

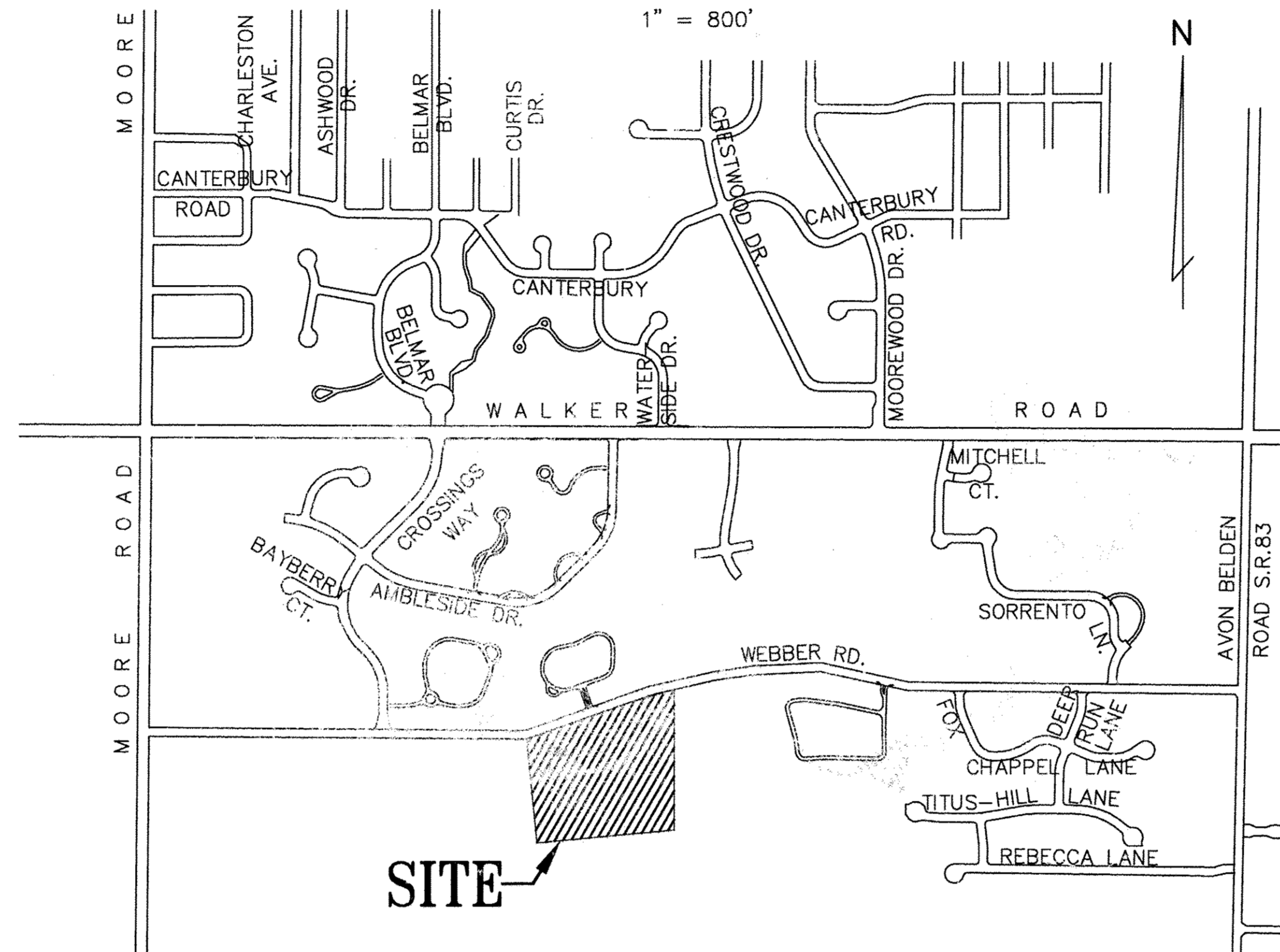
ARRINGTON VILLAGE SUBDIVISION NO. 1 PLAT

CONSISTING OF SUBLOTS 1 THROUGH 24 INCLUSIVE AND BLOCK "A"
BEING PART OF AVON TOWNSHIP SECTION NO. 8
NOW IN THE
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION.
MAINTENANCE OF BLOCKS ARE TO BE PROVIDED FOR BY THE HOMEOWNERS ASSOCIATION.
(DOCUMENTS ON FILE AT CITY AND TO BE RECORDED AT COUNTY)

SITE MAP

1" = 800'



SURVEYOR'S CERTIFICATE

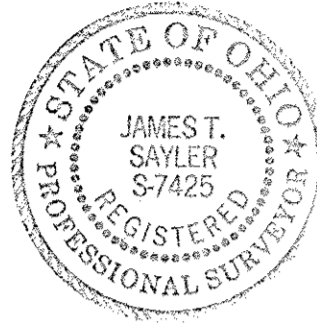
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, PETROS HOMES AV, LLC., I HAVE SURVEYED AND PLATTED THE ARRINGTON VILLAGE SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 4.8084 ACRES IN AVON TOWNSHIP SECTION NO. 8, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED \odot 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON WEBBER ROAD BEARING N68°09'53"E AND 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 ON 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.

JANUARY, 2016

REVISED 02-29-16
CHANGED LOT AREAS



ACREAGE IN 24 LOTS 0.8146 AC.
ACREAGE IN 1 BLOCK 3.9938 AC.
TOTAL 4.8084 AC.

THE HENRY G. REITZ ENGINEERING COMPANY

BY: *[Signature]* 1/14/16, VICE PRES.
JAMES T. SAYLER, REGISTERED 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.

PETROS HOMES AV, LLC
10474 BROADVIEW ROAD
BROADVIEW HEIGHTS, OH 44147

BY: *[Signature]*
GARY NAIM, MEMBER

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 PETROS HOMES AV, LLC, BY GARY NAIM, MEMBER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF ARRINGTON VILLAGE SUBDIVISION NO. 1 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 21st DAY OF *[Signature]*

NOTARY PUBLIC

CARLA M. SANTORA
Notary Public - State of Ohio
My Commission Expires December 3, 2017

MY COMMISSION EXPIRES

DRAINAGE, WATERLINE & SANITARY SEWER EASEMENTS

DRAINAGE, WATERLINE AND SANITARY SEWER 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 AND BLOCKS 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 WITH SAID EASEMENTS. WITHIN SAID EASEMENT, NO FENCES, SIGNAGE, MOUNDING OR ROCKS GREATER THAN TWO FEET IN DIAMETER SHALL BE PLACED WITHIN FIVE FEET OF WATERLINES OR SANITARY SEWERS 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.

BY: *[Signature]*
GARY NAIM, MEMBER

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE ARRINGTON VILLAGE SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature] 1/26/2016
AVON LAKE CITY ENGINEER,
MICHAEL C. BRAMHALL, P.E., P.S.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE ARRINGTON VILLAGE SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 5th DAY OF April, 2016.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE ARRINGTON VILLAGE SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 48-2016 PASSED THE 5th DAY OF April, 2016.

[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 THE ARRINGTON VILLAGE SUBDIVISION NO. 1 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

12' UTILITY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYLINK 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.

BY: *[Signature]*
GARY NAIM, MEMBER

TEMPORARY FARM ACCESS EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO ABK LIMITED, THEIR SUCCORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A TEMPORARY RIGHT OF WAY EASEMENT IN WIDTHS AND LOCATIONS SHOWN HEREON, TO ACCESS THE GRANTEE'S PROPERTY BY MEANS OF AN EXISTING UNPAVED FARM ROAD FOR THE PURPOSE OF MAINTAINING THE EXISTING AGRICULTURAL USAGE OF THE GRANTEE'S LAND UNTIL SUCH TIME THAT THE GRANTEES CEASE AGRICULTURAL USAGE OF THE LAND ADJACENT TO THE EASEMENT AREA. ACCESS TO THE EASEMENT AREA IS RESTRICTED TO BE ONLY WITH FARM VEHICLES THAT ARE NECESSARY FOR THE CONTINUATION OF AGRICULTURAL USAGE OF THE ADJACENT LAND.

BY: *[Signature]*
GARY NAIM, MEMBER

PERMANENT ROADWAY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO ABK LIMITED, THEIR SUCCORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT IN WIDTH AND LOCATION SHOWN HEREON, TO INSTALL SANITARY AND STORM SEWERS, WATER MAINS, PAVEMENT, UNDERGROUND ELECTRIC LINES GAS MAINS AND COMMUNICATION CABLES AS MAY BE NEEDED IN ORDER TO IMPROVE THE GRANTEE'S ADJACENT PROPERTY INTO A RESIDENTIAL DEVELOPMENT AND ALLOW FOR INTERCONNECTING ACCESS TO THE PUBLIC AND PRIVATE IMPROVEMENTS IN THE ARRINGTON VILLAGE SUBDIVISION NO. 1.

BY: *[Signature]*
GARY NAIM, MEMBER

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053
Plat vol. 102
pgs. 19, 20, 21

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAY 12 2016
[Signature]
J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

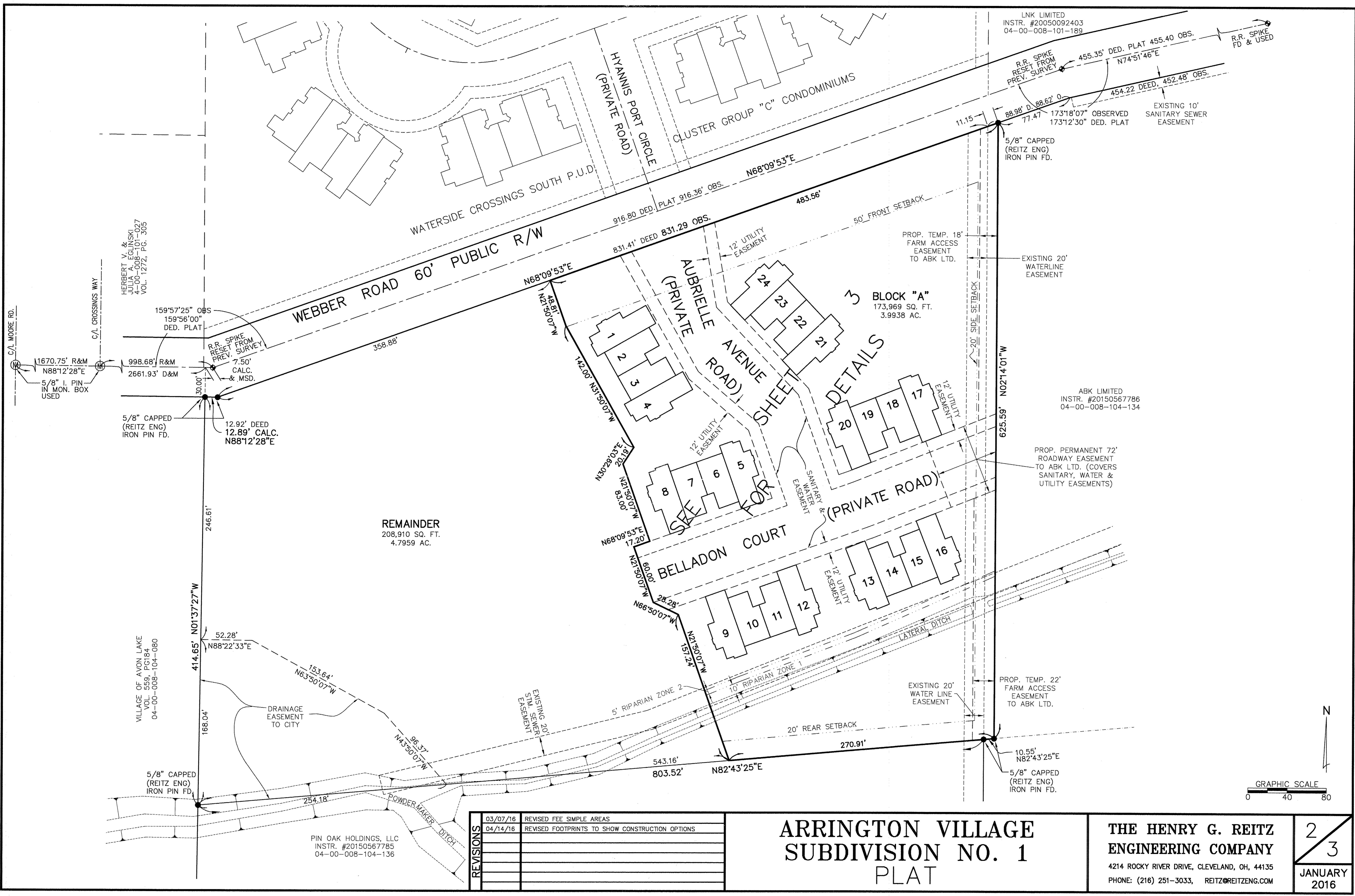
2016-0585323
LORAIN COUNTY RECORDER

REVISIONS	03/07/16	REVISED FEE SIMPLE AREAS
	04/14/16	REVISED FOOTPRINTS TO SHOW CONSTRUCTION OPTIONS

ARRINGTON VILLAGE SUBDIVISION NO. 1 PLAT

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

1
3
JANUARY
2016



HERBERT V. & JULIA A. EGLINSKI
 4-00-008-101-027
 VOL. 1272, PG. 305

LNK LIMITED
 INSTR. #20050092403
 04-00-008-101-189

R.R. SPIKE RESET FROM PREV. SURVEY

455.35' DED. PLAT 455.40 OBS.
 N74°51'46"E

454.22 DEED, 452.48' OBS.

EXISTING 10' SANITARY SEWER EASEMENT

5/8" CAPPED (REITZ ENG) IRON PIN FD.

88.98' D. 88.62' 0
 77.47

173°18'07" OBSERVED
 173°12'30" DED. PLAT

11.15

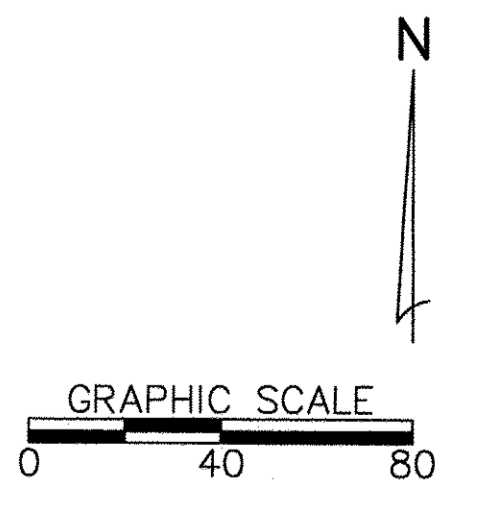
ABK LIMITED
 INSTR. #20150567786
 04-00-008-104-134

PROP. PERMANENT 72' ROADWAY EASEMENT TO ABK LTD. (COVERS SANITARY, WATER & UTILITY EASEMENTS)

PROP. TEMP. 22' FARM ACCESS EASEMENT TO ABK LTD.

10.55' N82°43'25"E
 5/8" CAPPED (REITZ ENG) IRON PIN FD.

PIN OAK HOLDINGS, LLC
 INSTR. #20150567785
 04-00-008-104-136



WEBBER ROAD 60' PUBLIC R/W

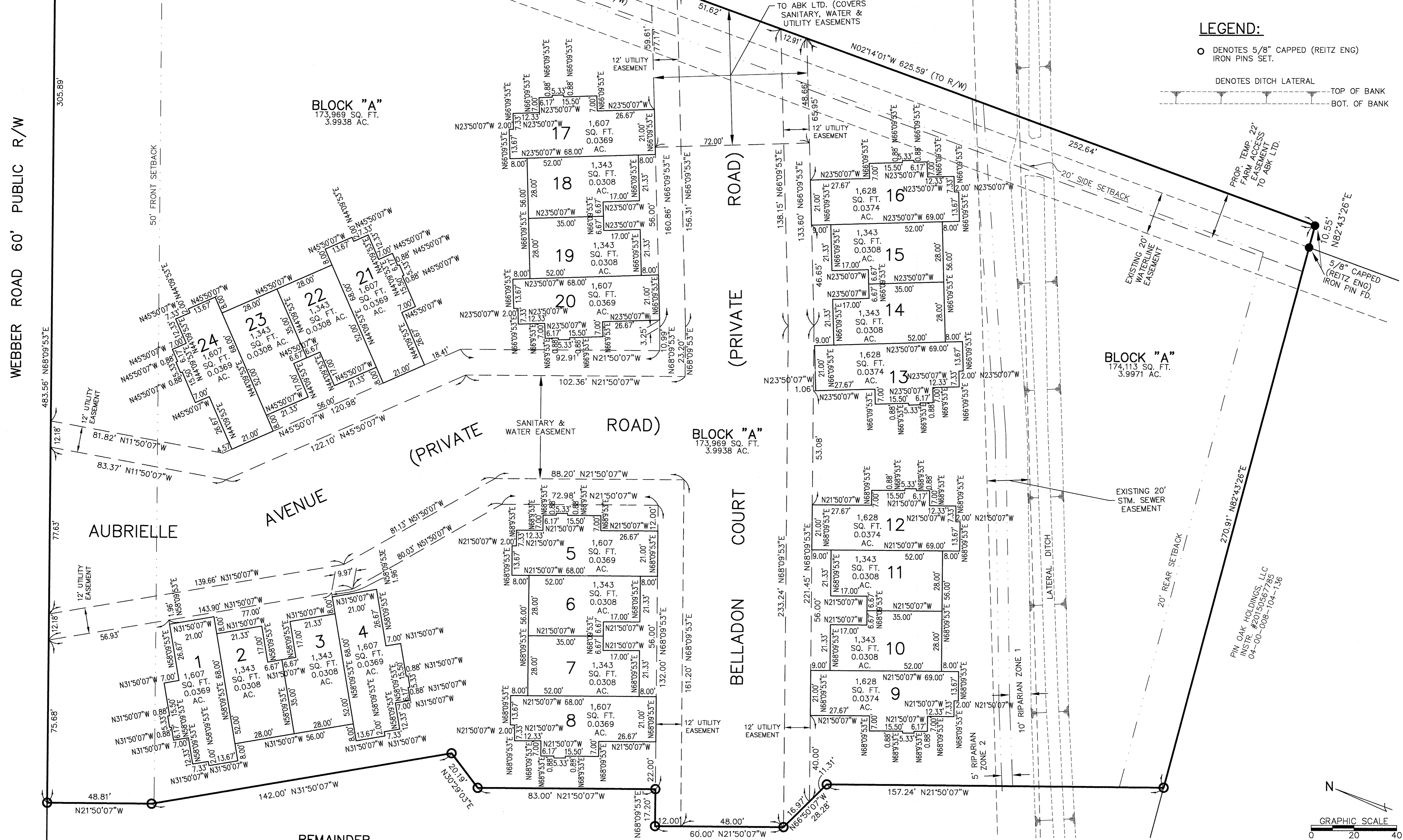
305.88'

BLOCK "A"
173,969 SQ. FT.
3.9938 AC.

LEGEND:

○ DENOTES 5/8" CAPPED (REITZ ENG) IRON PINS SET.

--- DENOTES DITCH LATERAL
--- TOP OF BANK
--- BOT. OF BANK



AUBRIELLE AVENUE

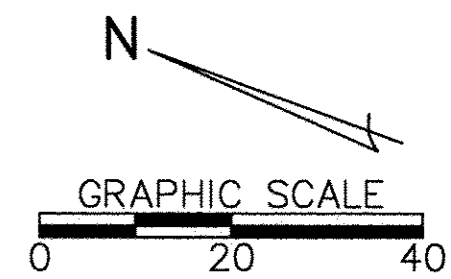
(PRIVATE) ROAD

BLOCK "A"
173,969 SQ. FT.
3.9938 AC.

BELLADON COURT

BLOCK "A"
174,113 SQ. FT.
3.9971 AC.

REMAINDER
208,910 SQ. FT.
4.7959 AC.



REVISIONS	03/07/16	REVISED FEE SIMPLE AREAS
	04/14/16	REVISED FOOTPRINTS TO SHOW CONSTRUCTION OPTIONS

ARRINGTON VILLAGE SUBDIVISION NO. 1 PLAT

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

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3
JANUARY
2016

PIN OAK HOLDINGS, LLC
INSTR. #20150557785
04-00-008-104-136

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