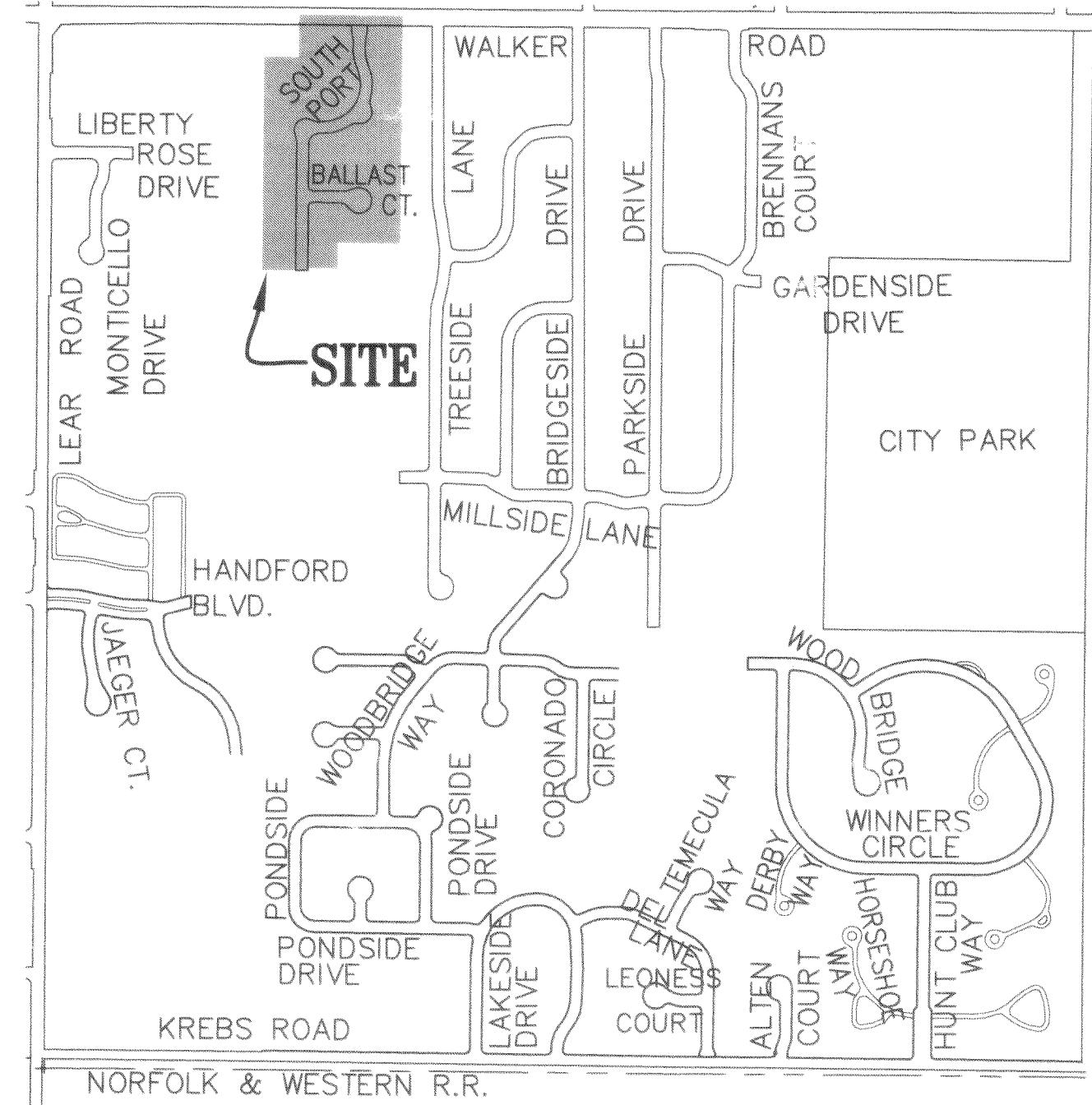


SOUTH PORT SUBDIVISION NO. 1 PLAT

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.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, SOUTH PORT DEVELOPEMENT, LLC. BY KOPF CONSTRUCTION CORP., MANAGER WEI HAVE SURVEYED AND PLATTED THE SOUTH PORT SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING ~~18.9028~~ 18.3845 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 \circ 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

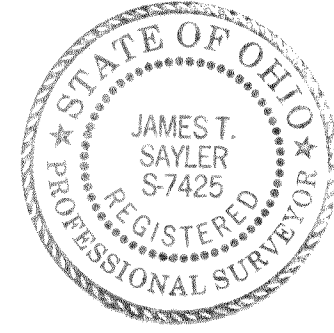
MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON WALKER ROAD BEARING N89°28'00"E AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS 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.

AUGUST, 2020

ACREAGE IN 33 LOTS 13.6189 AC.
ACREAGE IN 1 BLOCK 1.8819 AC.
ACREAGE IN STREET R/W 2.8837 3.4028 AC.
TOTAL 18.3845 18.9028 AC.

THE HENRY G. REITZ ENGINEERING COMPANY

BY: [Signature] 10/5/2020, 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 STREETS SHOWN HEREON AND DESIGNATED AS WALKER ROAD, SOUTH PORT DRIVE AND BALLAST COURT.

SOUTH PORT DEVELOPMENT LLC.,
BY KOPF CONSTRUCTION CORP., MANAGER
420 AVON BELDEN ROAD
AVON LAKE, OH 44012

H. R. KOPF, PRESIDENT

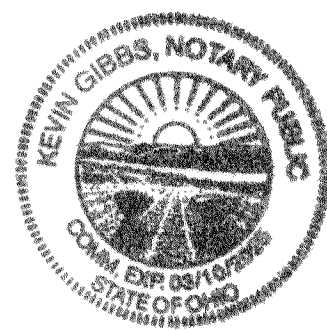
NOTARY PUBLIC

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 SOUTH PORT DEVELOPMENT LLC., BY KOPF CONSTRUCTION CORP., MANAGER, BY H. R. KOPF, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF SOUTH PORT 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 6th DAY OF October, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/10/2025



DRAINAGE, STORM SEWER AND RIPARIAN EASEMENTS

DRAINAGE, STORM SEWER AND RIPARIAN 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 LAWN, 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.

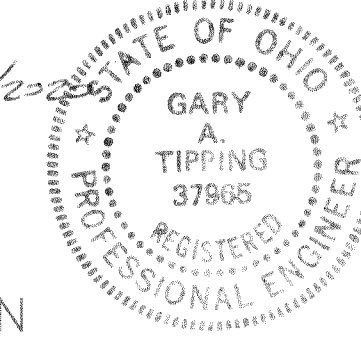
SOUTH PORT DEVELOPMENT LLC., BY KOPF CONSTRUCTION CORP., MANAGER

H. R. KOPF, PRESIDENT

ENGINEER'S CERTIFICATE

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

[Signature] 10/15/2020
AVON LAKE CITY ENGINEER,
GARY A. TIPPING, P.E.



PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE SOUTH PORT SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 11th DAY OF October, 2020.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE SOUTH PORT SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 97-2020 PASSED THE 26th DAY OF October, 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 SOUTH PORT 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,
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.

SOUTH PORT DEVELOPMENT LLC., BY KOPF CONSTRUCTION CORP., MANAGER

H. R. KOPF, PRESIDENT

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT HUNTINGTON NATIONAL BANK, LENDING, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE SOUTH PORT SUBDIVISION NO. 1 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING WALKER ROAD, SOUTH PORT DRIVE AND BALLAST COURT, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: [Signature]

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, HUNTINGTON NATIONAL BANK BY Antoinette Perry WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF SOUTH PORT 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 12th DAY OF October, 2020.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/10/2025



FIDELITY NATIONAL TITLE
COMPANY, LLC
5340 MEADOW LANE COURT
SHEFFIELD VILLAGE, OH 44054
Plat Vol 108
Pg 88,89,90

TRANSFERRED
IN COMPLIANCE WITH SB 310
OHIO REV. CODE
NOV 20 2020
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER
Doc ID: 02258400004 Type: Plat
Kind: PLAT
Recorded: 11/23/2020 at 08:40:48 AM
Fee Amt: \$259.20 Page 1 of 4
Lorain County, Ohio
Judith M. Newkirk, County Recorder
File #2020-0789869

REVISIONS	11/13/20	REV. SUBD. OUTLINE TO EXCLUDE WALKER RD. R/W

SOUTH PORT SUBDIVISION NO. 1 PLAT

**THE HENRY G. REITZ
ENGINEERING COMPANY**

4214 ROCKY RIVER DRIVE, CLEVELAND, OH, 44135
PHONE: (216) 251-3033, REITZ@REITZENG.COM

1
3
AUGUST
2020

- LEGEND**
- DENOTES 5/8" IRON PIN FOUND UNLESS OTHERWISE NOTED
 - DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET
 - Ⓜ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET MONUMENT

ACREAGE IN 33 LOTS	13.6189	A.C.
ACREAGE IN BLOCK	1.8819	A.C.
ACREAGE IN R/W	2.8837	A.C.
TOTAL	18.3845	A.C.

CURVE DATA TABLE

(1A) R=85.00' D=14'42.44" L=21.83' C=21.77' N06°57'35"E T=10.97'	(1B) R=220.00' D=21'25'00" L=82.23' C=81.76' N03°36'27"E T=41.60'	(2A) R=220.00' D=17'17.44" L=66.41' C=66.16' N15°44'55"E T=33.46'	(2B) R=250.00' D=8'48'56" L=38.47' C=38.43' N19°59'19"W T=19.27'	(3) R=250.00' D=21'51'04" L=95.34' C=94.77' N04°39'19"W T=48.26'
(4A) R=250.00' D=10'05'38" L=44.04' C=43.99' N11°19'02"E T=22.08'	(4B) R=50.00' D=44'44'48" L=39.05' C=38.06' N06°00'33"W T=20.58'	(5) R=60.00' D=87°39'40" L=91.80' C=83.10' N15°26'53"E T=57.60'	(6A) R=60.00' D=40'18'40" L=42.21' C=41.35' N79°26'03"E T=22.02'	(6B) R=50.00' D=44'44'48" L=39.05' C=38.06' N77°12'59"E T=20.58'
(6C) R=250.00' D=02'35'38" L=11.32' C=11.32' N56°08'24"E T=5.66'	(7) R=250.00' D=19°00'00" L=82.90' C=82.52' N66°56'13"E T=41.84'	(8A) R=250.00' D=57°45' L=57.45' C=57.32' N83°01'13"E T=28.85'	(8B) R=50.00' D=90°00'00" L=78.54' C=70.71' N44°36'13"E T=50.00'	(9) R=20.00' D=90°00'00" L=31.42' C=28.28' N45°23'47"W T=20.00'
(10A) R=50.00' D=33°24'24" L=29.15' C=28.74' N72°54'01"E T=15.00'	(10B) R=65.00' D=23°24'24" L=26.55' C=26.37' N67°54'01"E T=13.46'	(11) R=65.00' D=50°00'00" L=56.72' C=54.94' N75°23'47"W T=30.31'	(12) R=65.00' D=50°00'00" L=56.72' C=54.94' N25°23'47"W T=30.31'	(13) R=65.00' D=50°00'00" L=56.72' C=54.94' N24°36'13"W T=30.31'
(14) R=65.00' D=50°00'00" L=56.72' C=54.94' N74°36'13"E T=30.31'	(15A) R=65.00' D=46°11'04" L=49.03' C=50.99' N62°18'15"W T=27.71'	(15B) R=50.00' D=56°11'04" L=49.03' C=47.09' N67°47'17"W T=26.69'	(16) R=20.00' D=90°00'00" L=31.42' C=28.28' N44°36'13"E T=20.00'	(25A) R=60.00' D=24°50'50" L=26.02' C=25.82' N18°14'42"W T=13.22'
(25B) R=50.00' D=30°16'20" L=26.42' C=26.11' N15°31'57"W T=13.52'	(26) R=60.00' D=54°40'30" L=57.26' C=55.11' N21°30'58"E T=31.02'	(27A) R=50.00' D=15°19'40" L=13.38' C=13.34' N67°47'17"W T=7.67'	(27B) R=60.00' D=71°01'20" L=74.37' C=69.70' N84°21'53"E T=42.82'	(28A) R=190.00' D=18°30'00" L=61.35' C=61.08' N80°21'13"E T=30.94'
(28B) R=50.00' D=14°56'40" L=13.04' C=13.01' N82°53'27"W T=6.56'	(29) R=190.00' D=51°50'00" L=171.89' C=166.08' N45°11'13"E T=92.33'	(30) R=190.00' D=41°13'44" L=136.72' C=133.79' N01°20'39"W T=71.47'	(31A) R=280.00' D=19°15'00" L=94.07' C=93.63' N14°46'17"W T=47.48'	(31B) R=190.00' D=02°26'16" L=8.08' C=8.08' N23°10'39"W T=4.04'
(32A) R=85.00' D=24°18'34" L=36.06' C=35.79' N12°33'04"W T=18.31'	(32B) R=50.00' D=30°34'20" L=26.68' C=26.36' N09°25'11"W T=13.67'	(32C) R=280.00' D=11°00'46" L=53.82' C=53.74' N00°21'36"E T=26.99'	(CL1) R=250.00' D=24°00'00" L=104.72' C=103.96' N12°23'47"W T=53.14'	(CL2) R=220.00' D=14°00'00" L=207.35' C=199.76' N32°36'13"E T=338.77'
(CL3) R=220.00' D=60°00'00" L=230.38' C=220.00' N05°36'13"E T=127.02'	(CL4) R=220.00' D=54°00'00" L=207.35' C=199.76' N12°23'47"W T=112.10'			



REVISIONS	11/13/20	REV. SUBD. OUTLINE TO EXCLUDE WALKER RD. R/W

**SOUTH PORT
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

**AUGUST
2020**

Plat Sheet

Instrument # 2020-0789869 Film # _____

Name of Plat: South Port Subdivision No. 1

Owner: South Port Development LLC

Description: Situated in the City of Avon Lake, County of Lorain, State of Ohio, Being part of original Avon Township Section 29 for a total of 18.3845 Acres / Easements also

Creating Sublots 1 thru 33 inclusive and Block "A"

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 108

Pg. 88, 89, 90

Receiving Stamp

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

Amount: \$ 259.20

Initials: SC