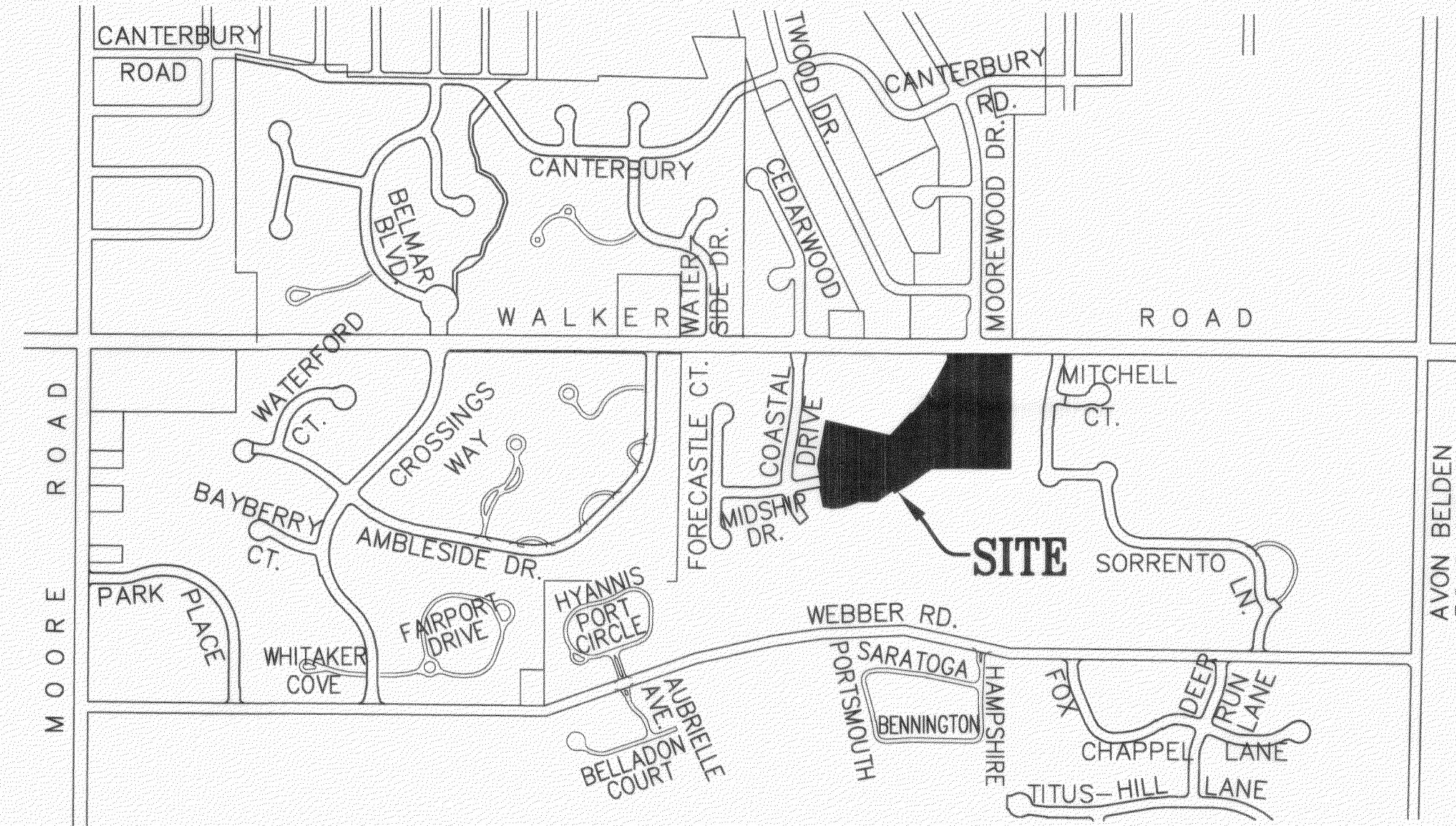


# PORT WEST SUBDIVISION NO. 3 PLAT

BEING PART OF AVON TOWNSHIP SECTION NO. 8 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  
LANDSCAPING, CUL-DE-SAC ISLAND & 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, GAS AND  
COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS  
AS GRANTEEES 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND  
TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED  
BY GRANTEEES, EXCEPT GRANTEEES 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 GRANTEEES.  
THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

PULTE HOMES OF OHIO, LLC,  
*Brad Pirol*  
BRAD PIROLI, VICE PRESIDENT

REVISIONS	3/22/22	REVISED PER COMMENTS FROM CITY DEPT. HEADS DUE 3/18/22

## PORT WEST SUBDIVISION NO. 3 PLAT

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

1  
3  
FEBRUARY  
2022

**SURVEYOR'S CERTIFICATE**

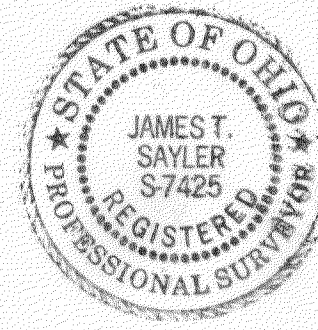
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, PULTE HOMES OF OHIO, LLC, I HAVE SURVEYED AND PLATTED THE PORT WEST SUBDIVISION NO. 3 AS SHOWN HEREON AND CONTAINING 12.8477 ACRES IN AVON TOWNSHIP SECTION NO. 8, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED @ 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.  
AT ALL POINTS INDICATED O 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°40'50"W 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.

FEBRUARY, 2022

ACREAGE IN 40 LOTS 6.3289 AC.  
ACREAGE IN 3 BLOCKS 4.4115 AC.  
ACREAGE IN STREET R/W 2.1073 AC.  
TOTAL 12.8477 AC.



THE HENRY G. REITZ ENGINEERING COMPANY

BY: *JTS* 5/12/22 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 STREET SHOWN HEREON AND DESIGNATED AS MIDSHIP DRIVE, CLIPPER COURT AND CARAVEL COURT..

PULTE HOMES OF OHIO, LLC  
387 MEDINA ROAD  
MEDINA, OHIO 44756

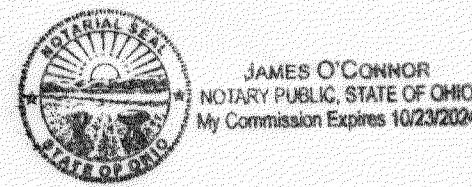
*Brad Pirol*  
BRAD PIROLI, VICE PRESIDENT

**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 PULTE HOMES OF OHIO, LLC, PULTE HOMES, BY BRAD PIROLI, VICE PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE PORT WEST SUBDIVISION NO. 3 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 13 DAY OF MAY 2022

NOTARY PUBLIC



MY COMMISSION EXPIRES 10/23/24

**DRAINAGE AND STORM SEWER EASEMENTS**

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 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 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/OR 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, DRAINAGE AND STORM SEWERS IN COMMON BLOCKS ARE THE RESPONSIBILITY OF THE LANDOWNER. THE GRANTEE RESERVES THE RIGHT TO ENTER AND PERFORM ANY NECESSARY LANDSCAPE, DRAINAGE AND/OR STORM SEWER MAINTENANCE IF THE LANDOWNER FAILS TO DO SO AND CHARGE THE LANDOWNER FOR SAID MAINTENANCE.

PULTE HOMES OF OHIO, LLC,

*Brad Pirol*  
BRAD PIROLI, VICE PRESIDENT

**ENGINEER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE PORT WEST SUBDIVISION NO. 3 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*Gary A. Tipping*  
AVON LAKE CITY ENGINEER,  
GARY A. TIPPING, P.E.

**PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS PLAT OF THE PORT WEST SUBDIVISION NO. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 5 DAY OF April, 2022

*Gary A. Ebert*  
AVON LAKE PLANNING COMMISSION SECRETARY,

**CITY COUNCIL**

THIS IS TO CERTIFY THAT THIS PLAT OF THE PORT WEST SUBDIVISION NO. 3 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 22-65 PASSED THE 9th DAY OF May, 2022

*Gregory J. Zilka*  
MAYOR  
GREGORY J. ZILKA

*Valerie Rosmarin*  
CLERK OF COUNCIL,  
VALERIE ROSMARIN

**LAW DIRECTOR**

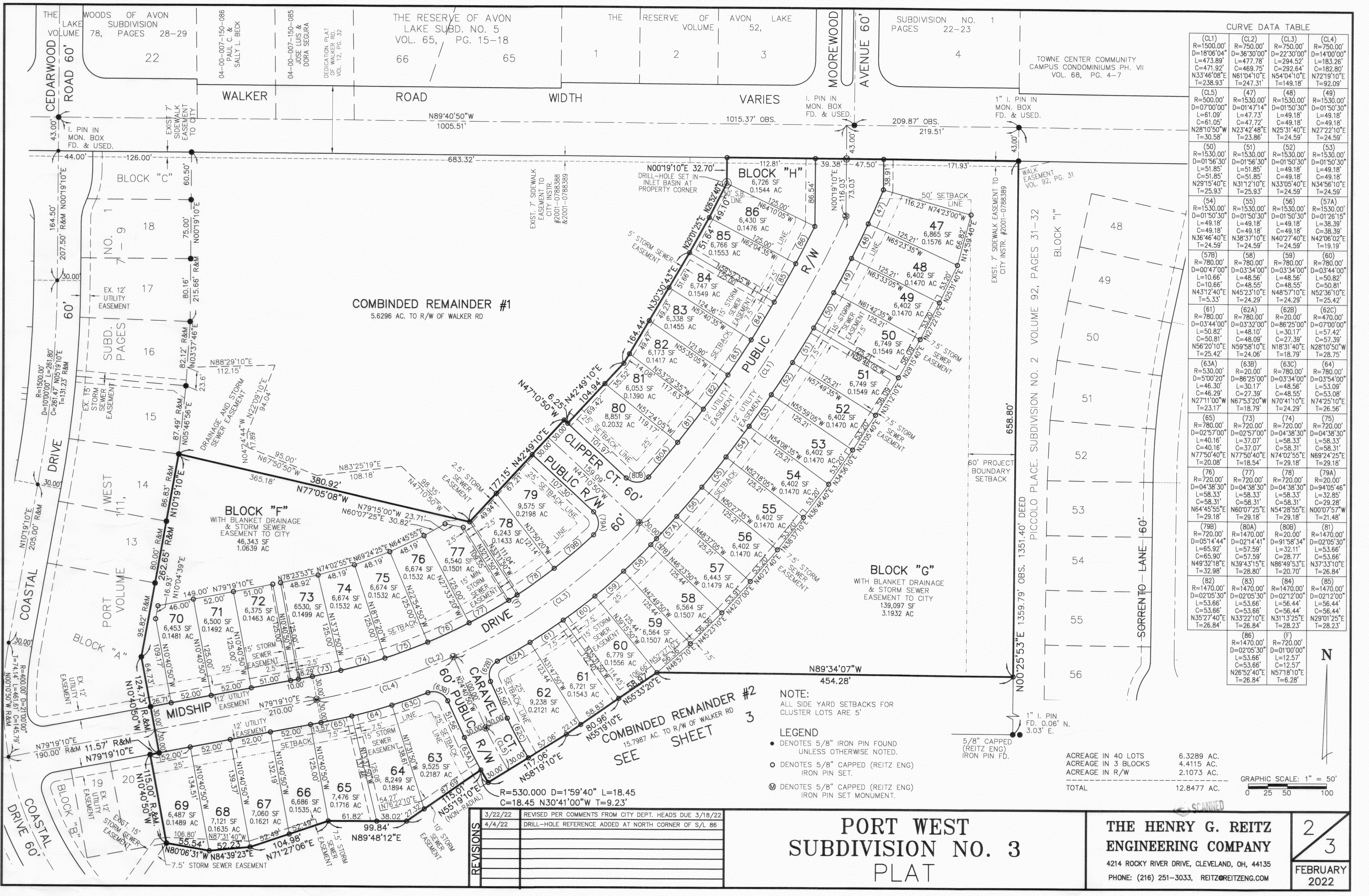
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE PORT WEST SUBDIVISION NO. 3 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*Gary A. Ebert*  
AVON LAKE LAW DIRECTOR,  
GARY A. EBERT

REINHARDT & ASSOCIATES  
4365 E. LAKE ROAD  
SHEFFIELD LAKE, OH 44054  
Plat Vol 112  
Pages 11, 12, 13

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JUN - 6 2022  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR  
LORAIN COUNTY AUDITOR

Doc ID: 023520920004 Type: OFF  
Kind: PLAT  
Recorded: 06/08/2022 at 01:43:43 PM  
Fee Amt: \$259.20 Page 1 of 4  
Lorain County, Ohio  
Mike Doran County Recorder  
File 2022-0878205  
LORAIN COUNTY RECORDER



**CURVE DATA TABLE**

(CL1)	(CL2)	(CL3)	(CL4)
R=1500.00' D=18'06"04" L=473.89' C=471.92' N33°46'08"E T=238.93'	R=750.00' D=36°30'00" L=477.78' C=469.75' N61°04'10"E T=247.31'	R=750.00' D=22°30'00" L=477.78' C=292.64' N54°04'10"E T=149.18'	R=750.00' D=14°00'00" L=183.26' C=182.80' N72°19'10"E T=92.09'
(CL5) R=500.00' D=07°00'00" L=61.09' C=61.05' N28°10'50"W T=30.58'	(47) R=1530.00' D=01°47'14" L=47.73' C=49.18' N31°12'10"E T=25.93'	(48) R=1530.00' D=01°50'30" L=49.18' C=49.18' N33°05'40"E T=24.59'	(49) R=1530.00' D=01°50'30" L=49.18' C=49.18' N34°56'10"E T=24.59'
(50) R=1530.00' D=01°56'30" L=51.85' C=51.85' N29°15'40"E T=25.93'	(51) R=1530.00' D=01°50'30" L=49.18' C=49.18' N33°05'40"E T=24.59'	(52) R=1530.00' D=01°50'30" L=49.18' C=49.18' N33°05'40"E T=24.59'	(53) R=1530.00' D=01°50'30" L=49.18' C=49.18' N34°56'10"E T=24.59'
(54) R=1530.00' D=01°50'30" L=49.18' C=49.18' N36°46'40"E T=24.59'	(55) R=1530.00' D=01°50'30" L=49.18' C=49.18' N38°37'10"E T=24.59'	(56) R=1530.00' D=01°50'30" L=49.18' C=49.18' N40°27'40"E T=24.59'	(57A) R=1530.00' D=01°26'15" L=38.39' C=38.39' N42°06'02"E T=19.19'
(57B) R=780.00' D=00°47'00" L=10.66' C=10.66' N43°12'40"E T=5.33'	(58) R=780.00' D=03°34'00" L=48.56' C=48.55' N45°23'10"E T=24.29'	(59) R=780.00' D=03°34'00" L=48.56' C=48.55' N48°57'10"E T=24.29'	(60) R=780.00' D=03°44'00" L=50.82' C=50.81' N52°36'10"E T=25.42'
(61) R=780.00' D=03°44'00" L=50.82' C=50.81' N56°20'10"E T=25.42'	(62A) R=780.00' D=03°32'00" L=48.10' C=48.09' N59°58'10"E T=24.06'	(62B) R=20.00' D=03°34'00" L=30.17' C=27.39' N18°31'40"E T=18.79'	(62C) R=470.00' D=07°00'00" L=57.42' C=57.39' N28°10'50"W T=28.75'
(63A) R=530.00' D=5°00'20" L=46.30' C=46.29' N27°11'00"W T=23.17'	(63B) R=20.00' D=86°25'00" L=30.17' C=27.39' N67°53'20"W T=18.79'	(63C) R=780.00' D=03°34'00" L=48.56' C=48.55' N70°41'10"E T=24.29'	(64) R=780.00' D=03°54'00" L=53.08' C=53.08' N74°25'10"E T=26.56'
(65) R=780.00' D=02°57'00" L=40.16' C=40.16' N77°50'40"E T=20.08'	(73) R=720.00' D=02°57'00" L=37.07' C=37.07' N77°50'40"E T=18.54'	(74) R=720.00' D=04°38'30" L=58.33' C=58.31' N54°28'55"E T=29.18'	(75) R=720.00' D=04°38'30" L=58.33' C=58.31' N54°28'55"E T=29.18'
(76) R=720.00' D=04°38'30" L=58.33' C=58.31' N64°45'55"E T=29.18'	(77) R=720.00' D=04°38'30" L=58.33' C=58.31' N60°07'25"E T=29.18'	(78) R=720.00' D=04°38'30" L=58.33' C=58.31' N54°28'55"E T=29.18'	(79A) R=20.00' D=94°05'46" L=32.85' C=29.28' N00°07'57"W T=21.48'
(79B) R=720.00' D=05°14'44" L=65.92' C=65.90' N49°32'18"E T=32.98'	(80A) R=1470.00' D=02°14'41" L=57.59' C=57.59' N39°43'15"E T=28.80'	(80B) R=20.00' D=91°58'34" L=32.11' C=28.77' T=20.70'	(81) R=1470.00' D=02°05'30" L=56.44' C=56.44' N37°33'10"E T=26.84'
(82) R=1470.00' D=02°05'30" L=53.66' C=53.66' N35°22'40"E T=26.84'	(83) R=1470.00' D=02°05'30" L=53.66' C=53.66' N31°13'25"E T=28.23'	(84) R=1470.00' D=02°12'00" L=56.44' C=56.44' N29°01'25"E T=28.23'	(85) R=1470.00' D=02°12'00" L=56.44' C=56.44' N29°01'25"E T=28.23'
(86) R=1470.00' D=02°05'30" L=53.66' C=53.66' N26°52'40"E T=26.84'	(F) R=720.00' D=01°00'00" L=12.57' C=12.57' N57°18'10"E T=6.28'		

**NOTE:**  
ALL SIDE YARD SETBACKS FOR CLUSTER LOTS ARE 5'

**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 40 LOTS 6.3289 AC.  
ACREAGE IN 3 BLOCKS 4.4115 AC.  
ACREAGE IN R/W 2.1073 AC.  
TOTAL 12.8477 AC.

GRAPHIC SCALE: 1" = 50'  
0 25 50 100

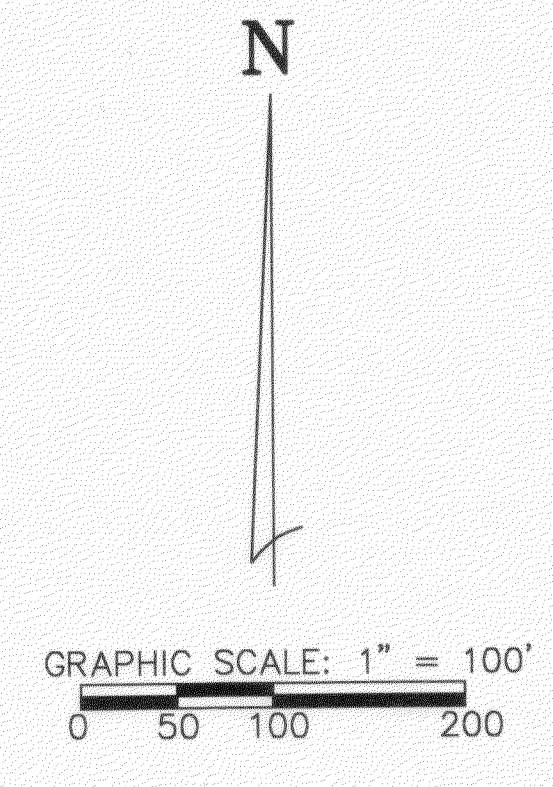
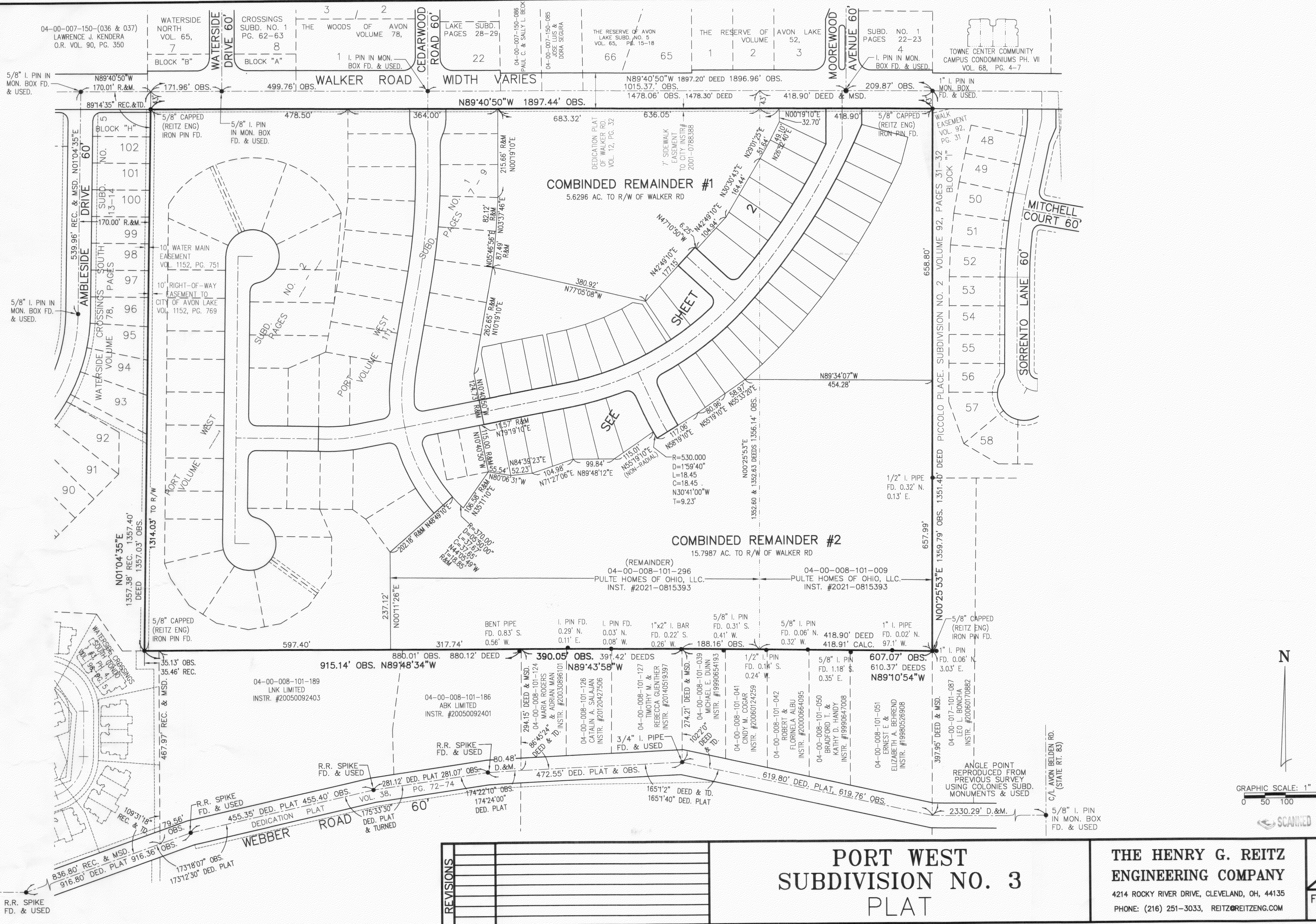
**REVISIONS**

DATE	DESCRIPTION
3/22/22	REVISED PER COMMENTS FROM CITY DEPT. HEADS DUE 3/18/22
4/4/22	DRILL-HOLE REFERENCE ADDED AT NORTH CORNER OF S/L 86

# PORT WEST SUBDIVISION NO. 3 PLAT

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

2  
3  
FEBRUARY 2022



REVISIONS	DESCRIPTION

# PORT WEST SUBDIVISION NO. 3 PLAT

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

3  
3

FEBRUARY  
2022

Plat Sheet

Instrument # 20220878205

Film # \_\_\_\_\_

Name of Plat: Port West Subdivision No. 3

Owner: Pulte Homes of Ohio LLC

Description: Situated in the City of Avon Lake  
County of Lorain State of Ohio being part of Avon  
Township Section 8  
Sublots 47 thru 86 inc.  
Blocks F, G, H Acreage 12.8477  
Easements also

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

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

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

Vol. 112

Pg. 11, 12, 13

Receiving Stamp

REINHARDT & ASSOCIATES  
4365 E. LAKE ROAD  
SHEFFIELD LAKE, OH 44054

Amount: 259.20

Initials: PT