

LEGACY-WEBBER SUBDIVISION PLAT

SURVEYOR'S CERTIFICATE

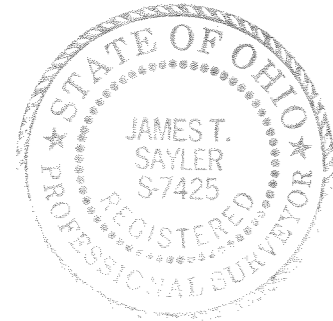
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE LEGACY POINTE LTD., I HAVE SURVEYED AND PLATTED THE LEGACY-WEBBER SUBDIVISION AS SHOWN HEREON AND CONTAINING 9.2580 ACRES IN AVON TOWNSHIP SECTION NO. 17, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED \odot 5/8" CAPPED (REITZ ENG.) IRON PINS IN MONUMENT BOX SET.
 AT ALL POINTS INDICATED \circ 5/8" CAPPED (REITZ ENG.) IRON PINS SET.
 AT ALL POINTS INDICATED \bullet 5/8" CAPPED (REITZ ENG.) IRON PINS FOUND (UNLESS OTHERWISE NOTED).

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON AVON-BELDON ROAD HAVING A BEARING OF N00°42'36"E AND ARE USED 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.

JANUARY 2021

	TOTAL
ACREAGE IN 14 LOTS	5.5266 AC.
ACREAGE IN 2 BLOCKS	1.5596 AC.
ACREAGE IN REMAINDER	0.4865 AC.
ACREAGE IN PUBLIC STREETS	1.6853 AC.
TOTAL =	9.2580 AC.



J. T. Saylor 1/17/2021
 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 DIAMONDHEAD DRIVE & AVON-BELDEN ROAD.

LEGACY POINTE LTD.,
 BY KOPF CONSTRUCTION CORP., MANAGER
 420 AVON BELDEN ROAD
 AVON LAKE, OH 44017

H. R. Kopf
 H. R. KOPF, PRESIDENT

STORM SEWER EASEMENTS

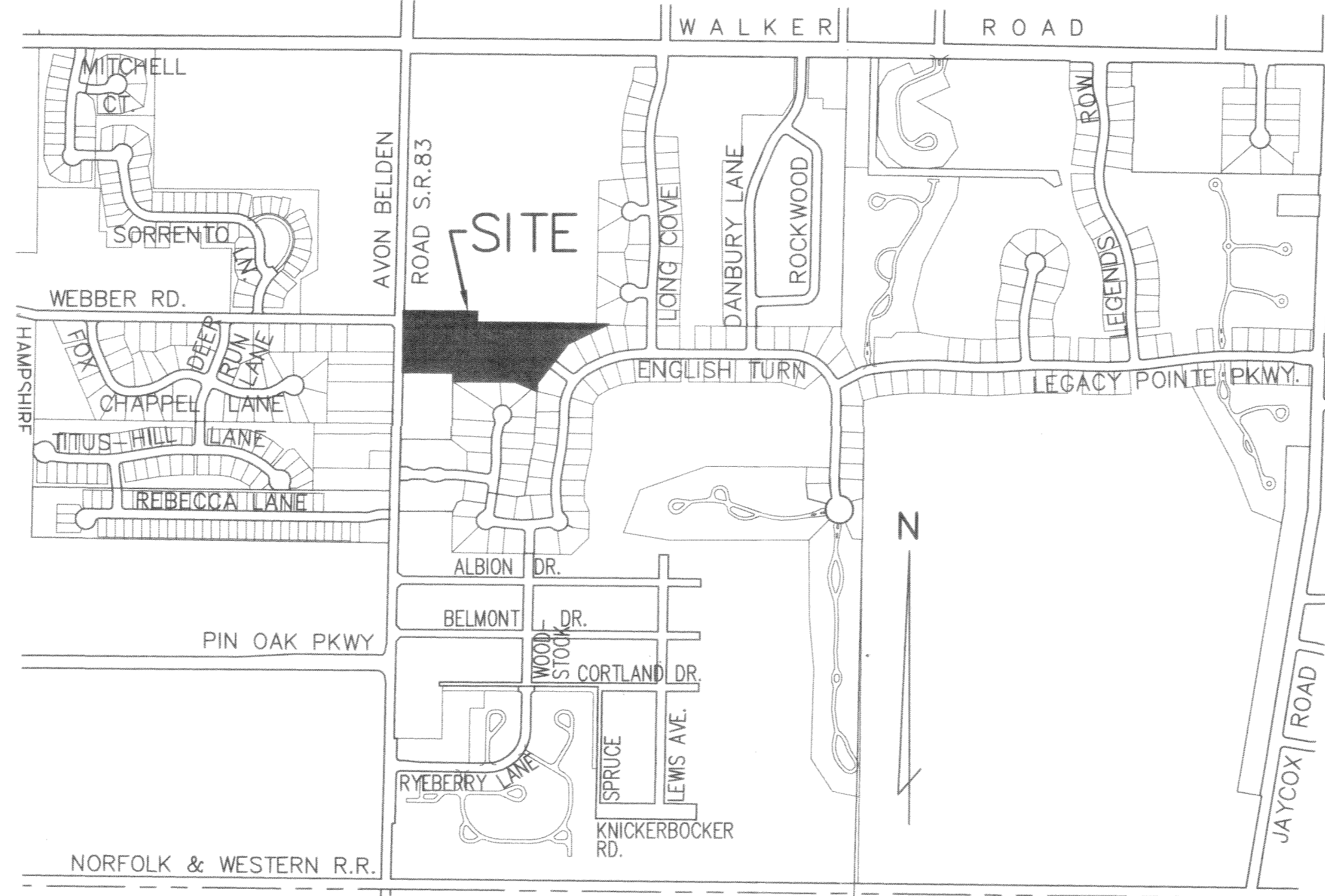
STORM SEWER EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND WHO DOES HEREBY GRANT UNTO THE CITY OF AVON LAKE, (HEREINAFTER REFERRED TO AS THE "GRANTEE"), A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS 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. NO FENCES, SIGNAGE, MOUNDING OR ROCKS GREATER THAN TWO FEET IN DIAMETER SHALL BE PLACED WITHIN FIVE FEET OF THE WATER LINE OR SANITARY SEWER 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. FOR THE DRAINAGE EASEMENT, THE CITY'S LIABILITY SHALL BE FOR REPAIRS ONLY IF THE HOMEOWNER'S ASSOCIATION FAILS TO DO NEEDED UPKEEP. ANY WORK DONE WITHIN SAID EASEMENT BY THE CITY SHALL BE REIMBURSED BY THE HOMEOWNER'S ASSOCIATION.

LEGACY POINTE LTD., BY KOPF CONSTRUCTION CORP., MANAGER

H. R. Kopf
 H. R. KOPF, PRESIDENT

BEING PART OF AVON TOWNSHIP SECTION NO. 17
 CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO
 LOTS ARE SUBJECT TO THE LEGACY POINTE MASTER DECLARATION OF RESTRICTIONS, RESERVATIONS AND COVENANTS. THE LEGACY POINTE RECREATIONAL ASSOCIATION INC. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING PLACED IN CITY RIGHT-OF-WAYS. THE ASSOCIATION WILL FURTHER BE REQUIRED TO FOLLOW THE RECOMMENDATIONS OF THE AVON LAKE TREE COMMISSION AND/OR THE PUBLIC WORKS DIRECTOR FOR ALL TREES PLANTED OR REPLACED IN CITY RIGHT-OF-WAYS.
 (DOCUMENTS ON FILE AT CITY AND RECORDED AT COUNTY, INSTRUMENT NO. 20010799005.)

SITE MAP



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 LEGACY POINTE LTD., BY KOPF CONSTRUCTION CORP., MANAGER, BY H. R. KOPF, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LEGACY-WEBBER 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 13th DAY OF January, 2021.

[Signature]
 NOTARY PUBLIC



MY COMMISSION EXPIRES 3/10/2025

12' UTILITY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYTEL 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 AND PARALLEL WITH ALL PUBLIC STREETS LINES AND OTHER PLACES AS SHOWN HEREON 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.

LEGACY POINTE LTD. BY KOPF CONSTRUCTION CORP., MANAGER

H. R. Kopf
 H. R. KOPF, PRESIDENT

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LEGACY-WEBBER SUBDIVISION 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 LEGACY-WEBBER SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 5th DAY OF October, 2021.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE LEGACY-WEBBER SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 21-156 PASSED THE DAY OF November, 2021.

[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 LEGACY-WEBBER SUBDIVISION 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

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT DOLLAR BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF LEGACY-WEBBER SUBDIVISION AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING DIAMONDHEAD DRIVE & AVON-BELDEN ROAD, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *[Signature]*
 John Funderburg
 Senior Vice President
 NOTARY PUBLIC

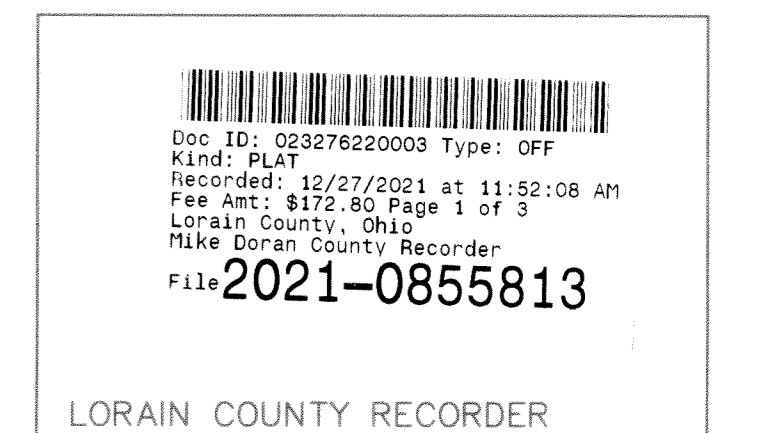
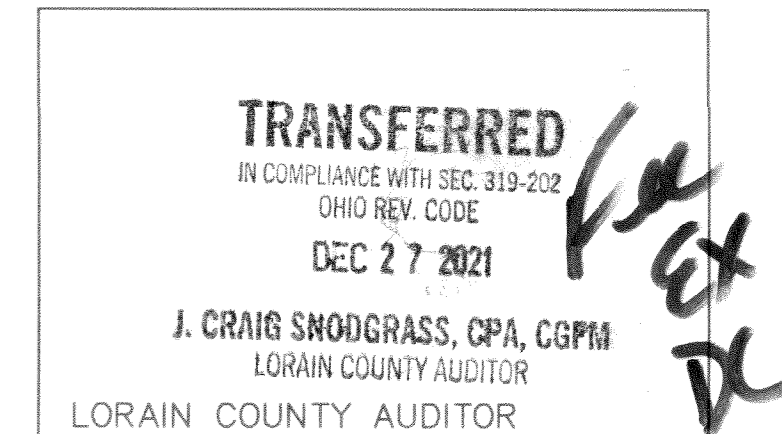
FIDELITY NATIONAL TITLE -
 5340 MEADOW LAND CT
 SHEFFIELD VILLAGE, OH 44035

Vol 111
 Pg 5 of 8

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 DOLLAR BANK,
 BY: John Funderburg WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LEGACY-WEBBER 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 14th DAY OF January, 2021.

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



REVISIONS	DATE	DESCRIPTION
	9/28/21	CORRECTED TYPO IN FIFTH LINE AT TOP CENTER
	12/8/21	REVISED REMAINDER PER COUNTY TAX MAP DEPT. REVIEW

LEGACY-WEBBER SUBDIVISION PLAT

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

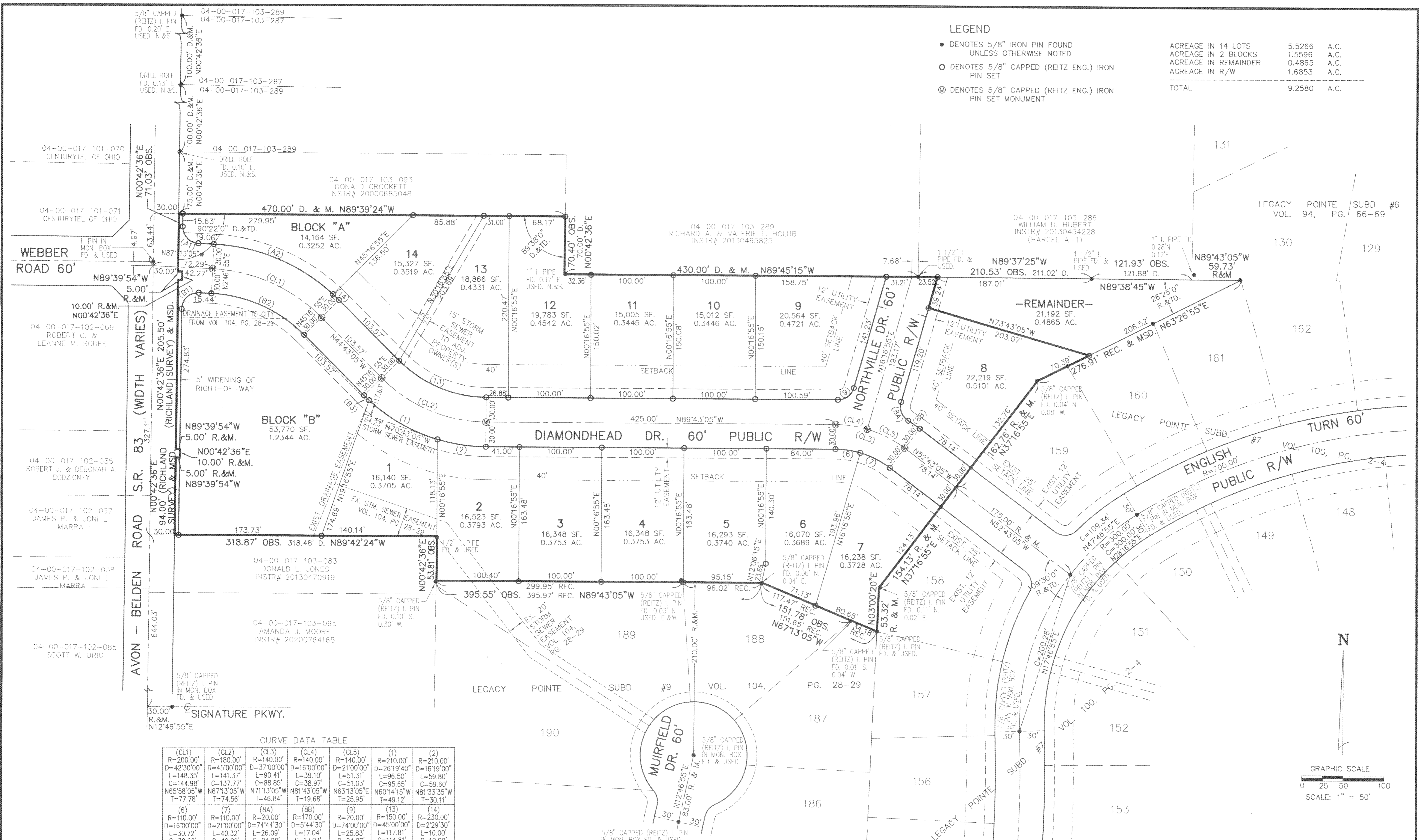
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 JANUARY 2021

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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 14 LOTS	5.5266	A.C.
ACREAGE IN 2 BLOCKS	1.5596	A.C.
ACREAGE IN REMAINDER	0.4865	A.C.
ACREAGE IN R/W	1.6853	A.C.
TOTAL	9.2580	A.C.



CURVE DATA TABLE

(CL1) R=200.00' D=42°30'00" L=148.35' C=144.98' N65°58'05"W T=77.78'	(CL2) R=180.00' D=45°00'00" L=141.37' C=137.77' N67°13'05"W T=74.56'	(CL3) R=140.00' D=37°00'00" L=90.41' C=88.85' N71°13'05"W T=46.84'	(CL4) R=140.00' D=16°00'00" L=39.10' C=38.97' N81°43'05"W T=19.68'	(CL5) R=140.00' D=21°00'00" L=51.31' C=51.03' N63°13'05"E T=25.95'	(1) R=210.00' D=26°19'40" L=96.50' C=95.65' N60°14'15"W T=49.12'	(2) R=210.00' D=16°19'00" L=59.80' C=59.60' N81°33'35"W T=30.11'
(6) R=110.00' D=16°00'00" L=30.72' C=30.62' N81°43'05"W T=15.46'	(7) R=110.00' D=21°00'00" L=40.32' C=40.09' N63°13'03"W T=20.39'	(8A) R=20.00' D=74°44'30" L=26.09' C=24.28' N21°05'20"W T=15.28'	(8B) R=170.00' D=5°44'30" L=17.04' C=17.03' N55°35'20"W T=8.53'	(9) R=20.00' D=74°00'00" L=25.83' C=24.07' N53°16'55"E T=15.07'	(13) R=150.00' D=45°00'00" L=117.81' C=114.81' N67°13'05"W T=62.13'	(14) R=230.00' D=2°29'30" L=10.00' C=10.00' N45°57'50"W T=5.00'
(A1) R=20.00' D=87°55'41" L=30.69' C=27.77' N43°15'14"W T=19.29'	(A2) R=230.00' D=40°00'30" L=160.60' C=157.36' N67°50'12"W T=83.73'	(B1) R=20.00' D=92°04'19" L=32.14' C=28.79' N46°44'46"E T=20.74'	(B2) R=170.00' D=43°30'00" L=126.10' C=123.23' N65°58'05"W T=67.82'	(B3) R=210.00' D=2°21'20" L=8.63' C=8.63' N45°53'45"W T=4.32'		

REVISIONS	12/8/2021	REVISED REMAINDER PER COUNTY TAX MAP DEPT. REVIEW

**LEGACY-WEBBER
SUBDIVISION
PLAT**

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

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JANUARY
2021

