

# AVONDALE SUBDIVISION No. 6

## ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED AV ASSOCIATES, L.P. HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS AVONDALE SUBDIVISION NO. 6, A SUBDIVISION OF SUBLOTS 99 THROUGH 114 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON: CROSS CREEK DRIVE (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE AVONDALE SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS STORM EASEMENT (CHANNEL), SAID AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN AVONDALE SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "AVONDALE SUBDIVISION DECLARATION OF COVENANTS" AS SHOWN RECORDED IN THE LORAIN COUNTY OFFICIAL RECORDS AS INSTRUMENT #2015-0569734, DATED DECEMBER 17, 2015. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLot OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON STORM EASEMENT (CHANNEL) AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES FOR INSPECTION AND MAINTENANCE PURPOSES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS OR NATURAL VEGETATION IS TO BE CONSTRUCTED IN SAID EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS. IT SHOULD BE UNDERSTOOD THAT THE LONG TERM INSPECTION & MAINTENANCE OF THE STORM WATER MANAGEMENT EASEMENT IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS PER THE "AGREEMENT FOR STORM WATER BEST MANAGEMENT PRACTICES" ON FILE AT THE CITY OF AVON.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON AND TO UTILITIES INCLUDING BUT NOT LIMITED TO THE OHIO EDISON COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLots AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLots SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, 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 OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, James C. Rumbaugh, AGENT OF AV ASSOCIATES L.P., HAS HERETO SET HIS HAND AT Pittsburgh, PENNSYLVANIA, THIS 16th DAY OF August, 2018.

BY: J. C. Rumbaugh  
James C. Rumbaugh, AGENT OF AV ASSOCIATES L.P.

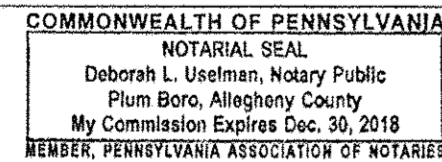
COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF ALLEGHENY )  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, James C. Rumbaugh, AGENT OF AV ASSOCIATES L.P., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF AV ASSOCIATES L.P.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Pittsburgh, PENNSYLVANIA,

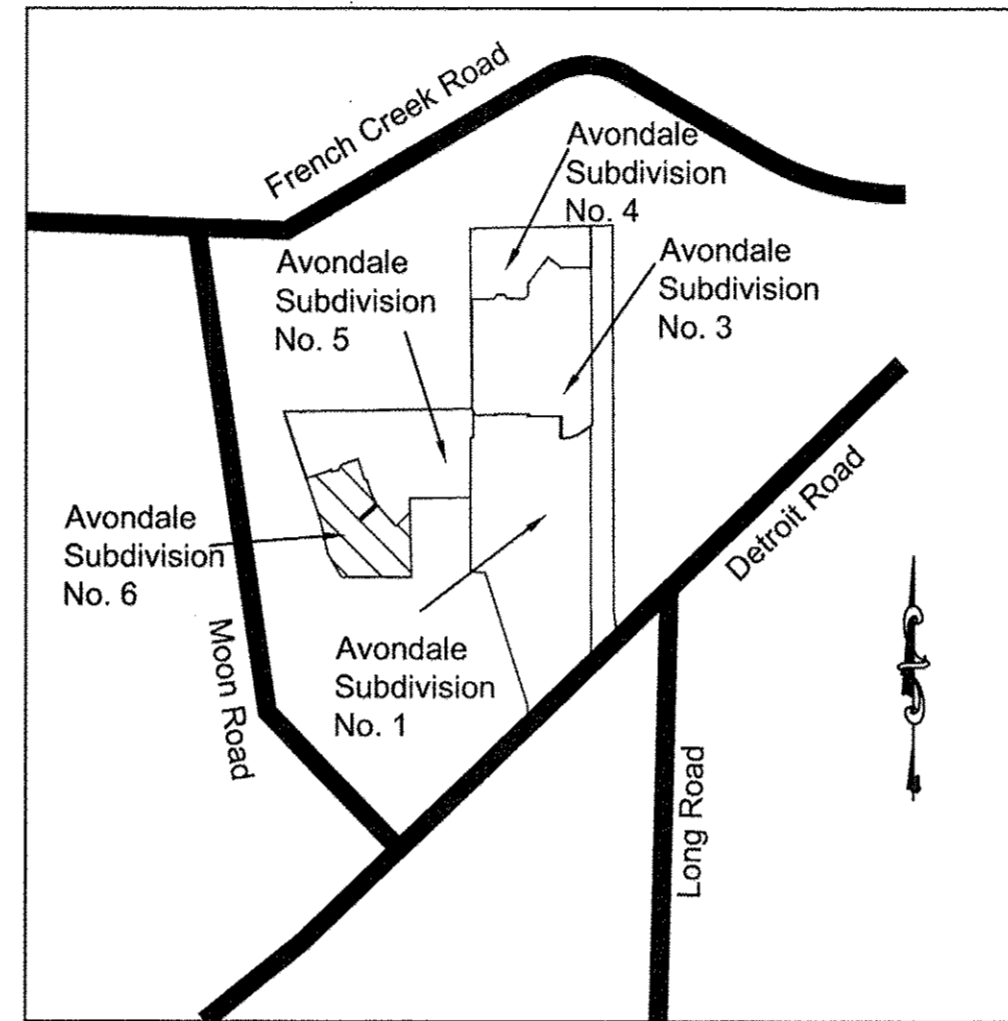
THIS 16th DAY OF August, 2018.

Deborah L. Usdin  
NOTARY PUBLIC



DEVELOPED BY:  
AV ASSOCIATES, L.P.  
772 PINE VALLEY DRIVE PITTSBURGH, PA 15239  
PHONE: (724) 327-5755  
FX: (724) 733-0189  
CONTACT:  
JILL ALLAN  
JAMES RUMBAUGH

BEING A SUBDIVISION OF A 9.9111 ACRES  
IN ORIGINAL AVON TOWNSHIP SECTION NO. 2  
NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO



Vicinity Map (Not To Scale)

## MORTGAGE RELEASE

THIS IS TO CERTIFY THAT THE UNDERSIGNED Dollar Bank, FSB HOLDER OF A MORTGAGE DEED ON LANDS SHOWN WITHIN THIS PLAT, HAVING EXAMINED SAID FINAL PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO DEDICATE TO PUBLIC USE CROSS CREEK DRIVE (SIXTY) 60 FEET IN WIDTH, AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF

Dollar Bank, FSB HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY Matthew S. Bright THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT Pittsburgh, PENNSYLVANIA, THIS 17 DAY OF August, 2018.

BY: Matthew S. Bright (MORTGAGEE)

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF ALLEGHENY )

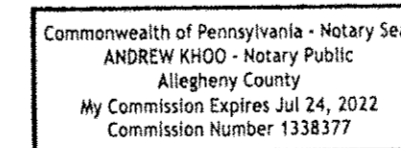
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE

NAMED Dollar Bank, FSB THROUGH: Matthew S. Bright, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Pittsburgh, PENNSYLVANIA,

THIS 17 DAY OF August, 2018.

Andrew Kido  
NOTARY PUBLIC



## RESTRICTED PROPERTIES (PRESERVATION OF WETLAND AREAS)

ALL LANDS SHOWN HEREIN AS "RESTRICTED PROPERTIES" ARE SUBJECT TO THE DECLARATION OF RESTRICTIONS (PRESERVATION OF WETLAND AREAS) AS SHOWN RECORDED IN THE LORAIN COUNTY OFFICIAL RECORDS AS INSTRUMENT # 2015-0554846. SAID PROPERTIES SHALL BE KEPT IN THEIR NATURAL STATE. AS HEREIN USED, THE TERM NATURAL STATE MEANS THAT NO CONSTRUCTION OR PLACING OF BUILDINGS, CAMPING ACCOMMODATIONS OR MOBILE HOMES, BILLBOARDS, FENCES, SIGNS, OR OTHER ADVERTISING MATERIAL OR STRUCTURES OF ANY KIND, EITHER TEMPORARY OR PERMANENT SHALL, SHALL BE PLACED OR ERECTED ON THE RESTRICTED PRIORITIES, UNLESS OTHERWISE EXPRESSLY PROVIDED HEREUNDER OR APPROVED BY THE OHIO EPA. THERE SHALL BE ON OR IN THE RESTRICTED PROPERTIES NO FILLINGS, DRILLING, EXCAVATING, REMOVAL OF TOPSOIL, SAND, GRAVEL, ROCK MINERALS OR OTHER MATERIALS NOR ANY BUILDINGS OF ROADS OR CHANGE IN TOPOGRAPHY OF THE LAND IN ANY MANNER (WITH THE EXCEPTION OF THE MAINTENANCE OF SMALL FOOT TRAILS), OTHER THAN THAT CAUSED BY THE FORCES OF NATURE OR AS RESERVED HEREUNDER. THERE SHALL BE NO REMOVAL, DESTRUCTION, OR CUTTING OF VEGETATION, SPRAYING OF HERBICIDES, GRAZING OF DOMESTIC ANIMALS, OR DISTURBANCE OR MANIPULATION OF THE PROPERTIES WITHOUT FIRST OBTAINING DEPARTMENT OF THE ARMY (CORPS OF ENGINEERS) AUTHORIZATION. CONTROL OF NUISANCE VEGETATION, OR ANY OTHER MANIPULATION WITHIN THE RESTRICTED PROPERTIES, SHALL ONLY OCCUR AFTER CORPS OF ENGINEERS CONCURRENCE THAT SUCH MANAGEMENT PRACTICES ARE NECESSARY TO ENSURE LONG-TERM PROTECTION OF THE RESTRICTED PROPERTIES. EACH AND EVERY ACTIVITY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION ACTIVITY THAT MIGHT ENDANGER THE NATURAL INTEGRITY OR STATE OF THE RESTRICTED PROPERTIES IS FORBIDDEN.

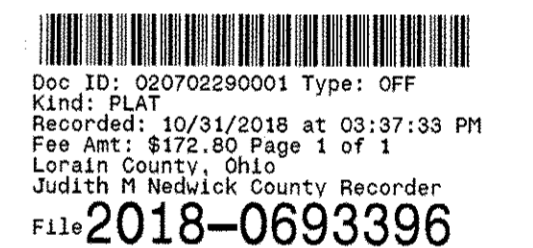
## APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 30th DAY OF October, 2018. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Craig Witherspoon  
COUNCIL PRESIDENT - CRAIG WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 30th DAY OF October, 2018.  
Carolyn Witherspoon  
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 30th DAY OF October, 2018.  
Ryan Cummins  
CITY OF AVON CONSULTING ENGINEER - RYAN CUMMINS P.E.



## AREA TABULATION SUBDIVISION 6

SUBLOTS	8.7649 ACRES
RIGHT-OF-WAY	1.1462 ACRES
SUBDIVISION 6	
TOTAL AREA	9.9111 ACRES

HERITAGE GROUP  
Plat vol. 105  
Pgs. 79-80

## SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 9.9111 ACRE PARCEL OF LAND LOCATED ON DETROIT ROAD IN THE CITY OF AVON AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED, BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN OCTOBER OF 2013, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Spellacy 8/20/2018  
MICHAEL P. SPELLACY, P.S. NO. 8169 DATE

## TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202

OHIO REV. CODE

OCT 31 2018

J. CRAIG SNODGRASS, CPA, CGFM

LORAIN COUNTY AUDITOR



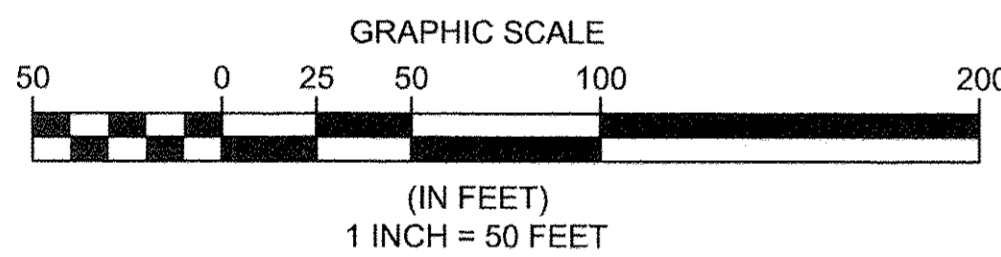
REV. No.	DATE	BY	CHK'D	DATE: 02/01/2018	<b>Avondale Subdivision No. 6</b> <b>Record Plat</b>		POLARIS ENGINEERING & SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com	<b>Cover Sheet</b>	CONTRACT No.	
				SCALE: HOR. _					13144	
				VERT. _					SHEET	OF
				FOLDER: Surveys					1	2
				FILENAME: Record Plat Subd. 6						

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L-1	77.40	N30°21'10"W	L-14	32.61	S19°13'27"E
L-2	38.69	N03°07'53"W	L-15	41.00	S19°13'27"E
L-3	40.57	N08°14'48"E	L-16	80.80	S06°52'10"E
L-4	61.41	N19°58'47"W	L-17	41.27	S10°21'44"E
L-5	27.48	N04°37'25"E	L-18	56.93	S10°21'44"E
L-6	68.17	N06°37'57"W	L-19	71.15	S00°14'21"E
L-7	40.73	N71°50'20"E	L-20	6.48	S00°14'21"E
L-8	29.88	S24°11'05"E	L-21	97.38	S31°07'29"E
L-9	70.56	S23°14'04"E	L-22	39.49	S31°07'29"E
L-10	4.41	S23°14'04"E	L-23	61.50	S39°27'24"E
L-11	63.01	S17°37'43"E	L-24	2.29	S39°27'24"E
L-12	32.60	S18°10'29"E	L-25	3.38	S89°28'22"W
L-13	88.72	S18°10'29"E	L-26	41.58	S89°28'22"W
			L-27	2.63	S46°52'19"W

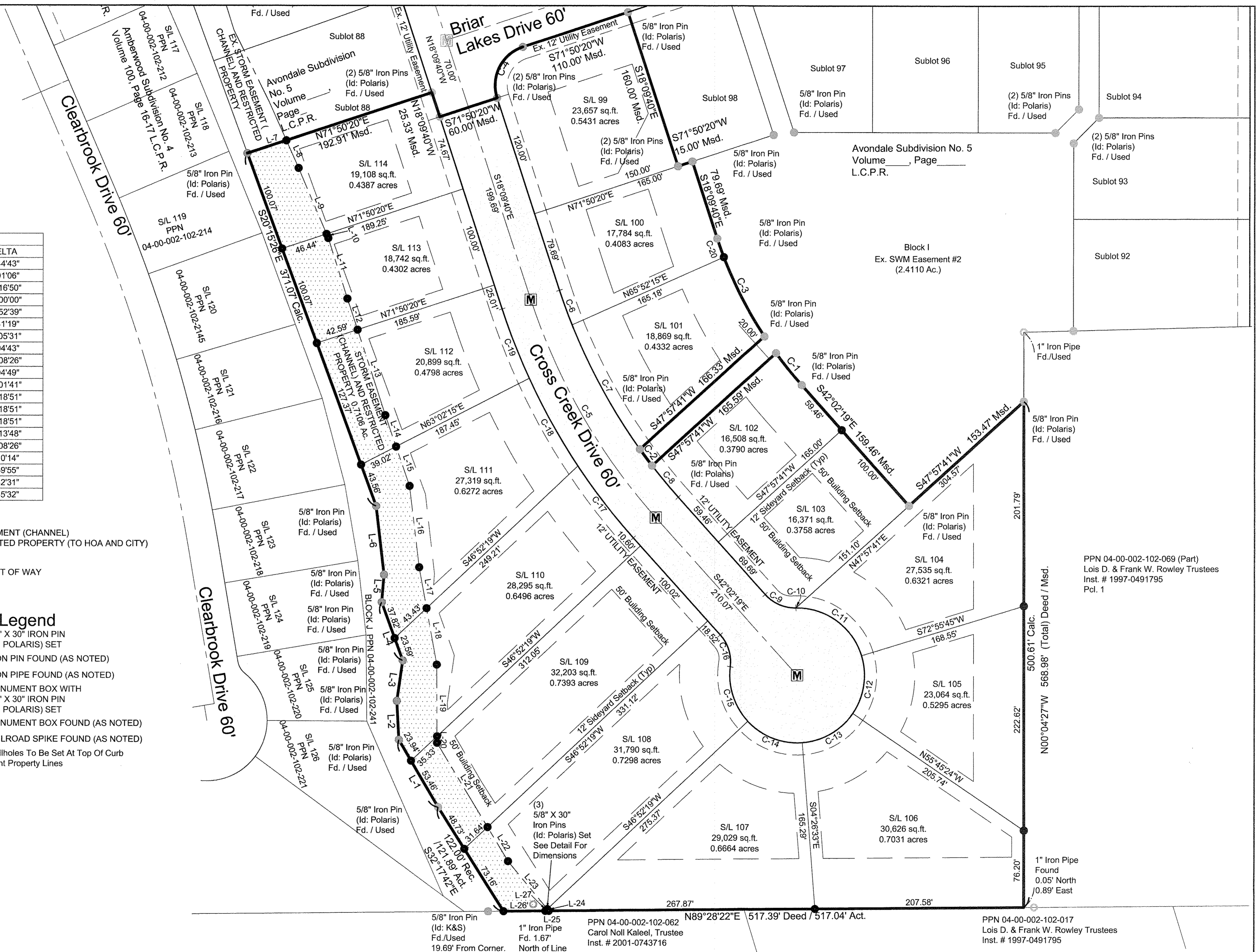
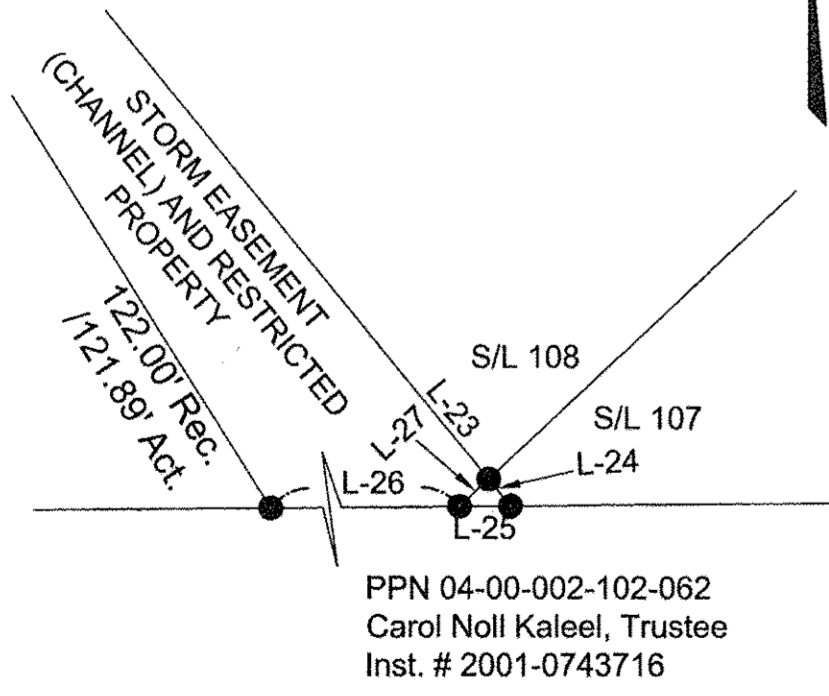
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C-1	40.61	405.00	20.32	40.59	S39°09'58"E 5°44'43"
C-2	20.08	570.00	10.04	20.08	S36°57'03"E 2°01'06"
C-3	108.01	405.00	54.33	107.69	S25°48'04"E 15°16'50"
C-4	62.83	40.00	40.00	56.57	S26°50'20"W 90°00'00"
C-5	250.05	600.00	126.86	248.24	S30°05'59"E 23°52'39"
C-6	36.69	570.00	18.35	36.69	S20°00'19"E 3°41'19"
C-7	140.19	570.00	70.45	139.84	S28°53'44"E 14°05'31"
C-8	40.58	570.00	20.30	40.57	S39°59'57"E 4°04'43"
C-9	34.31	40.00	18.29	33.26	S66°36'32"E 49°08'26"
C-10	0.09	67.00	0.05	0.09	S88°51'39"W 0°04'49"
C-11	86.57	67.00	50.51	80.67	N54°05'06"W 74°01'41"
C-12	60.01	67.00	32.18	58.02	N08°35'10"E 51°18'51"
C-13	60.01	67.00	32.18	58.02	N59°54'02"E 51°18'51"
C-14	60.01	67.00	32.18	58.02	S68°47'07"E 51°18'51"
C-15	58.74	67.00	31.41	56.87	S18°00'47"E 50°13'48"
C-16	34.31	40.00	18.29	33.26	N17°28'06"W 49°08'26"
C-17	89.84	630.00	45.00	89.76	S37°57'12"E 8°10'14"
C-18	98.94	630.00	49.57	98.84	S29°22'08"E 8°59'55"
C-19	73.76	630.00	36.92	73.72	S21°30'55"E 6°42'31"
C-20	19.50	405.00	9.75	19.50	S19°32'26"E 2°45'32"

**BUILDING SETBACK NOTE:**  
50' FRONT SETBACK REQUIRED FOR FRONT LOAD GARAGES. SETBACK MAY BE REDUCED TO 40' FOR SIDE LOAD GARAGES.

STORM EASEMENT (CHANNEL) AND RESTRICTED PROPERTY (TO HOA AND CITY)  
PHASE 6 RIGHT OF WAY



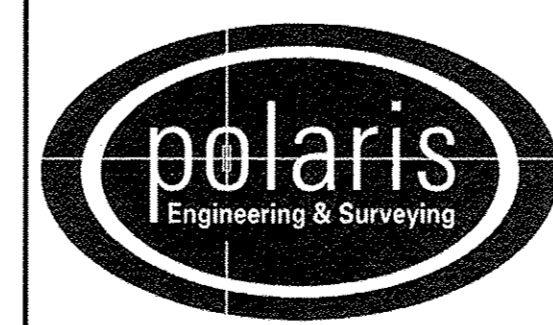
- Legend**
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - IRON PIN FOUND (AS NOTED)
  - IRON PIPE FOUND (AS NOTED)
  - MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - MONUMENT BOX FOUND (AS NOTED)
  - ◆ RAILROAD SPIKE FOUND (AS NOTED)
- Note - Drillholes To Be Set At Top Of Curb At All Front Property Lines



REV. No.	DATE	BY	CHK'D

DATE: 02/01/2018  
SCALE: HOR. 1"=50'  
VERT. 1"=50'  
FOLDER: Surveys  
FILENAME: Record Plat Subd. 6  
TAB: Plat 6-02  
DRAWN: MPS

**Avondale Subdivision No. 6  
Record Plat**



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34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
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**Plat Sheet**

CONTRACT No.	
13144	
SHEET	OF
2	2