

CHANDON SUBDIVISION NO. 3 PLAT

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

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.

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 3.6274 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.

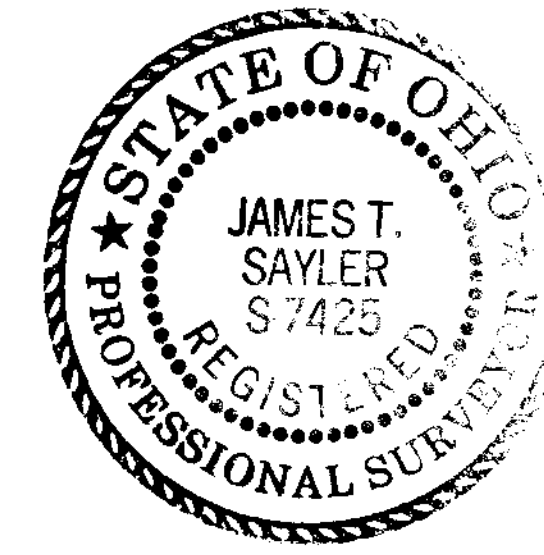
MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON
WALKER ROAD BEARING N89°40'50"W AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN
REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF
EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS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

APRIL, 2019

ACREAGE IN 11 LOTS 1.4795 AC.
ACREAGE IN 1 BLOCK 1.7532 AC.
ACREAGE IN STREET R/W 0.3947 AC.
TOTAL 3.6274 AC.

THE HENRY G. REITZ ENGINEERING COMPANY

BY: [Signature] 7/3/2019, 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 LEONESS COURT.

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

BY: [Signature]
ROGER A. PUZZITIELLO JR., PRESIDENT

NOTARY PUBLIC

COUNTY OF _____)
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 JR., PRESIDENT, WHO
ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF CHANDON SUBDIVISION NO. 3 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 9 DAY OF
July 2019

[Signature]
NOTARY PUBLIC
In and for the State of Ohio
My Commission Expires November 29, 2021



MY COMMISSION EXPIRES

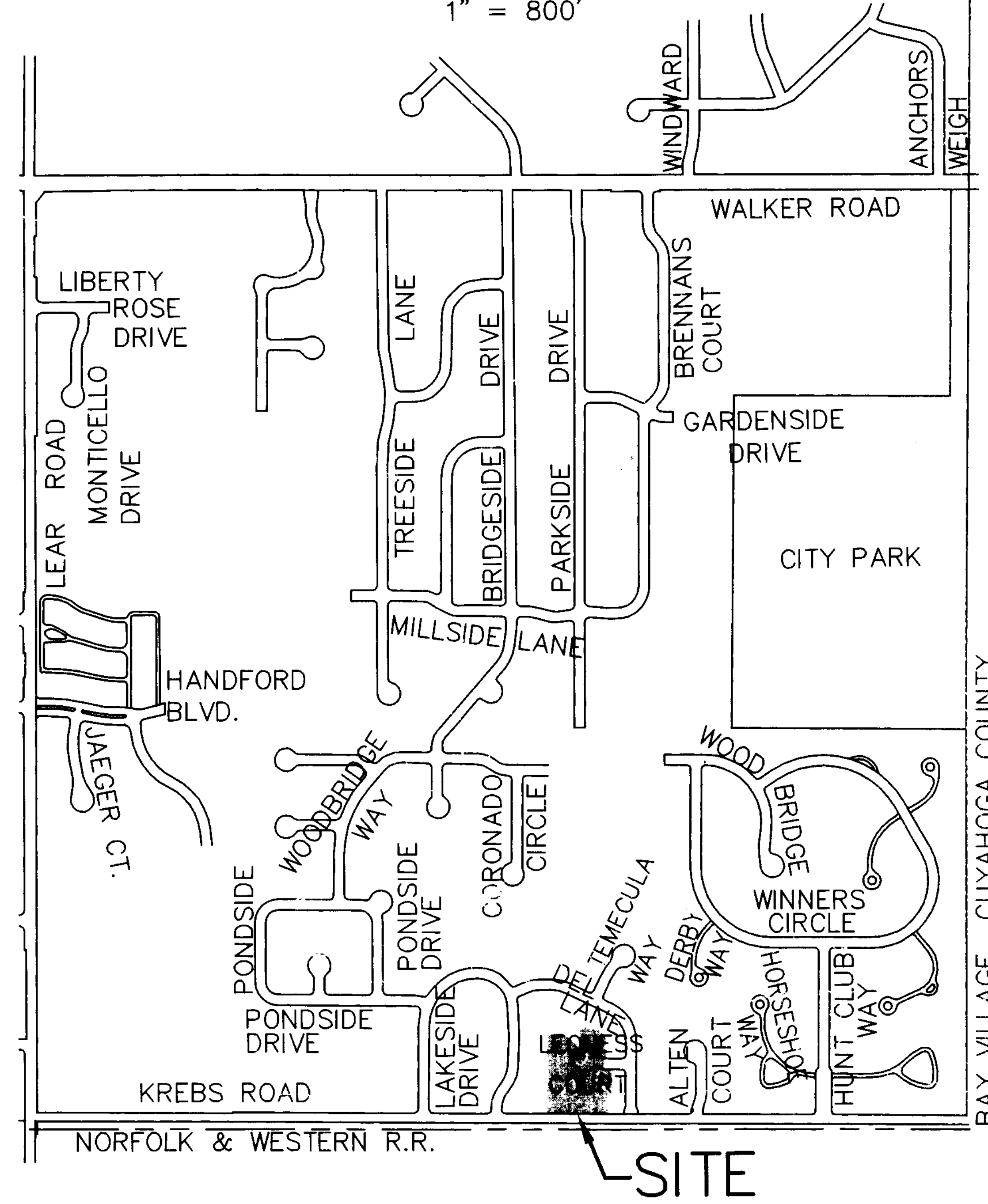
DRAINAGE & STORM SEWER EASEMENTS

DRAINAGE & 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 LAWN'S, 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.

UNITED MODEL HOMES, LLC

BY: [Signature]
ROGER A. PUZZITIELLO JR., PRESIDENT

SITE MAP
1" = 800'



ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE CHANDON SUBDIVISION NO. 3 AND FIND THE
SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature]
AVON LAKE CITY ENGINEER,
GARY A. TIPPING, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE CHANDON SUBDIVISION NO. 3 HAS BEEN APPROVED BY THE
PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 2 DAY OF July, 2019.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE CHANDON SUBDIVISION NO. 3 HAS BEEN ACCEPTED BY THE
COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 97-2019 PASSED THE 8th
DAY OF July, 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. 3 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

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 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 JR., PRESIDENT

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT KREBS RD. LENDING, MORTGAGEE OF
LANDS CONTAINED WITHIN THIS PLAT OF THE CHANDON SUBDIVISION
NO. 3 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED,
DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND
HEREBY RELEASES THE LAND COMPRISING LEONESS COURT, AS
SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: [Signature]

NOTARY PUBLIC

COUNTY OF Cuyahoga)
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: [Signature] WHO
ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF CHANDON
SUBDIVISION NO. 3 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 8th DAY OF July, 2019.

[Signature]
NOTARY PUBLIC
Tina Cappucci
Notary Public, State of Ohio
My Commission Expires 12-26-22

MY COMMISSION EXPIRES

TRANSFERRED Fees EX
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
JUL 29 2019
J. CRAIG SNODGRASS, CPA, CCFM
LORAIN COUNTY AUDITOR

Doc ID: 021902180008 Type: OFF
Kind: PLAT
Recorded: 07/29/2019 at 10:48:53 AM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Jucheth M. Hedrick County Recorder
F11-2019-0723803
1ST NATIONWIDE TITLE AGENCY
LTD
6155 PARK SQUARE DR STE 8
LORAIN, OH 44053
Plat Vol. 106
Pgs 88,89
LORAIN COUNTY RECORDER

LORAIN COUNTY AUDITOR

REVISIONS	

**CHANDON
SUBDIVISION NO. 3
PLAT**

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

1
2
APRIL
2019

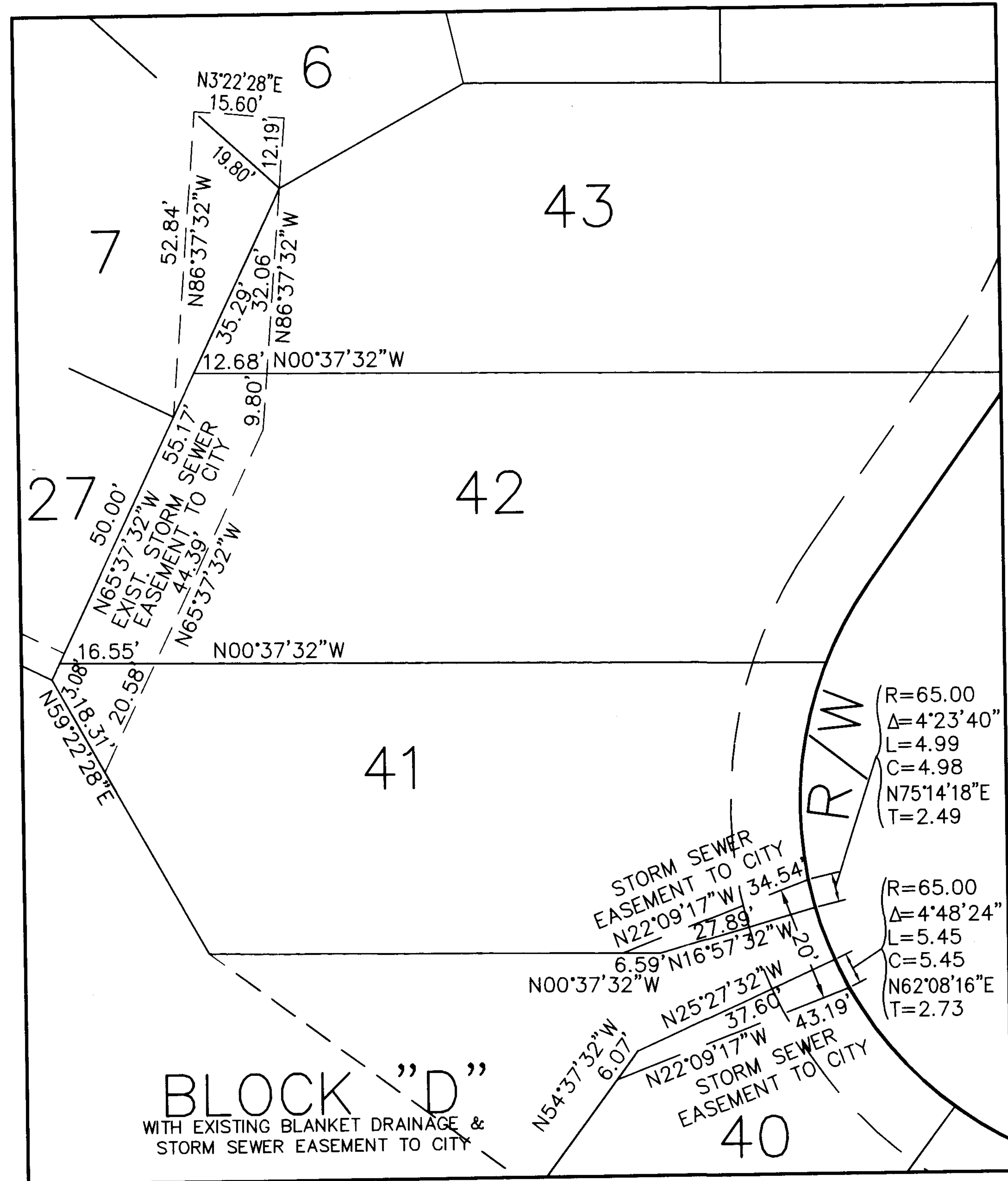
LEGEND:

- ⊙ 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 33) OFF AN ADJACENT SIDE SUBLOT LINE OR 10' (AT 42 & 43) OFF AN ADJACENT REAR SUBLOT LINE.
 VARIANCES GRANTED AT JANUARY 25, 2017 Z.B.A. MEETING FOR PROJECT BOUNDARY SETBACK TO 55' AT LOTS 38 AND 39 (NOTE: LOT NUMBERING SHOWN HEREON DOES NOT MATCH NUMBERING ON PLAN PRESENTED AT Z.B.A. MEETING.)

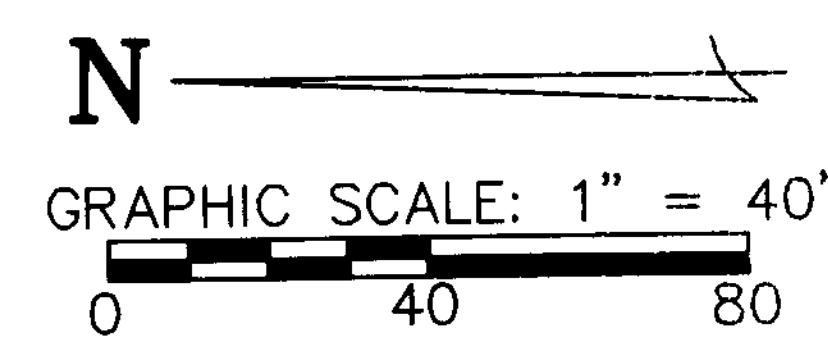
DETAIL OF EASEMENT DIMENSIONS

SCALE: 1" = 20'

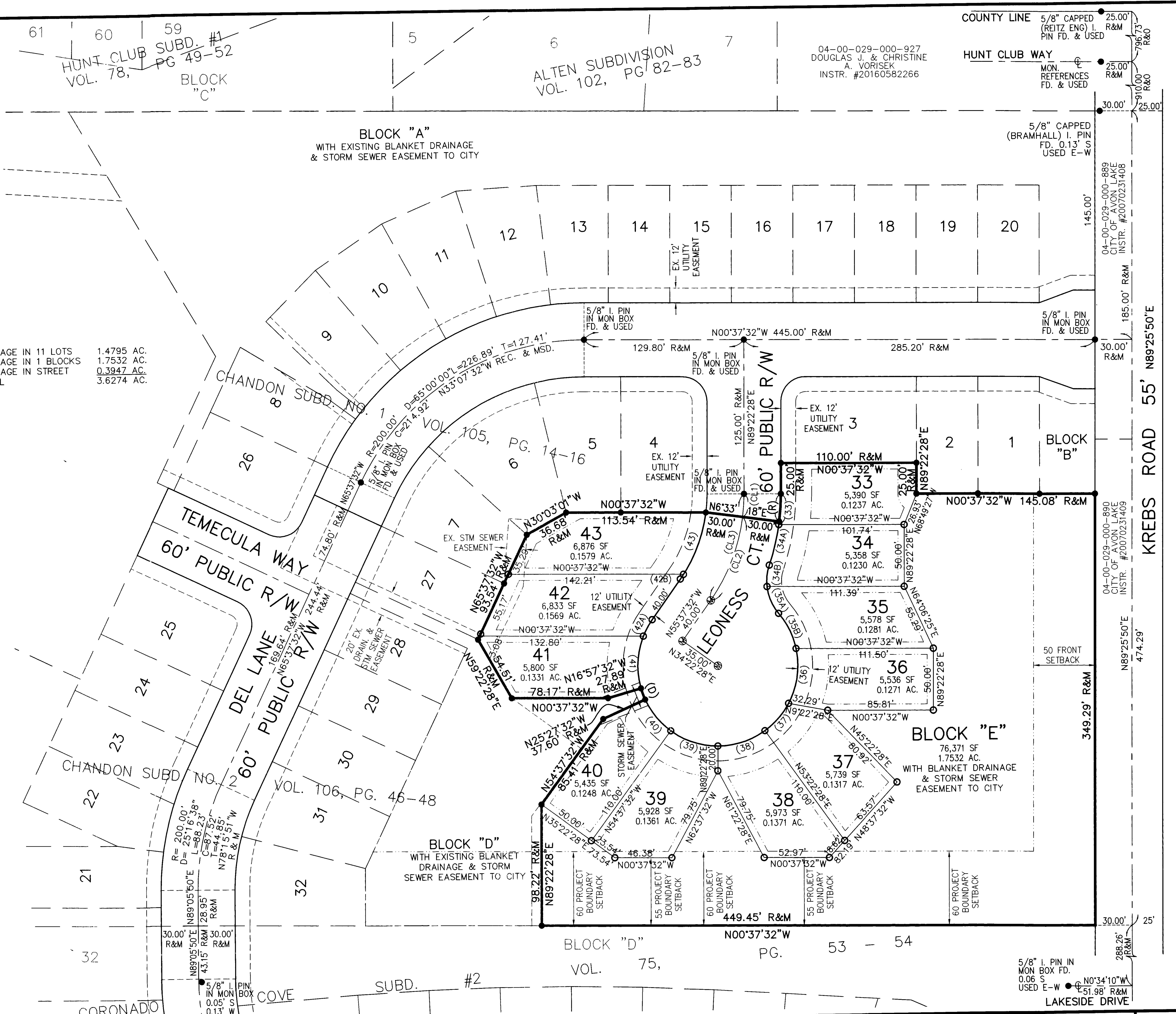


CURVE DATA

(R) R=180.00' Δ=7°10'50" L=22.56' C=22.54' T=11.29' N87°02'07"W R&M	(D) R=65.00' Δ=8°30'00" L=9.64' C=9.63' T=4.83' N68°47'28"E R&M	(CL1) R=150.00' Δ=7°10'50" L=18.80' C=18.79' N87°02'07"W T=9.41'	(CL2) R=150.00' Δ=27°49'10" L=72.83' C=72.12' N69°32'07"W T=37.15'	(CL3) R=150.00' Δ=35°00'00" L=91.63' C=90.21' N73°07'32"W T=47.29'	(33) R=180.00' Δ=7°59'08" L=25.08' C=25.06' N86°38'02"W T=12.56'	
(34A) R=180.00' Δ=10°44'00" L=33.72' C=33.67' N77°16'32"W T=16.91'	(34B) R=40.00' Δ=25°02'18" L=17.48' C=17.34' N84°25'42"W T=8.88'	(35A) R=40.00' Δ=34°14'35" L=23.91' C=23.55' N65°55'52"E T=12.32'	(35B) R=65.00' Δ=28°14'10" L=32.03' C=31.71' N62°55'41"E T=16.35'	(36) R=65.00' Δ=40°19'40" L=45.75' C=44.81' N82°47'22"W T=23.87'	(37) R=65.00' Δ=26°00'00" L=29.50' C=29.24' N49°37'32"W T=15.01'	
(38) R=65.00' Δ=36°00'00" L=40.84' C=40.17' N18°37'32"W T=21.12'	(39) R=65.00' Δ=36°00'00" L=40.84' C=40.17' N17°22'28"E T=21.12'	(40) R=65.00' Δ=29°10'00" L=33.09' C=32.73' N49°57'28"E T=16.91'	(41) R=65.00' Δ=37°53'10" L=42.98' C=42.20' N88°00'57"W T=22.31'	(42A) R=65.00' Δ=13°26'50" L=15.26' C=15.22' N62°20'57"W T=7.66'	(42B) R=120.00' Δ=21°12'10" L=4.61' C=4.61' N56°43'37"W T=2.31'	(43) R=120.00' Δ=25°37'00" L=53.65' C=53.21' N70°38'12"W T=27.28'



ACREAGE IN 11 LOTS 1.4795 AC.
 ACREAGE IN 1 BLOCKS 1.7532 AC.
 ACREAGE IN STREET 0.3947 AC.
 TOTAL 3.6274 AC.



REVISIONS	

**CHANDON
 SUBDIVISION NO. 3
 PLAT**

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

2
 2
 APRIL
 2019

Plat Sheet

Instrument # 2019-0723803

Film # _____

Name of Plat: Chandon Subdivision No.3

Owner: United Model Homes LLC.

Description: Situated in the City of Avon Lake, County of Lorain, State of Ohio: being a part of original Avon Township Section 29 = 3.6274 Acres total
Easements Also -
Creating Sublots 33 thru. 43 inclusive, and Block "E" -

Floor Plans: /

Related/Margin: /

Comments: _____

Vol. 106

Pg. 88, 89

Amount: \$ 172.80

Initials: SC

Receiving Stamp

1ST NATIONWIDE TITLE AGENCY
LTD
6155 PARK SQUARE DR STE 8
LORAIN, OH 44053