

- 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
- FRONT YARD SETBACKS TO BE 25' OFF PROPOSED RIGHT-OF-WAY LINE
- SIDE YARD SETBACKS TO BE 5' OFF EACH SIDE LINE EXCEPT EAST SETBACK FOR SUBLOT 1 TO BE 4' OFF SIDE LINE AND SUBLOT 9 WITH WETLAND SETBACKS AS DEFINED BELOW
- REAR YARD SETBACKS TO BE: 5' OFF AN ADJACENT COMMON BLOCK
- WETLAND SETBACKS FOR SUBLOT 9 RESTRICT DEFINED AREA FROM BUILDING, GRADING AND OTHER IMPACTS TO JURISDICTIONAL WETLANDS ACCORDING TO LRB-2001-02048 NATIONWIDE PERMIT 29.
- \* LIMITS OF FUTURE RECIPROCAL UTILITY AND LATERAL EASEMENTS TO BE DEFINED AND GRANTED TO ADJACENT LOT OWNERS AT THE TIME OF ANY FUTURE LOT SPLIT OF PARCEL "H"

**CURVE DATA**

| (CL1)  | (CL2)  | (CL3)  | (CL4)   |
|--|--|--|---|
| R=100.00'<br>D=18'00"00"<br>L=31.42'<br>C=31.29'<br>N80°22'28"E<br>T=15.84'        | R=150.00'<br>D=18'00"00"<br>L=47.12'<br>C=46.93'<br>N80°22'28"E<br>T=23.76'        | R=136.50'<br>D=22'38"00"<br>L=53.92'<br>C=53.57'<br>N60°41'28"E<br>T=27.32'        | R=100.00'<br>D=40'00"00"<br>L=69.81'<br>C=68.40'<br>N69°22'28"E<br>T=36.40'       |
| (A)  | (B)  | (C)  | (D)   |
| R=130.00'<br>D=40'00"00"<br>L=90.76'<br>C=88.93'<br>N69°22'28"E<br>T=47.32'<br>D&M | R=106.50'<br>D=20'18"56"<br>L=37.76'<br>C=37.56'<br>N59°31'56"E<br>T=19.08'<br>D&M | R=180.00'<br>D=18'00"00"<br>L=56.55'<br>C=56.32'<br>N80°22'28"E<br>T=28.51'<br>D&M | R=70.00'<br>D=18'00"00"<br>L=21.99'<br>C=21.90'<br>N80°22'28"E<br>T=11.09'<br>D&M |
| (E)  | (F)  | (1A)   | (1B)  |
| R=130.00'<br>D=13'20"00"<br>L=30.28'<br>C=30.21'<br>N82°42'08"E<br>T=15.19'        | R=20.00'<br>D=90'00"00"<br>L=31.42'<br>C=28.28'<br>N45°37'32"W<br>T=20.00'         | R=120.00'<br>D=18'00"00"<br>L=37.70'<br>C=37.54'<br>N80°22'28"E<br>T=19.01'        | R=130.00'<br>D=04'39"20"<br>L=10.56'<br>C=10.56'<br>N73°42'08"E<br>T=5.28'        |
| (9A)   | (9B)   | (9C)   |   |
| R=70.00'<br>D=40'00"00"<br>L=48.87'<br>C=47.88'<br>N69°22'28"E<br>T=25.48'         | R=166.50'<br>D=10'53"00"<br>L=31.63'<br>C=31.58'<br>N54°48'58"E<br>T=15.86'        | R=20.00'<br>D=60'53"00"<br>L=21.25'<br>C=20.27'<br>N29°48'58"E<br>T=11.75'         |   |

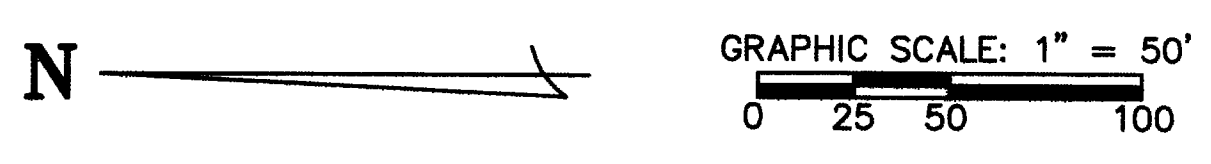
ACREAGE IN 9 LOTS 1.4978 AC.  
 ACREAGE IN 2 BLOCKS 2.9896 AC.  
 ACREAGE IN R/W 1.1576 AC.  
 TOTAL 5.6450 AC.

| REVISIONS | DATE   | REVISIONS |
|-----------|--|-----------|
| 6/23/2021 | REVISED PER REVIEW CYCLE #1 COMMENTS         |           |
| 8/20/2021 | REVISED BLOCK NAMES PER COUNTY TAX MAP DEPT. |           |
|           |  |           |
|           |  |           |
|           |  |           |

**WOODBIDGE CLUSTER  
P.U.D. SUBDIVISION  
PLAT**

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

2  
2  
MAY  
2021



Plat Sheet

Instrument # 2021-0842028 Film # \_\_\_\_\_

Name of Plat: WOODBIDGE CLUSTER P.U.D. SUBDIVISION

Owner: AVON LAKE LAND HOLDINGS LLC

Description: SITUATED IN THE STATE OF OHIO, COUNTY OF  
LORAIN, CITY OF AVON LAKE BEING A PART OF AVON TOWNSHIP  
SECTION 29 5.6450 ACRE  
CREATING SUBLOTS 1 thru 9  
AND BLOCKS 'A' + 'B'  
EASEMENTS ALSO

Floor Plans: /

Related/Margin: /

Comments: \_\_\_\_\_

Vol. 110

Pg. 67, 68

Amount: \$ 172.80

Initials: ST

Receiving Stamp

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
SUITE 5  
LORAIN, OH 44053