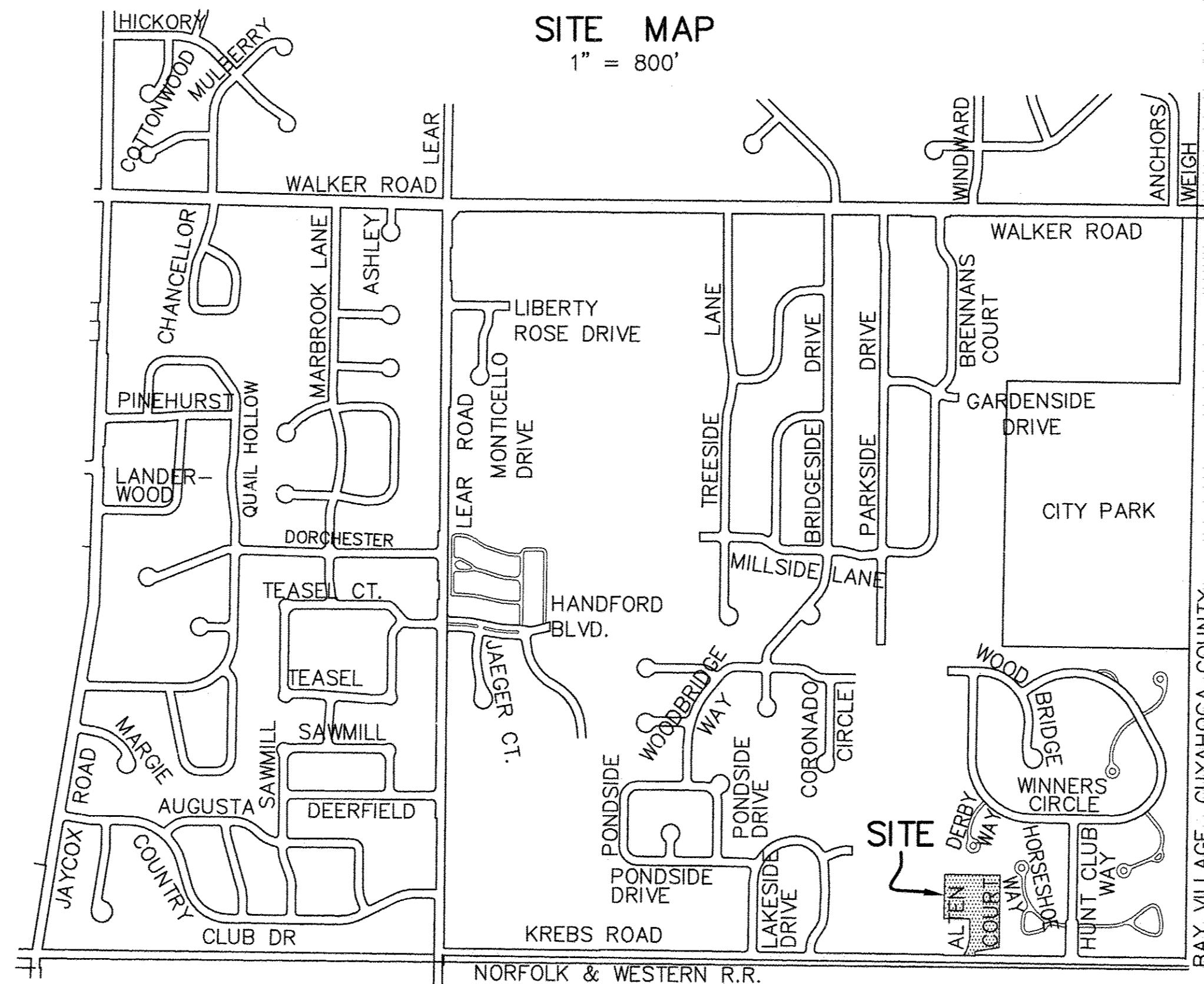


ALTEN SUBDIVISION PLAT

BEING PART OF
AVON TOWNSHIP SECTION NO. 29
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

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

SITE MAP
1" = 800'



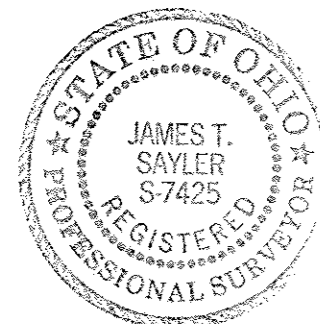
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, BENNETT QUALITY HOMES, INC., I HAVE SURVEYED AND PLATTED THE ALTEN SUBDIVISION AS SHOWN HEREON AND CONTAINING 3.9478 ACRES IN AVON TOWNSHIP SECTION NO. 29, 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 \bullet 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 WALKER ROAD BEARING N89°25'15"W 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.

JULY, 2016



ACREAGE IN 7 LOTS	2.9454 AC.
ACREAGE IN 1 BLOCK	0.2686 AC.
ACREAGE IN STREETS	0.7338 AC.
TOTAL	3.9478 AC.

JAMES T. SAYLER, REG. 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 ALTEN COURT.

BENNETT QUALITY HOMES, INC.

BY Neil E. Bennett
NEIL E. BENNETT, PRESIDENT

NOTARY PUBLIC

CUYAHOGA COUNTY OF OHIO)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR BENNETT QUALITY HOMES, INC., BY: NEIL E. BENNETT, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF ALTEN 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 18th DAY OF NOVEMBER, 2016

Timothy J. Bennett
NOTARY PUBLIC
TIMOTHY J. BENNETT
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 5, 2018

MY COMMISSION EXPIRES 5-5-18

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.

BENNETT QUALITY HOMES, INC.

BY Neil E. Bennett
NEIL E. BENNETT, PRESIDENT

DRAINAGE EASEMENT

A DRAINAGE EASEMENT AS SHOWN ON THIS PLAT IS 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 GRANTEE'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.

BENNETT QUALITY HOMES, INC.

BY Neil E. Bennett
NEIL E. BENNETT, PRESIDENT

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT NORTHWEST BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF ALTEN SUBDIVISION AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING ALTEN COURT, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY Christian Athey
CHRISTIAN ATHEY
VICE PRESIDENT

NOTARY PUBLIC

COUNTY OF CUYAHOGA)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR NORTHWEST BANK BY:
CHRISTIAN ATHEY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF ALTEN 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 18th DAY OF NOVEMBER, 2016

Timothy J. Bennett
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 5, 2018

MY COMMISSION EXPIRES 5-5-18

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF ALTEN 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
AVON LAKE CITY ENGINEER
MICHAEL C. BRAMHALL, P.E., P.S.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF ALTEN SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 20th DAY OF October, 2016.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF ALTEN SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 143-2016 PASSED THE 24th DAY OF October, 2016.

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 ALTEN 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

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.022
OHIO REV. CODE
DEC 14 2016
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Doc ID: 018797250001 Type: OFF
Kind: PLAT
Recorded: 12/14/2016 at 10:35:38 AM
Fee Amt: \$172.80 Page 1 of 1
Lorain County, Ohio
Judith H. Newbold County Recorder
FILED 2016-0611867
LORAIN COUNTY RECORDER

FIDELITY NATIONAL TITLE
COMPANY, LLC
5340 MEADOW LANE
SHEFFIELD VILLAGE, OH 44054
Vol 102
Pgs 82-83

REVISIONS	9/22/2016	REVISED PER CITY REVIEW COMMENTS

ALTEN SUBDIVISION PLAT

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

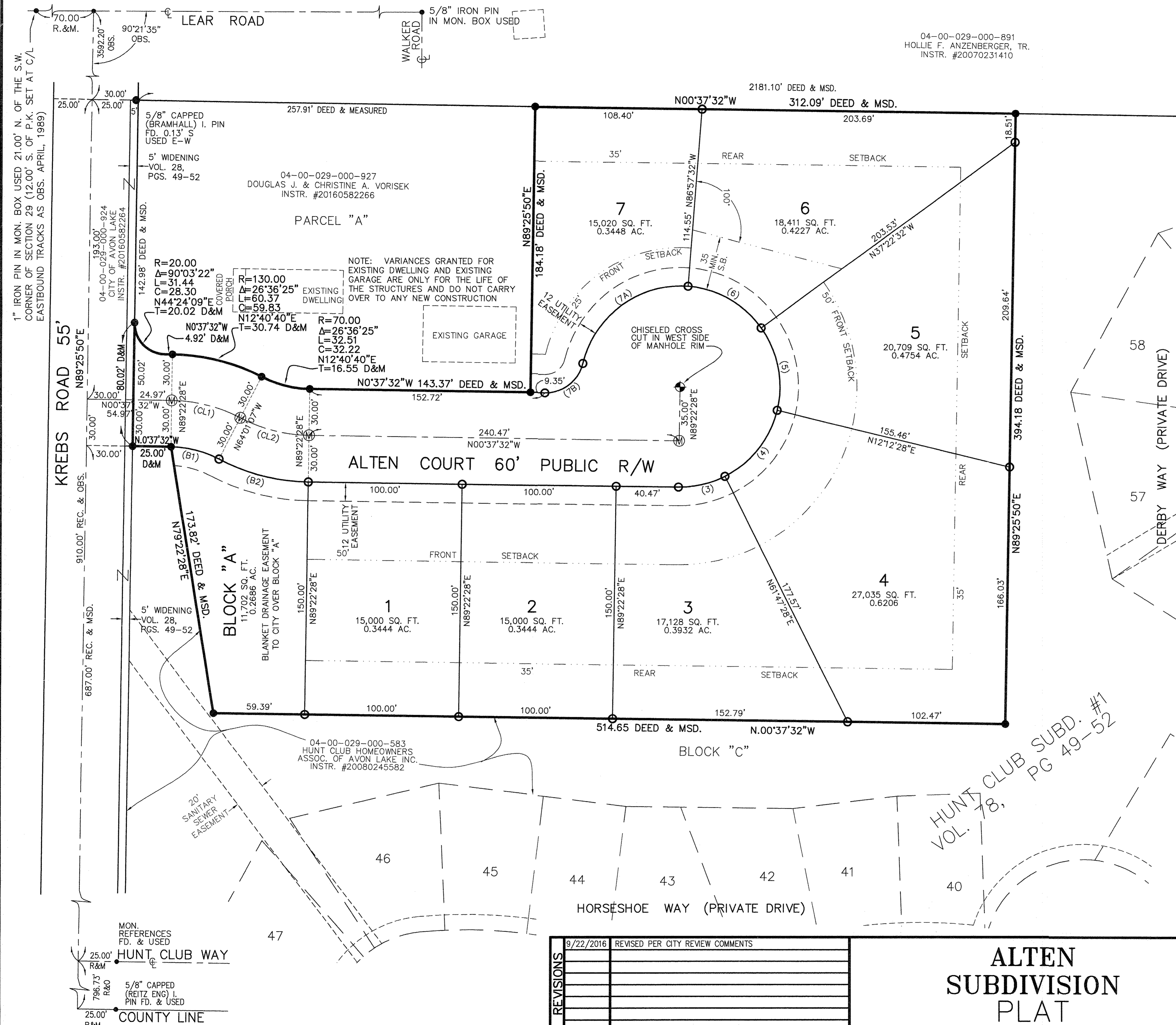
1
2
AUGUST 2016

ALTEN SUBDIVISION PLAT

BEING PART OF AVON TWP. SECTION NO. 29, CITY OF AVON LAKE
COUNTY OF LORAIN, STATE OF OHIO

ACREAGE IN 7 LOTS 2.9454 AC.
ACREAGE IN 1 BLOCK 0.2686 AC.
ACREAGE IN STREETS 0.7338 AC.
TOTAL 3.9478 AC.

04-00-029-000-891
HOLLIE F. ANZENBERGER, TR.
INSTR. #20070231410



CURVE DATA

(B1) R=70.00' Δ=26°36'25" L=32.51' C=32.22' N12°40'40"E T=16.55'	(B2) R=130.00' Δ=26°36'25" L=60.37' C=59.83' N12°40'40"E T=30.74'	(3) R=65.00' Δ=27°35'00" L=31.29' C=30.99' N14°25'02"W T=15.96'	
(4) R=65.00' Δ=49°35'00" L=56.25' C=54.51' N53°00'02"W T=30.02'	(5) R=65.00' Δ=49°35'00" L=56.25' C=54.51' N77°24'58"E T=30.02'	(6) R=65.00' Δ=49°35'00" L=56.25' C=54.51' N27°49'58"E T=30.02'	(7A) R=65.00' Δ=80°49'40" L=91.70' C=84.28' N37°22'22"W T=55.35'
(7B) R=25.00' Δ=77°09'40" L=33.67' C=31.18' N39°12'22"W T=19.94'	(CL1) R=100.00' Δ=26°36'25" L=46.44' C=46.02' N12°40'40"E T=23.65'	(CL2) R=100.00' Δ=26°36'25" L=46.44' C=46.02' N12°40'40"E T=23.65'	

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 & USED UNLESS OTHERWISE NOTED
- GRAPHIC SCALE: 1" = 30'
0 15 30 60

REVISIONS	DATE	DESCRIPTION
	9/22/2016	REVISED PER CITY REVIEW COMMENTS

ALTEN SUBDIVISION PLAT

THE HENRY G. REITZ ENGINEERING COMPANY
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CLEVELAND, OHIO 44135
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AUGUST 2016