

# CARMEL AT STONEBRIDGE CLUSTER SUBD. NO. 2

OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 3,  
NOW IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO.

## SURVEYOR'S CERTIFICATE

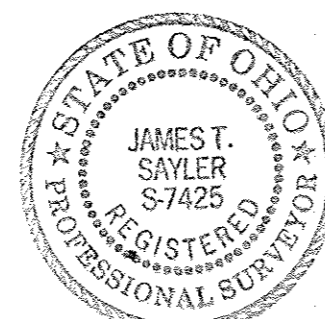
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "CARMEL AT STONEBRIDGE CLUSTER SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 7.0556 AC. OF LAND IN ORIGINAL SECTION NO. 3 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE 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.

SCALE 1" = 40'  
JUNE 2015

THE HENRY G. REITZ ENGINEERING COMPANY

*[Signature]*  
3-15-17

JAMES T. SAYLER, VICE PRESIDENT  
REGISTERED SURVEYOR NO. S-7425



## ACCEPTANCE

WE, THE UNDERSIGNED OWNERS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE CARMEL AT STONEBRIDGE CLUSTER SUBDIVISION NO. 1, A SUBDIVISION OF LOTS 13 TO 32 AND BLOCKS "D" TO "H" INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME. WE GRANT ALL EASEMENTS INDICATED AS BEING "TO CITY" FOR SEWERS AND WATER MAINS SHOWN HEREON TO PUBLIC USE. 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. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM THE UNDERSIGNED.

CARMEL NOTE INVESTORS, L.L.C.

BY RONALD L. DEGRANDIS, MANAGING MEMBER  
31915 FIELDSTONE CIRCLE, AVON LAKE, OH 44012

## 12' UTILITY EASEMENT

THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO AND CHARTER COMMUNICATIONS, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, (UNLESS NOTED OTHERWISE) UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE STREET LINES, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR, 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, GAS AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES, GAS PIPE LINES, AND PIPES 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 THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

CARMEL NOTE INVESTORS, L.L.C.

BY RONALD L. DEGRANDIS, MANAGING MEMBER  
31915 FIELDSTONE CIRCLE, AVON LAKE, OH 44012

*[Signature]*  
COLUMBIA GAS OF OHIO

*[Signature]*  
CHARTER COMMUNICATIONS

*[Signature]*  
THE ILLUMINATING COMPANY

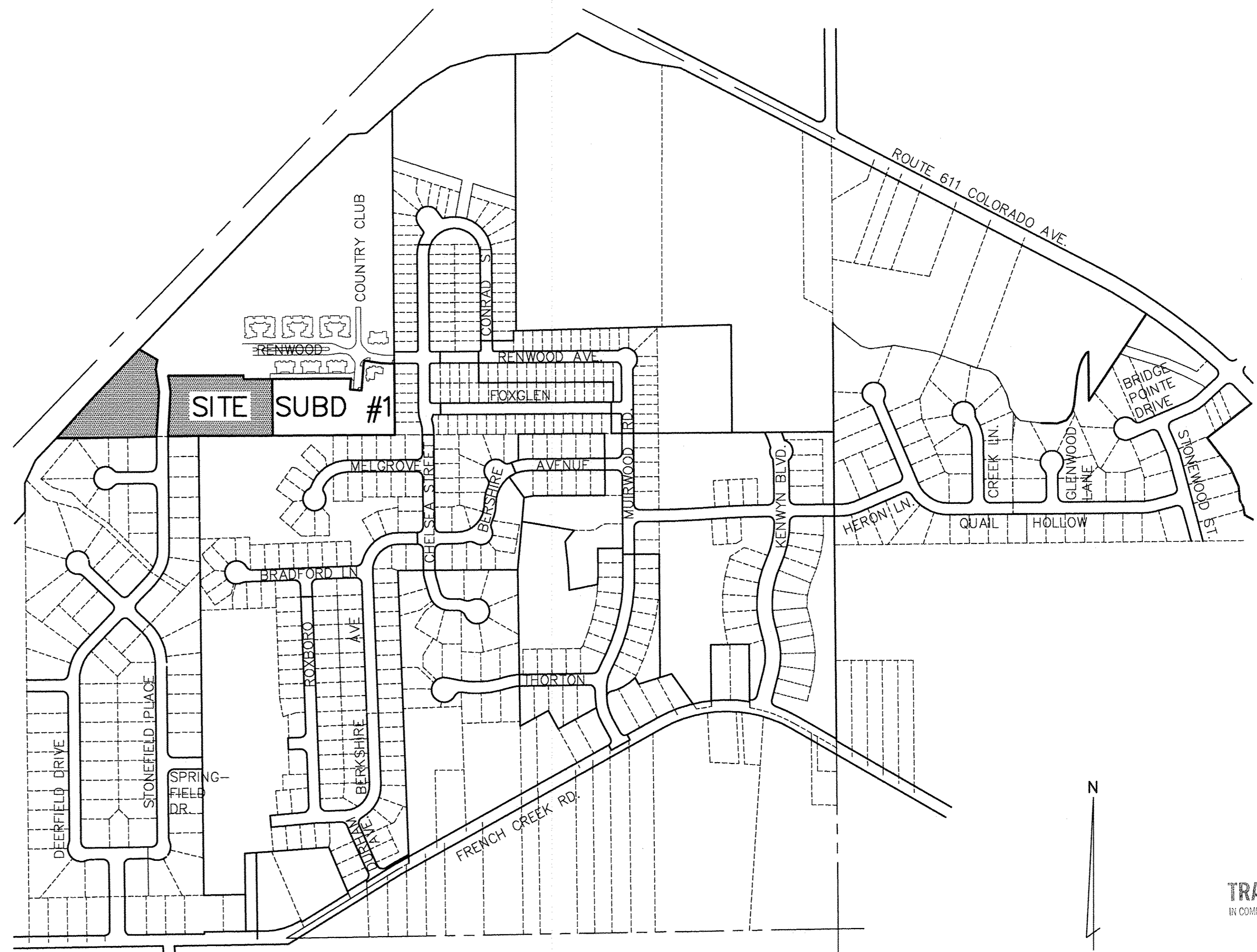
COUNTY OF LORAIN)  
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR CARMEL NOTE INVESTORS, L.L.C. BY: RONALD L. DEGRANDIS WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR FREE ACT AND DEED AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland, OHIO THIS 13<sup>th</sup> DAY OF April, 2017.

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_  
SUSAN A. SABO  
NOTARY PUBLIC - STATE OF OHIO  
Recorded in Cuyahoga County  
My commission expires Aug. 25, 2020



**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
MAY 18 2017  
J. CRAIG SHODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

Doc ID: 020003040001 Type: OFF  
Kind: PLAT  
Recorded: 05/18/2017 at 08:48:51 AM  
Fee Amt: \$172.00 Page 1 of 1  
Lorain County, Ohio  
Judith M. Nedwick County Recorder  
File 2017-0629844

CARDINAL HOPE EXAM CO.  
36040 CARONIA CIRCLE  
AVON, OH 44011  
Plat Vol 103  
pgs 42, 43

AREAS IN ACRES	
AREA IN 20 LOTS	2.3372
AREA IN OPEN SPACE BLOCKS F, G & H	3.8266
AREA IN STREET BLOCKS D & E	0.8918
TOTAL AREA	7.0556

## APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 21 DAY OF April, 2017.

*[Signature]*  
CITY ENGINEER  
RYAN CUMMINS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 21 DAY OF April, 2017.

*[Signature]*  
PLANNING COMMISSION CHAIRPERSON  
CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY, THIS 21 DAY OF April, 2017. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*[Signature]*  
COUNCIL PRESIDENT  
CRAIG WITHERSPOON

REVISIONS	DATE	DESCRIPTION
	8/7/2015	REVISED PER CITY REVIEW COMMENTS
	5/9/2016	REVISED UTILITY EASEMENT LAYOUT PER FIRST ENERGY
	11/3/2016	CORRECTED SETBACK REQUIREMENTS TO MATCH APPROVED GENERAL DEVELOPMENT PLAN
	3/15/2017	CORRECTED TYPOS

<b>CARMEL AT STONEBRIDGE CLUSTER SUBD. NO. 2 PLAT</b>	1
	2

REITZ ENGINEERING CO.  
4214 ROCKY RIVER DR.  
CLEVELAND, OH 44135  
(216)-251-3033  
REITZ@REITZENG.COM

**CURVE DATA**

(D)	(E)	(16)	(17)	(18)
R=49.00	R=70.00	R=70.00	R=70.00	R=70.00
Δ=257°01'38"	Δ=89°00'00"	Δ=38°00'00"	Δ=38°00'00"	Δ=13°00'00"
L=219.81	L=108.73	L=46.43	L=46.43	L=15.88
C=76.68	C=98.13	C=45.58	C=45.58	C=15.85
N58°08'35"E	N01°52'14"W	N27°22'14"W	N10°37'46"E	N36°07'46"E
T=61.57	T=68.79	T=24.10	T=24.10	T=7.98

**LEGEND:**

- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND OR AS OTHERWISE NOTED
- Ⓜ DENOTES 5/8" IRON PIN IN MONUMENT BOX SET

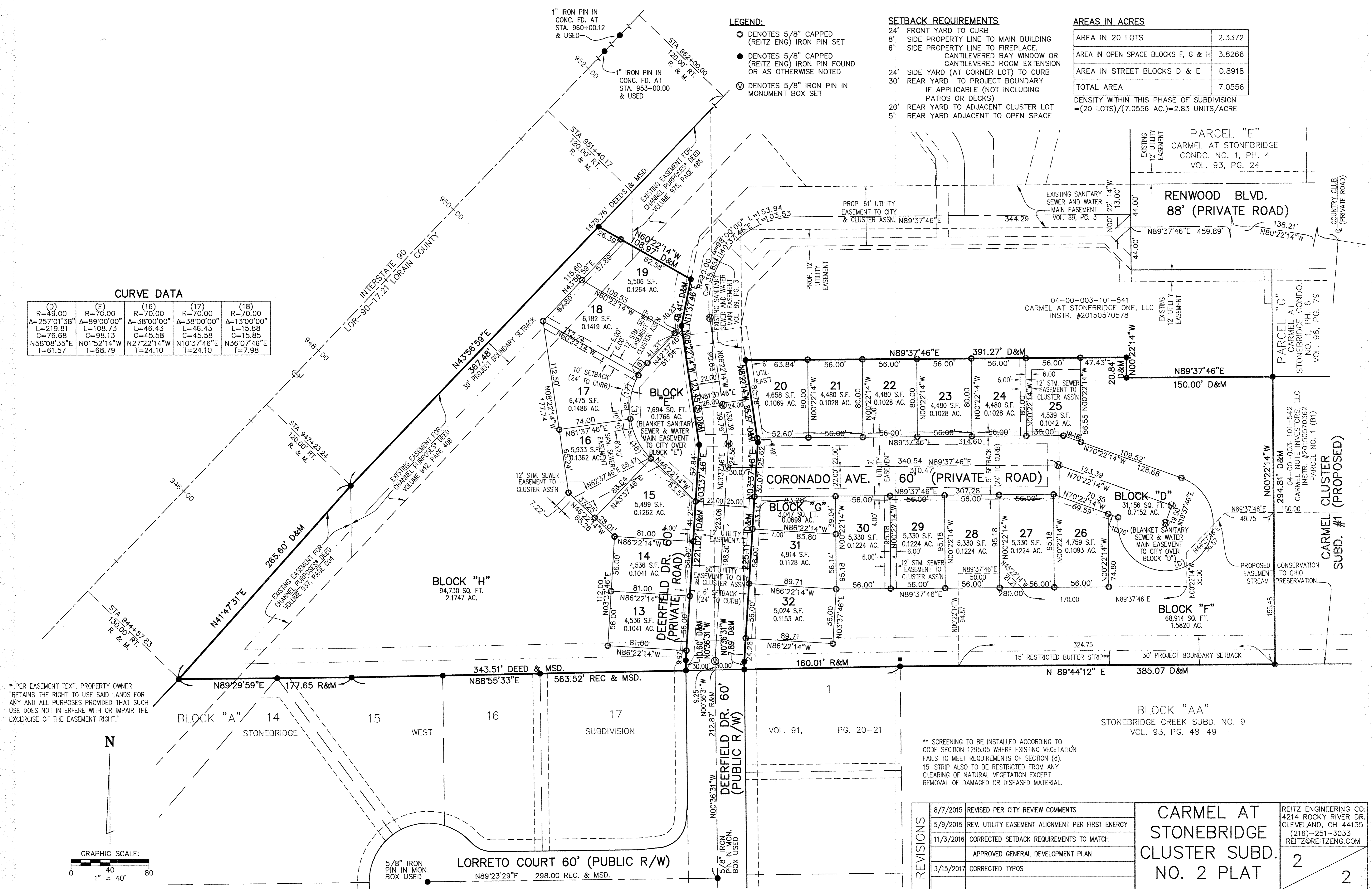
**SETBACK REQUIREMENTS**

- 24' FRONT YARD TO CURB
- 8' SIDE PROPERTY LINE TO MAIN BUILDING
- 6' SIDE PROPERTY LINE TO FIREPLACE, CANTILEVERED BAY WINDOW OR CANTILEVERED ROOM EXTENSION
- 24' SIDE YARD (AT CORNER LOT) TO CURB
- 30' REAR YARD TO PROJECT BOUNDARY IF APPLICABLE (NOT INCLUDING PATIOS OR DECKS)
- 20' REAR YARD TO ADJACENT CLUSTER LOT
- 5' REAR YARD ADJACENT TO OPEN SPACE

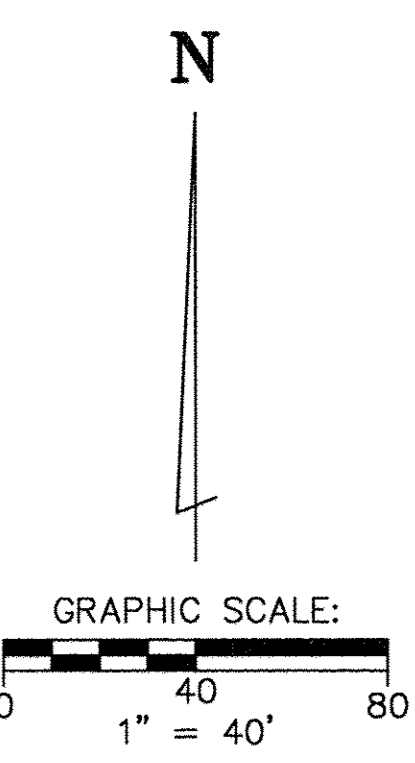
**AREAS IN ACRES**

AREA IN 20 LOTS	2.3372
AREA IN OPEN SPACE BLOCKS F, G & H	3.8266
AREA IN STREET BLOCKS D & E	0.8918
<b>TOTAL AREA</b>	<b>7.0556</b>

DENSITY WITHIN THIS PHASE OF SUBDIVISION  
 =(20 LOTS)/(7.0556 AC.)=2.83 UNITS/ACRE



\* PER EASEMENT TEXT, PROPERTY OWNER RETAINS THE RIGHT TO USE SAID LANDS FOR ANY AND ALL PURPOSES PROVIDED THAT SUCH USE DOES NOT INTERFERE WITH OR IMPAIR THE EXERCISE OF THE EASEMENT RIGHT.



\*\* SCREENING TO BE INSTALLED ACCORDING TO CODE SECTION 1295.05 WHERE EXISTING VEGETATION FAILS TO MEET REQUIREMENTS OF SECTION (d). 15' STRIP ALSO TO BE RESTRICTED FROM ANY CLEARING OF NATURAL VEGETATION EXCEPT REMOVAL OF DAMAGED OR DISEASED MATERIAL.

**REVISIONS**

8/7/2015	REVISED PER CITY REVIEW COMMENTS
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3/15/2017	CORRECTED TYPOS

**CARMEL AT STONEBRIDGE CLUSTER SUBD. NO. 2 PLAT**

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