

CHANDON SUBDIVISION NO. 4 PLAT

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. 4 AS SHOWN HEREON AND CONTAINING 7.8486 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 \bullet 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

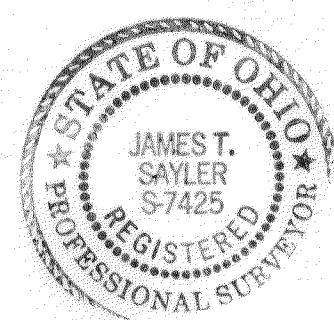
MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON WALKER ROAD BEARING N89°40'50"W AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS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

DECEMBER, 2019

ACREAGE IN 12 LOTS 1.7385 AC.
ACREAGE IN 1 BLOCK 5.6593 AC.
ACREAGE IN STREET R/W 0.4508 AC.
TOTAL 7.8486 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. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREET SHOWN HEREON AND DESIGNATED AS TEMECULA WAY.

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

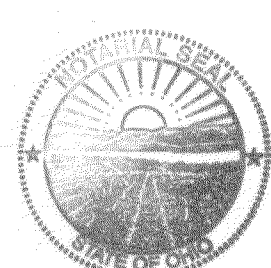
BY: [Signature]
ROGER A. PUZZITIELLO JR., PRESIDENT

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. 4 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 19th DAY OF February, 2020

[Signature]
NOTARY PUBLIC



BILLIE R. CRISTINO
Notary Public
In and for the State of Ohio
My Commission Expires
November 29, 2021

MY COMMISSION EXPIRES November 29, 2021

DRAINAGE AND STORM SEWER EASEMENT

DRAINAGE AND 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 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.

UNITED MODEL HOMES, LLC

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

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.

SITE MAP

1" = 800'



ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE CHANDON SUBDIVISION NO. 4 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. 4 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 14th DAY OF February, 2020.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE CHANDON SUBDIVISION NO. 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 16-2020 PASSED THE 10th DAY OF February, 2020.

[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. 4 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
GARY A. EBERT

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 CAPWEST INVESTMENT, L.L.C. LANDS CONTAINED WITHIN THIS PLAT OF THE CHANDON SUBDIVISION NO. 4 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING TEMECULA WAT, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: [Signature]
CAPWEST INVESTMENT, L.L.C.

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 KREBS RD. CAPWEST INVESTMENT, L.L.C. WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF CHANDON SUBDIVISION NO. 4 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 19th DAY OF February, 2020

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES November 29, 2021

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
FEB 25 2020

Fees Ext
KD

J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053
Plat vol. 107
Pages 91,92

Doc ID: 0221776003 Type: OFF
Kind: PLAT
Recorded: 02/25/2020 at 02:47:12 PM
Fee Amt: \$172.00 Page 1 of 3
Lorain County, Ohio
Judith A. Hedrick County Recorder
File # 2020-0750561

LORAIN COUNTY AUDITOR

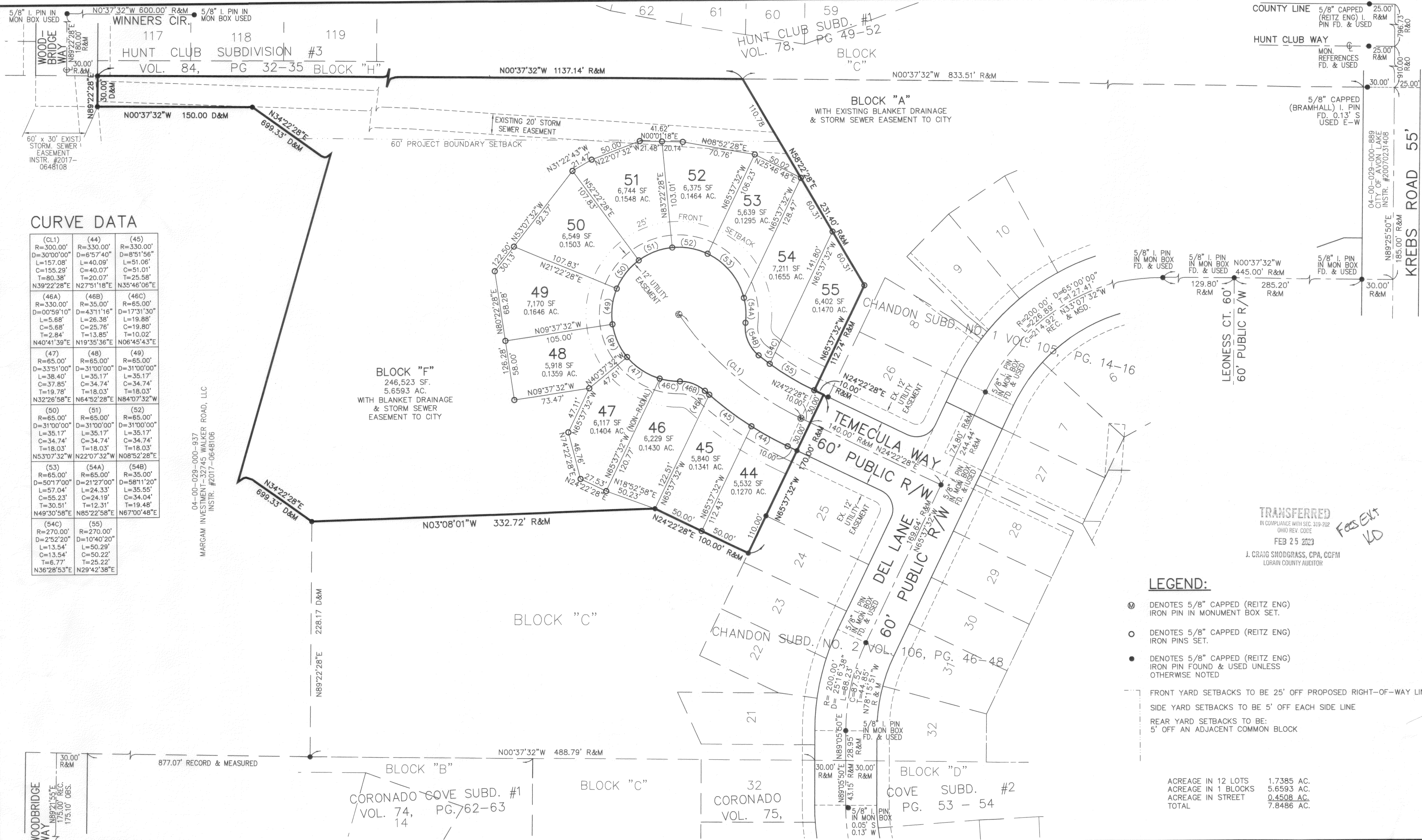
LORAIN COUNTY RECORDER

REVISIONS	

CHANDON SUBDIVISION NO. 4 PLAT

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

1
2
DECEMBER
2019



CURVE DATA

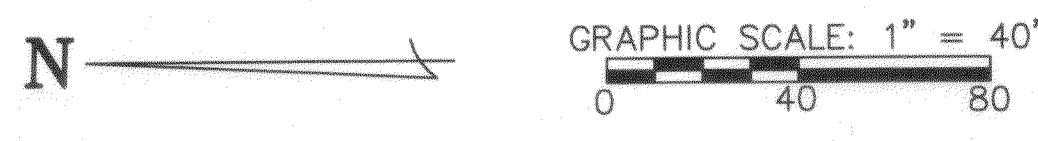
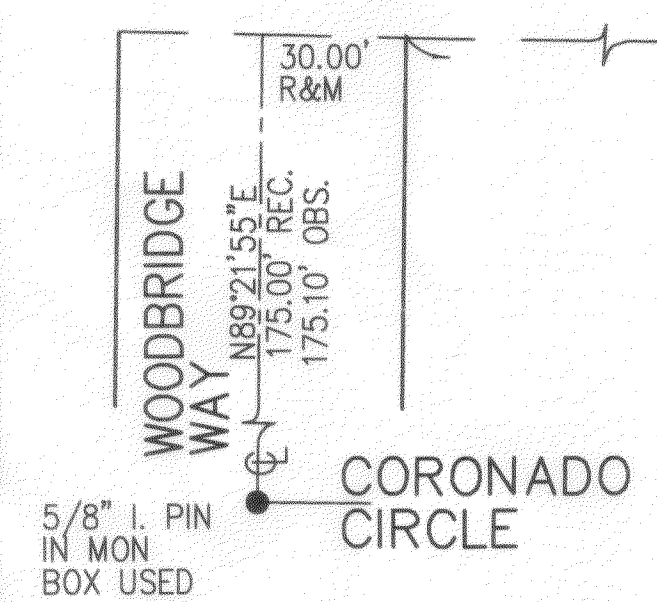
(CL1) R=300.00' D=30°00'00" L=157.08' C=155.29' T=80.38' N39°22'28"E	(44) R=330.00' D=6°57'40" L=40.09' C=40.07' T=20.07' N27°51'18"E	(45) R=330.00' D=8°51'56" L=51.06' C=51.01' T=25.58' N35°48'06"E
(46A) R=330.00' D=00°59'10" L=5.68' C=5.68' T=2.84' N40°41'39"E	(46B) R=35.00' D=4°31'16" L=26.38' C=25.76' T=13.85' N19°35'36"E	(46C) R=65.00' D=17°31'30" L=19.88' C=19.80' T=10.02' N06°45'43"E
(47) R=65.00' D=33°51'00" L=38.40' C=37.85' T=19.78' N32°26'58"E	(48) R=65.00' D=31°00'00" L=35.17' C=34.74' T=18.03' N22°07'32"W	(49) R=65.00' D=31°00'00" L=35.17' C=34.74' T=18.03' N08°52'28"E
(50) R=65.00' D=31°00'00" L=35.17' C=34.74' T=18.03' N53°07'32"W	(51) R=65.00' D=31°00'00" L=35.17' C=34.74' T=18.03' N22°07'32"W	(52) R=65.00' D=31°00'00" L=35.17' C=34.74' T=18.03' N08°52'28"E
(53) R=65.00' D=50°17'00" L=57.04' C=55.23' T=30.51' N49°30'58"E	(54A) R=65.00' D=21°27'00" L=24.33' C=24.19' T=12.31' N85°22'58"E	(54B) R=35.00' D=58°11'20" L=35.55' C=34.04' T=19.48' N67°00'48"E
(54C) R=270.00' D=2°52'20" L=13.54' C=13.54' T=6.77' N36°28'53"E	(55) R=270.00' D=10°40'20" L=50.29' C=50.22' T=25.22' N29°42'38"E	

04-00-029-000-937
MARGAM INVESTMENT-32745 WALKER ROAD, LLC
INSTR. #2017-0648106

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
FEB 25 2023
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

- 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' OFF AN ADJACENT COMMON BLOCK

ACREAGE IN 12 LOTS	1.7385 AC.
ACREAGE IN 1 BLOCKS	5.6593 AC.
ACREAGE IN STREET	0.4508 AC.
TOTAL	7.8486 AC.



REVISIONS	DATE	DESCRIPTION

CHANDON SUBDIVISION NO. 4 PLAT

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

2
2
DECEMBER 2019

Plat Sheet

Instrument # 2020-0750561 Film # _____

Name of Plat: Chandon Subdivision No. 4

Owner: United Model Homes LLC

Description: Situated in the State of Ohio,
County of Lorain City of Aron Lake, being
part of original Aron Township Section
29 7.8486 Acres. Creating Sublots 44
thru 55 and Block F. Easements also.

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 107

Receiving Stamp

Pg. 91, 92

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

Amount: \$172.80

Initials: TM