

# WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 7 PLAT

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, WATERSIDE CROSSINGS LTD., I HAVE SURVEYED AND PLATTED THE WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 7 AS SHOWN HEREON AND CONTAINING 13.0333 ACRES IN AVON TOWNSHIP SECTION NO. 8, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED  $\square$  5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.  
AT ALL POINTS INDICATED  $\circ$  5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

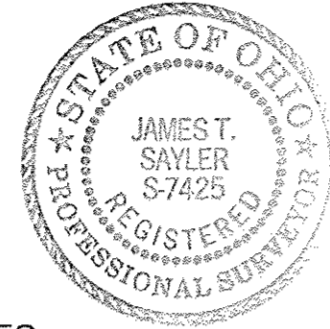
MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON WALKER ROAD BEARING N89°40'50"W AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS 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, 2018

ACREAGE IN 18 LOTS 2.8135 AC.  
ACREAGE IN 2 BLOCKS 9.3441 AC.  
ACREAGE IN STREET R/W 0.8757 AC.  
TOTAL 13.0333 AC.

THE HENRY G. REITZ ENGINEERING COMPANY

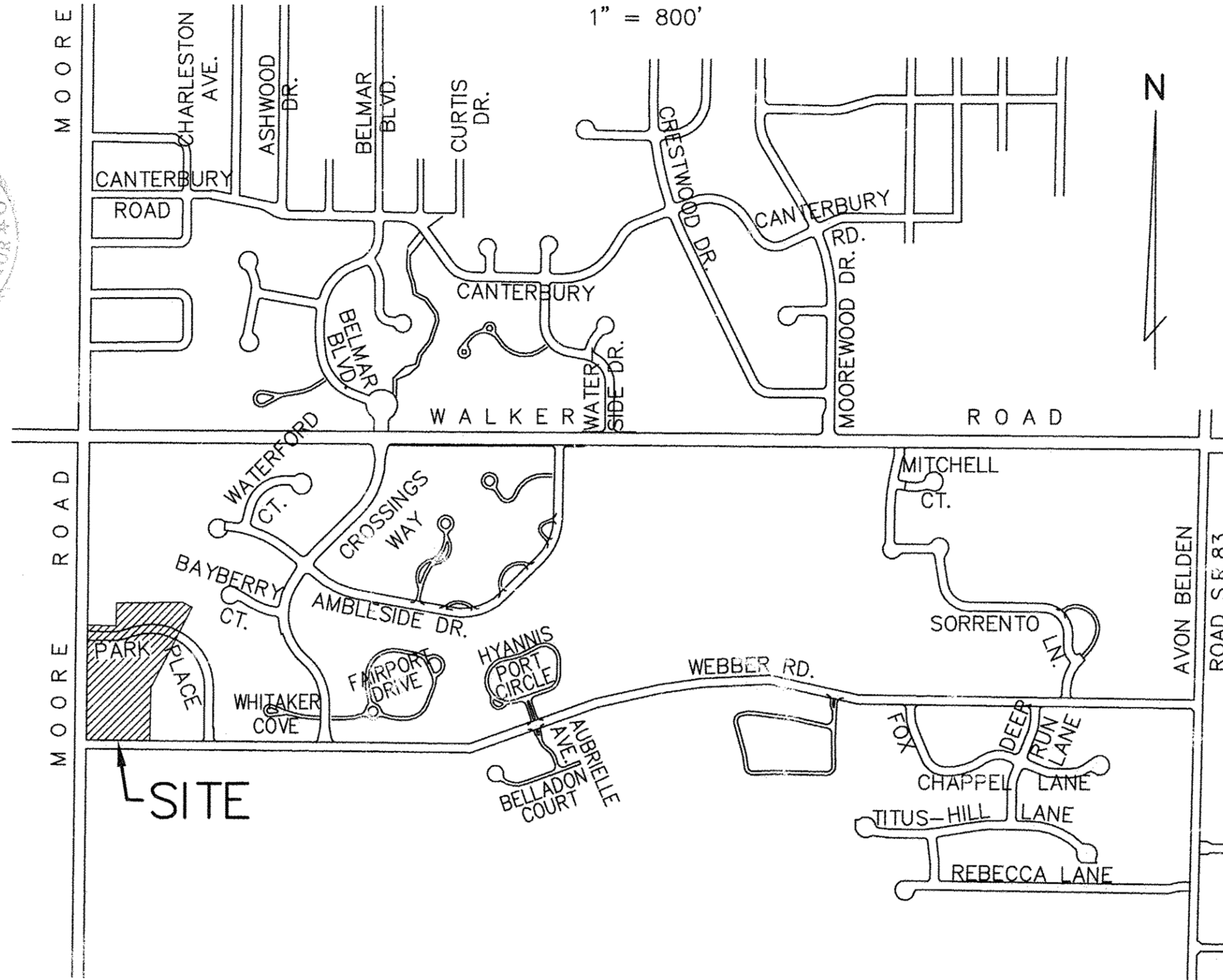
BY: *[Signature]* VICE PRES.  
JAMES T. SAYLER, REGISTERED SURVEYOR NO. S-7425



BEING A RESUBDIVISION OF ALL OF SUBLOTS 1, 2, 3, 4, 5 & 6 AND 7 IN THE SUNNY SLOPE SUBDIVISION NO. 1 AS RECORDED IN VOLUME 18, PAGE 21A OF LORAIN COUNTY PLAT RECORDS AND 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 RECREATION ASSOCIATION.  
MAINTENANCE OF BLOCKS ARE TO BE PROVIDED FOR BY THE RECREATION ASSOCIATION.  
(DOCUMENTS ON FILE AT CITY AND RECORDED AT COUNTY BY INSTRUMENT NO. 2000-0708033.)

**SITE MAP**  
1" = 800'



**ENGINEER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 7 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*[Signature]*  
AVON LAKE CITY ENGINEER,  
THEODORE A. BENNETT, P.E.

**PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS PLAT OF THE WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 7 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 2nd DAY OF October, 2018.

AVON LAKE PLANNING COMMISSION SECRETARY,  
JOSEPH R. REITZ

**CITY COUNCIL**

THIS IS TO CERTIFY THAT THIS PLAT OF THE WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 7 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 155-2018 PASSED THE 24th DAY OF September, 2018.

*[Signature]*  
MAYOR  
GREGORY J. ZILKA

*[Signature]*  
CLERK OF COUNCIL,  
VALERIE ROSMARIN

**LAW DIRECTOR**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 7 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

**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 PARK PLACE.

WATERSIDE CROSSINGS LTD.,  
BY KOPF CONSTRUCTION CORP., MANAGING MEMBER  
420 AVON BELDEN ROAD  
AVON LAKE, OH 44012

BY: *[Signature]*  
H. R. KOPF, 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 WATERSIDE CROSSINGS LTD., BY KOPF CONSTRUCTION CORP., MANAGING MEMBER, BY H. R. KOPF, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 7 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 10th DAY OF August 2018

*[Signature]*  
NOTARY PUBLIC  
8.24.18



MY COMMISSION EXPIRES

**DRAINAGE, & STORM SEWER EASEMENTS**

DRAINAGE, AND STORM 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.

WATERSIDE CROSSINGS LTD., BY KOPF CONSTRUCTION CORP., MANAGING MEMBER

BY: *[Signature]*  
H. R. KOPF, PRESIDENT

**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 GRANTEE 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.

WATERSIDE CROSSINGS LTD., BY KOPF CONSTRUCTION CORP., MANAGING MEMBER

*[Signature]*  
H. R. KOPF, PRESIDENT

**MORTGAGEE'S CERTIFICATE**

THIS IS TO CERTIFY THAT PULTE HOMES OF OHIO, LLC, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 7 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING PARK PLACE, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

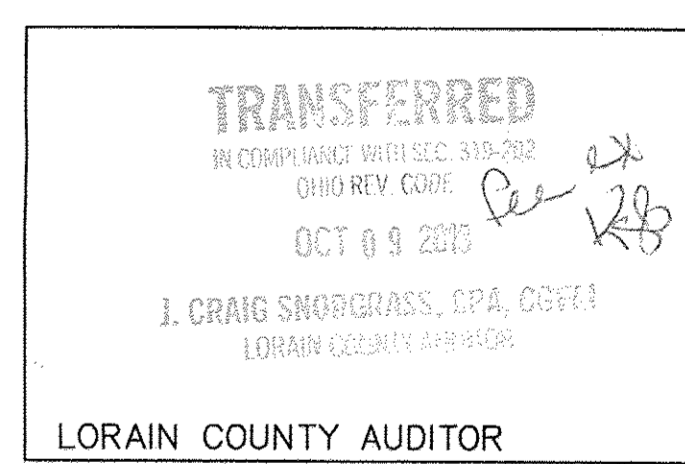
BY: *[Signature]*

**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 PULTE HOMES OF OHIO, LLC, BY: BRAD PIROLI WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 7 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 21 DAY OF August, 2018

*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10/23/19



8/7/2018	REVISED CITY ENGINEER'S SIGNATURE LINE

<b>WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 7 PLAT</b>	<b>THE HENRY G. REITZ ENGINEERING COMPANY</b> 4214 ROCKY RIVER DRIVE CLEVELAND, OHIO 44135 PHONE: (216) 251-3033	1 3 JULY 2018
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# WATERSIDE CROSSINGS SOUTH SUBD. #7 PLAT

BEING A RESUBDIVISION OF ALL OF SUBLOTS 1, 2, 3, 4, 5 & 6 AND 7 IN THE SUNNY SLOPE SUBDIVISION NO. 1 AS RECORDED IN VOLUME 18, PAGE 21A OF LORAIN COUNTY PLAT RECORDS AND PART OF AVON TOWNSHIP SECTION NO. 8 NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

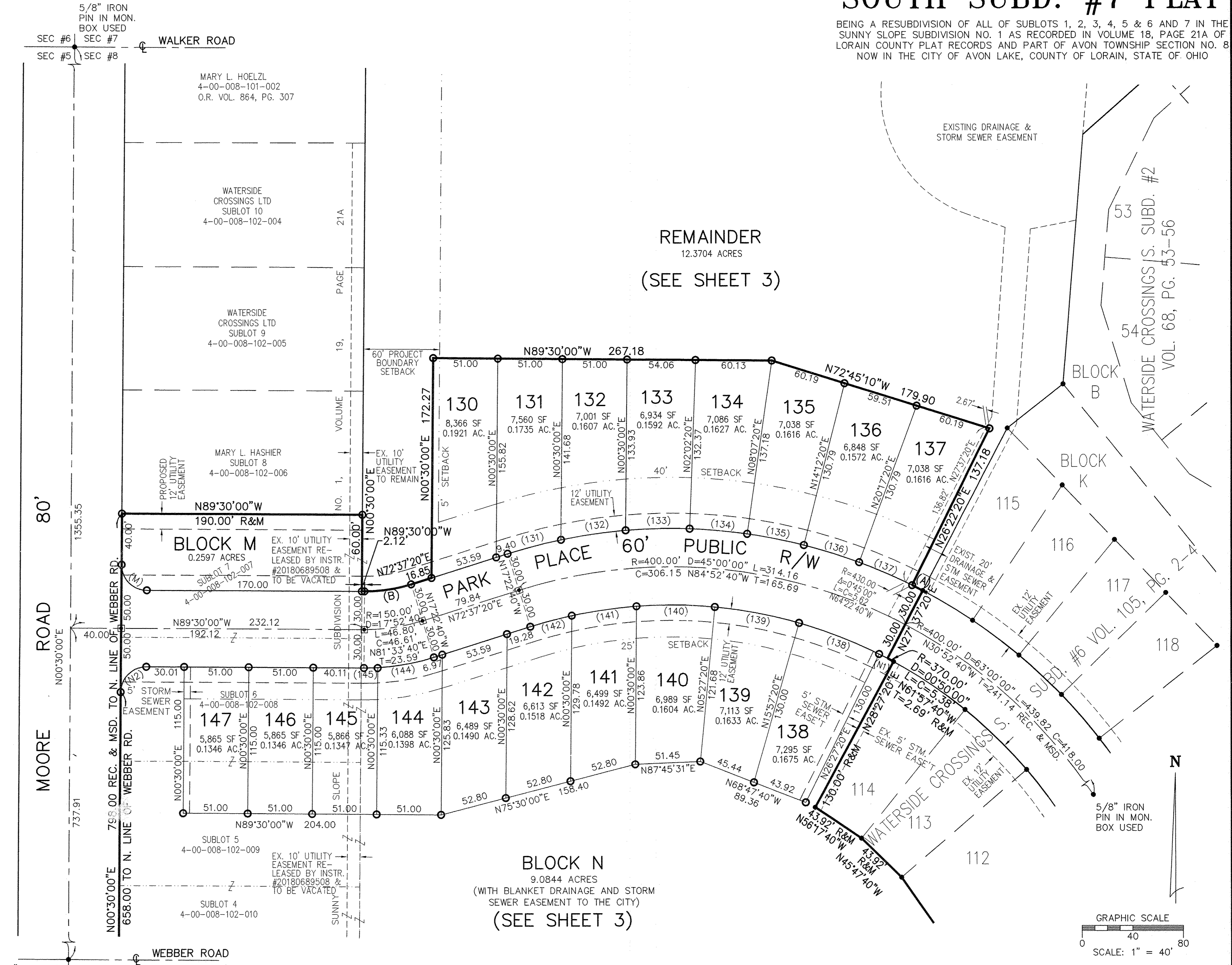
### CURVE DATA

(A) R=430.00' D=01°15'00" L=9.38' C=9.38' N62°00'10"W T=4.69'	(B) R=120.00' D=17°52'40" L=37.44' C=37.29' N81°33'40"E T=18.87'	(N1) R=370.00' D=02°00'00" L=12.92' C=12.91' N62°32'40"W T=6.46'	(N2) R=20.00' D=90°00'00" L=31.42' C=28.28' N45°30'00"E T=20.00'
(M) R=20.00' D=90°00'00" L=31.42' C=28.28' N44°30'00"W T=20.00'	(131) R=430.00' D=05°48'10" L=43.55' C=43.53' N75°31'25"E T=21.79'	(132) R=430.00' D=06°52'40" L=51.62' C=51.59' N81°51'50"E T=25.84'	
(133) R=430.00' D=06°44'10" L=50.55' C=50.53' N88°40'15"E T=25.31'	(134) R=430.00' D=06°05'00" L=45.65' C=45.63' N84°55'10"W T=22.85'	(135) R=430.00' D=06°05'00" L=45.65' C=45.63' N78°50'10"W T=22.85'	
(136) R=430.00' D=06°05'00" L=45.65' C=45.63' N72°45'10"W T=22.85'	(137) R=430.00' D=06°05'00" L=45.65' C=45.63' N66°40'10"W T=22.85'	(138) R=370.00' D=10°30'00" L=67.81' C=67.71' N68°47'40"W T=34.00'	
(139) R=370.00' D=10°30'00" L=67.81' C=67.71' N79°17'40"W T=34.00'	(140) R=370.00' D=09°35'50" L=61.98' C=61.90' N89°20'35"W T=31.06'	(141) R=370.00' D=07°59'40" L=51.63' C=51.58' N81°51'40"E T=25.85'	
(142) R=370.00' D=05°14'30" L=33.85' C=33.84' N75°14'35"E T=16.94'	(144) R=180.00' D=14°24'30" L=45.27' C=45.15' N79°49'35"E T=22.75'	(145) R=180.00' D=03°28'10" L=10.90' C=10.90' N88°45'55"E T=5.45'	

**LEGEND**  
 ■ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENT SET  
 ○ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET  
 ● DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN FOUND  
 UNLESS OTHERWISE NOTED

ACREAGE IN 18 LOTS	2.8135 AC.
ACREAGE IN 2 BLOCKS	9.3441 AC.
ACREAGE IN STREET R/W	0.8757 AC.
<b>TOTAL</b>	<b>13.0333 AC.</b>

- SIDE YARD SETBACKS TO BE 5' OFF EACH SIDE PROPERTY LINE (NOT SHOWN)



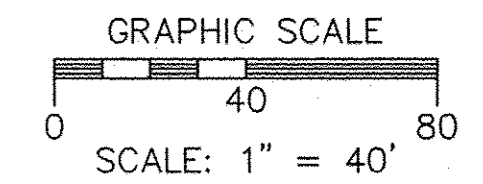
1" IRON PIN IN MON. BOX USED

REVISIONS	DATE	DESCRIPTION
	9/20/2018	CORRECTED MOORE RD. R/W DIMENSIONS TO WEBBER RD.
	10/2/2018	ADDED EASEMENT RELEASE INSTRUMENT NUMBER

## WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 7 PLAT

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

2/3  
 JULY 2018

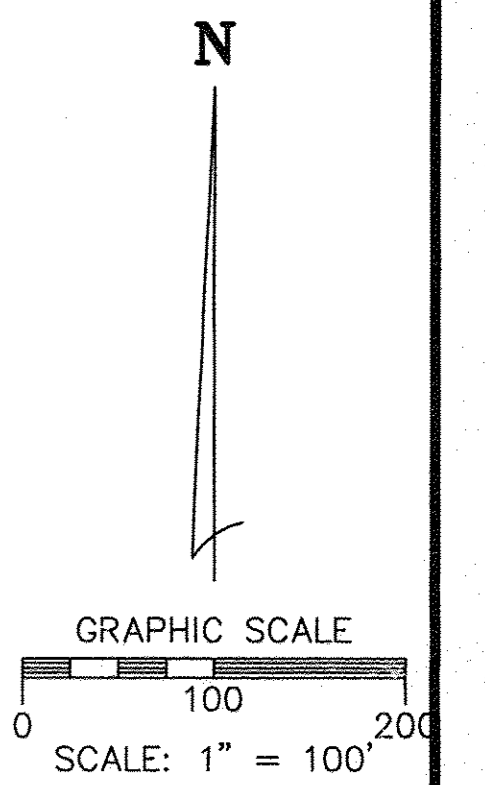
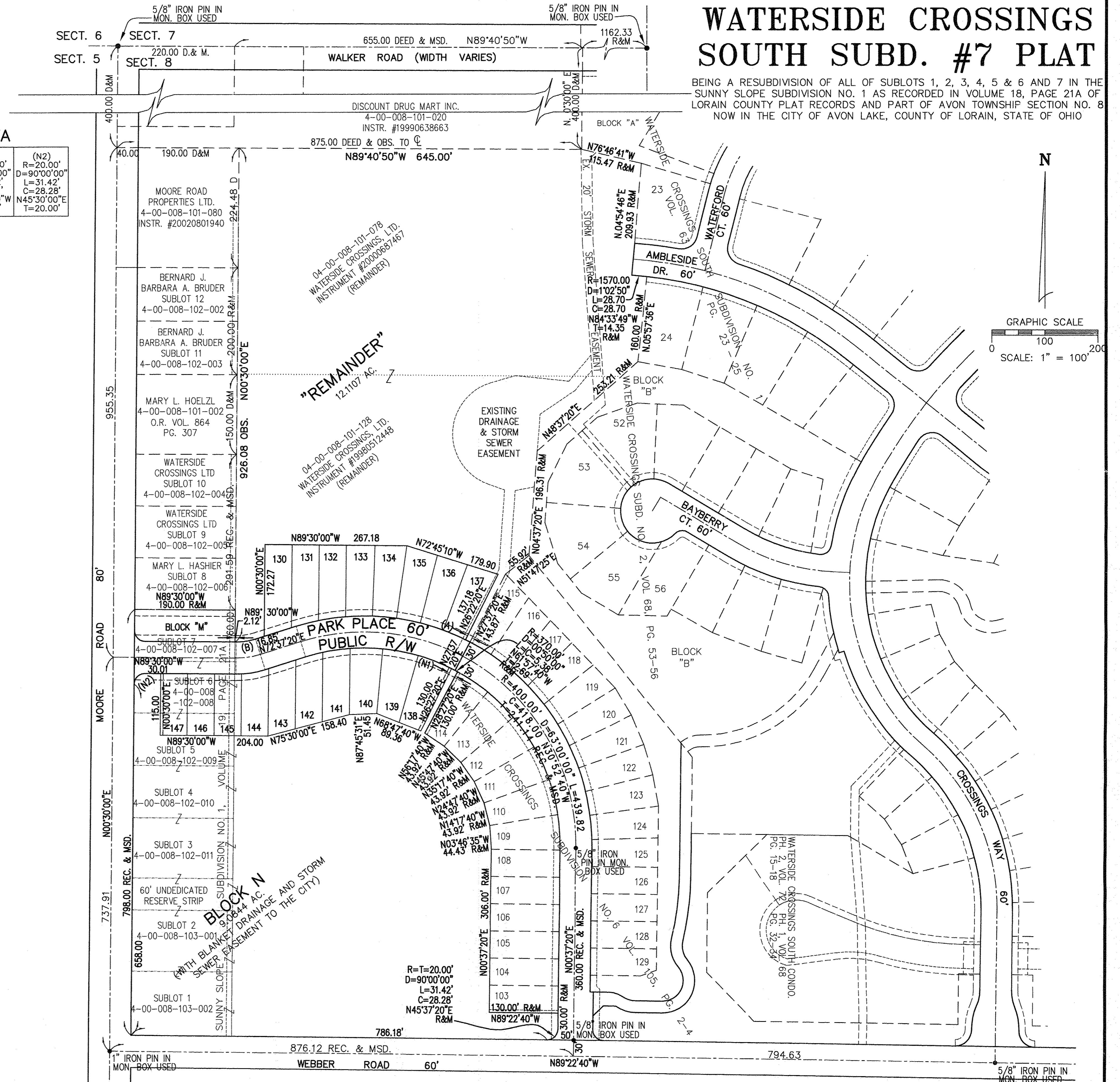


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**CURVE DATA**

(A)	(B)	(N1)	(N2)
R=430.00'	R=120.00'	R=370.00'	R=20.00'
D=01°15'00"	D=17°52'40"	D=02°00'00"	D=90°00'00"
L=9.38'	L=37.44'	L=12.92'	L=31.42'
C=9.38'	C=37.29'	C=12.91'	C=28.28'
N62°00'10"W	N81°33'40"E	N62°32'40"W	N45°30'00"E
T=4.69'	T=18.87'	T=6.46'	T=20.00'



REVISIONS	DATE	DESCRIPTION

## WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 7 PLAT

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

3  
 3  
 JULY 2018