

# PALMER VILLAGE SUBDIVISION NO.6

BEING A SUBDIVISION OF A 9.6007 ACRES  
 IN ORIGINAL AVON TOWNSHIP SECTIONS NO. 22 AND 23  
 NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO

**ACCEPTANCE AND DEDICATION**

BE IT KNOWN THAT THE UNDERSIGNED, AVON SANDBOX, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS PALMER VILLAGE SUBDIVISION NO. 6, A SUBDIVISION OF SUBLOTS 56 THROUGH 71 INCLUSIVE, AND BLOCKS "J", "K", and "L" AND DOES HEREBY ACCEPT THE PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS COVINGTON PLACE (SIXTY) 60 FEET IN WIDTH AND KATLIN COURT OF (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE PALMER VILLAGE SUBDIVISIONS CERTAIN AREAS OF LAND DESIGNATED AS "BLOCK K - DRAINAGE EASEMENT" FOR STORMWATER MANAGEMENT AND "BLOCK L" FOR COMMUNITY MAIL DELIVERY. SAID AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN PALMER VILLAGE SUBDIVISIONS AS MORE FULLY PROVIDED IN THE "PALMER VILLAGE SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN INSTRUMENT NO. 2009-029116, OF LORAIN COUNTY OFFICIAL RECORDS AND AS AMENDED. 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, OHIO EDISON, 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.

AND DOES HEREBY GRANT A MUTUAL 20 FOOT ACCESS EASEMENT TO AVON SANDBOX, LLC, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, FOR ACCESS TO BLOCK J. IT IS EXPRESSLY ACKNOWLEDGED THAT BLOCK J IS NOT A BUILDABLE LOT. SHOULD BLOCK J BE CONSOLIDATED WITH, OR ACQUIRED BY, AN ADJACENT PROPERTY THAT HAS LEGAL FRONTAGE IN ACCORDANCE WITH THE CITY OF AVON CODIFIED ORDINANCES, THEN THE EASEMENT SHALL BE TERMINATED AND RELEASED BY THE GRANTING PARTIES AND ITS SUCCESSORS OR ASSIGNS.

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.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION, (HEREAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY AND EASEMENT - 20 FEET WIDE OVER BLOCK K FOR PURPOSES OF STORMWATER MANAGEMENT, AND THE RIGHT TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN UTILITIES AS THE GRANTEE MAY DETERMINE UPON, WITH AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. 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 DRAINAGE 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 FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE GRANTEE SHALL NOT BE REQUIRED IN ANY WAY TO CONSTRUCT OR TO SHARE IN THE COST OF THE CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES, HOWEVER THAT THE GRANTEE, BY ACCEPTANCE OF THE EASEMENT, AGREES TO PERFORM ANY MAINTENANCE, REPAIR OR REPLACEMENT OF THE FACILITIES WITHIN THE EASEMENT AREA REQUIRED TO KEEP THE SAME IN PROPER WORKING ORDER IF, AND ONLY IF, THE GRANTEE, ITS SUCCESSORS OR ASSIGNS, DOES NOT MEET ITS OBLIGATION TO PROPERLY MAINTAIN, REPAIR OR REPLACE SUCH FACILITIES. THE COST BORNE BY THE GRANTEE HEREUNDER SHALL BE REIMBURSED TO THE GRANTEE BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND, AT THE DISCRETION OF THE GRANTEE, SUCH COST MAY BE PLACED AS A LIEN UPON THE REAL PROPERTY PARCEL ON WHICH THE FACILITIES ARE LOCATED, GRANTEE, ITS SUCCESSORS AND ASSIGNS MAY USE THE EASEMENT AREA IN ANY MANNER AND TO ANY EXTENT NOT INCONSISTENT WITH THE GRANT OF EASEMENT HEREIN, AND SUCH USE SHALL NOT INTERFERE WITH THE INTENDED USE OF THE FACILITIES.

IN WITNESS WHEREOF, BRIAN SALVAGNI, AUTHORIZED REPRESENTATIVE OF AVON SANDBOX, LLC HAS HERETO SET HIS HAND

AT Avon, OHIO, THIS 13<sup>th</sup> DAY OF February, 2019.

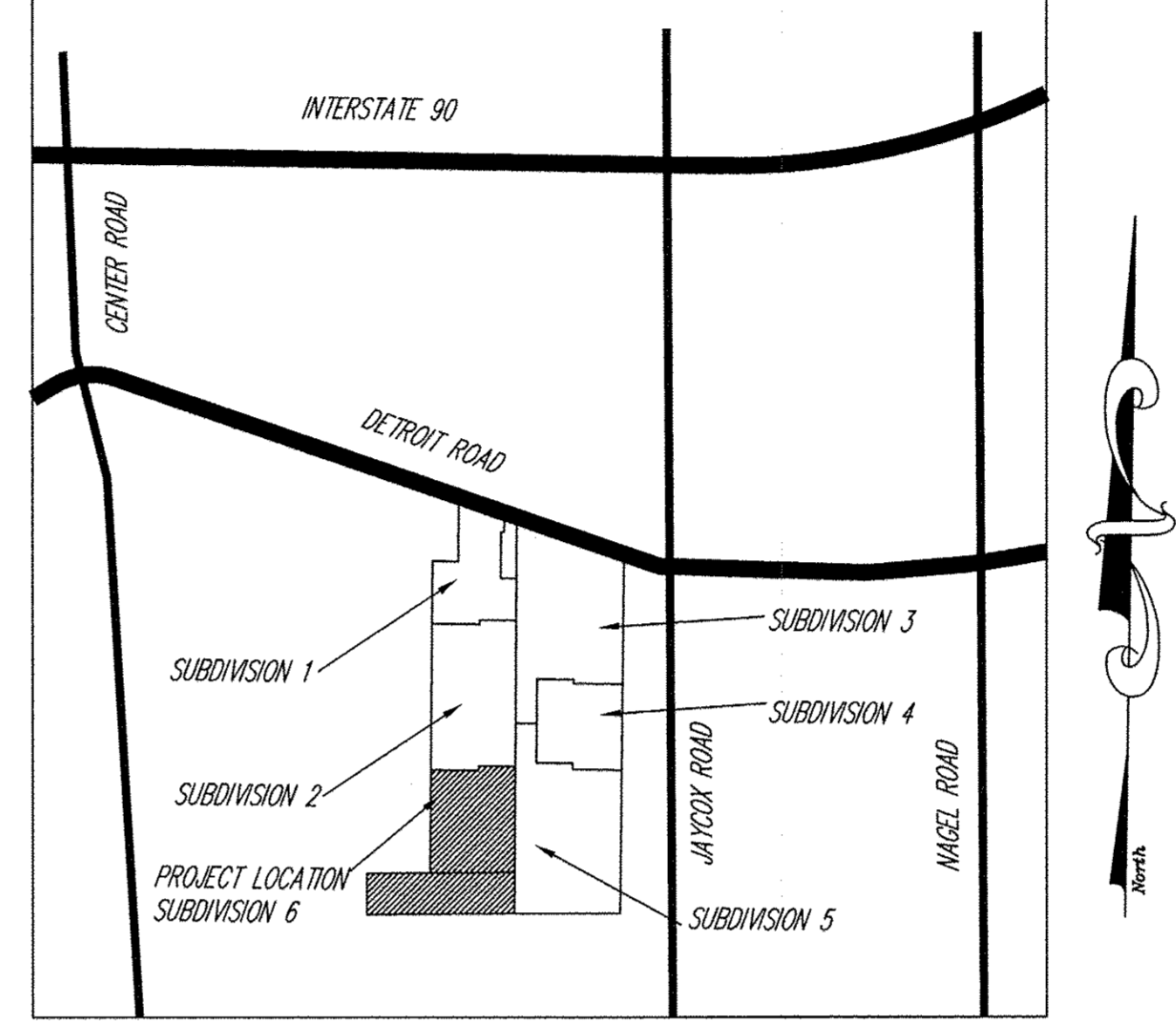
AVON SANDBOX, LLC  
 BY: [Signature]  
 BRIAN SALVAGNI, AUTHORIZED REPRESENTATIVE

STATE OF OHIO )  
 COUNTY OF LORAIN )  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, BRIAN SALVAGNI, AUTHORIZED REPRESENTATIVE OF AVON SANDBOX, LLC, 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 SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO,

THIS 13<sup>th</sup> DAY OF February, 2019.

NOTARY PUBLIC [Signature]  
 JEANA DALLAPE  
 Notary Public, State of Ohio  
 My Comm. Expires 07/29/2019



VICINITY MAP: NOT TO SCALE

**AREA TABULATION SUBDIVISION 6.**

SUBLOTS	6.5013 ACRES
BLOCKS "j" & "k" & "l"	1.8296 ACRES
RIGHT-OF-WAY	1.2698 ACRES
SUBDIVISION 6	
TOTAL AREA	9.6007 ACRES

6.5110 Acres in Original Avon Township Section 22  
 3.0897 Acres in Original Avon Township Section 23

**SUBDIVISION NO. 6 DENSITY CALCULATION**

NUMBER OF SUBLOTS	16
	16 LOTS / 9.6007 ACRES
	1.7 UNITS / ACRE

**Developed By:**  
 Avon Sandbox, LLC  
 33 Hidden Valley  
 Rock River, Ohio 44146  
 216-702-7860  
 Contact: Richard T. Garrett

**Current Ownership:**  
 PPN 04-00-023-101-062  
 Avon Sandbox, LLC  
 Inst. No. 2017-0629782  
 05/17/2017

PPN 04-00-022-103-056  
 Avon Sandbox, LLC  
 Inst. No. 2018-0663940  
 03/07/2018

**APPROVALS**

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11<sup>th</sup> DAY OF February, 2019. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

[Signature]  
 COUNCIL PRESIDENT - CRAIG WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

[Signature]  
 PLANNING COMMISSION CHAIR - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11<sup>th</sup> DAY OF February, 2019.

[Signature]  
 CITY OF AVON ENGINEER - RYAN CUMMINS, P.E.

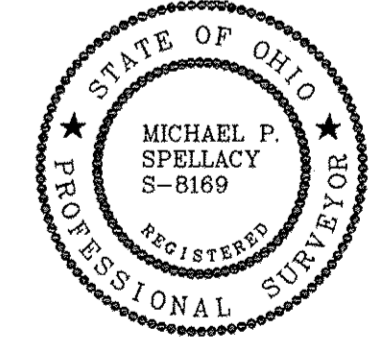
**SURVEYOR'S CERTIFICATION**

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 9.6007 ACRE PARCEL OF LAND LOCATED IN THE CITY OF AVON FOR AVON SANDBOX LLC, 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 APRIL OF 2017. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 2/11/2019 11/19/2018  
 MICHAEL P. SPELLACY, P.S. NO. 8169 DATE

**TRANSFERRED Fees Ex 110**  
 IN COMPLIANCE WITH SEC. 319-202  
 OHIO REV. CODE  
 FEB 26 2019

J. CRAIG SHODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR



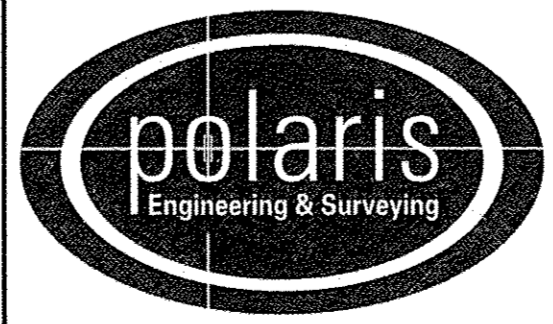
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 Fee Amt: \$172.80 Page 1 of 3  
 Lorain County, Ohio  
 Judith H. Medlock County Recorder  
 File # 2019-0705618

AVR TITLE AGENCY  
 5200 ROCKSIDE WOODS BLVD  
 INDEPENDENCE, OH 44131  
 Plat Vol. 106  
 pg. 44-46

REV. No.	DATE	BY	CHK'D

DATE: 11/19/2018  
 SCALE: HOR. 1"=N/A  
 VERT. 1"=N/A  
 FOLDER: Plots  
 FILENAME: Record Plat - Pl. 6  
 TAB: Plot\_06-01  
 DRAWN: MPS

PALMER VILLAGE  
 SUBDIVISION No.6  
 CITY OF AVON - LORAIN COUNTY - OHIO



POLARIS ENGINEERING & SURVEYING, INC.  
 34600 CHARDON ROAD - SUITE D  
 WILLOUGHBY HILLS, OHIO 44094  
 (440) 944-4433 (440) 944-3722 (Fax)  
 www.polaris-es.com

RECORD PLAT

CONTRACT No.	
11137	
SHEET	OF
1	2

Palmer Lane - 60'

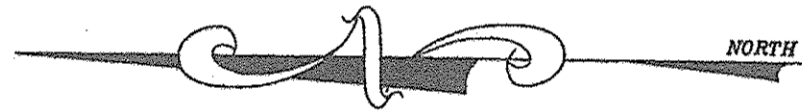
**PALMER VILLAGE  
SUBDIVISION NO.5  
VOL. 101 PG. 84-86**

**PALMER VILLAGE  
SUBDIVISION NO.2  
VOL. 96 PG. 24-26**

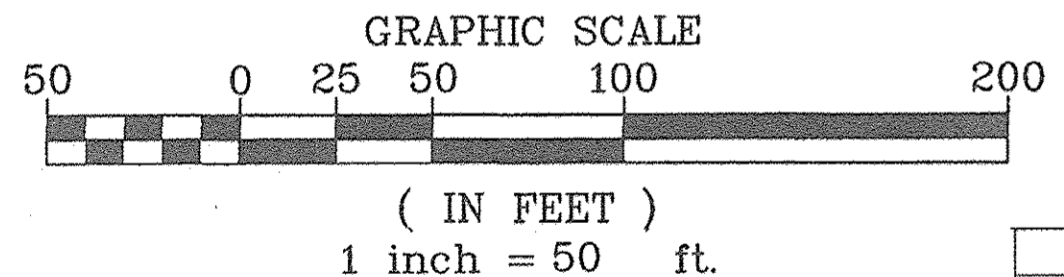
Covington Place - 60'

Katin Court -  
60' and Varies

**DETROIT ROAD (S.R. 254 - 66' WIDE)**



BEARINGS SHOWN HEREON ARE BASED ON THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE, 1986 ADJUSTMENT.



**BOUNDARY SURVEY LEGEND**

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
  - IRON PIN FOUND AS NOTED
  - ☒ MON BOX FOUND AS NOTED
  - ☒ MON BOX SET WITH 5/8" IRON PIN (ID: POLARIS)
- NOTE: DRILLHOLES TO BE SET ON TOP OF CURB AT ALL PROPERTY LINES
- A., ACT. ACTUAL MEASUREMENT OR CALCULATION  
M., MSD MEASURED  
D., R., REC. DEED OR RECORD  
O., OBS. OBSERVED

LINE	LENGTH	BEARING
L-1	50.00	S64°29'32"W
L-2	6.07	N89°33'27"W
L-3	4.00	S00°00'14"E
L-4	6.00	N89°59'46"W
L-5	4.78	N00°00'14"E

LINE	LENGTH	BEARING
L-6*	62.24	S64°29'32"W
L-7*	14.02	N00°00'14"E
L-8*	16.79	N89°33'27"W
L-9*	71.30	N64°29'32"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-1	63.14	40.00	40.31	56.78	S44°46'37"E	90°26'19"
C-2	4.95	17.00	2.49	4.93	N08°46'47"E	16°40'29"
C-3	6.84	17.00	3.47	6.79	N28°38'25"E	23°02'46"
C-4	76.79	67.00	43.24	72.66	S07°19'40"W	65°40'16"
C-5	63.70	67.00	34.48	61.32	S52°44'33"E	54°28'10"
C-6	6.05	67.00	3.03	6.05	S82°33'55"E	5°10'34"
C-7	52.11	67.00	27.45	50.81	N72°33'53"E	44°33'50"
C-10	11.79	17.00	6.14	11.55	N70°08'36"E	39°43'16"

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-8*	10.04	67.00	5.03	10.03	S21°12'57"E	8°35'01"
C-9*	10.04	67.00	5.03	10.03	S29°47'58"E	8°35'01"

P.P.N. 04-00-022-103-005  
PROVIDENCE EVANGELICAL FREE CHURCH INC.  
INST. # 20010753512  
05/25/01

**GREENBELT EASEMENT RESTRICTIONS (SEE 1ST AMENDMENT TO DECLARATIONS RECORDED BY INSTRUMENT #2009-0300574)**

THE AREAS INDICATED ON THE SUBDIVISION PLAT AS "GREENBELT EASEMENT" AREAS ARE PROTECTED BY THE OHIO ENVIRONMENTAL AGENCY AND ARE TO BE KEPT IN A NATURAL CONDITION. THERE SHALL BE NO REMOVAL, DESTRUCTION, OR CUTTING OF TREES, SHRUBS OR OTHER VEGETATION IN THESE AREAS, NOR THE USE OF FERTILIZERS OR SPRAYING WITH BIOCIDES. NO PLACEMENT OF ANY STRUCTURES (NO CONSTRUCTION OR PLACING OF BUILDINGS, CAMPING ACCOMMODATIONS OR MOBILE HOMES, FENCES, SIGNS, BILLBOARDS OR OTHER ADVERTISING MATERIAL, OR OTHER STRUCTURES WITHIN THE LIMITS OF THE DEED RESTRICTED AREA), NO BUILDINGS OF ROADS OR CHANGE IN TOPOGRAPHY OF THE LAND, NO USE OF ATV'S NO FILLING, EXCAVATION, DREDGING, MINING, DRILLING, REMOVAL OF TOPSOIL, SAND, ROCK, MINERALS OR OTHER MATERIALS SHALL OCCUR IN THESE AREAS.

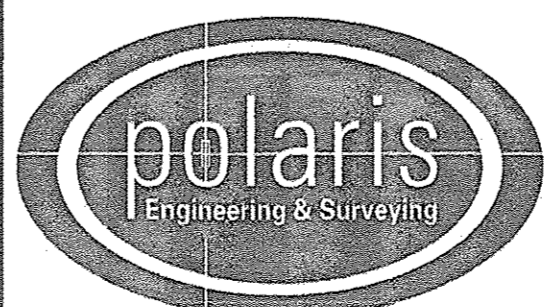
\*FRONT SETBACK CAN BE REDUCED TO 40' FOR SIDE LOAD GARAGE  
\*\*A REDUCTION OF THE SIDE YARD REQUIREMENT FROM 12 FEET TO 10 FEET OPPOSITE THE GARAGE SIDE WAS GRANTED BY ZONING BOARD OF APPEALS ON JULY 11TH, 2007.

DEVONSHIRE MEADOWS SUBDIVISION, PHASE 3  
Plat Volume 56, Page 53 L.C.M.R.

REV. No.	DATE	BY	CH'K'D

DATE: 09/04/2018  
SCALE: HOR. 1" = 50'  
VERT. 1" = N/A  
FOLDER: Plots  
FILENAME: Record Plat - PH6  
TAB: Plat 06-02  
DRAWN: MPS

**PALMER VILLAGE  
SUBDIVISION No.6**  
CITY OF AVON - LORAIN COUNTY - OHIO



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**RECORD PLAT**

CONTRACT No.	
11137	
SHEET	OF
2	2