

# The Reserve at Mass Estates Subdivision

of P.P.N. 04-00-026-110-040

Situated in the City of Avon, County of Lorain and State of Ohio, and further known as being part of Section 26 of Original Avon Township, Being Township Number 7 in the 16th Range of Townships in the Connecticut Western Reserve October, 2021 Scale 1"=60'

## ACCEPTANCE AND DEDICATION:

BE IT KNOWN THAT THE UNDERSIGNED, TOM KULURIS, AGENT FOR LDC MASS ESTATES, LLC, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS THE RESERVE AT MASS ESTATES SUBDIVISION, A SUBDIVISION OF SUBLOTS 1 THROUGH 37 INCLUSIVE AND BLOCKS A & B AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS MASS DRIVE AND MARIE PARK (SIXTY) 60 FEET IN WIDTH, SCHWARTZ ROAD (FORTY) 40 FEET IN WIDTH (30' EXISTING & 10' WIDENING) AND WILLIAMS COURT (THIRTY) 30 FEET WIDE (15' EXISTING & 15' WIDENING);

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE RESERVE AT MASS ESTATES SUBDIVISION BLOCK A AND B, STORMWATER MANAGEMENT EASEMENTS, 10' STORMWATER MANAGEMENT ACCESS EASEMENTS, 20' DRAINAGE EASEMENTS, & SIGN EASEMENTS SHOWN HEREON, SAID AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN THE RESERVE AT MASS ESTATES SUBDIVISION AS MORE FULLY PROVIDED IN "THE RESERVE AT MASS ESTATES SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS RECORDED AS INSTRUMENT # 2022-08160079 OF THE LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLot OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE PERPETUAL INSPECTION AND MAINTENANCE OF ALL IMPROVEMENTS LOCATED WITHIN THE STORM WATER MANAGEMENT EASEMENTS, 10' STORMWATER MANAGEMENT ACCESS EASEMENTS AND 20' DRAINAGE EASEMENTS. IN ADDITION TO THE RESPONSIBILITIES INDICATED IN THE "AGREEMENT FOR STORM WATER BEST MANAGEMENT PRACTICES" ON FILE AT THE CITY OF AVON, THIS MAINTENANCE SHALL ALSO INCLUDE THE LAYING, MAINTAINING, REPLACING OR REMOVING PIPES, MANHOLES, DITCHES, SWALES, PLANTINGS, AND/OR OTHER APPURTENANCES LOCATED WITHIN SAID EASEMENTS. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS OR NATURAL VEGETATION IS TO BE CONSTRUCTED IN SAID STORM WATER MANAGEMENT EASEMENTS, 10' STORMWATER MANAGEMENT ACCESS EASEMENTS, OR 20' DRAINAGE EASEMENTS.

AND DOES HEREBY GRANT TO THE CITY OF AVON, ITS SUCCESSORS AND ASSIGNS THE RIGHT OF ACCESS TO SAID 20' DRAINAGE EASEMENTS, 10' STORMWATER MANAGEMENT ACCESS EASEMENTS, AND STORMWATER MANAGEMENT EASEMENTS (a.k.a. BLOCKS A & B) BEYOND THE LIMITS OF THE PUBLIC RIGHT OF WAY, AS SHOWN HEREON, SHOULD THE CITY OF AVON DEEM IT NECESSARY, AND AT THE CITY OF AVON'S SOLE DISCRETION, IN ORDER TO LAY, CONSTRUCT, MAINTAIN, REPLACE, OR REMOVE ITEMS SUCH AS PAVEMENT, STORM SEWER PIPE, MANHOLES, DITCHES, SWALES, PLANTINGS AND/OR OTHER DRAINAGE RELATED APPURTENANCES. IT IS UNDERSTOOD THAT THE LONG-TERM INSPECTION & MAINTENANCE OF ALL DRAINAGE & STORM WATER MANAGEMENT EASEMENTS ARE FIRST AND FOREMOST THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS PER THE "THE RESERVE AT MASS ESTATES SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS" AND THE "AGREEMENT FOR STORM WATER BEST MANAGEMENT PRACTICES" ON FILE AT THE CITY OF AVON. THE COST FOR ALL WORK PERFORMED BY THE CITY WITHIN SAID EASEMENTS SHALL BE ASSESSED TO THE HOMEOWNER'S ASSOCIATION FOR REIMBURSEMENT. THE CITY OF AVON SHALL ONLY BE RESPONSIBLE FOR GRASS RESTORATION AFTER PERFORMANCE OF WORK DESCRIBED HEREIN WITHIN NOTED EASEMENT AREAS.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON AND TO UTILITIES INCLUDING BUT NOT LIMITED TO THE OHIO EDISON COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT UNDERGROUND UTILITY EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLots AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, AND SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY, NATURAL GAS, AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLots SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

AND DOES HEREBY GRANT UNTO THE UNITED STATES OF AMERICA POSTAL SERVICES A 5' x 10' EASEMENT FOR THE CLUSTER MAILBOX LOCATION.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, TOM KULURIS, AGENT FOR LDC MASS ESTATES, LLC HAS HERETO SET ITS HAND

AT Westlake, OHIO, THIS 20<sup>th</sup> DAY OF October, 2021.

BY: Tom Kuluris

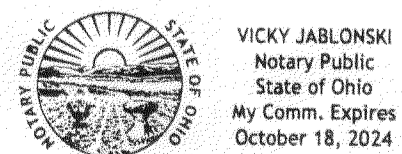
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

STATE OF OHIO )

COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, TOM KULURIS, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Westlake, OHIO, THIS 20<sup>th</sup> DAY OF October, 2021.

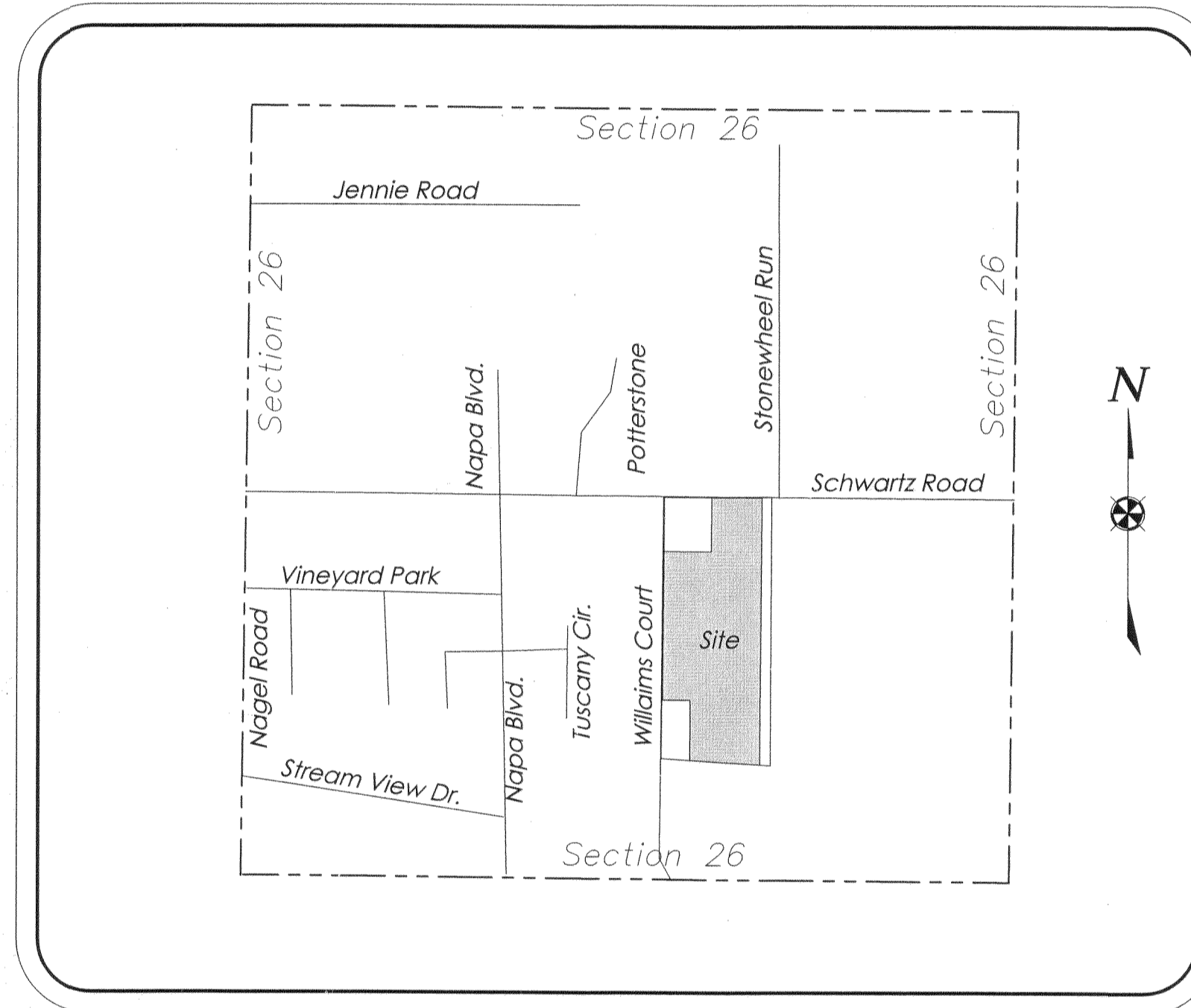
Verley Jablonski  
NOTARY PUBLIC



VICKY JABLONSKI  
Notary Public  
State of Ohio  
My Comm. Expires  
October 18, 2024

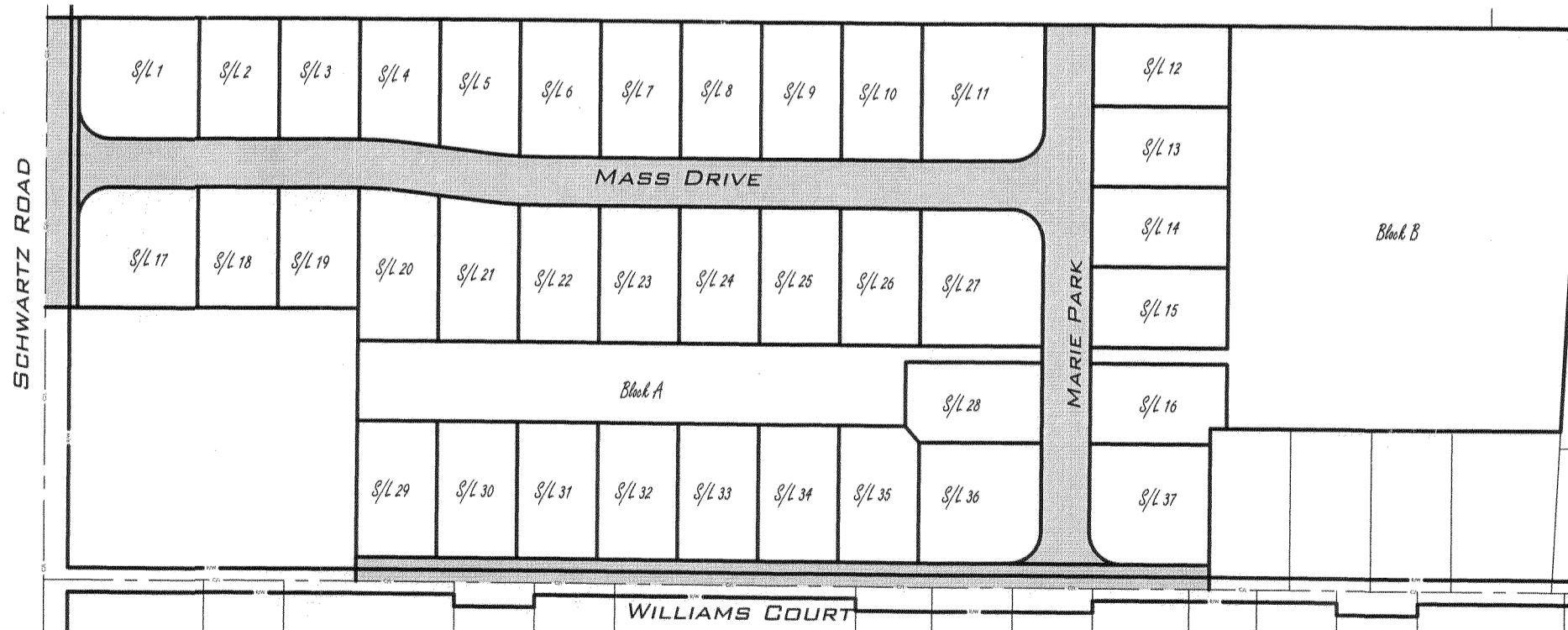
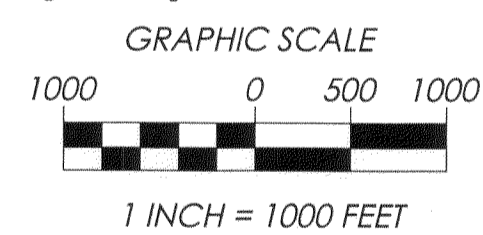
## AREA TABULATION

AREA IN WILLIAMS COURT	= 0.3659 ACRES
AREA IN WILLIAMS COURT WIDENING	= 0.3659 ACRES
AREA IN MARIE PARK	= 0.9394 ACRES
AREA IN MASS DRIVE	= 1.6898 ACRES
AREA IN SCHWARTZ ROAD	= 0.2479 ACRES
AREA IN SCHWARTZ ROAD WIDENING	= 0.0827 ACRES
AREA IN SUBLots	= 15.1203 ACRES
AREA IN BLOCKS	= 6.6414 ACRES
TOTAL AREA	= 25.4533 ACRES

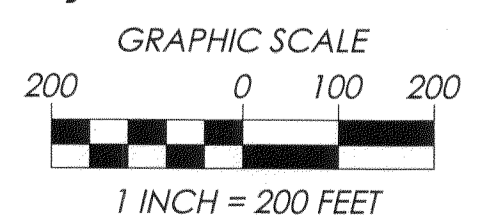


Doc ID: 02320200003 Type: OFF  
Kind: PLAT  
Recorded: 01/25/2022 at 12:08:33 PM  
Fee Amt: \$172.80 Page 1 of 3  
Lorain County, Ohio  
Mike Doran County Recorder  
File # 2022-0860078  
Plat Vol 111 Pg. 20, 31

## Vicinity Map - Scale 1" = 1000'



## Site Layout - Scale 1" = 200'



LDC MASS ESTATES LLC  
28045 RANNEY PKWY  
STE E  
WESTLAKE, OH 44145

## SUBDIVIDER AGREEMENT:

THIS PLAT IS SUBJECT TO THE SUBDIVIDER'S AGREEMENT AS APPROVED BY CITY COUNCIL VIA ORDINANCE NUMBER 113-20

## APPROVALS:

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 30<sup>th</sup> DAY OF Dec, 2021 THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Brian Fischer  
BRIAN FISCHER, COUNCIL PRESIDENT

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 29<sup>th</sup> DAY OF Dec, 2021.

Carolyn Witherspoon  
CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 21<sup>st</sup> DAY OF Dec, 2021.

Ryan E. Cummins, P.E.  
RYAN E. CUMMINS, P.E., CITY OF AVON CONSULTING ENGINEER

## MORTGAGE RELEASE:

BE IT KNOWN THAT THOMAS W. BEVAN, MORTGAGEE OF THE LAND INDICATED ON THIS PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN LORAIN COUNTY RECORD OF MORTGAGES IN DOCUMENT NO. 2020-0795737, MARIE PARK (60 FEET WIDE), WILLIAMS COURT (30 FEET WIDE), SCHWARTZ ROAD (40 FEET WIDE) & MASS DRIVE (60 FEET WIDE) AND THE EASEMENTS HEREIN GRANTED AND RESERVED.

BY: Thomas W. Bevan  
THOMAS W. BEVAN

STATE OF OHIO )  
COUNTY OF Cuyahoga ) SS:

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Westlake, OHIO, THIS 20<sup>th</sup> DAY OF October, 2021.

Verley Jablonski  
NOTARY PUBLIC

10/18/24  
MY COMMISSION EXPIRES

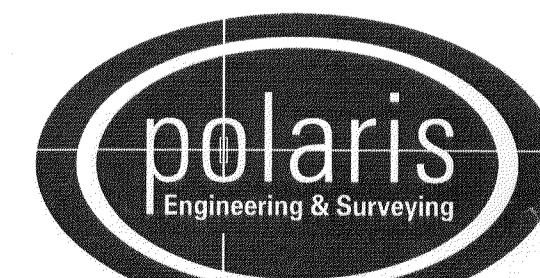
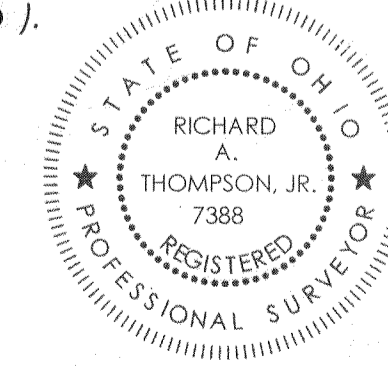


VICKY JABLONSKI  
Notary Public  
State of Ohio  
My Comm. Expires  
October 18, 2024

## BOUNDARY CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY AN EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE - 1986 ADJUSTMENT. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS" AS SHOWN HEREON ( ● ).

Richard A. Thompson, Jr.  
RICHARD A. THOMPSON, JR.  
OHIO PROFESSIONAL SURVEYOR #7388  
DATE: 10/6/2021



**POLARIS ENGINEERING and SURVEYING, INC.**  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com

CONTRACT NO.

18004

SHEET OF

01 02

# The Reserve at Mass Estates Subdivision

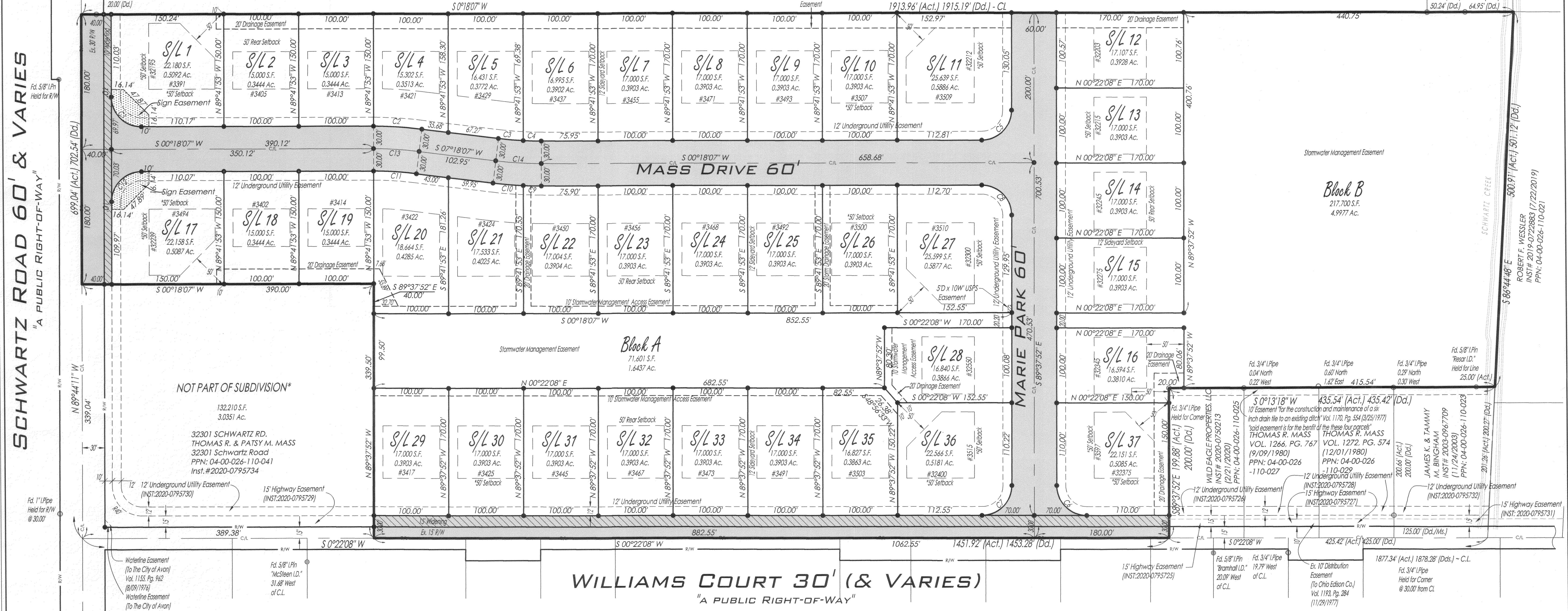
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	62.81'	40.00'	39.97'	56.55'	S45°16'58"W	89°57'42"
C2	64.75'	530.00'	32.42'	64.71'	N03°48'07"E	7°00'00"
C3	33.36'	470.00'	16.69'	33.35'	S05°16'06"W	4°04'01"
C4	24.06'	470.00'	12.03'	24.06'	S01°46'06"W	2°55'59"
C5	62.79'	40.00'	39.95'	56.54'	S44°39'53"E	89°55'59"
C6	62.83'	40.00'	40.00'	56.57'	S45°22'08"W	90°00'00"
C7	62.83'	40.00'	40.00'	56.57'	S44°37'52"E	90°00'00"
C8	62.88'	40.00'	40.05'	56.60'	N45°20'07"E	90°04'01"
C9	24.10'	530.00'	12.05'	24.10'	S01°36'17"W	2°36'21"
C10	40.65'	530.00'	20.33'	40.64'	S05°06'17"W	4°23'39"
C11	57.42'	470.00'	28.75'	57.39'	N03°48'07"E	7°00'00"
C12	62.86'	40.00'	40.03'	56.59'	N44°43'02"W	90°02'18"
C13	61.09'	500.00'	30.58'	61.06'	N03°48'07"E	7°00'00"
C14	61.09'	500.00'	30.58'	61.06'	S03°48'07"W	7°00'00"

Cuyahoga County  
City of Westlake  
City of Avon Sec. 26  
Lorain County

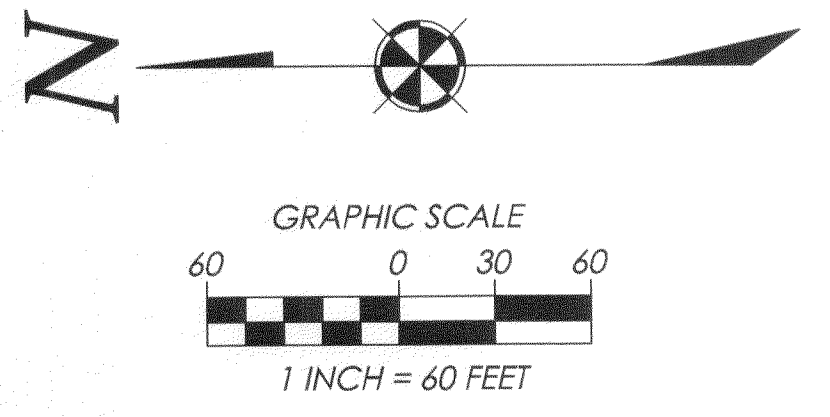
SCHWARTZ ROAD 60' & VARIES  
"A PUBLIC RIGHT-OF-WAY"

MARK E. ROSHKOWSKI  
& KRISTIN KEMPER  
INST# 2005-076565 (6/03/2005)  
PPN: 04-00-026-110-032

BART A. SHIRLEY  
INST# 2013-0484452  
(10/30/2013)  
PPN: 04-00-026-110-034



**LOT REQUIREMENTS**  
MINIMUM SETBACK = 50'  
("40" WITH SIDELOAD GARAGE)  
MINIMUM SIDYARD = 12'  
MINIMUM REAR YARD = 50'

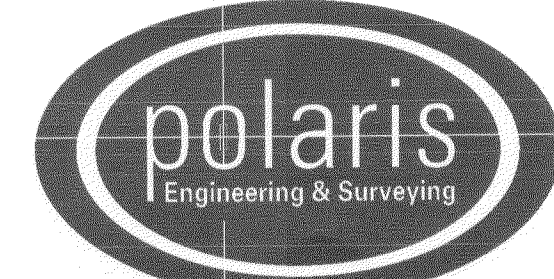


**SURVEY REFERENCES:**  
LORAIN COUNTY DEEDS  
LORAIN COUNTY TAX MAPS  
LORAIN COUNTY REFERENCE SURVEYS  
LORAIN COUNTY RECORD PLATS

**SURVEY LEGEND**  

 MONUMENT BOX ASSEMBLY FOUND - SEE SURVEY FOR DETAILS  
 STONE FOUND - SEE SURVEY FOR DETAILS  
 IRON PIPE FOUND - SEE SURVEY FOR DETAILS  
 IRON PIN FOUND - SEE SURVEY FOR DETAILS

**PARCEL OWNERSHIP:**  
LDC MASS ESTATES, LLC  
INST# 2020-0795733  
Date 12/29/2020  
Acres: 25.4533 Ac.



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CONTRACT No.	
18004	
SHEET	OF
02	02

Plat Sheet

Instrument # 2022-0860078 Film # \_\_\_\_\_

Name of Plat: Reserve at Mass Estates Subdivision

Owner: LDC Mass Estates LLC

Description: \_\_\_\_\_  
Situated in the city of Avon, county of Lorain, &  
state of Ohio, & further known as being part of  
Section 26 of original Avon Township.  
25.4533 acres  
creating sublots 1-37 &  
Blocks A & B.

Floor Plans: \_\_\_\_\_

Related/Margin: \_\_\_\_\_

Comments: Declaration following:  
# 2022-0860079

Vol. 111

Pg. 30, 31

Receiving Stamp  
LDC MASS ESTATES LLC  
28045 RANNEY PKWY  
STE E  
WESTLAKE, OH 44145

Amount: \$172.80

Initials: HR