SURVEYOR'S CERTIFICATE THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, AVON LAKE LAND HOLDINGS, LLC, I HAVE SURVEYED AND PLATTED THE WOODBRIDGE CLUSTER P.U.D. SUBDIVISION AS SHOWN HEREON AND CONTAINING 5.6450 ACRES IN AVON TOWNSHIP SECTION NO. 29, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED M 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET. AT ALL POINTS INDICATED 0 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON EXIST. WOODBRIDGE WAYS BEARING N89'22'28"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.

MAY, 2021

ACREAGE IN 9 LOTS 1.4978 AC 2.9896 AC ACREAGE IN 2 BLOCKS 1.1576 AC. 5.6450 AC. ACREAGE IN STREET R/W TOTAL THE HENRY G. REITZ ENGINEERING COMPANY 2 S/4/2021 VICE PRES JAMES T. SAYLER, REGISTERED SURVEYOR NO. S-7425

OWNERS CERTIFICATE 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 WOODBRIDGE WAY AND PARKSIDE DRIVE.

AVON LAKE LAND HOLDINGS, LLC 22700 ROYALTON ROAD STRONGSVILLE, OH 44149

ROGER (A. PUZZITIELLO, PRESIDENT

BILLIER CRISTINO Notary Public n and for the State of Ohio My Commission Expires November 29, 20 2 NOTARY PUBLIC

COUNTY OF

STATE OF OHIO THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR AVON LAKE LAND HOLDINGS, LLC, BY ROGER A. PUZZITIELLO, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WOODBRIDGE CLUSTER P.U.D. SUBDIVISION 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 34th 2021.

MY COMMISSION EXPIRES NOVEMbor 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 WITHIN 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.

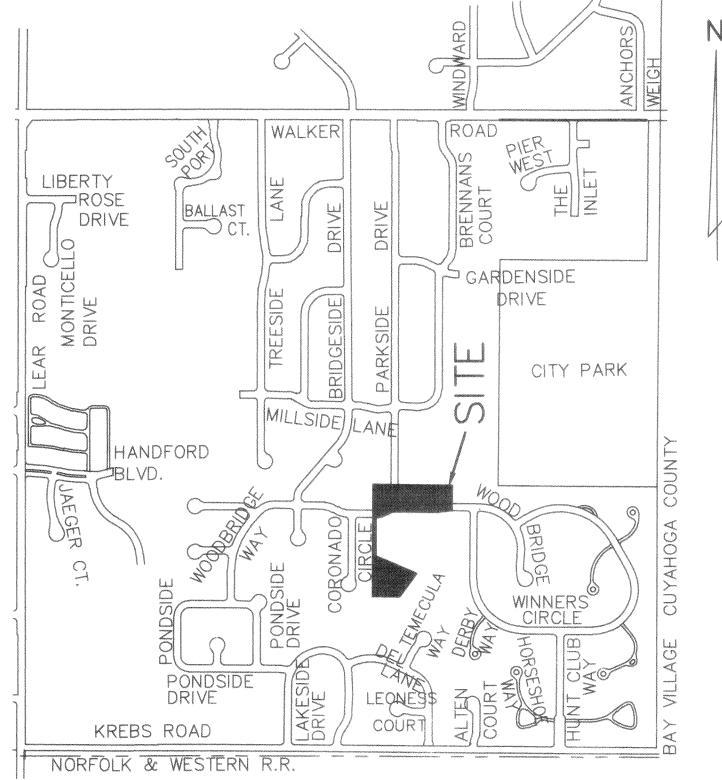
AVON LAKE LAND HOLDINGS, LLC

WOODBRIDGE CLUSTER P.U.D. SUBDIVISION

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

THE MAINTENANCE OF BLOCKS ARE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL ALSO BE REQUIRED TO MAINTAIN AND INSPECT THE RETENTION AND WATER QUALITY BASIN, 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.



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 FASEMENT 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.

AVON LAKE LAND HOLDINGS, Hoor A Landelle

VISED PER REVIEW CYCLE #1 COMMENTS & LANDOWNER INFO. WOODBRIDGE CLUSTER P.U.D. SUBDIVISION

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE WOODBRIDGE CLUSTER P.U.D. SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON

GARY A. TIPPING, P.E.

PLANNING COMMISSION THIS IS TO CERTIFY THAT THIS PLAT OF THE WOODBRIDGE CLUSTER P.U.D. SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 3rd DAY OF Quality

COMMISSION SECRETARY, JOSEPH R. REITZ

THIS IS TO CERTIFY THAT THIS PLAT OF THE WOODBRIDGE CLUSTER P.U.D. SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 21-121 PASSED THE 13th DAY OF September, 2021.

Grigon J. Jules

CLERK OF COUNCIL VALERIE ROSMARIN

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE WOODBRIDGE CLUSTER P.U.D. SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON

AVON LAKE LAW DIRECTOR GARY A. EBERT

> EXAMCO TITLE SERVICES 6155 PARK SQUARE DRIVE LORAIN, OH 44053

IN COMPLIANCE WITH SEC. 319-20 J. CRAIG SNODGRASS, CPA, CGFM LORAIN COUNTY AUDITOR LORAIN COUNTY AUDITOR

Doc ID: 023134110003 Type: OFF Kind: PLAT Recorded: 09/30/2021 at 01:25:22 PM Fee Amt: \$172.80 Page 1 of 3 Lorain County, Ohio Mike Doran County Recorder File 2021-0842028

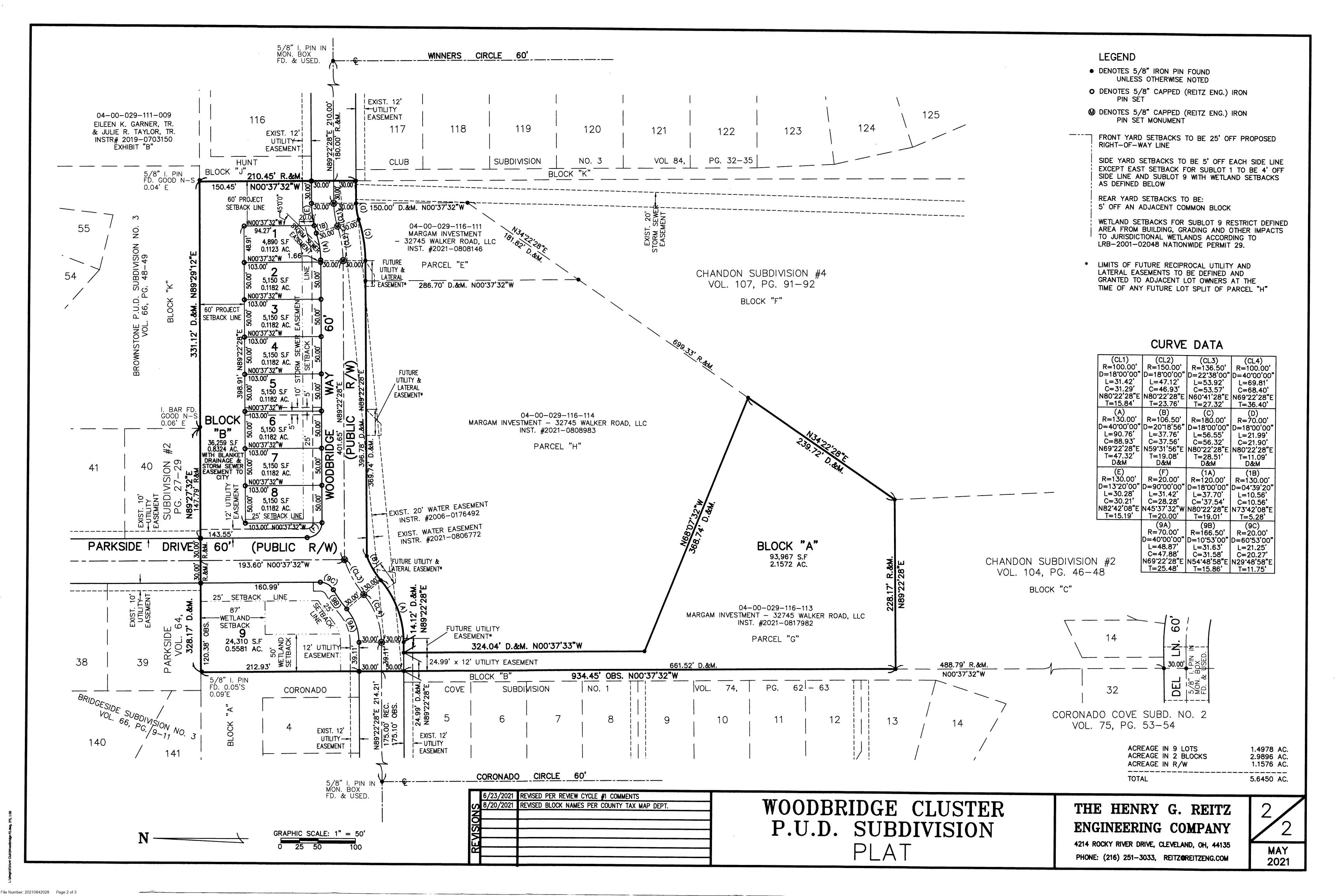
LORAIN COUNTY RECORDER

THE HENRY G. REITZ ENGINEERING COMPANY

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

MAY 2021

File Number: 20210842028 Page 1 of 3



Plat Sheet

Instrument # 30	21-0842028	Film#	***
Name of Plat:	WOODBridge	Cluster P	U.D. SUBJIVISIO
Ownèr:	AUON LAKE L	AND HOIDINGS	Lhe -
Description: Lor Ain, City SECTION 29 CLEATING SU AND BLOCKS EASEMEN	Sifuated in the of Aven LAKE 5.6450 ACTE block / thru 9	Lyde ^(F)	Dhi D. Count y of A UOM FRUSHSAID
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		Curto-	
·		*	
Floor Plans:		-	· · ·
Related/Margin:			
Comments:			
Vol. //E)	Receiv	ing Stamp
Pg. <u>67</u> ,	68	EXAMCO TITL 6155 PARK S SUITE 5 LORAIN, OH 2	QUARE DRIVE
Amount: 4/1 Initials: 54	13.80		

File Number: 20210842028 Page 3 of 3