

# WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 8 PLAT

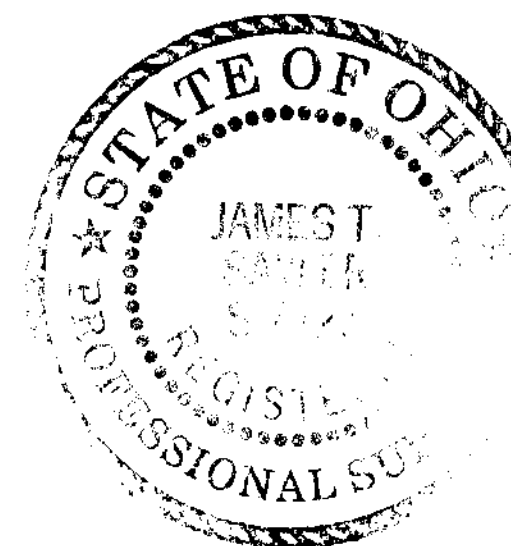
**SURVEYOR'S CERTIFICATE**

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. 8 AS SHOWN HEREON AND CONTAINING 12.1107 ACRES IN AVON TOWNSHIP SECTION NO. 8, 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  $\bullet$  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.

MAY, 2019



ACREAGE IN 5 LOTS 1.6061 AC.  
ACREAGE IN BLOCK 10.2195 AC.  
ACREAGE IN STREET R/W 0.2851 AC.  
TOTAL 12.1107 AC.

THE HENRY G. REITZ ENGINEERING COMPANY

BY: *[Signature]* 8/6/2019 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 AMBLESIDE DRIVE.

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

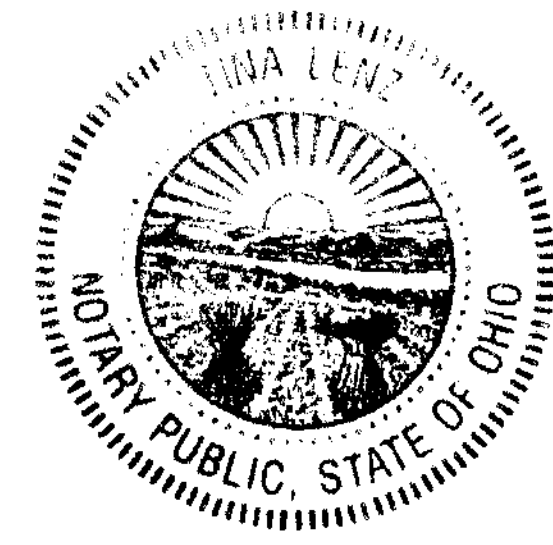
BY: *[Signature]*  
H. R. KOPF, PRESIDENT

**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. 8 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 6<sup>th</sup> DAY OF August, 2019.

*[Signature]*  
NOTARY PUBLIC

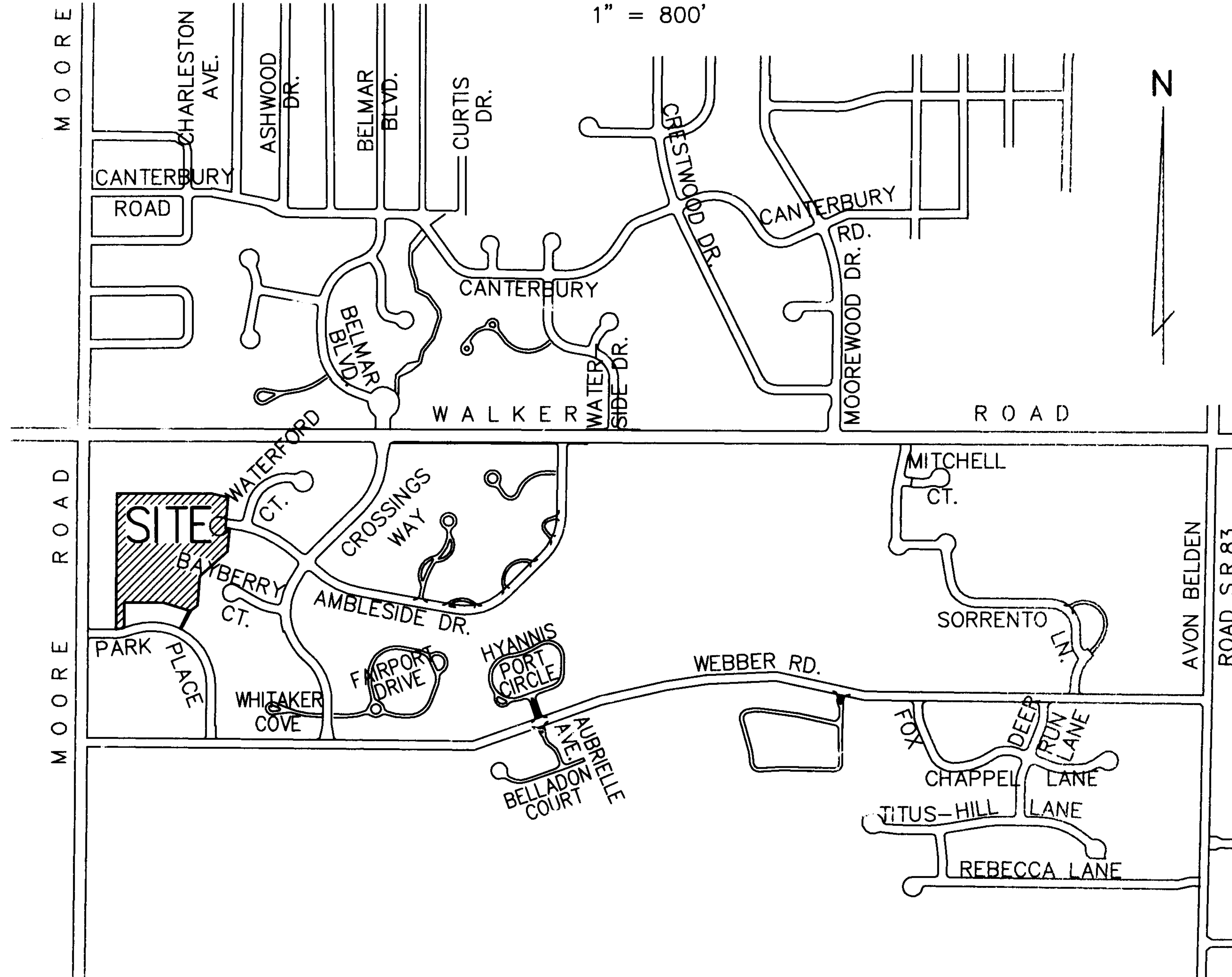


MY COMMISSION EXPIRES 4/27/2023

BEING 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'



**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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES 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 GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

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

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

**ENGINEER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 8 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 WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 8 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 6<sup>th</sup> DAY OF August, 2019.

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

**CITY COUNCIL**

THIS IS TO CERTIFY THAT THIS PLAT OF THE WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 8 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 104-2019 PASSED THE 26<sup>th</sup> DAY OF August, 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 WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 8 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 HUNTINGTON NATIONAL BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 8 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING AMBLESIDE DRIVE, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *[Signature]*

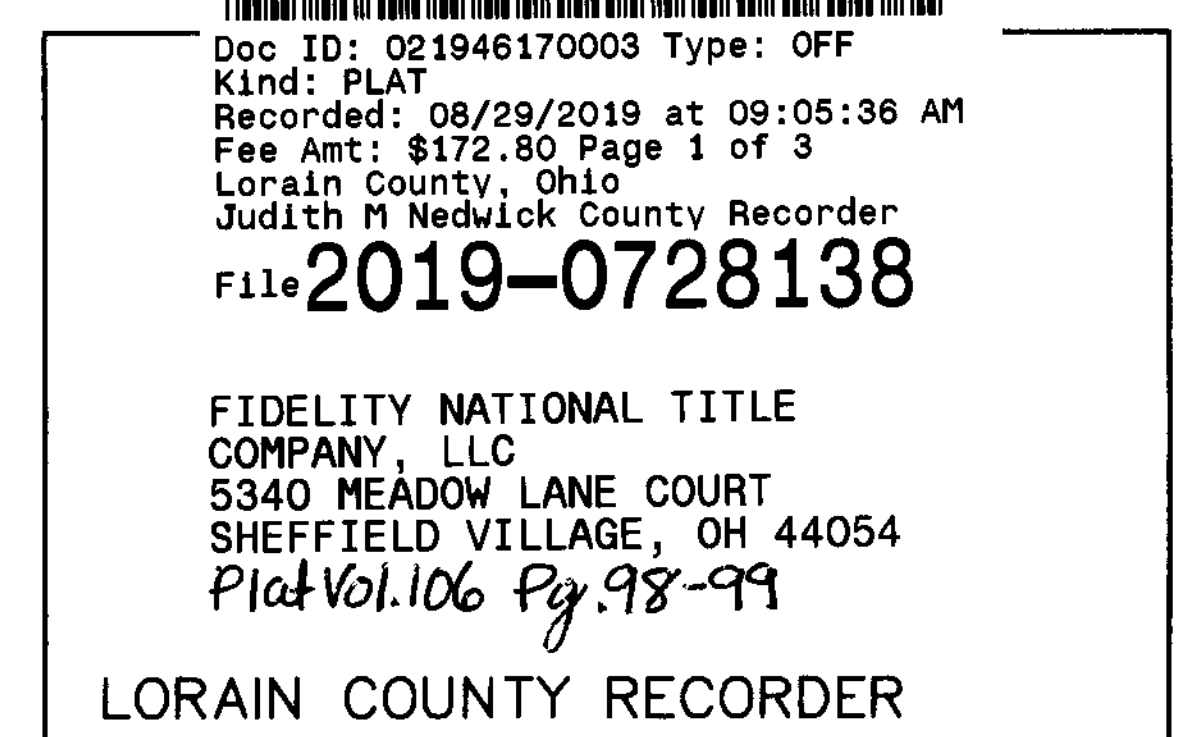
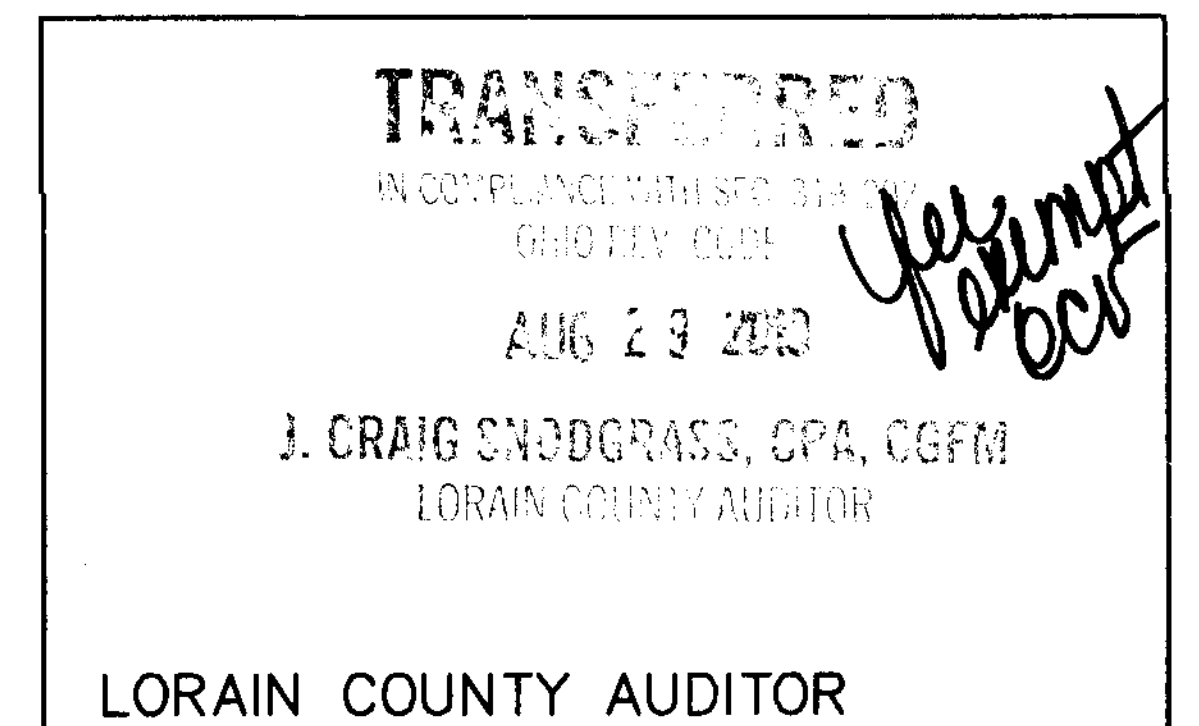
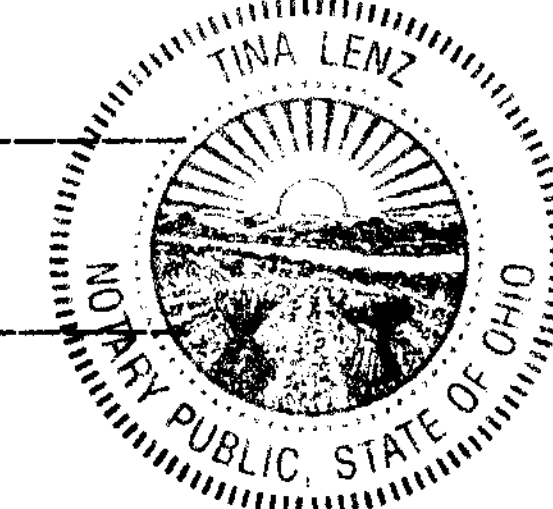
**NOTARY PUBLIC**

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 HUNTINGTON NATIONAL BANK, BY: *[Signature]* WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 8 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<sup>th</sup> DAY OF August, 2019.

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/27/2023



REVISIONS	

**WATERSIDE CROSSINGS SOUTH  
SUBDIVISION NO. 8  
PLAT**

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

1  
2  
MAY  
2019

# WATERSIDE CROSSINGS SOUTH SUBD. #8 PLAT

BEING PART OF AVON TOWNSHIP SECTION NO. 8  
NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

### LEGEND

- ⊙ DENOTES IRON PIN MONUMENT SET
- ⊠ DENOTES IRON PIN MONUMENT FOUND & USED
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN FOUND UNLESS OTHERWISE NOTED

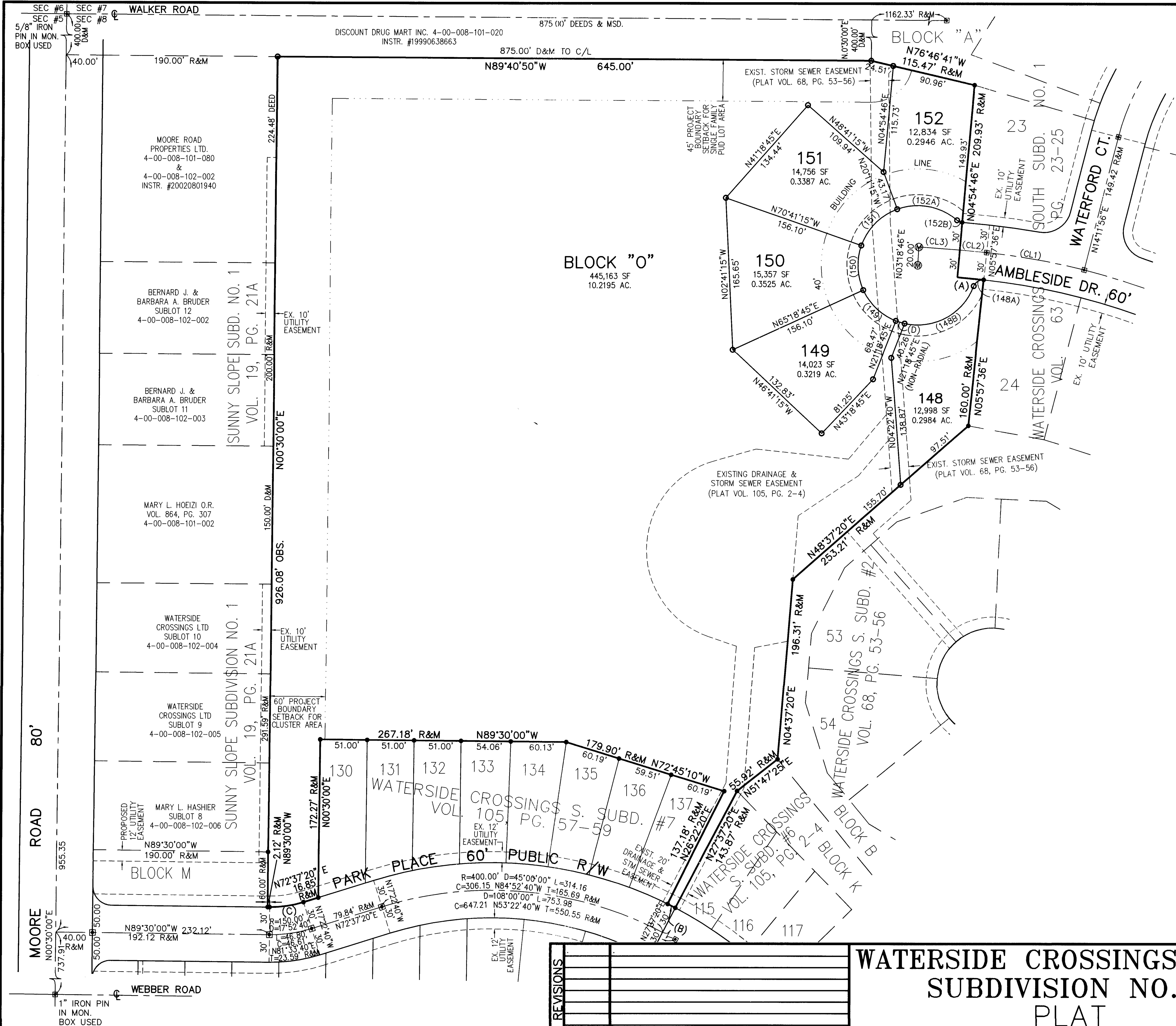
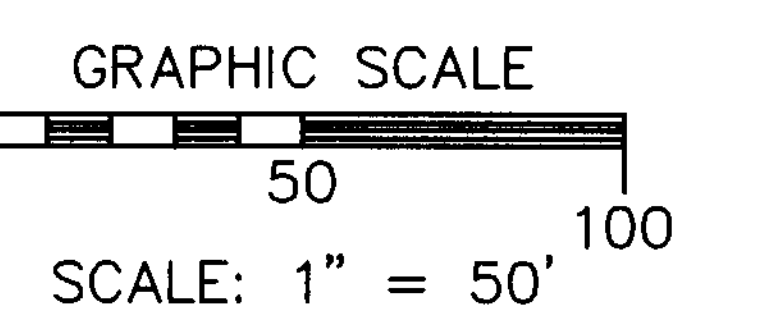
ACREAGE IN 5 LOTS	1.6061 AC.
ACREAGE IN 1 BLOCKS	10.2195 AC.
ACREAGE IN STREET R/W	0.2851 AC.
TOTAL	12.1107 AC.

- SIDE YARD SETBACKS TO BE 10' OFF EACH SIDE PROPERTY LINE (NOT SHOWN)

### CURVE DATA

(A)	(B)	(C)	(D)
R=1570.00' D=1°02'50" L=28.70' C=28.70' N84°33'49"W T=14.35' R&M	R=430.00' D=01°15'00" L=9.38' C=9.38' N63°00'10"W T=4.69' R&M	R=120.00' D=17°52'40" L=37.44' C=37.29' N81°33'40"E T=18.87' R&M	R=65.00' D=08°51'00" L=10.04' C=10.03' N73°06'45"W T=5.03'
(148A) R=10.32' D=75°40'36" L=13.63' C=12.66' N58°07'18"E T=8.02'	(148B) R=65.00' D=82°10'45" L=93.23' C=85.44' N61°22'22"E T=56.68'	(149) R=65.00' D=44°00'00" L=49.92' C=48.70' N46°41'15"W T=26.26'	(150) R=65.00' D=44°00'00" L=49.92' C=48.70' N02°41'15"W T=26.26'
(151) R=65.00' D=50°30'00" L=57.29' C=55.45' N44°33'45"E T=30.66'	(152A) R=65.00' D=61°13'00" L=69.45' C=66.19' N79°34'45"W T=38.45'	(152B) R=9.85' D=36°05'59" L=6.21' C=6.11' N67°03'45"W T=3.21'	(CL1) R=750.00' D=08°14'20" L=107.85' C=107.75' N79°55'14"W T=54.11' R&M
(CL2) R=1600.00' D=01°02'50" L=29.24' C=29.24' N84°33'49"W T=14.62' R&M	(CL3) R=1600.00' D=01°36'00" L=44.68' C=44.68' N85°53'14"W T=22.34'		

TRANSFERRED  
AUG 29 2019  
J. CRAIG SANDORAS, CPA, CGFM  
LORAIN COUNTY ENGINEER



NO.	DESCRIPTION

**WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 8 PLAT**

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

2/2  
MAY 2019

Plat Sheet

Instrument # \_\_\_\_\_ Film # \_\_\_\_\_

Name of Plat Waterside Crossings South Subdivision No. 8

Owner: Waterside Crossings LTD

Description: Situated in the City of Avon Lake, County  
of Lorain, State of Ohio: being a part of Avon  
Township Section 8 for a total of 12.1107 Acres -  
Easements Also -  
Creating Sublots 148 thru. 152 inclusive, and  
Block "O" -

Floor Plans: /

Related/Margin: /

Comments: /

Vol. 106

Pg. 98, 99

Receiving Stamp

FIDELITY NATIONAL TITLE  
COMPANY, LLC  
5340 MEADOW LANE COURT  
SHEFFIELD VILLAGE, OH 44054

Amount: \$ 172.80

Initials: SC