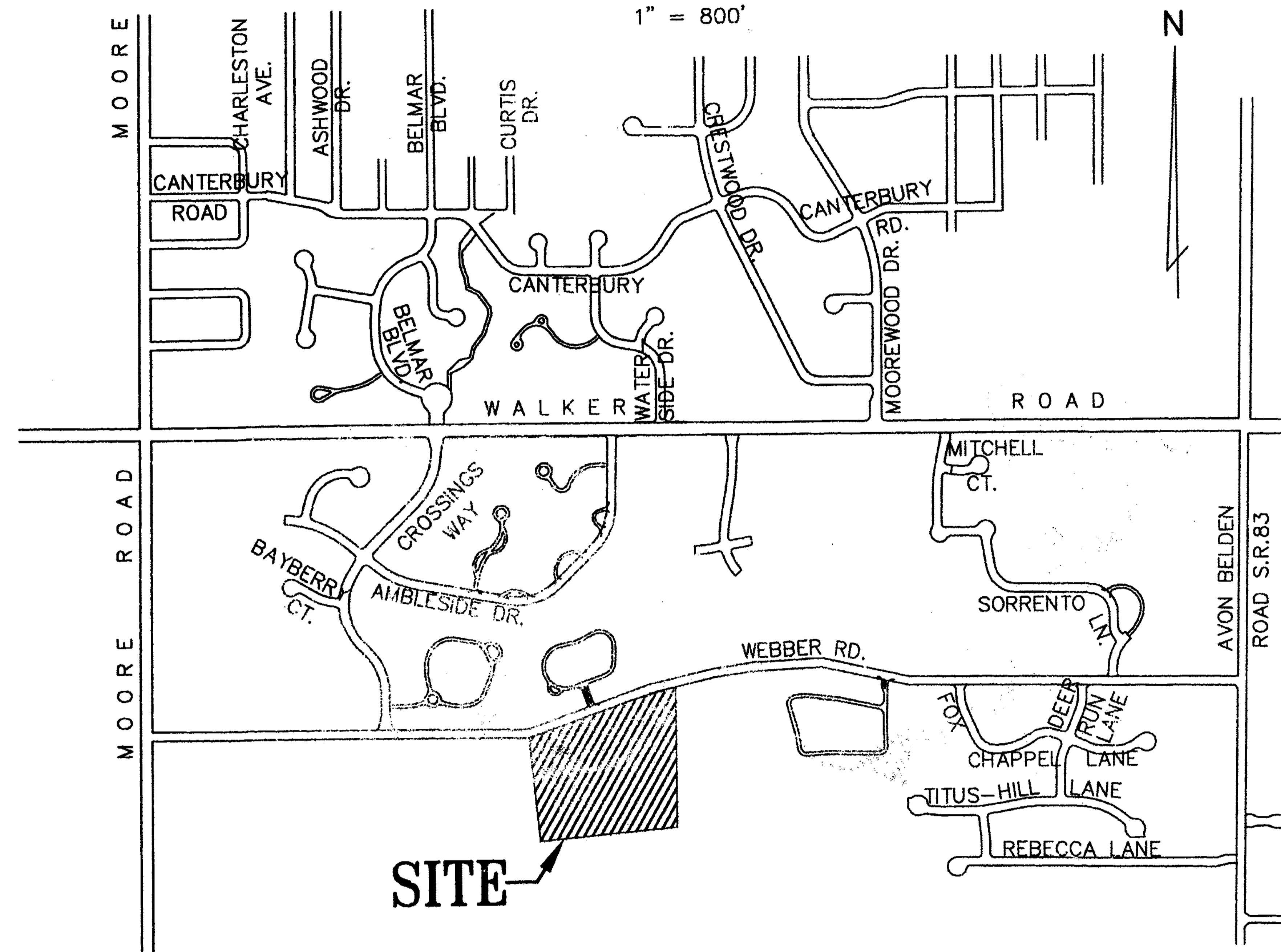


# ARRINGTON VILLAGE SUBDIVISION NO. 1 PLAT

CONSISTING OF SUBLOTS 1 THROUGH 24 INCLUSIVE AND BLOCK "A"  
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 ASSOCIATION.  
MAINTENANCE OF BLOCKS ARE TO BE PROVIDED FOR BY THE HOMEOWNERS ASSOCIATION.  
(DOCUMENTS ON FILE AT CITY AND TO BE RECORDED AT COUNTY)

## SITE MAP



### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, PETROS HOMES AV, LLC,  
I HAVE SURVEYED AND PLATTED THE ARRINGTON VILLAGE SUBDIVISION NO. 1 AS SHOWN  
HEREON AND CONTAINING 4.8084 ACRES IN AVON TOWNSHIP SECTION NO. 8, NOW IN  
THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

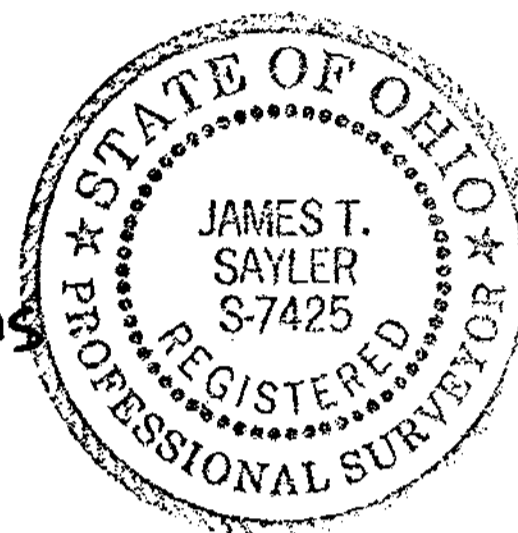
AT ALL POINTS INDICATED  $\circ$  5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON  
WEBBER ROAD BEARING N68°09'53"E 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 ON 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.

JANUARY, 2016

REVISED 02-29-16  
CHANGED LOT AREAS

REVISED 4/24/19  
PER AS-BUILT  
BUILDING DIMENSIONS



ACREAGE IN 24 LOTS  
ACREAGE IN 1 BLOCK  
TOTAL

0.8156 ~~0.8146~~ AC.  
3.9928 ~~3.9958~~ AC.  
4.8084 AC.

THE HENRY G. REITZ ENGINEERING COMPANY

BY: [Signature] 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.

PETROS HOMES AV, LLC  
10474 BROADVIEW ROAD  
BROADVIEW HEIGHTS, OH 44147

BY: [Signature]  
GARY NAIM, MEMBER

### 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 PETROS HOMES AV, LLC, BY GARY NAIM, MEMBER, WHO ACKNOWLEDGED THE  
SIGNING OF THE FOREGOING PLAT OF ARRINGTON VILLAGE SUBDIVISION NO. 1 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<sup>st</sup> DAY OF  
April 2016

[Signature]  
NOTARY PUBLIC

CARLA M. SAITORA  
Notary Public - State of Ohio  
My Commission Expires December 7, 2017

MY COMMISSION EXPIRES

### DRAINAGE, WATERLINE & SANITARY SEWER EASEMENTS

DRAINAGE, WATERLINE AND SANITARY 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 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 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.

BY: [Signature]  
GARY NAIM, MEMBER

### 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.

BY: [Signature]  
GARY NAIM, MEMBER

### TEMPORARY FARM ACCESS EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO ABK  
LIMITED, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A  
LIMITED, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), TO ACCESS  
TEMPORARY RIGHT OF WAY EASEMENT IN WIDTHS AND LOCATIONS SHOWN HEREON, TO ACCESS  
THE GRANTEE'S PROPERTY BY MEANS OF AN EXISTING UNPAVED FARM ROAD FOR THE PURPOSE  
OF MAINTAINING THE EXISTING AGRICULTURAL USAGE OF THE GRANTEE'S LAND UNTIL SUCH TIME  
THAT THE GRANTEES CEASE AGRICULTURAL USAGE OF THE LAND ADJACENT TO THE EASEMENT  
AREA. ACCESS TO THE EASEMENT AREA IS RESTRICTED TO BE ONLY WITH FARM VEHICLES  
THAT ARE NECESSARY FOR THE CONTINUATION OF AGRICULTURAL USAGE OF THE ADJACENT  
LAND.

BY: [Signature]  
GARY NAIM, MEMBER

### PERMANENT ROADWAY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO ABK  
LIMITED, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A  
LIMITED, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), TO INSTALL  
PERMANENT RIGHT OF WAY EASEMENT IN WIDTH AND LOCATION SHOWN HEREON, TO INSTALL  
SANITARY AND STORM SEWERS, WATER MAINS, PAVEMENT, UNDERGROUND ELECTRIC LINES GAS  
MAIN AND COMMUNICATION CABLES AS MAY BE NEEDED IN ORDER TO IMPROVE THE GRANTEE'S  
ADJACENT PROPERTY INTO A RESIDENTIAL DEVELOPMENT AND ALLOW FOR INTERCONNECTING  
ACCESS TO THE PUBLIC AND PRIVATE IMPROVEMENTS IN THE ARRINGTON VILLAGE SUBDIVISION  
NO. 1.

BY: [Signature]  
GARY NAIM, MEMBER

ARRINGTON VILLAGE SUBDIVISION NO. 1 REFILING  
TO CORRECT LOT AND BLOCK DIMENSIONS FOR  
AS BUILT CONDITIONS

### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE ARRINGTON VILLAGE SUBDIVISION  
NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES  
OF THE CITY OF AVON LAKE.

[Signature] 4/26/2016  
AVON LAKE CITY ENGINEER,  
MICHAEL C. BRAMHALL, P.E., P.S.

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE ARRINGTON VILLAGE SUBDIVISION NO. 1 HAS BEEN  
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 21<sup>st</sup> DAY OF  
April, 2016.

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

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE ARRINGTON VILLAGE SUBDIVISION NO. 1 HAS BEEN  
ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE  
NO. 48-2016 PASSED THE 21<sup>st</sup> DAY OF April, 2016.

[Signature]  
MAYOR  
GREGORY J. ZILKA

[Signature]  
CLERK OF COUNCIL,  
BARBARA L. DOPP

### LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE ARRINGTON VILLAGE SUBDIVISION  
NO. 1 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

Doc ID: 02208810004 Type: OFF  
Kind: PLAT  
Recorded: 12/13/2019 at 01:44:55 PM  
Fee Amt: \$283.20 Page 1 of 4  
Lorain County, Ohio  
Judith H Newdick County Recorder  
File: 2019-0742011

NO TRANSFER NECESSARY  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

12-13-2019  
DEPUTY

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 SUITE 3  
LORAIN, OH 44053  
Pat Vol 107  
Pgs. 44, 45, 46  
Re-Record

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 SUITE 3  
LORAIN, OH 44053  
Pat vs. 102  
Pgs. 19, 20, 21

### TRANSFERRED

IN COMPLIANCE WITH SEC 319.202  
OHIO REV. CODE  
MAY 12 2016  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

Doc ID: 1648830001 Type: OFF  
Kind: PLAT  
Recorded: 05/17/2016 at 11:52:04 AM  
Fee Amt: \$255.00 Page 1 of 1  
Lorain County, Ohio  
Judith H Newdick County Recorder  
File: 2016-0585323

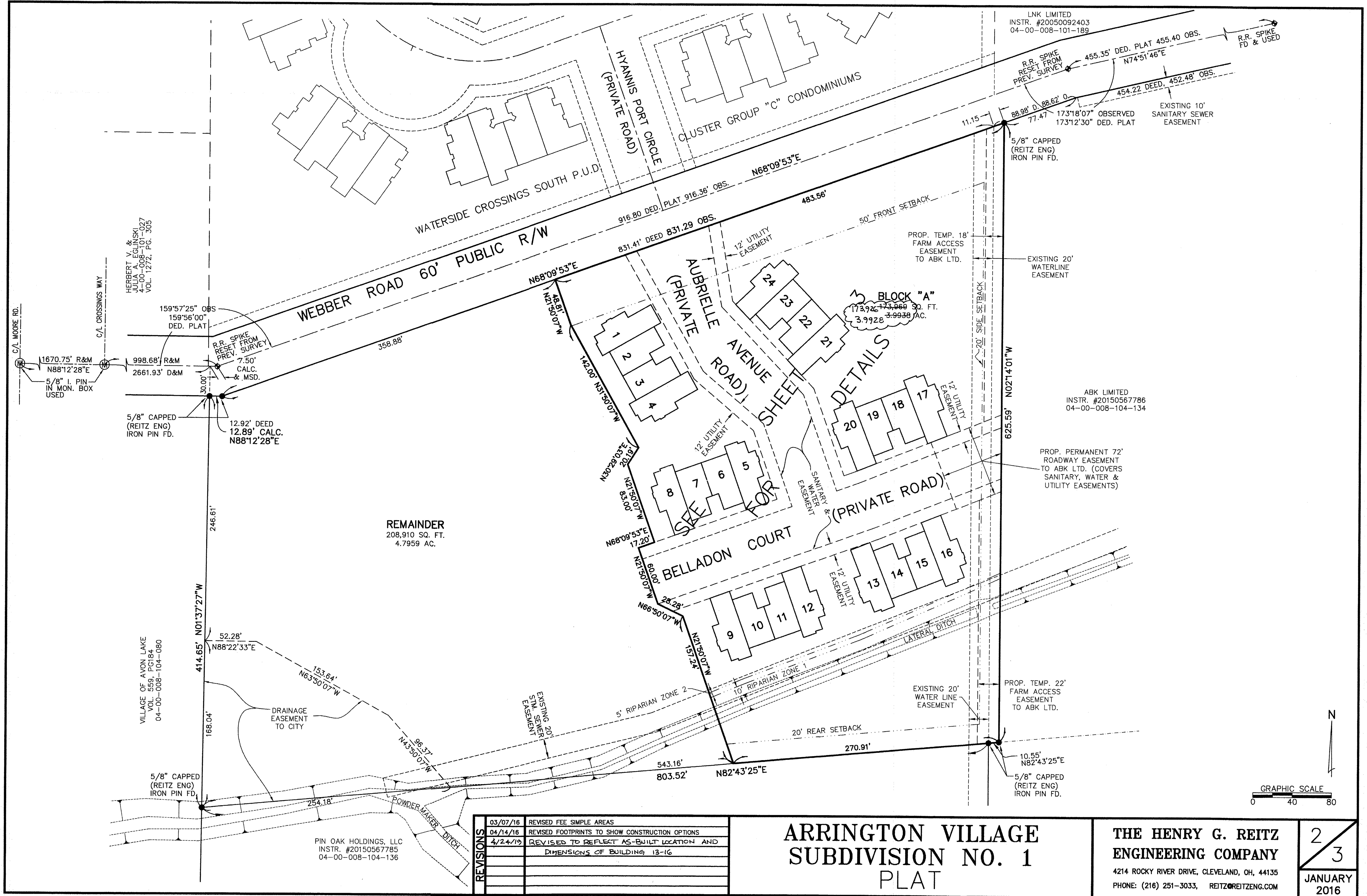
LORAIN COUNTY RECORDER

| REVISIONS | DATE     | DESCRIPTION   |
|-----------|----------|---|
|           | 03/07/16 | REVISED FEE SIMPLE AREAS  |
|           | 04/14/16 | REVISED FOOTPRINTS TO SHOW CONSTRUCTION OPTIONS                       |
|           | 4/24/19  | REVISED TO REFLECT AS-BUILT LOCATION AND DIMENSIONS OF BUILDING 13-16 |

## ARRINGTON VILLAGE SUBDIVISION NO. 1 PLAT

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

1  
3  
JANUARY  
2016



HERBERT V. &  
JULIA A. EGLINSKI  
4-00-008-101-027  
VOL. 1272, PG. 305

LNK LIMITED  
INSTR. #20050092403  
04-00-008-101-189

ABK LIMITED  
INSTR. #20150567786  
04-00-008-104-134

PIN OAK HOLDINGS, LLC  
INSTR. #20150567785  
04-00-008-104-136

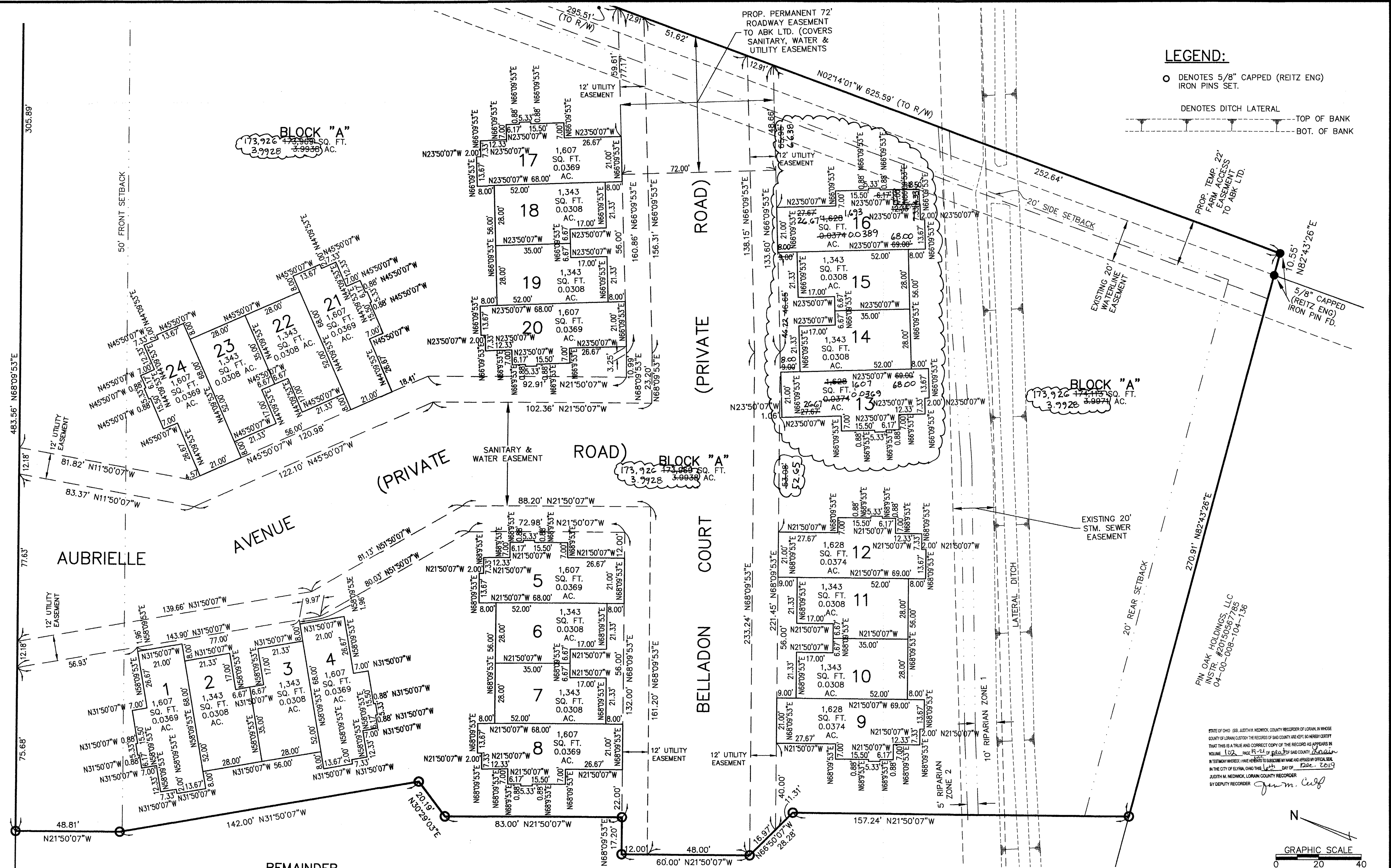
| REVISIONS | DATE     | DESCRIPTION   |
|-----------|----------|---|
|           | 03/07/16 | REVISED FEE SIMPLE AREAS  |
|           | 04/14/16 | REVISED FOOTPRINTS TO SHOW CONSTRUCTION OPTIONS                       |
|           | 4/24/19  | REVISED TO REFLECT AS-BUILT LOCATION AND DIMENSIONS OF BUILDING 13-16 |
|           |          |   |
|           |          |   |

# ARRINGTON VILLAGE SUBDIVISION NO. 1 PLAT

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

2  
3  
JANUARY  
2016

WEBBER ROAD 60' PUBLIC R/W

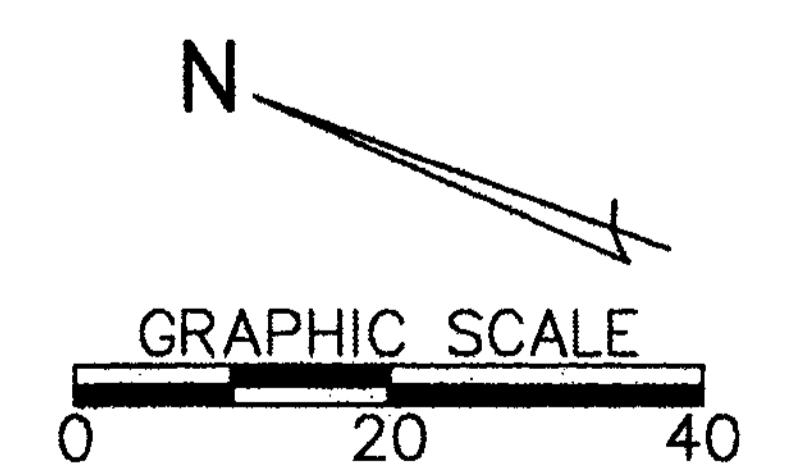


**LEGEND:**

- DENOTES 5/8" CAPPED (REITZ ENG) IRON PINS SET.
- DENOTES DITCH LATERAL
- TOP OF BANK
- BOT. OF BANK

STATE OF OHIO, SS: JUDITH M. NEEDWICK, COUNTY RECORDER OF LORAIN, IN WHOSE COUNTY OF LORAIN, OHIO, THE RECORDS OF SAID COUNTY ARE KEPT, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORD AS APPEARS IN VOLUME 102 PAGE 11-21 OF SAID COUNTY RECORD. IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIRMED OFFICIAL SEAL IN THE CITY OF ELYRIA, OHIO THIS 11th DAY OF JULY, 2019.

JUDITH M. NEEDWICK, LORAIN COUNTY RECORDER  
BY DEPUTY RECORDER *Juan M. Culp*



| REVISIONS | DATE     | DESCRIPTION  |
|-----------|----------|--|
|           | 03/07/16 | REVISED FEE SIMPLE AREAS   |
|           | 04/14/16 | REVISED FOOTPRINTS TO SHOW CONSTRUCTION OPTIONS                        |
|           | 4/24/19  | REVISED TO REFLECT AS-BUILT LOCATION AND DIMENSIONS OF BUILDINGS 13-16 |

# ARRINGTON VILLAGE SUBDIVISION NO. 1 PLAT

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

3  
3  
JANUARY  
2016

Plat Sheet

Instrument # 2019-0742011

Film #         

Name of Plat: Arrington Village Subdivision No 1

Owner: Petros Homes AV LLC

Description: Situated in the City of Avon Lake County  
of Lorain, State of Ohio: being a part of original  
Avon Township Section No. 8 = 4.8084 Acres / Easements  
Consisting of Sublots 1 thru. 24 inclusive  
and Block "A"

Floor Plans: N/A

Related/Margin: Plat Vol 102 Pgs 19, 20, 21

Comments: \* Refiling to correct lot and Block  
Dimensions for as built conditions

Vol. 107

Pg. 44, 45, 46

Receiving Stamp

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

Amount: 263.20

Initials: SC