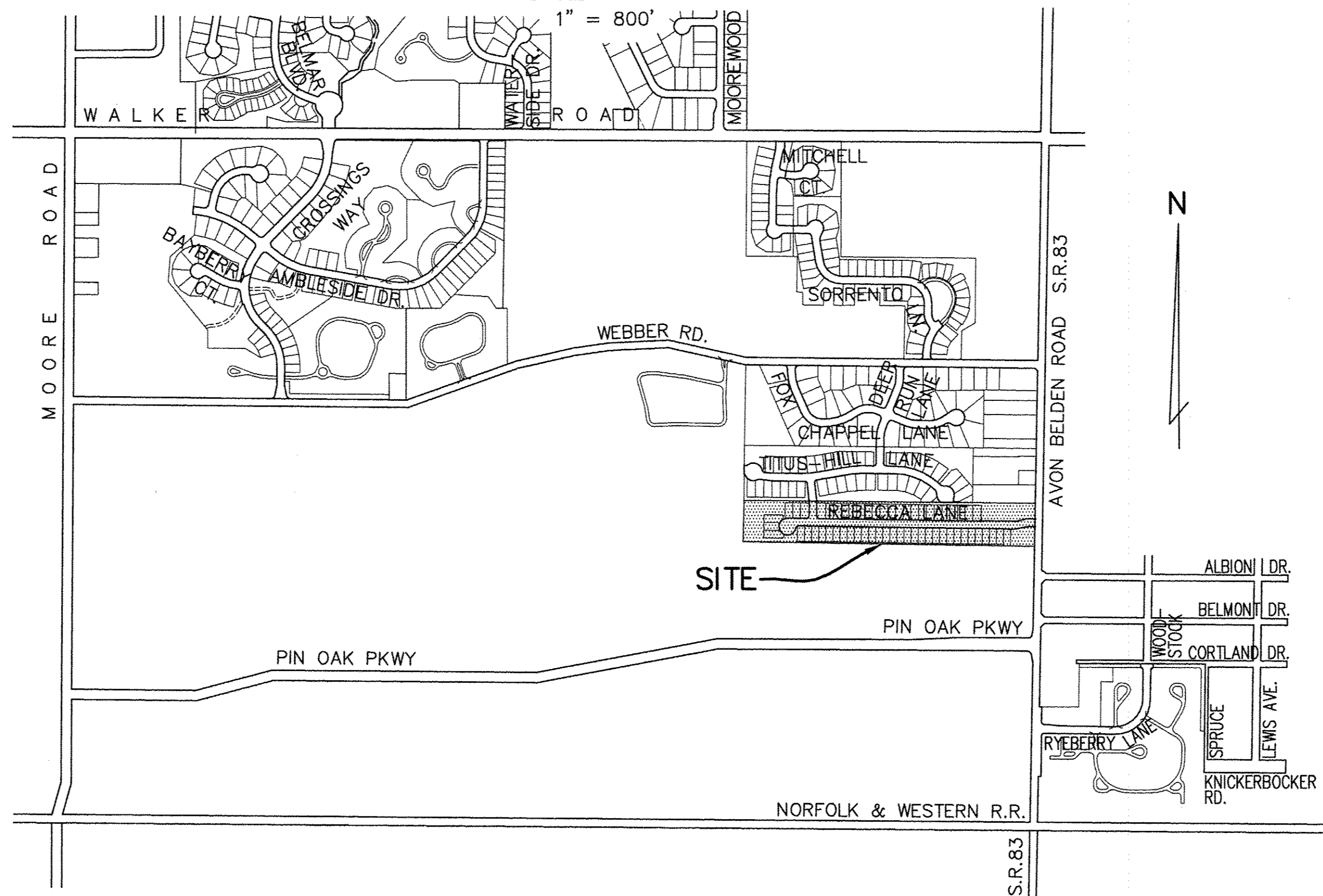


REBECCA LANE P.U.D. SUBDIVISION PLAT

COMPRISING SUBLOTS 1 THROUGH 57 INCLUSIVE AND BLOCKS A, B AND C
BEING PART OF AVON TOWNSHIP SECTION NO. 17
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION.
MAINTENANCE OF BLOCKS "A", "B" & "C" IS TO BE PROVIDED FOR BY THE ASSOCIATION.
(DOCUMENTS ON FILE AT CITY AND TO BE RECORDED SIMULTANEOUSLY AT COUNTY.)

SITE MAP



SURVEYOR'S CERTIFICATE

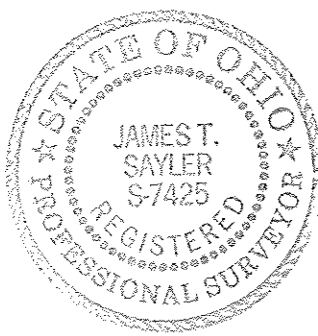
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, REBECCA LANE LTD., I HAVE SURVEYED AND PLATTED THE REBECCA LANE P.U.D. SUBDIVISION AS SHOWN HEREON AND CONTAINING 15.4676 ACRES COMPRISING SUBLOTS 1 THROUGH 57 INCLUSIVE AND BLOCKS A, B AND C, IN AVON TOWNSHIP SECTION NO. 17, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED \odot 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
AT ALL POINTS INDICATED \circ 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.
AT ALL POINTS INDICATED \bullet MONUMENTS FOUND (AS NOTED).

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON AVON-BELDEN ROAD BEARING N0°56'40"E AND ARE 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.

NOVEMBER, 2013
(LAST REVISED 10/26/2015)

| | |
|---------------------|--------------------|
| ACREAGE IN 57 LOTS | 9.3405 AC. |
| ACREAGE IN 3 BLOCKS | 2.9763 AC. |
| ACREAGE IN STREETS | 3.1508 AC. |
| TOTAL | 15.4676 AC. |



James T. Saylor
JAMES T. SAYLER, REG. SURVEYOR NO. S-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 REBECCA LANE AND WILLIAMS COURT.

K.HOVNANIAN BELDEN POINTE LLC
2000 10TH STREET NE
CANTON, OH 44705

BY: *Daniel Zalinsky*
DANIEL ZALINSKY, DIVISION PRESIDENT

STORM SEWER EASEMENTS

STORM SEWER EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND WHO DO 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 BLOCKS AND 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 BY OR FOR THE OWNERS WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT. 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.

K.HOVNANIAN BELDEN POINTE LLC
2000 10TH STREET NE
CANTON, OH 44705

BY: *Daniel Zalinsky*
DANIEL ZALINSKY, DIVISION PRESIDENT

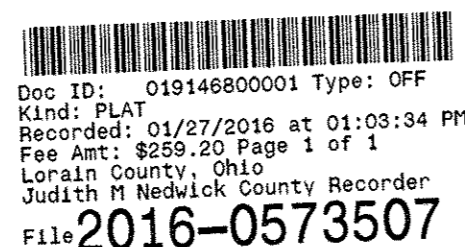
NOTARY PUBLIC

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 K.HOVNANIAN BELDEN POINTE LLC, BY: DANIEL ZALINSKY, DIVISION PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF REBECCA LANE P.U.D. SUBDIVISION 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 14th DAY OF January, 2016

Wendy Stoltz
NOTARY PUBLIC

MY COMMISSION EXPIRES _____
Wendy Stoltz, Attorney At Law
Notary Public - State of Ohio
My Commission Expires on 06/30/2016



MILLENNIUM TITLE AGENCY
5061 N ABBE ROAD
#3
ELYRIA, OH 44035

other documents to be
filed at later date

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 AS SHOWN HEREON AND PARALLEL WITH ALL STREETS LINES 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.

K.HOVNANIAN BELDEN POINTE LLC

BY: *Daniel Zalinsky*
DANIEL ZALINSKY, DIVISION PRESIDENT

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT REBECCA LANE, LTD, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF REBECCA LANE P.U.D. SUBDIVISION AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING THE REBECCA LANE AND WILLIAMS COURT PUBLIC RIGHTS OF WAY, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *Thomas G. Simon*
THOMAS G. SIMON, MANAGER

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 REBECCA LANE, LTD BY: THOMAS G. SIMON, MANAGER WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF REBECCA LANE P.U.D. SUBDIVISION 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 5th DAY OF JANUARY, 2016

LINDA S. RERKO
NOTARY PUBLIC, STATE OF OHIO
Recorded in Cuyahoga County
My Comm. Expires Jan. 24, 2017

Linda S. Rerko
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF REBECCA LANE P.U.D. SUBDIVISION 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.

Michael C. Bramhall
1/18/2016
AVON LAKE CITY ENGINEER
MICHAEL C. BRAMHALL, P.E., P.S.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF REBECCA LANE P.U.D. SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 16th DAY OF November, 2015.

Joseph R. Reitz
AVON LAKE PLANNING COMMISSION SECRETARY
JOSEPH R. REITZ,

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF REBECCA LANE P.U.D. SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 183-2015 PASSED THE 14th DAY OF December, 2015.

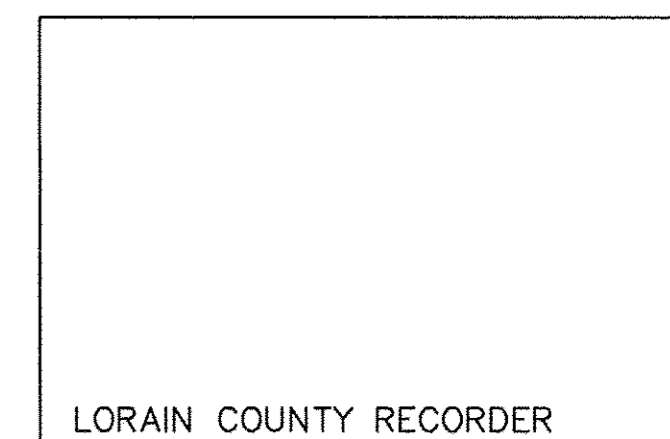
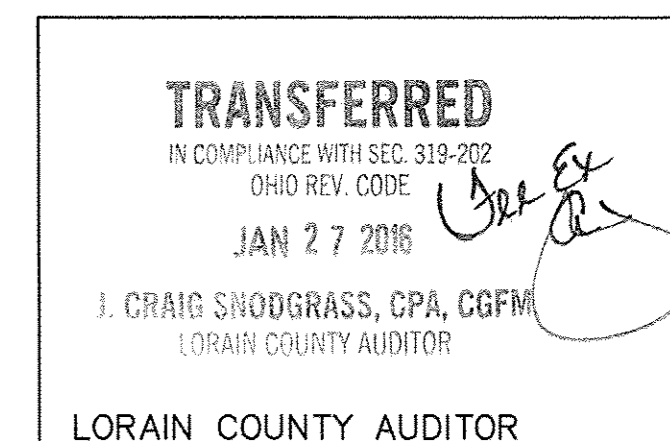
Gregory J. Zilka
MAYOR
GREGORY J. ZILKA

Barbara L. Dopp
CLERK OF COUNCIL
BARBARA L. DOPP

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF REBECCA LANE P.U.D. SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Abraham Lieberman
AVON LAKE LAW DIRECTOR
ABRAHAM LIEBERMAN



LORAIN COUNTY RECORDER

| | |
|----------|---|
| 8/27/13 | UPDATED OWNERS NAME & SIGNATURE BLANK NAMES |
| 5/23/14 | RENUMBERED LOTS & REVISED PLAT TO ONE PHASE |
| 2/18/15 | REVISED PROJECT NAME & OWNERSHIP ENTITIES |
| 3/9/15 | REVISED PER COUNTY REVIEW & 3/5/15 CITY COMMENTS |
| 10/26/15 | REV. PER 3/30/15 LETTER FROM BRAMHALL & NAME OF PRES. |
| 11/10/15 | ADDED LOTS AND BLOCKS COMPRISED TO TITLE |

REBECCA LANE P.U.D. SUBDIVISION PLAT

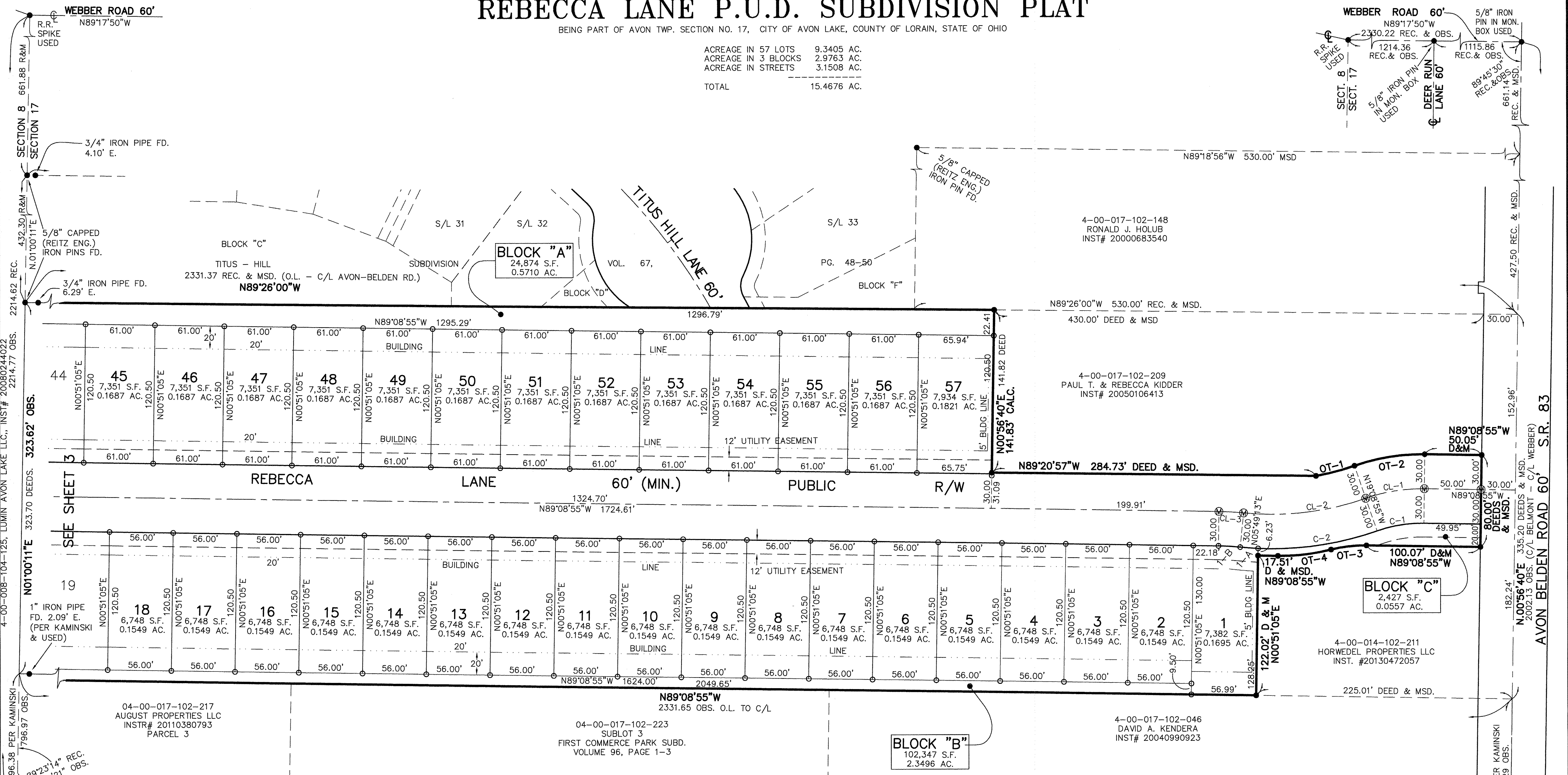
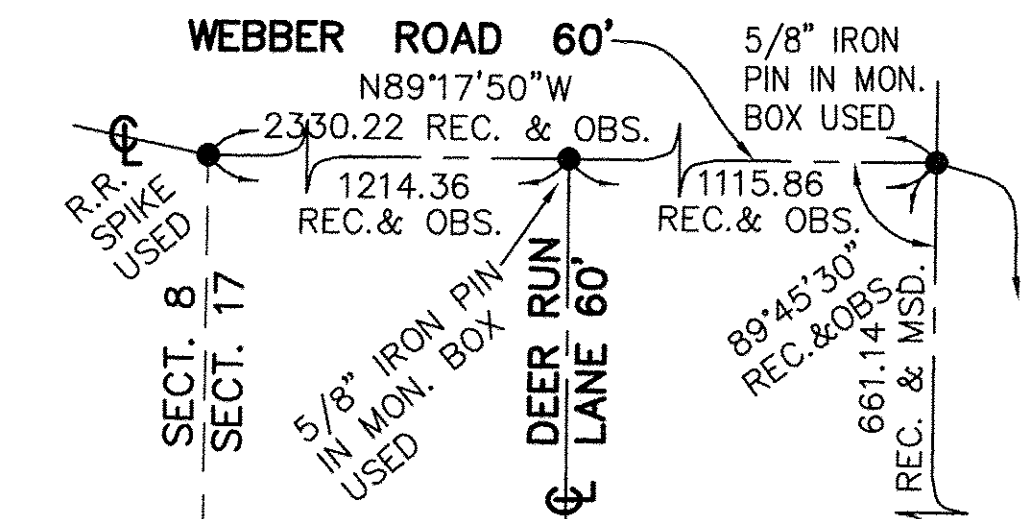
**THE HENRY G. REITZ
ENGINEERING COMPANY**
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
PHONE: (216) 251-3033

1
3
SEPTEMBER
2010

REBECCA LANE P.U.D. SUBDIVISION PLAT

BEING PART OF AVON TWP. SECTION NO. 17, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

ACREAGE IN 57 LOTS 9.3405 AC.
 ACREAGE IN 3 BLOCKS 2.9763 AC.
 ACREAGE IN STREETS 3.1508 AC.
 TOTAL 15.4676 AC.



CURVE DATA

| | | | | | | | | | | |
|---|--|--|--|--|--|--|--|---|---|--|
| OT-1 R=220.00 D=9°06'36" L=34.98 C=34.94 N75°24'23"E T=17.53 D & M | OT-2 R=180.00 D=20°00'00" L=62.83 C=62.51 N80°51'05"E T=31.74 D & M | OT-3 R=120.00 D=15°00'00" L=31.42 C=31.33 N83°21'05"E T=15.80 D & M | OT-4 R=180.00 D=15°00'00" L=47.12 C=46.99 N83°21'05"E T=23.70 D & M | 1-B R=220.00 D=4°58'08" L=19.08 C=19.07 N86°39'51"W T=9.55 | 1-A R=280.00 D=3°13'48" L=15.78 C=15.78 N85°47'41"W T=7.89 | C-2 R=280.00 D=21°44'20" L=106.24 C=105.60 N81°43'15"E T=53.77 | C-1 R=120.00 D=20°00'00" L=41.89 C=41.68 N80°51'05"E T=21.16 | CL-1 R=150.00 D=20°00'00" L=52.36 C=52.09 N80°51'05"E T=26.45 | CL-2 R=250.00 D=24°58'08" L=108.95 C=108.09 N83°20'09"E T=55.35 | CL-3 R=250.00 D=4°58'08" L=21.68 C=21.67 N86°39'51"W T=10.85 |
|---|--|--|--|--|--|--|--|---|---|--|

LEGEND:

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

DIMENSIONS GIVEN "PER KAMINSKI" ARE ACCORDING TO SURVEYS FOR LOT SPLITS AND CENTERLINE OF PIN OAK PARKWAY PREPARED BY TERIN J. KAMINSKI, REGISTERED SURVEYOR #S-7207, DATED 12/6/1989.

NOTE:
 5' SIDE & 20' FRONT & REAR BUILDING SETBACKS (RATHER THAN "PROJECT BOUNDARY SETBACKS") WERE APPROVED FOR REBECCA LANE P.U.D. WITH GENERAL DEVELOPMENT PLAN

GRAPHIC SCALE: 1" = 40'
 0 20 40 80

| | |
|---------|--|
| 5/23/14 | RENUMBERED LOTS & REVISED PLAT TO ONE PHASE |
| 2/18/15 | REVISED PROJECT NAME & OWNERSHIP ENTITIES |
| 3/9/15 | REVISED PER COUNTY REVIEW & 3/5/15 CITY COMMENTS |
| | |
| | |
| | |

REBECCA LANE P.U.D. SUBDIVISION PLAT

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

2
 3
 SEPTEMBER 2010

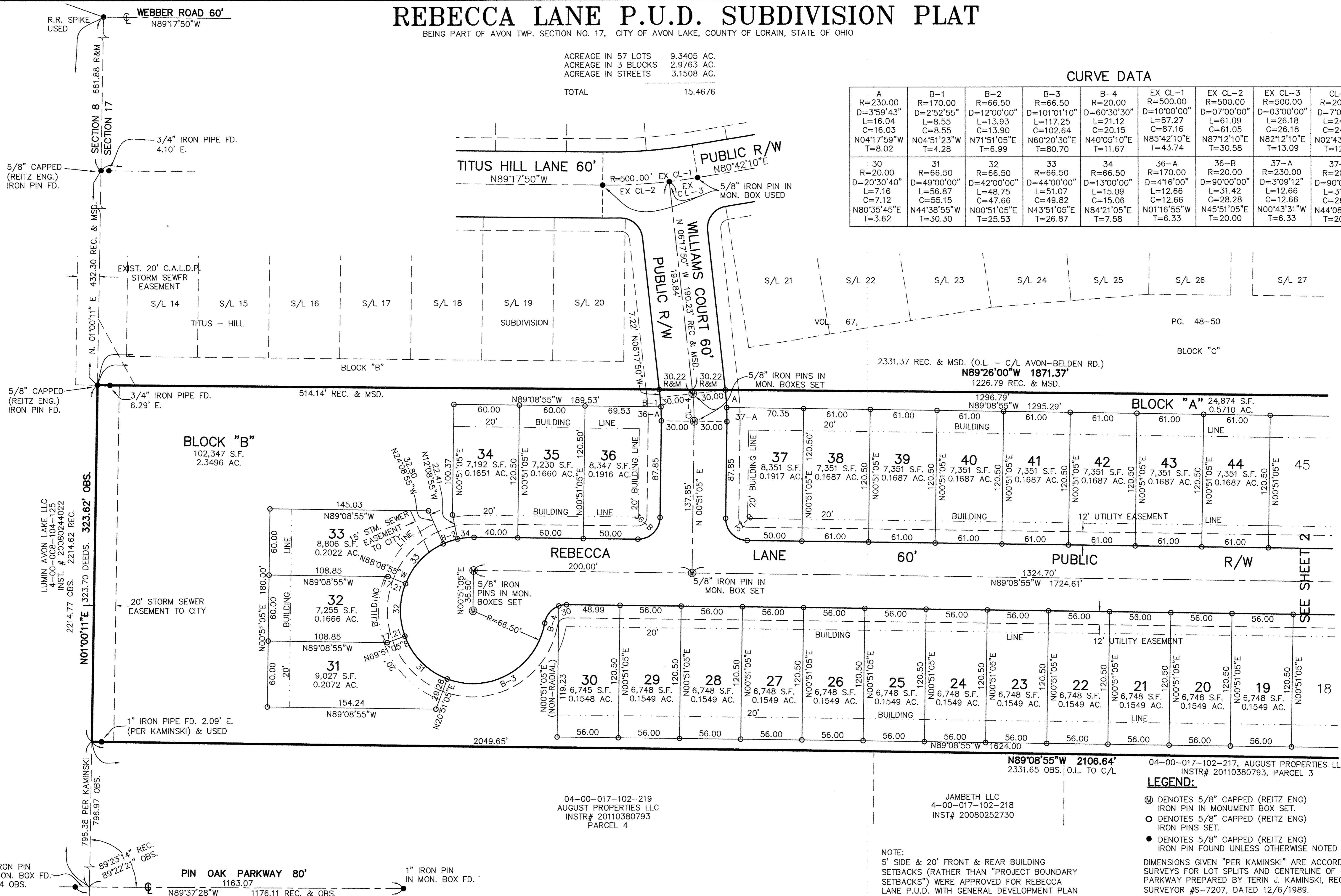
REBECCA LANE P.U.D. SUBDIVISION PLAT

BEING PART OF AVON TWP. SECTION NO. 17, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

ACREAGE IN 57 LOTS 9.3405 AC.
 ACREAGE IN 3 BLOCKS 2.9763 AC.
 ACREAGE IN STREETS 3.1508 AC.
 TOTAL 15.4676

CURVE DATA

| A | B-1 | B-2 | B-3 | B-4 | EX CL-1 | EX CL-2 | EX CL-3 | CL-4 |
|---|--|--|--|---|---|--|---|--|
| R=230.00 D=3°59'43" L=16.04 C=16.03 N04°17'59"W T=8.02 | R=170.00 D=2°52'55" L=8.55 C=8.55 N04°51'23"W T=4.28 | R=66.50 D=12°00'00" L=13.93 C=13.90 N71°51'05"E T=6.99 | R=66.50 D=101°01'10" L=117.25 C=102.64 N60°20'30"E T=80.70 | R=20.00 D=6°03'30"30" L=21.12 C=20.15 N40°05'10"E T=11.67 | R=500.00 D=10°00'00" L=87.27 C=87.16 N85°42'10"E T=43.74 | R=500.00 D=07°00'00" L=61.09 C=61.05 N87°12'10"E T=30.58 | R=500.00 D=03°00'00" L=26.18 C=26.18 N82°12'10"E T=13.09 | R=200.00 D=7°08'55" L=24.95 C=24.94 N02°43'23"W T=12.49 |
| 30 R=20.00 D=20°30'40" L=7.16 C=7.12 N80°35'45"E T=3.62 | 31 R=66.50 D=49°00'00" L=56.87 C=55.15 N44°38'55"W T=30.30 | 32 R=66.50 D=42°00'00" L=48.75 C=47.66 N00°51'05"E T=25.53 | 33 R=66.50 D=44°00'00" L=51.07 C=49.82 N43°51'05"E T=26.87 | 34 R=66.50 D=13°00'00" L=15.09 C=15.06 N84°21'05"E T=7.58 | 36-A R=170.00 D=4°16'00" L=12.66 C=12.66 N01°16'55"W T=6.33 | 36-B R=20.00 D=90°00'00" L=31.42 C=28.28 N45°51'05"E T=20.00 | 37-A R=230.00 D=3°09'12" L=12.66 C=12.66 N00°43'31"W T=6.33 | 37-B R=20.00 D=90°00'00" L=31.42 C=28.28 N44°08'55"W T=20.00 |



LUMIN AVON LAKE LLC
 4-00-008-104-125
 INST. # 20080244022
 2214.77 OBS. 2214.62 REC.

796.38 PER KAMINSKI
 796.97 OBS.

04-00-017-102-219
 AUGUST PROPERTIES LLC
 INSTR# 20110380793
 PARCEL 4

JAMBETH LLC
 4-00-017-102-218
 INSTR# 20080252730

04-00-017-102-217, AUGUST PROPERTIES LLC
 INSTR# 20110380793, PARCEL 3

LEGEND:

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

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NOTE:
 5' SIDE & 20' FRONT & REAR BUILDING SETBACKS (RATHER THAN "PROJECT BOUNDARY SETBACKS") WERE APPROVED FOR REBECCA LANE P.U.D. WITH GENERAL DEVELOPMENT PLAN

| REVISIONS | DATE | DESCRIPTION |
|-----------|---------|--|
| | 5/23/14 | RENUMBERED LOTS & REVISED PLAT TO ONE PHASE |
| | 2/18/15 | REVISED PROJECT NAME & OWNERSHIP ENTITIES |
| | 3/9/15 | REVISED PER COUNTY REVIEW & 3/5/15 CITY COMMENTS |

REBECCA LANE P.U.D. SUBDIVISION PLAT

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

3
 3
 SEPTEMBER 2010

