

OWNERS CERTIFICATION AND ACCEPTANCE: PP# 04-00-022-102-113

I, THE UNDERSIGNED OWNER, GREGG M. WASILKO AND MARK T. WASILKO, CO-TRUSTEES OF THE MICHAEL WASILKO TRUST, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE NORTON PLACE SUBDIVISION NO.2 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND GRANT 20' STORM SEWER EASEMENT 'D' TO THE CITY OF AVON & AVON NORTON PLACE HOMEOWNERS ASSOCIATION, AS SHOWN HEREON.

GREGG M. WASILKO AND MARK T. WASILKO, CO-TRUSTEES OF THE MICHAEL WASILKO TRUST DATED SEPTEMBER 25, 1995

Gregg M. Wasilko, Mark T. Wasilko (Signatures)
GREGG M. WASILKO - TRUSTEE
MARK T. WASILKO - TRUSTEE

WITNESS WITNESS

NOTARY: STATE OF OHIO COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED GREGG M. WASILKO AND MARK T. WASILKO, CO-TRUSTEES OF THE MICHAEL WASILKO TRUST, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 16TH DAY OF OCT 2019

Sanchia M. Weinstein (Signature)
NOTARY PUBLIC



MY COMMISSION EXPIRES: 06-21-2021

OWNERS CERTIFICATION AND ACCEPTANCE: PP# 04-00-022-102-114

I, THE UNDERSIGNED OWNER, AVON NORTON PLACE, LLC, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE NORTON PLACE SUBDIVISION NO.2 AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND 20' WIDE STORM EASEMENTS 'A', 'B' & 'C' AND 35' WIDE LANDSCAPE AND PATH EASEMENT 'F' AND MODIFIED DETENTION POND EASEMENT 'E' TO THE CITY OF AVON & AVON NORTON PLACE HOMEOWNERS ASSOCIATION AND VARYING WIDTH ACCESS AND UTILITY EASEMENT 'G' TO SUBLLOT 29 AS SHOWN HEREON.

AND DOES HEREBY GRANT UNTO THE AVON NORTON PLACE HOMEOWNERS ASSOCIATES INC., AS CREATED AND RECORDED IN INST. # (HERE AFTER KNOWN AS "HOA") CERTAIN AREA KNOWN AS BLOCK "C" AS SHOWN HEREON.

AVON NORTON PLACE, LLC

Thomas J. Oster (Signature)
PRESIDENT

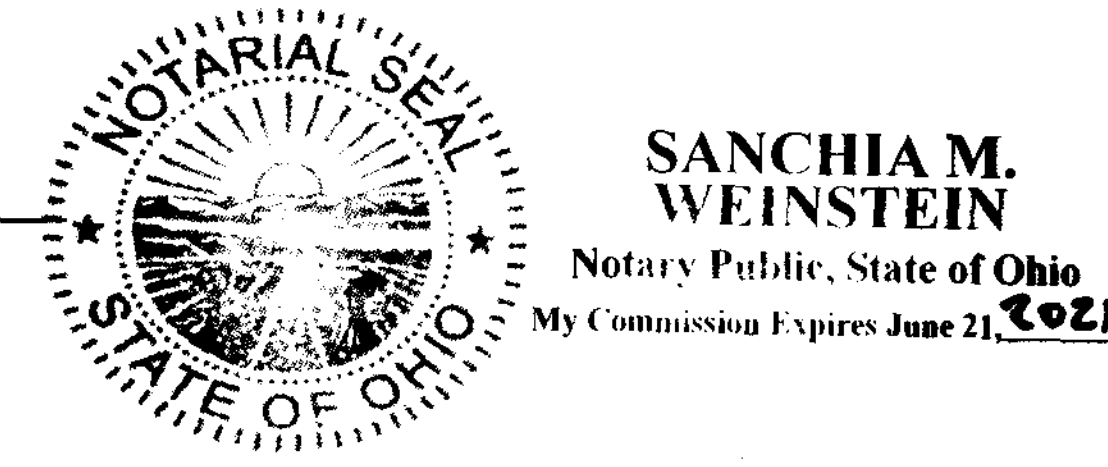
NOTARY: STATE OF OHIO COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF AVON NORTON PLACE, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 31ST DAY OF JULY 2019

Sanchia M. Weinstein (Signature)
NOTARY PUBLIC



MY COMMISSION EXPIRES: 06-21-2021

MORTGAGEE'S CERTIFICATE:

THIS IS TO CERTIFY THAT GREGG M. WASILKO AND MARK T. WASILKO, CO-TRUSTEES OF THE MICHAEL WASILKO LIVING TRUST DATED SEPTEMBER 25, 1995, MORTGAGEES OF LANDS CONTAINED WITHIN THIS PLAT OF NORTON PLACE SUBDIVISION NO. 2, AS SHOWN HEREIN, AND PRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

Gregg M. Wasilko, Mark T. Wasilko (Signatures)
BY GREGG M. WASILKO
BY MARK T. WASILKO
Trustee
Trustee

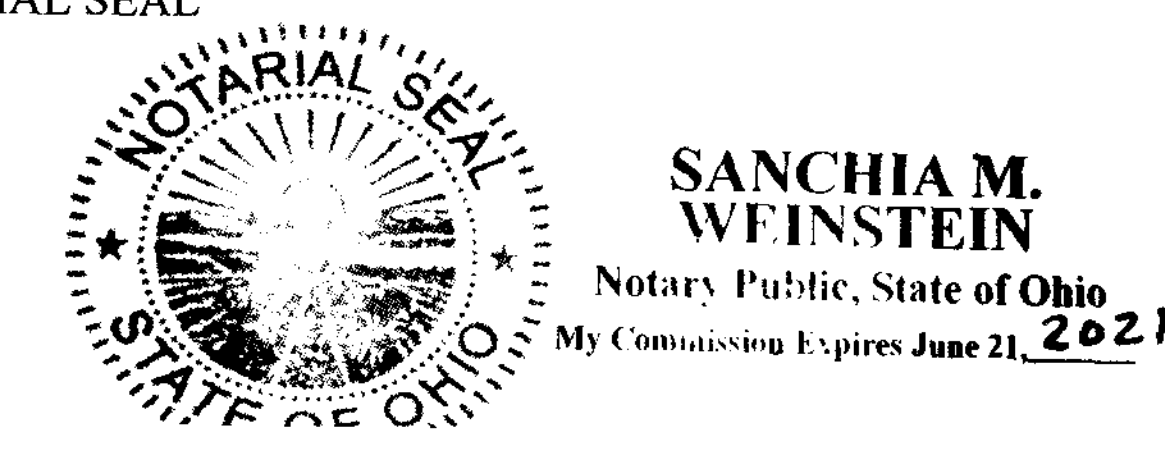
NOTARY: STATE OF OHIO COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICERS OF THE MICHAEL WASILKO LIVING TRUST DATED SEPTEMBER 25, 1995, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICERS.

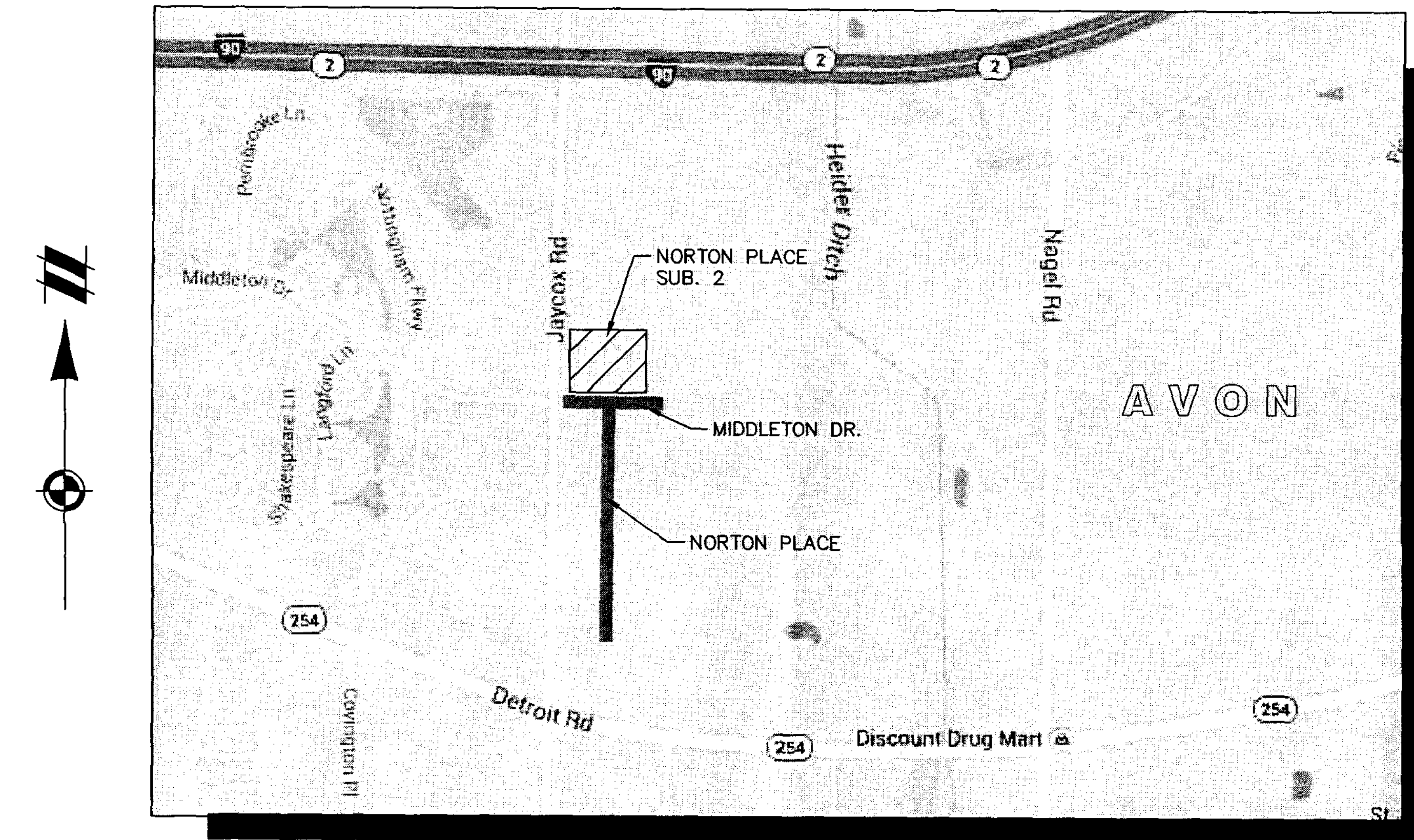
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 16TH DAY OF OCT 2019

Sanchia M. Weinstein (Signature)
NOTARY PUBLIC



NORTON PLACE SUBDIVISION NO. 2
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO BEING
A PART OF ORIGINAL AVON TOWNSHIP SECTION 22
BEING A RE-PLAT OF BLOCK 'B' OF NORTON PLACE SUBDIVISION No. 1, AS RECORDED IN PLAT VOLUME 103, PAGE 86 OF
THE LORAIN COUNTY RECORDERS OFFICE



VICINITY MAP NOT TO SCALE

LOT NUMBERS: NORTON PLACE SUBDIVISION NO. 2 CONTAINS 3 LOTS NUMBERED 27-29, & BLOCK "C"

INDEX OF SHEETS: 1 - COVER SHEET 2 - SUBDIVISION

MORTGAGEE'S CERTIFICATE: THIS IS TO CERTIFY THAT BENESSA, LLC, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF NORTON PLACE SUBDIVISION NO. 2, AS SHOWN HEREIN, AND PRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

Thomas J. Oster (Signature)
BY THOMAS J. OSTER
Manager
TITLE

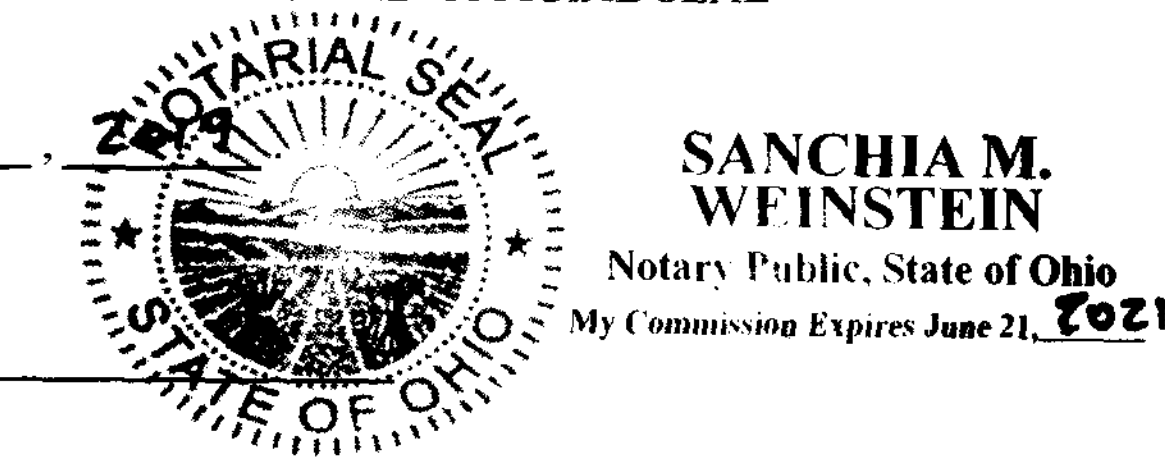
NOTARY: STATE OF OHIO COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF BENESSA, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 31ST DAY OF JULY 2019

Sanchia M. Weinstein (Signature)
NOTARY PUBLIC



MY COMMISSION EXPIRES: 06-21-2021

MORTGAGEE'S CERTIFICATE: THIS IS TO CERTIFY THAT K. HOVNANIAN OF OHIO, LLC, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF NORTON PLACE SUBDIVISION NO. 2, AS SHOWN HEREIN, AND PRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

Cher Vanoy (Signature)
BY Cher Vanoy
REGION PRESIDENT
TITLE

NOTARY: STATE OF OHIO COUNTY OF SUMMIT

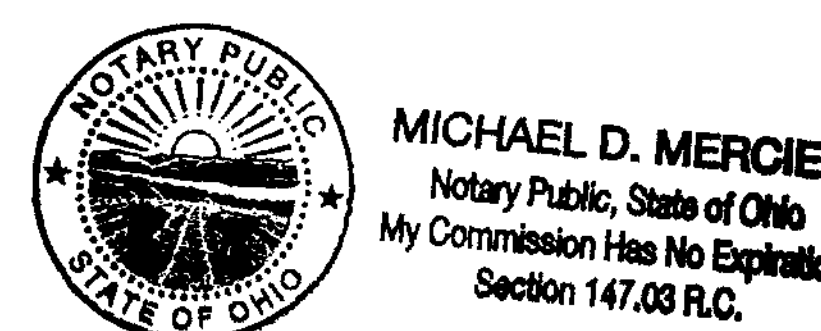
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF K. HOVNANIAN OF OHIO, LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS 4th DAY OF JUNE 2019

Michelle (Signature)
NOTARY PUBLIC

MY COMMISSION EXPIRES: NEVER



APPROVALS: THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY

THIS 23rd DAY OF October 2019

Ryan Cummins (Signature)
CITY OF AVON ENGINEER
RYAN CUMMINS, P.E.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY

THIS 21 DAY OF October 2019

Carol Witherspoon (Signature)
PLANNING COMMISSION CHAIRPERSON
CAROL WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY

THIS 21 DAY OF October 2019

THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Craig L. Witherspoon (Signature)
COUNCIL PRESIDENT
CRAIG L. WITHERSPOON

AREA TABULATION:

Table with 3 columns: SUBLOTS, Sq. Ft., Acres. Rows include BLOCK C and TOTALS.

SETBACKS:

12' SIDE YARD SETBACKS (50' ALONG JAYCOX ROAD R/O/W)
75' FRONT YARD SETBACKS
50' REAR YARD SETBACKS

BASIS OF BEARINGS:

OHIO STATE PLANE COORDINATE SYSTEM NAD83 ZONE NORTH
BASED ON NORTON PLACE SUBDIVISION No. 1

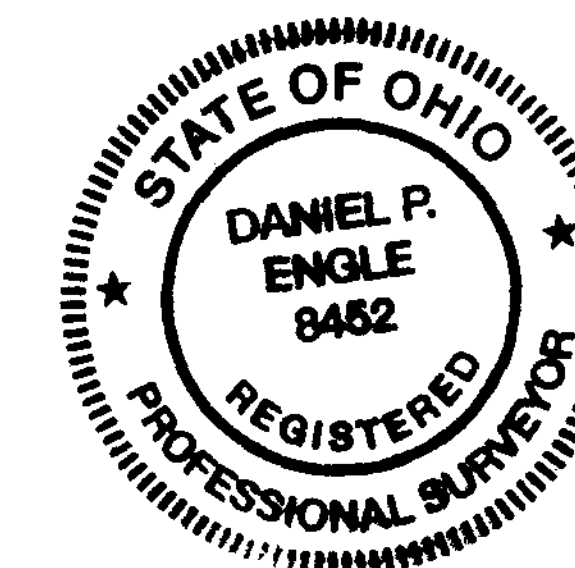
SURVEY REFERENCES:

- List of survey references including 'LOT SPLIT PLAT FOR HERBST & WASILKO' and 'PLAT OF SURVEYS FOR FRANK FORTHOFFER'.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS SURVEY WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH, AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE PLAN REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER 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 TO THE BEST OF MY KNOWLEDGE.

Daniel P. Engle (Signature)
DANIEL P. ENGLE, PS
REGISTERED PROFESSIONAL SURVEYOR NO. 8452
ENGLER TROTTER & ASSOCIATES
5473 RIVER SUMMIT
NORTH ROYALTON, OHIO, 44133
216.235.4322
3/25/19 DATE



Doc ID: 022085070003 Type: OFF
Kind: PLAT
Recorded: 11/01/2019 at 12:45:57 PM
Fee Amt: \$176.80 Page 1 of 3
Lorain County, Ohio
Judith H Newkirk County Recorder
File 2019-0736744

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 100
LORAIN OH 44053
Pgs 20/21
10/21/2019

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
NOV 01 2019
J. CRAIG STODOLICE, CPA, CGFM
LORAIN COUNTY AUDITOR

ENGLER TROTTER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY ENGLER TROTTER & ASSOCIATES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTON PLACE SUBDIVISION No. 2 COVER

REVISIONS
2/17/2019 REV 1: CIVIL COMMENTS
2/17/2019 REV 2: CIVIL COMMENTS
2/27/2019 REV 3: CIVIL COMMENTS
2/27/2019 REV 4: CLIENT MORTGAGE NOTE

CLIENT NAME: AVON NORTON PLACE, LLC.
PROJECT NUMBER: 2018107
PROJECT ADDRESS: CITY OF AVON, LORAIN COUNTY, OHIO
DATE: DECEMBER 26, 2018

NORTON PLACE SUBDIVISION NO. 2

**BLOCK 'A' -
NORTON PLACE
SUBDIVISION No. 1
REMAINDER
42.6296 Ac.
1,856,950 Sq. Ft.**

GRE M. WASILKO AND MARK T. WASILKO, CO-TRUSTEES OF THE MICHAEL WASILKO TRUST
PPN: 04-00-022-102-113
INST. #2018-0677067
06/22/2018

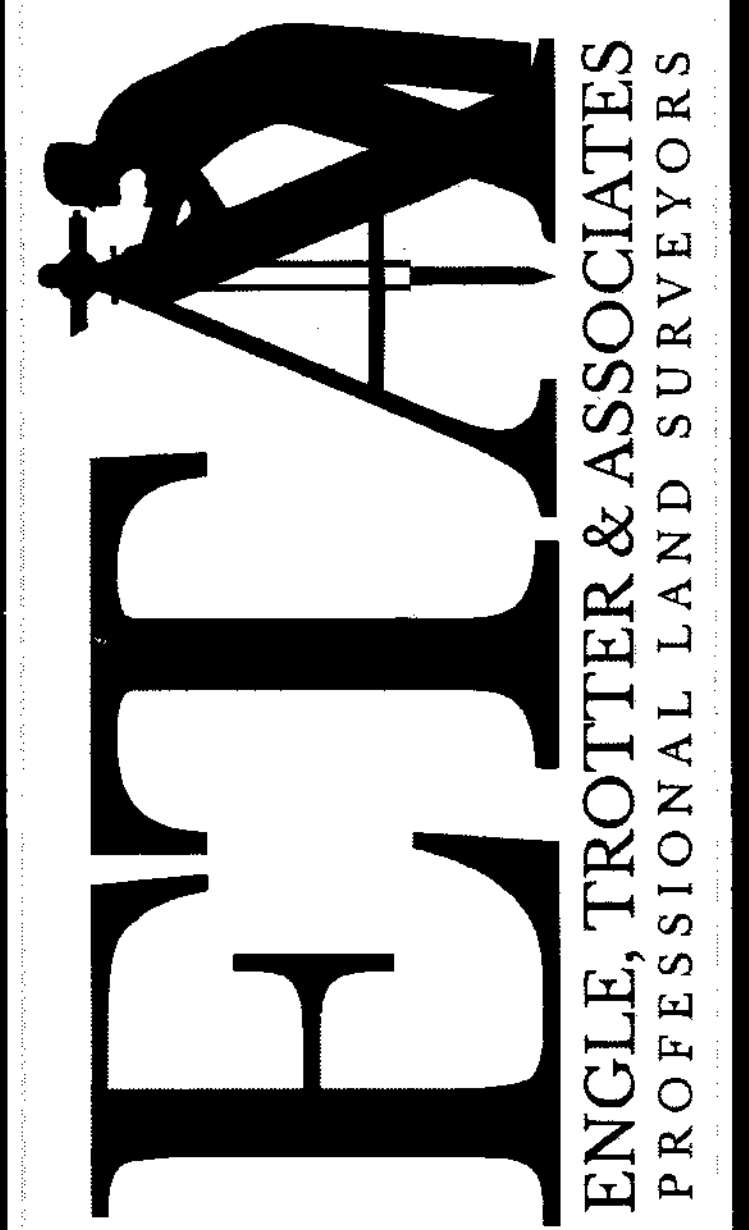
**BLOCK "C"
1,9407 AC.
84,537 S.F.**

NOTE: EXISTING DETENTION POND EASEMENT (ALL OF EXISTING BLOCK "B") IS TO BE MODIFIED TO EXCLUDE SUBLOTS 27, 28 AND 29, THE REMAINING BEING PROPOSED BLOCK "C" AS THE NEW "MODIFIED DETENTION POND EASEMENT "E" TO THE CITY OF AVON & HOA

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY ENGLE TROTTER & ASSOCIATES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ENGLE TROTTER & ASSOCIATES OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPERTY OF ENGLE TROTTER & ASSOCIATES AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF ENGLE TROTTER & ASSOCIATES

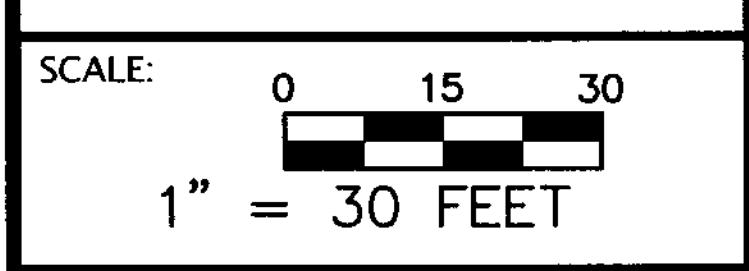


ENGLE TROTTER & ASSOCIATES
5473 RIVER SUMMIT
NORTH ROYALTON, OHIO 44133
(216) 235-4322

**NORTON PLACE
SUBDIVISION No. 2
SUBDIVISION**

REVISIONS

07/15/2019	REV 1: CIV COMMENTS
07/29/2019	REV 2: CIV COMMENTS
07/08/2019	REV 3: CIV COMMENTS



CLIENT NAME:
AVON NORTON PLACE, LLC.

PROJECT NUMBER:
2018107

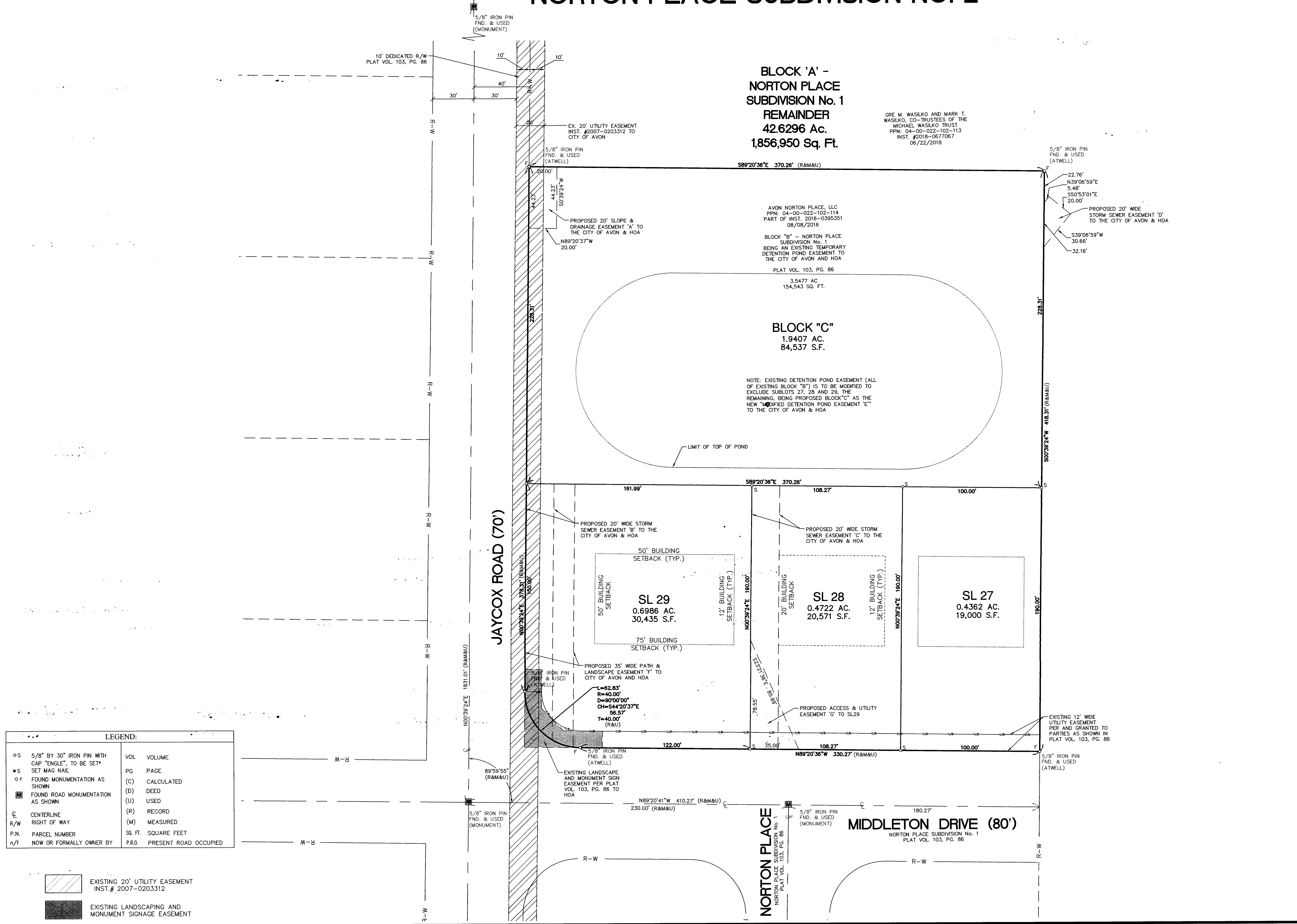
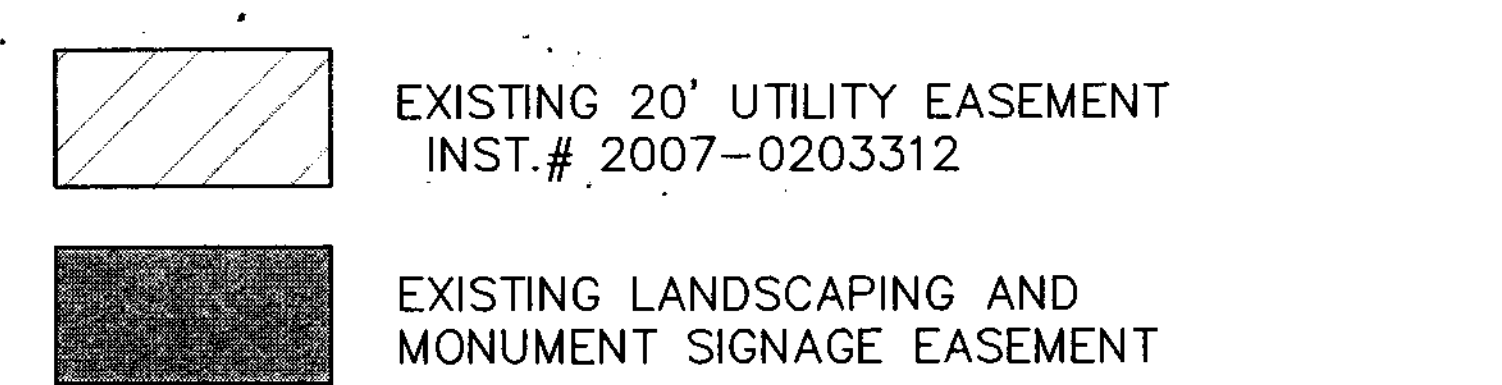
PROJECT ADDRESS:
CITY OF AVON
LORAIN COUNTY, OHIO

DATE:
DECEMBER 26, 2018

SHEET NUMBER:
2 of 2

LEGEND:

○ S	5/8" BY 30" IRON PIN WITH CAP "ENGLE", TO BE SET*	VOL	VOLUME
✱ S	SET MAG NAIL	PG	PAGE
○ F	FOUND MONUMENTATION AS SHOWN	(C)	CALCULATED
Ⓜ	FOUND ROAD MONUMENTATION AS SHOWN	(D)	DEED
Ⓢ	CENTERLINE	(R)	RECORD
R/W	RIGHT OF WAY	(M)	MEASURED
P.N.	PARCEL NUMBER	SQ. FT.	SQUARE FEET
n/f	NOW OR FORMALLY OWNER BY	P.R.O.	PRESENT ROAD OCCUPIED



Plat Sheet

Instrument # 2019-0736744 Film # -

Name of Plat: Norton Place Subdivision No. 2

Owner: Gregg M. Wasilko Mark T. Wasilko Trustees.
Michael Wasilko Trust

Description: Situated in the State of Ohio
County of Lorain City of Avon being part of
Original Avon Township Section 22 3.5477
Acres.
Creating Sublots 27, 28, 29 Block C

Floor Plans: ---

Related/Margin: Plat vol. 103 pg. 86.

Comments: ---

Vol. ~~100~~ 109

Pg. 20, 21

Amount: 176.00
Initials: TM

Receiving Stamp

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