

ARRINGTON VILLAGE SUBDIVISION NO. 2 PLAT

ARRINGTON VILLAGE SUBDIVISION NO. 2 REFILED
TO CORRECT LOT AND BLOCK DIMENSIONS FOR
AS BUILT CONDITIONS

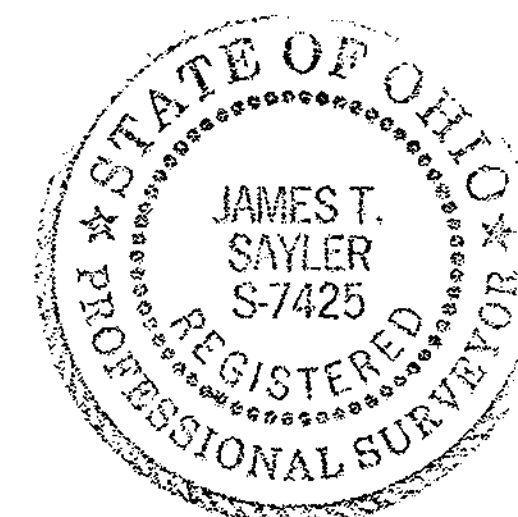
SURVEYOR'S CERTIFICATE

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. 2 AS SHOWN HEREON AND CONTAINING 4.7959 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 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.

DECEMBER, 2017



ACREAGE IN 24 LOTS
ACREAGE IN 1 BLOCK
TOTAL

0.8186 0.8127 AC.
3.9773 3.9832 AC.
4.7959 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. 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 20th DAY OF FEBRUARY, 2017.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES

CARLA M. SANTORA
Notary Public - State of Ohio
Recorded in Cuyahoga County
My Commission Expires December 2, 2017

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

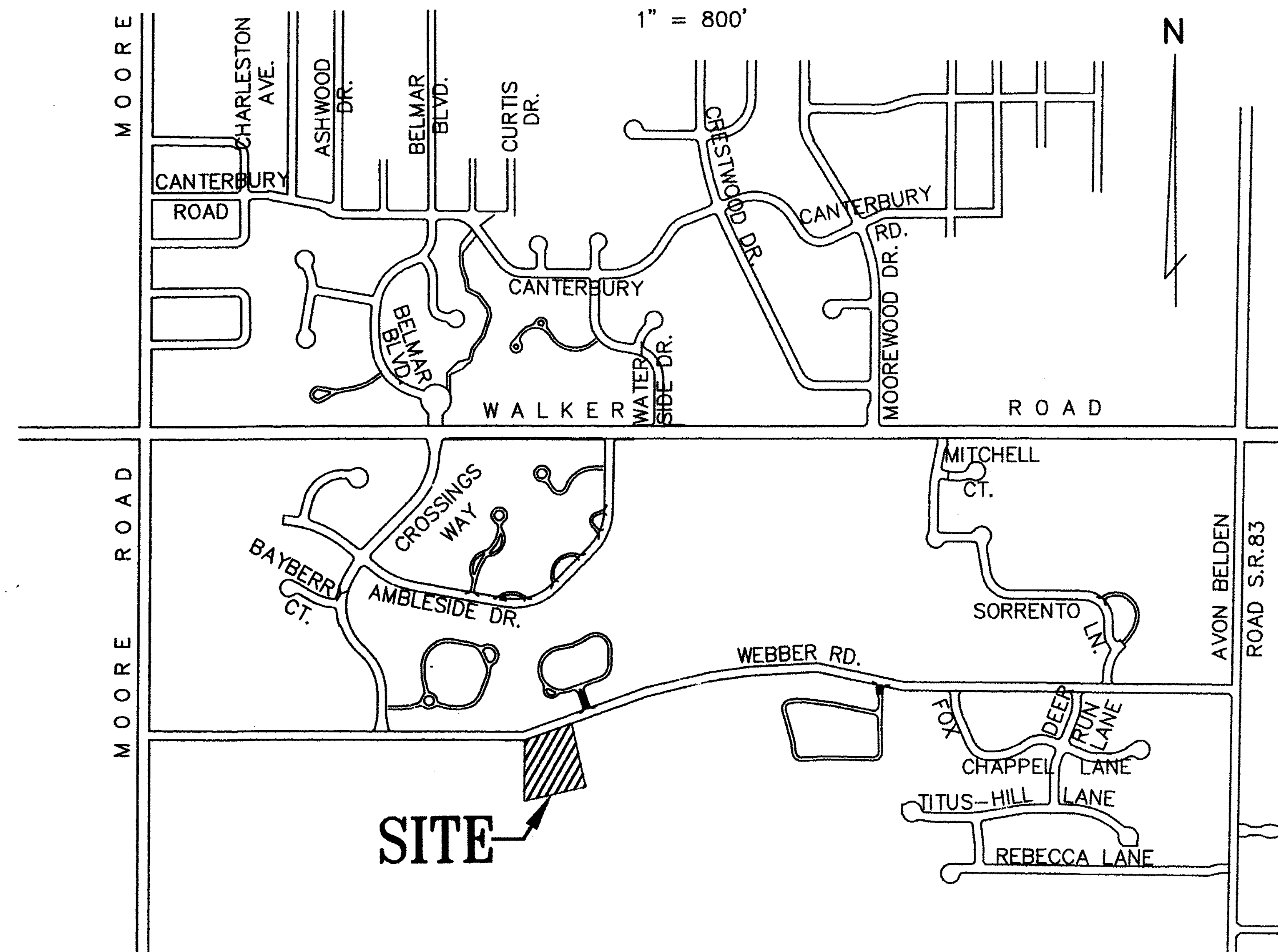
CONSISTING OF SUBLOTS 25 THROUGH 48 INCLUSIVE AND BLOCK "B"
BEING PART OF AVON TOWNSHIP SECTION NO. 8

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 RECORDED AT COUNTY)

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 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

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE ARRINGTON VILLAGE SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature] 2/9/2017
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. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 15 DAY OF JANUARY, 2017.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE ARRINGTON VILLAGE SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 11-2017 PASSED THE 22nd DAY OF JANUARY, 2017.

[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. 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

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

17.73.2019
DEPUTY

Doc ID: 02208820004 Type: OFF
Kind: PLAT
Recorded: 12/13/2019 at 01:45:44 PM
Fee Amt: \$260.20 Page 1 of 4
Lorain County, Ohio
Judith H Nedwick County Recorder
File # 2019-0742012

EXAMCD TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053
Plat Vol 107
Pgs 47, 48, 49
Re-Record

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 14 2017
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Doc ID: 019809310001 Type: OFF
Kind: PLAT
Recorded: 02/14/2017 at 08:40:50 AM
Fee Amt: \$228.20 Page 1 of 1
Lorain County, Ohio
Judith H Nedwick County Recorder
File # 2017-0622128
LORAIN COUNTY RECORDER

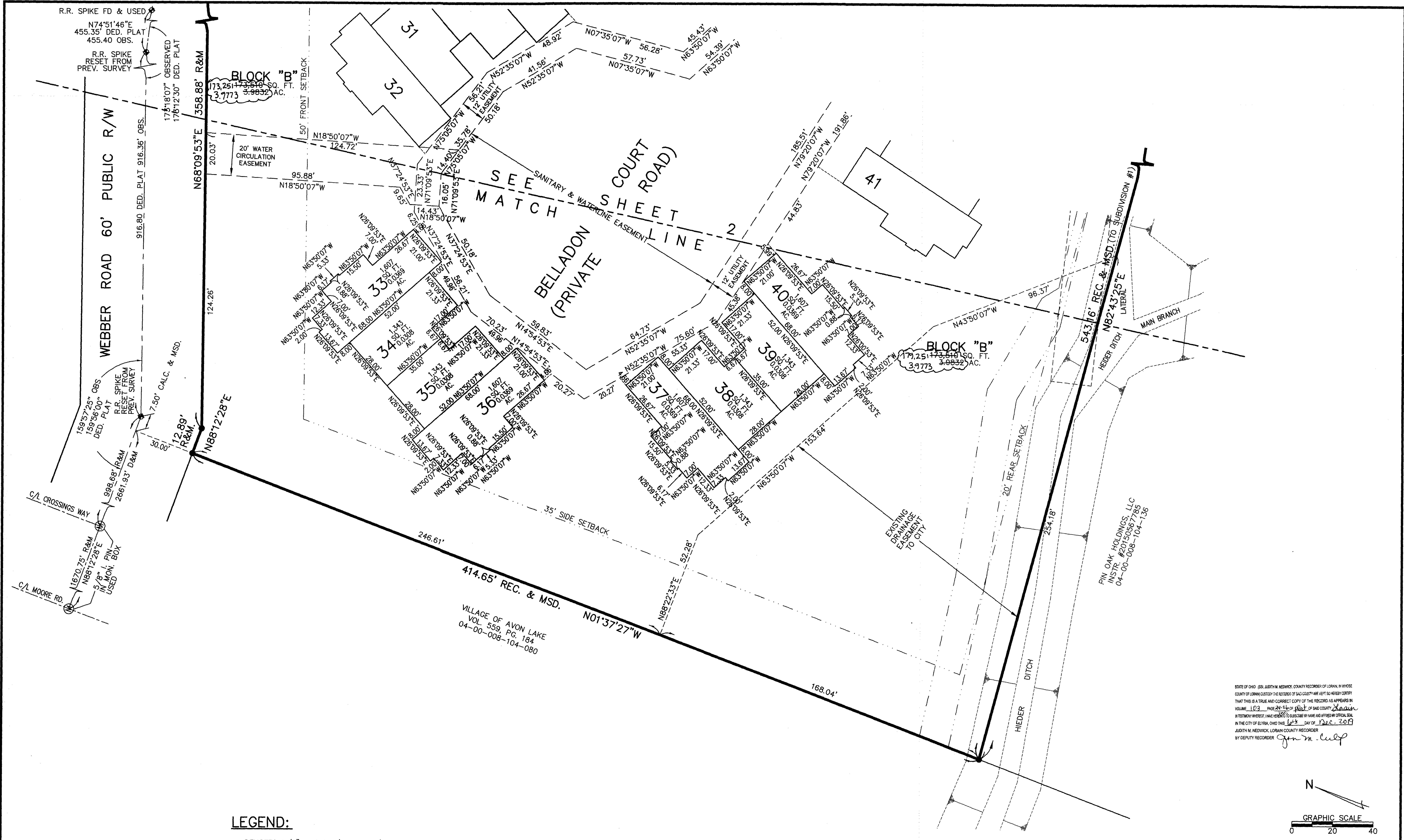
REINHARDT & ASSOC INC
4365 LAKE ROAD
SHEFFIELD LAKE, OH 44054
Plat Vol. 103
Pgs 24, 25, 26

REVISIONS	DATE	DESCRIPTION
	1/10/2017	ADDED DITCH NAME & CORRECTED TYPOGRAPHICAL ERRORS
	4/24/19	REVISED TO REFLECT AS-BUILT DIMENSIONS OF UNITS 28, 29 AND 45

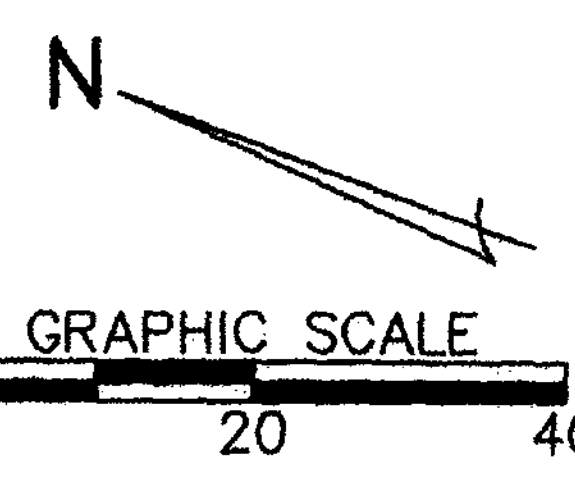
ARRINGTON VILLAGE SUBDIVISION NO. 2 PLAT

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

1
3
DECEMBER
2017



STATE OF OHIO, JOSEPH M. MEDWICK, COUNTY RECORDER OF LORAIN, IN WHOSE COUNTY OF LORAIN CUSTODY 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 123 PAGE 24-25 OF PLAT OF SAID COUNTY, ARRINGTON VILLAGE SUBDIVISION NO. 2, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND OFFICE IN THE CITY OF EVAN, OHIO THIS 14th DAY OF Dec. 2019. JOSEPH M. MEDWICK, LORAIN COUNTY RECORDER BY DEPUTY RECORDER John M. Culp



LEGEND:

- DENOTES 5/8" CAPPED (REITZ ENG) IRON PINS FOUND UNLESS OTHERWISE NOTED
- DENOTES EXISTING DITCH
- TOP OF BANK
- BOT. OF BANK

REVISIONS	DATE	DESCRIPTION
1/10/2017		ADDED DITCH NAME & CORRECTED TYPOGRAPHICAL ERRORS
4/24/19		REVISED TO REFLECT AS-BUILT DIMENSIONS OF UNITS 28, 29 AND 45

ARRINGTON VILLAGE SUBDIVISION NO. 2 PLAT

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

3
3
DECEMBER
2016

Plat Sheet

Instrument # 2019-0742012

Film # _____

Name of Plat: Arrington Village Subdivision No. 2

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 = 4.79~~59~~ acres /

Easements -
Consisting of Sublots 25 thru. 48 inclusive and Block "B"

Floor Plans: N/A

Related/Margin: Plat Vol 103 Pgs 24, 25, 26

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

Vol. 107

Pg. 47, 48, 49

Receiving Stamp

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

Amount: \$ 263.20

Initials: SC