ARLINGTON PLACE SUBDIVISION NO. 10

A RESUBDIVISION OF BLOCK "M" IN ARLINGTON PLACE SUBDIVISION No. 3 P.V. 95 P. 42

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 19.8724 ACRES.
THE UNDERSIGNED, K. HOVNANIAN OSTER HOMES, LLC. AND AVON ARLINGTON PLACE HOMEOWNER'S ASSOCIATION, INC. HEREBY CERTIFY THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "ARLINGTON PLACE SUBDIVISION NO. 10" A SUBDIVISION OF LOTS 213 TO 231 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 1st DAY OF February, 2016.

K. HOVNANIAN OSTER HOMES, LLC.

DIVISION PRESIDENT, DANIEL ZALINSKY

WITNESS Cody Bruce

WITNESS Chris W. Brown

NOTARY CERTIFICATE

STATE OF OHIO
SS
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF Theresa Dominiak Lorain, OH, 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 1st DAY OF February, 2016.

NOTARY SEAL STATE OF OHIO

NOTARY PUBLIC

MY COMMISSION EXPIRES: THERESA A. DOMINIAK Notary Public • State of Ohio My Commission Expires 11-23-17

AVON ARLINGTON PLACE HOMEOWNER'S ASSOCIATION, INC.

Lisa Petro, HOA President

WITNESS Cody Bruce

WITNESS Chris W. Brown

NOTARY CERTIFICATE

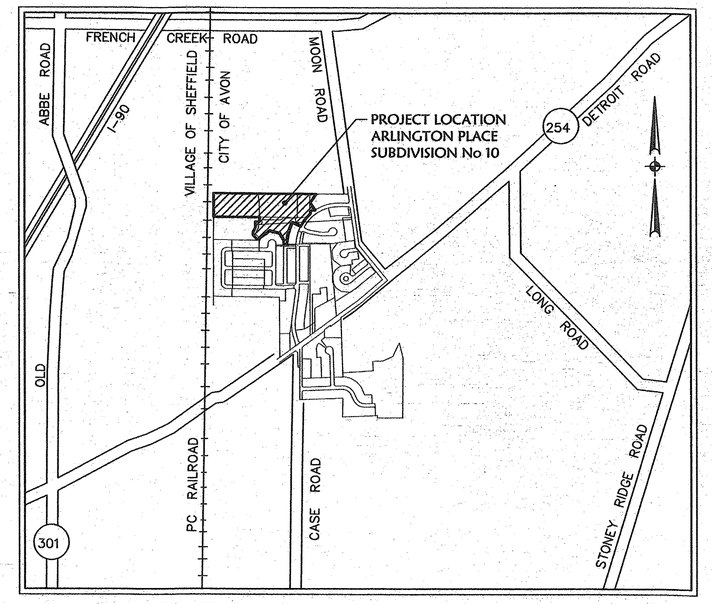
STATE OF OHIO
SS
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF Theresa Dominiak Lorain, OH, 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 1st DAY OF February, 2016.

NOTARY SEAL STATE OF OHIO

NOTARY PUBLIC

MY COMMISSION EXPIRES: THERESA A. DOMINIAK Notary Public • State of Ohio My Commission Expires 11-23-17



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. 10 AS SHOWN HEREON, EMBRACING 19.8724 ACRES OF LAND IN AVON TOWNSHIP SECTION 2, CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 1.2272 ACRES LIE IN PUBLIC STREET DEDICATION, 12.6978 ACRES LIE IN BLOCKS, AND 5.9474 ACRES LIE IN LOTS NUMBERED 213 TO 231 INCLUSIVE.

IRON PIPES OR PINS WERE FOUND AT ALL POINTS INDICATED THUSLY ©, AND IRON PINS TO BE SET IF SO ENGAGED AT ALL POINTS INDICATED AS O. 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 1/29/16
MARK A. YEAGER, PROFESSIONAL SURVEYOR NO. 7289

STATE OF OHIO MARK A. YEAGER S-7289 REGISTERED PROFESSIONAL SURVEYOR

AREA TABULATION:

AREA IN R/W	-	1.2272 Acres
AREA IN LOTS	-	5.9474 Acres
AREA IN BLOCKS	-	12.6978 Acres
TOTAL AREA	-	19.8724 Acres

LEGEND

- EXISTING MONUMENT BOX
- © IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- PROPOSED MONUMENT BOX
- O 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 25th DAY OF February, 2016.

CITY OF AVON ENGINEER,

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 26 DAY OF February, 2016.

PLANNING COMMISSION CHAIRPERSON, CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 26 DAY OF February, 2016. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

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 GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEES 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, MAINTENANCE, 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.

DIVISION PRESIDENT, DANIEL ZALINSKY

MILLENNIUM TITLE AGENCY
24500 CENTER RIDGE ROAD
SUITE 395
WESTLAKE, OH 44145

Plat vol. 101
Pgs 97,98 & 99

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
MAR 23 2016
J. CRAIG SNODGRASS, CPA, CCFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Doc ID: 019263990001 Type: OFF
Kind: PLAT
Recorded: 03/23/2016 at 12:41:06 PM
Fee Amt: $263.20 Page 1 of 1
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2016-0579402
LORAIN COUNTY RECORDER

REVISIONS			
DATE	DESCRIPTION	BY
3-14-2016	REVISED PER COUNTY COMMENTS	MAY
1-29-2016	REVISED OWNER'S CERTIFICATE BLOCK	MAY
3-05-2015	SUBDIVISION NO REVISED FROM 11 TO 10	JRK
9-11-2014	REISSUE TO THE CITY	JRK
8-20-2014	ORIGINAL ISSUE	JRK

DATE: 3-05-2015
DRAWN BY: CCC
CH'D BY:
DWG. NAME: 14166-RP1-PLATCS
14166 CIVIL 3D\CURRENT DWGS
PATH:
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 10
OF PART OF
ORIGINAL AVON TOWNSHIP SECTION No 2
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

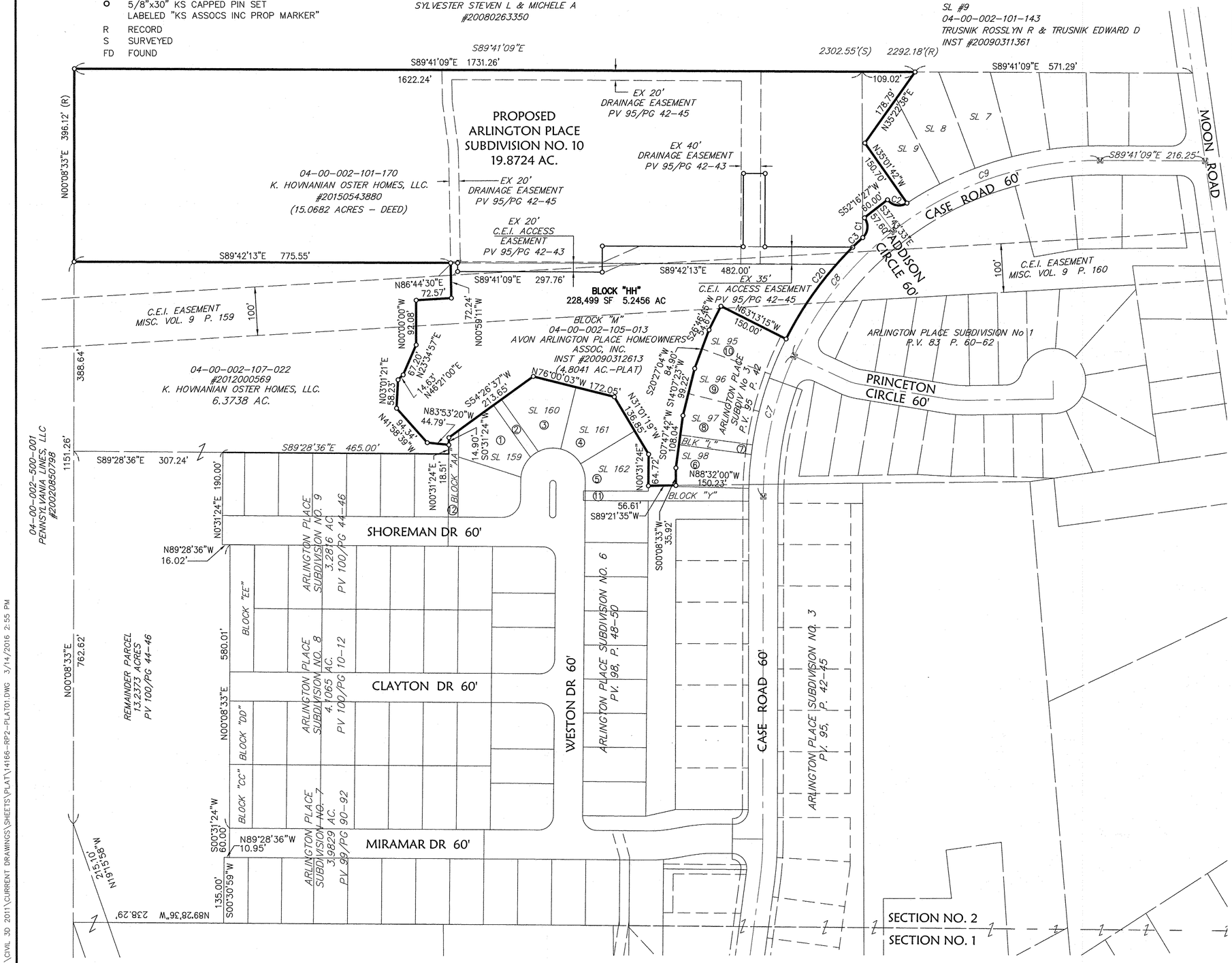
SHEET 1 OF 3

JOB NO. 14166

R:\14000\14166\CIVIL 3D 2011\CURRENT DRAWINGS\SHEETS\PLAT\REV-14166-RP1-PLATCS-SIGNED.DWG 3/15/2016 3:23 PM

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



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	44.72'	30.00'	27.69'	85°24'41"	40.69'	N04°58'48"E
C2	44.72'	30.00'	27.69'	85°24'41"	40.69'	S80°25'54"E
C3	28.55'	720.00'	14.28'	2°16'18"	28.55'	N46°32'59"E
C20	234.17'	720.00'	236.26'	18°38'05"	233.14'	S36°05'47"W

EXISTING CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C7	296.59'	690.00'	150.62'	24°37'40"	294.31'	N12°27'23"E
C8	331.22'	690.00'	168.87'	27°30'13"	328.05'	N38°31'20"E
C9	458.11'	690.00'	237.86'	38°02'24"	449.74'	N71°17'39"E

ADJOINING OWNERS:

1. DOBROVIC LISA M & DOBROVIC PETER A
   PPN 04-00-002-105-023
2. K HOVNANIAN OSTER HOMES, LLC
   PPN 04-00-002-105-043
3. LOPEZ SUSAN O
   PPN 04-00-002-105-024
4. WIRTZ KATHLEEN V & GONZALEZ NATHANIEL
   PPN 04-00-002-105-025
5. HOLBROOK LINDA M & HOLBROOK LAWRENCE S
   PPN 04-00-002-105-026
6. KASYMOV BAKHTIYAR
   PPN 04-00-002-105-004
7. AVON ARLINGTON PLACE HOMEOWNERS ASSOCIATION INC
   PPN 04-00-002-105-015
8. WATSON MONYETTA & WATSON JASON E
   PPN 04-00-002-105-003
9. GLOOR BRIAN M & GLOOR ERIN L
   PPN 04-00-002-105-002
10. KAUFFMAN KIMBERLY M & STELLAR KYLE S
    PPN 04-00-002-105-001
11. K HOVNANIAN OSTER HOMES, LLC
    PPN 04-00-002-105-040
12. K HOVNANIAN OSTER HOMES, LLC
    PPN 04-00-002-105-042

OPEN SPACE/DENSITY TABULATION

AREA IN LOTS	– 5.9474 Ac.
AREA IN BLOCKS	– 12.6978 Ac.
TOTAL AREA IN LOTS & BLOCKS	– 18.6452 Ac.
TOTAL AREA IN R/W	– 1.2272 Ac.
TOTAL AREA	– 19.8724 Ac.
TOTAL OPEN SPACE AVAILABLE	– 12.6978 ACRES
TOTAL OPEN SPACE REQUIRED	– 30% (0.30 x 19.8724 = 5.9617)
TOTAL DENSITY AVAILABLE	– 19 LOTS / 19.8724 Ac. = 0.96
MAXIMUM TOTAL DENSITY	– 1.25 DWELLING UNITS/ Ac.

DEVELOPER:

K. HOVNANIAN OSTER HOMES, LLC
6150 Park Square Drive
Lorain, Ohio 44053
(440) 985-7440
Fax: (440) 985-7441

THIS SITE IS COVERED UNDER OHIO EPA CONSTRUCTION GENERAL PERMIT #3GC07569*AG
SEWER APPROVED BY OEPA BY LETTER DATED: JAN. 8, 2015
WATER APPROVED BY OEPA BY LETTER DATED: DEC. 19, 2014

THIS IS A RESUBDIVISION OF BLOCK H IN ARLINGTON PLACE SUBDIVISION No 3, P.V. 95, P. 42 TOGETHER WITH OTHER LANDS AS CONVEYED TO K. HOVNANIAN OSTER HOMES, LLC.

100 0 100 200
SCALE IN FEET
SCALE: 1" = 100'

REVISIONS			
DATE	DESCRIPTION	BY
3-14-2016	REVISED PER COUNTY COMMENTS	MAY
2-16-2016	REVISED PER CITY COMMENTS	MAY
1-29-2016	REVISED ADJOINING OWNERS	MAY
3-05-2015	SUBDIVISION NO REVISED FROM 11 TO 10	JRK
9-11-2014	REISSUE TO THE CITY	JRK
8-20-2014	ORIGINAL ISSUE	JRK

DATE: 3-05-2015
DRAWN BY: CCC
CH'D BY: MAY
DWG. NAME: 14166-RP01-PLATS3
PATH: R:\14166\CIVIL 3D\CURRENT DWGS
F.B.

KS ASSOCIATES
KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
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F 440 365 4790
www.ksassociates.com

RECORD PLAT
ARLINGTON PLACE SUBDIVISION No 10
OF PART OF
ORIGINAL AVON TOWNSHIP SECTION No 2
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 2 OF 3

JOB NO. 14166

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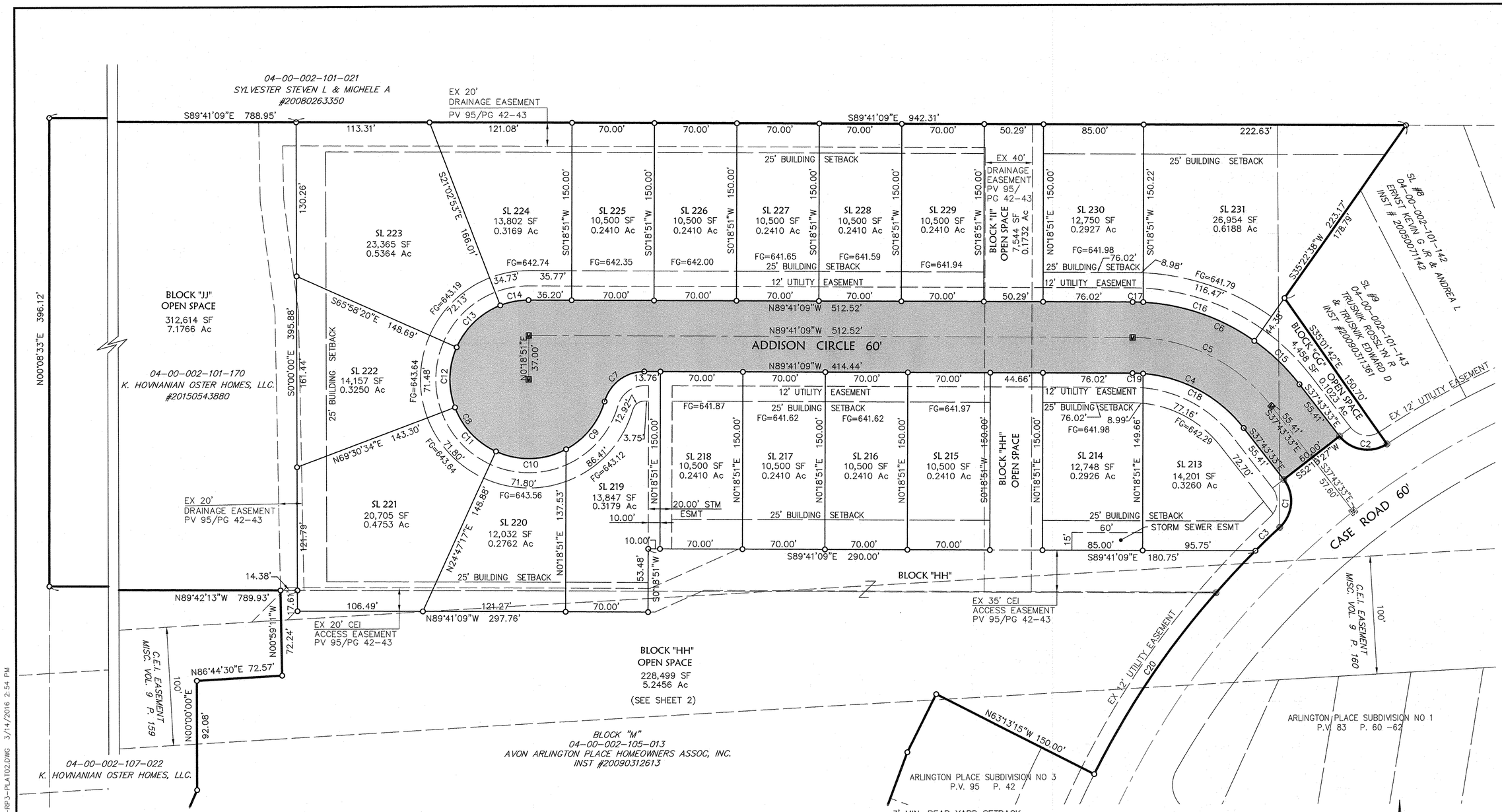
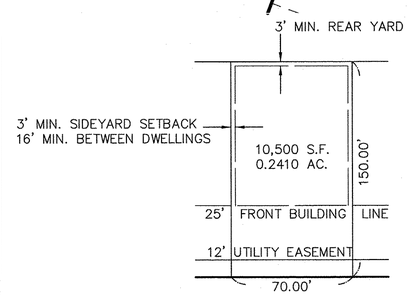


CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD L	TAN
C1	44.72'	30.00'	85°24'41"	N4°58'48"E	40.69'	27.69'
C2	44.72'	30.00'	85°24'41"	S80°25'54"E	40.69'	27.69'
C3	28.55'	720.00'	2°16'18"	N46°32'59"E	28.55'	14.28'
C4	108.82'	120.00'	31°57'36"	N61°33'39"W	105.13'	58.47'
C5	136.03'	150.00'	51°57'36"	N63°42'21"W	131.42'	73.09'
C6	163.24'	180.00'	51°57'36"	N63°42'21"W	157.70'	87.71'
C7	45.24'	35.00'	74°04'01"	N53°16'50"E	42.16'	26.41'
C8	297.10'	67.00'	254°04'02"	S36°43'10"E	106.97'	88.80'
C9	53.43'	67.00'	45°41'40"	N39°05'40"E	52.03'	28.23'
C10	61.80'	67.00'	52°50'49"	N88°21'54"E	59.63'	33.29'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD L	TAN
C11	52.30'	67.00'	44°43'18"	N42°51'02"W	50.98'	27.56'
C12	52.06'	67.00'	44°31'06"	N1°46'10"E	50.76'	27.42'
C13	52.53'	67.00'	44°55'25"	N46°29'25"E	51.20'	27.70'
C14	24.98'	67.00'	21°21'43"	N79°38'00"E	24.84'	12.64'
C15	53.08'	180.00'	16°53'49"	N46°10'28"W	52.89'	26.74'
C16	101.17'	180.00'	32°12'16"	N70°43'30"W	99.85'	51.96'
C17	8.98'	180.00'	2°51'31"	S88°15'23"E	8.98'	4.49'
C18	99.84'	120.00'	47°40'12"	N61°33'39"W	96.98'	53.01'
C19	8.98'	120.00'	4°17'24"	N87°32'27"W	8.98'	4.49'
C20	234.17'	720.00'	18°38'05"	S36°05'47"W	233.14'	118.13'



60' DEDICATED STREET

TYPICAL LOT DETAIL
NOT TO SCALE

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

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

40 0 40 80
SCALE IN FEET
SCALE: 1" = 40'

REVISIONS			
DATE	DESCRIPTION	BY	
2-16-2016	REVISED PER CITY COMMENTS	MAY	
1-29-2016	REVISED ADJOINING OWNERS	MAY	
3-05-2015	SUBDIVISION NO REVISED FROM 11 TO 10	JRK	
9-11-2014	REVISED BLOCKS AND PARCEL BOUNDARY	JRK	
8-20-2014	ORIGINAL ISSUE	JRK	

DATE: 3-05-2015
DRAWN BY: CCC
CH'D BY:
DWG. NAME: 14166-RP-PLATO3
14166\CIVIL 3D\CURRENT DWGS
PATH:
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KS ASSOCIATES

RECORD PLAT
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CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 3 OF 3

JOB NO. 14166

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