

CHANDON SUBDIVISION NO. 2 PLAT

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

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, UNITED MODEL HOMES, LLC, I HAVE SURVEYED AND PLATTED THE CHANDON SUBDIVISION NO. 2 AS SHOWN HEREON AND CONTAINING 5.0686 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 \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.

NOVEMBER, 2018

ACREAGE IN 12 LOTS	1.6292 AC.
ACREAGE IN 2 BLOCKS	2.7858 AC.
ACREAGE IN STREET R/W	0.6536 AC.
TOTAL	5.0686 AC.

THE HENRY G. REITZ ENGINEERING COMPANY

BY: [Signature] 1/21/2019 VICE PRES.
JAMES T. SAYLER, REGISTERED SURVEYOR NO. S-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 DEL LANE AND TEMECULA WAY.

UNITED MODEL HOMES, LLC
22700 ROYALTON ROAD
STRONGSVILLE, OH 44149

BY: [Signature]
ROGER A. PUZZITIELLO, PRESIDENT



NOTARY PUBLIC

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 UNITED MODEL HOMES, LLC, BY ROGER A. PUZZITIELLO, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF CHANDON SUBDIVISION NO. 2 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 January 2019

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES November 29, 2021

DRAINAGE, & STORM SEWER EASEMENTS

DRAINAGE, AND STORM SEWER EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED OVER THAT PART OF BLOCK "D" THAT IS NOT ALREADY COVERED BY AN EXISTING DRAINAGE AND STORM SEWER EASEMENT 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 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. 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.

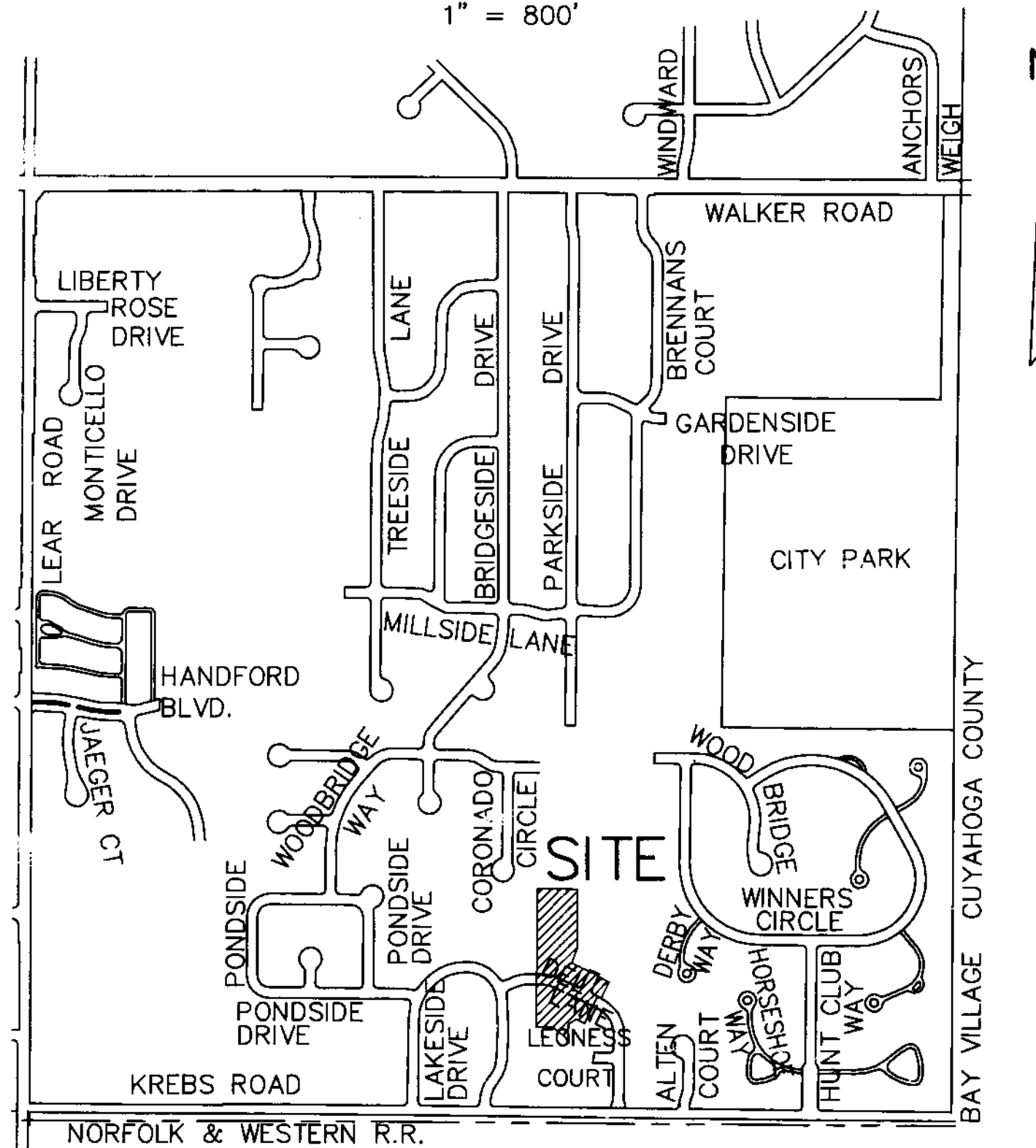
UNITED MODEL HOMES, LLC

BY: [Signature]
ROGER A. PUZZITIELLO, PRESIDENT

LOTS ARE SUBJECT TO A HOMEOWNERS' ASSOCIATION AND THE MAINTENANCE OF ENTRY ISLAND & BLOCKS ARE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION THE HOMEOWNERS' ASSOCIATION INC. SHALL ALSO BE REQUIRED TO MAINTAIN AND INSPECT THE RETENTION AND WATER QUALITY BASINS, AND PROVIDE REPORTS TO THE CITY OF AVON LAKE, AS SET FORTH IN THE INSPECTION AND MAINTENANCE AGREEMENT THAT IS REQUIRED TO BE ENTERED INTO BETWEEN THE DEVELOPER AND THE CITY OF AVON LAKE IN ACCORDANCE WITH THE PROVISIONS OF AVON LAKE MUNICIPAL CODE, CHAPTER 1060, SECTION 1060.08(D)(10) & SECTION 1060.13.

SITE MAP

1" = 800'



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, SPACE 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.

UNITED MODEL HOMES, LLC

BY: [Signature]
ROGER A. PUZZITIELLO, PRESIDENT

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE CHANDON SUBDIVISION NO. 2 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 CHANDON SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 5 DAY OF January, 2019.

[Signature]
AVON LAKE PLANNING COMMISSION SECRETARY,
JOSEPH R. REITZ

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE CHANDON SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 21-2019 PASSED THE 25th DAY OF February, 2019.

[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 CHANDON SUBDIVISION NO. 2 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

MORTGAGEE'S CERTIFICATE

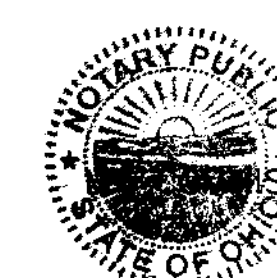
THIS IS TO CERTIFY THAT FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF LAKEWOOD, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE CHANDON SUBDIVISION NO. 2 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING DEL LANE AND TEMECULA WAY, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: [Signature], VP

NOTARY PUBLIC

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 FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF LAKEWOOD, BY: Joseph P. Lester, VP WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF CHANDON SUBDIVISION NO. 2 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 29th DAY OF January, 2019



[Signature]
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT KREBS RD. LENDING, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE CHANDON SUBDIVISION NO. 2 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING DEL LANE AND TEMECULA WAY, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: [Signature], General Manager

NOTARY PUBLIC

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 KREBS RD. LENDING, BY: Keith A. Underberg, General Manager WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF CHANDON SUBDIVISION NO. 2 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 25th DAY OF January, 2019



[Signature]
NOTARY PUBLIC

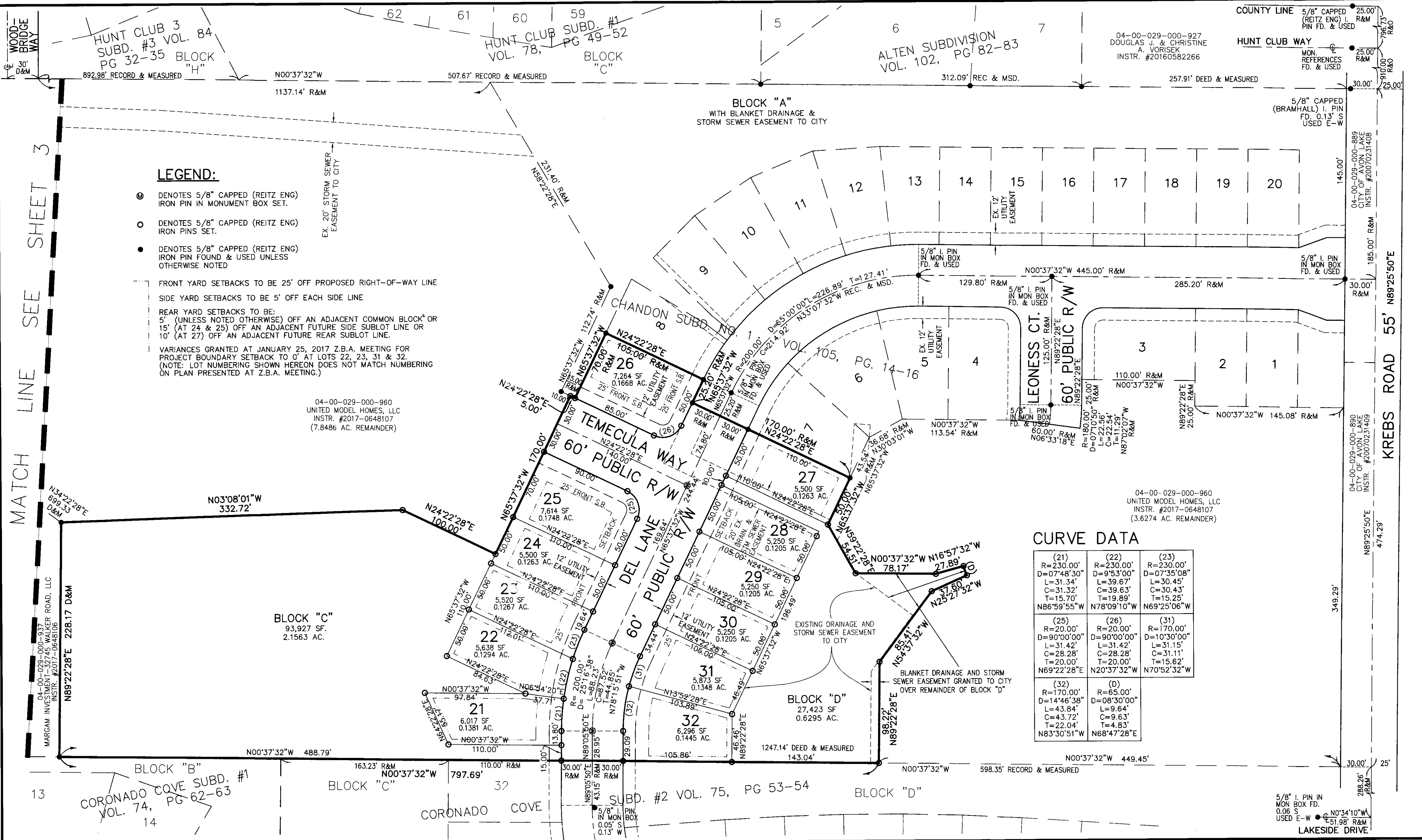
<p>RECORDING</p> <p>MAR 06 2019</p> <p>LORAIN COUNTY AUDITOR</p>	<p>RECORDING</p> <p>2019-0706459</p> <p>LORAIN COUNTY RECORDER</p>
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REVISIONS					
REVISIONS					

CHANDON SUBDIVISION NO. 2 PLAT

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

1
3
NOVEMBER
2018



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
- FRONT YARD SETBACKS TO BE 25' OFF PROPOSED RIGHT-OF-WAY LINE
 SIDE YARD SETBACKS TO BE 5' OFF EACH SIDE LINE
 REAR YARD SETBACKS TO BE:
 5' (UNLESS NOTED OTHERWISE) OFF AN ADJACENT COMMON BLOCK OR
 15' (AT 24 & 25) OFF AN ADJACENT FUTURE SIDE SUBLOT LINE OR
 10' (AT 27) OFF AN ADJACENT FUTURE REAR SUBLOT LINE.
- VARIANCES GRANTED AT JANUARY 25, 2017 Z.B.A. MEETING FOR PROJECT BOUNDARY SETBACK TO 0' AT LOTS 22, 23, 31 & 32. (NOTE: LOT NUMBERING SHOWN HEREON DOES NOT MATCH NUMBERING ON PLAN PRESENTED AT Z.B.A. MEETING.)

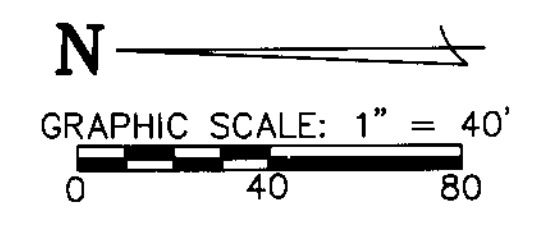
04-00-029-000-960
 UNITED MODEL HOMES, LLC
 INSTR. #2017-0648107
 (7.8486 AC. REMAINDER)

04-00-029-000-960
 UNITED MODEL HOMES, LLC
 INSTR. #2017-0648107
 (3.6274 AC. REMAINDER)

CURVE DATA

(21) R=230.00' D=07°48'30" L=31.34' C=31.32' T=15.70' N86°59'55"W	(22) R=230.00' D=9°53'00" L=39.67' C=39.63' T=19.89' N78°09'10"W	(23) R=230.00' D=07°35'08" L=30.45' C=30.43' T=15.25' N69°25'06"W
(25) R=20.00' D=90°00'00" L=31.42' C=28.28' T=20.00' N69°22'28"E	(26) R=20.00' D=90°00'00" L=31.42' C=28.28' T=20.00' N20°37'32"W	(31) R=170.00' D=10°30'00" L=31.15' C=31.11' T=15.62' N70°52'32"W
(32) R=170.00' D=14°46'38" L=43.84' C=43.72' T=22.04' N83°30'51"W	(D) R=65.00' D=08°30'00" L=9.64' C=9.63' T=4.83' N68°47'28"E	

ACREAGE IN 12 LOTS	1.6292 AC.
ACREAGE IN 2 BLOCKS	2.7858 AC.
ACREAGE IN STREETS	0.6536 AC.
TOTAL	5.0686 AC.

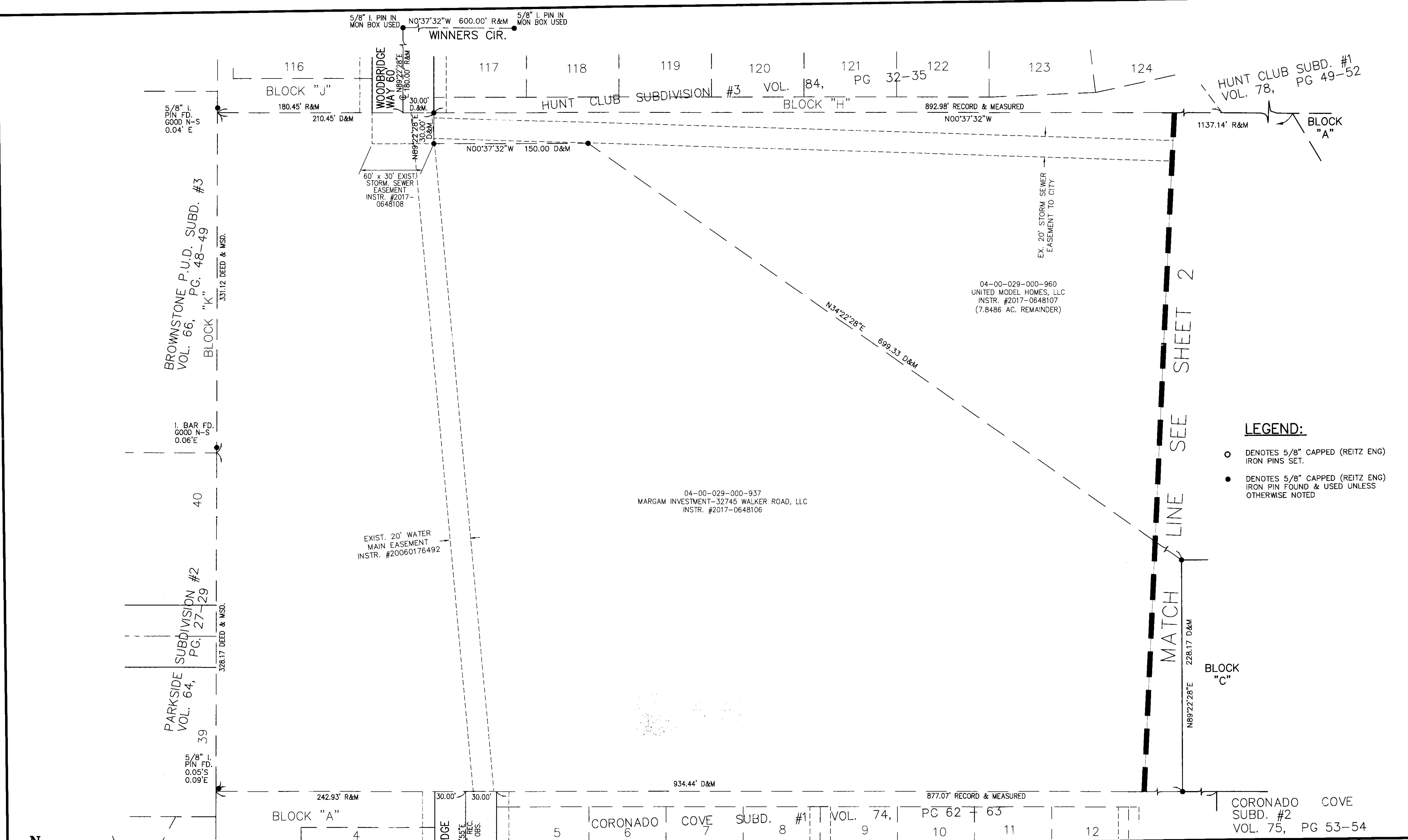


REVISIONS	DATE	DESCRIPTION

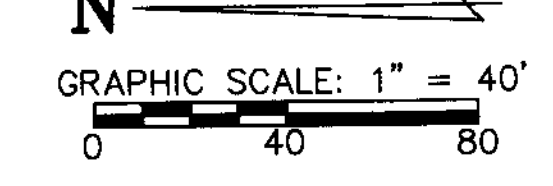
**CHANDON
 SUBDIVISION NO. 2
 PLAT**

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

2
 3
 NOVEMBER
 2018



- LEGEND:**
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PINS SET.
 - DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND & USED UNLESS OTHERWISE NOTED



ACREAGE IN 12 LOTS	1.6292 AC.
ACREAGE IN 2 BLOCKS	2.7858 AC.
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TOTAL	5.0686 AC.

REVISIONS	DATE	DESCRIPTION

**CHANDON
SUBDIVISION NO. 2
PLAT**

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

3
3
NOVEMBER
2018

Plat Sheet

Instrument # 2019-0706459 Film # _____

Name of Plat: Chandon Subdivision No. 2

Owner: United Model Homes LLC

Description: Situated in the City of Avon Lake,
County of Lorain, State of Ohio, being a part
of Avon Township Section 29 = 5.0686 Acres/Easements
also --
Creating Sublots 21 thru. 32 inclusive
Blocks "C" and "D"

Floor Plans: /

Related/Margin: /

Comments: /

Vol. 106

Pg. 46, 47, 48

Receiving Stamp

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053

Amount: \$ 259.20
Initials: SC