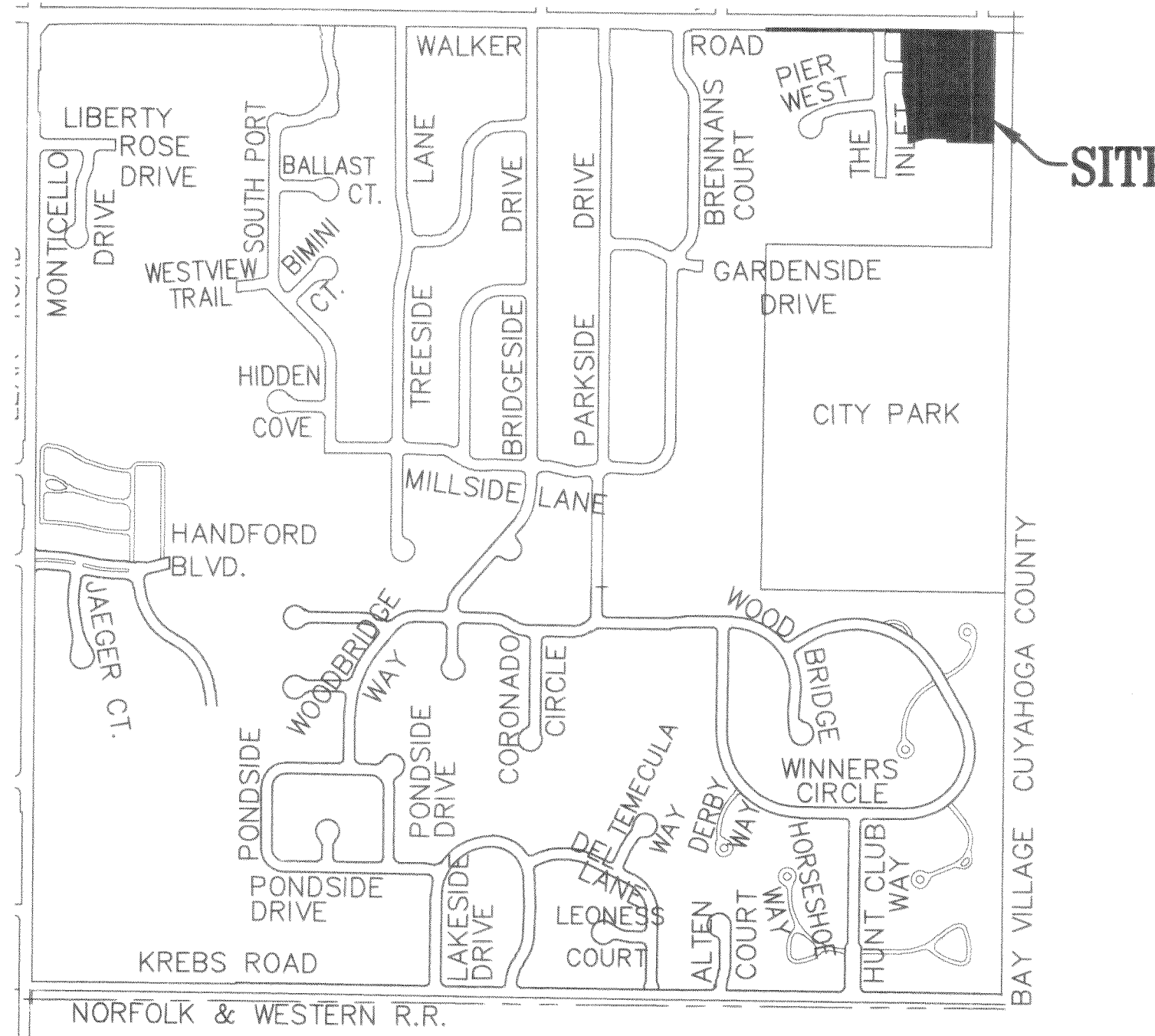


THE HARBOUR P.U.D. SUBDIVISION NO. 2 PLAT

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 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.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, HARBOUR AVON LAKE, LLC,
I HAVE SURVEYED AND PLATTED THE HARBOUR P.U.D. SUBDIVISION NO. 2 AS SHOWN HEREON
AND CONTAINING 6.4075 ACRES IN AVON TOWNSHIP SECTION NO. 29, NOW IN THE CITY OF
AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

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

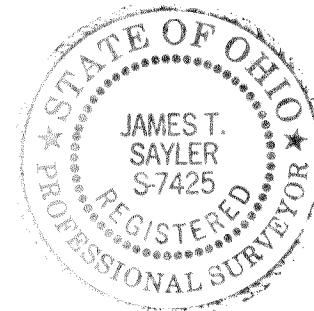
MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON
WALKER ROAD BEARING N89°28'00"E AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN
REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF
EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS 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.

APRIL, 2022

ACREAGE IN 18 LOTS 3.2746 AC.
ACREAGE IN 2 BLOCKS 2.1908 AC.
ACREAGE IN STREET R/W 0.9421 AC.
TOTAL 6.4075 AC.

THE HENRY G. REITZ ENGINEERING COMPANY

BY: [Signature] 5/16/22, 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 PIER EAST AND EAST BANK.

HARBOUR AVON LAKE, LLC
BY KOPF CONSTRUCTION CORP., MANAGER
420 AVON BELDEN ROAD
AVON LAKE, OH 44012

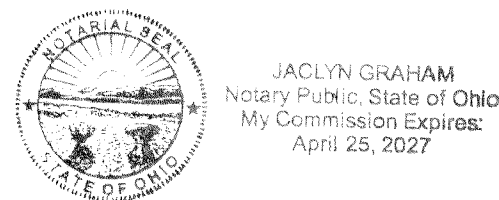
[Signature]
H. R. KOPF, PRESIDENT

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 HARBOUR AVON LAKE, LLC, KOPF CONSTRUCTION CORP., MANAGER, BY H. R. KOPF,
PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE HARBOUR P.U.D.
SUBDIVISION NO. 2 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 17 DAY OF
May 2022.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES April 25, 2027

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 EASEMENTS, 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.

HARBOUR AVON LAKE, LLC, BY KOPF CONSTRUCTION CORP., MANAGER

[Signature]
H. R. KOPF, PRESIDENT

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 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.

HARBOUR AVON LAKE, LLC, BY KOPF CONSTRUCTION CORP., MANAGER

[Signature]
H. R. KOPF, PRESIDENT

MORTGAGEE'S CERTIFICATE

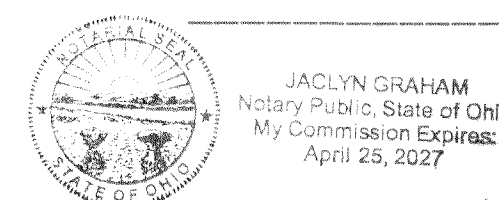
THIS IS TO CERTIFY THAT HUNTINGTON NATIONAL BANK, LENDING,
MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE
HARBOUR P.U.D. SUBDIVISION NO. 1 AS SHOWN HEREON AND
REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO
THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND
COMPRISING PIER EAST AND EAST BANK, AS SHOWN HEREON, FROM
THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: [Signature] J. CRAIG SMODGRASS, CPA, CGPM

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
HUNTINGTON NATIONAL BANK, BY:
WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE
HARBOUR P.U.D. SUBDIVISION NO. 1 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 16 DAY OF May 2022.



MY COMMISSION EXPIRES April 25, 2027

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE THE HARBOUR P.U.D. SUBDIVISION NO. 2 AND
FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON
LAKE.

[Signature] 4/23/22
AVON LAKE CITY ENGINEER,
GARY A. TIPPING, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE THE HARBOUR P.U.D. SUBDIVISION NO. 2 HAS BEEN APPROVED BY
THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 16 DAY OF June, 2022.

[Signature]
AVON LAKE PLANNING COMMISSION SECRETARY,

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE THE HARBOUR P.U.D. SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY
THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 22-99 PASSED THE
27th DAY OF June, 2022.

[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 THE HARBOUR P.U.D. SUBDIVISION NO. 2 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

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUL - 5 2022
Fees Ext KD

J. CRAIG SMODGRASS, CPA, CGPM
LORAIN COUNTY AUDITOR



Doc ID: 02356217003 Type: OFF
Kind: PLAT
Recorded: 07/05/2022 at 11:59:54 AM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Mike Doran County Recorder
File: 2022-0881931

FIDELITY NATIONAL TITLE -
SANDUSKY
5340 MEADOW LANE CT
SHEFFIELD VILLAGE, OH 44035
Plat Vol. 112 Pgs. 31 - 32

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

REVISIONS	DATE	REVISIONS
	5/4/2022	REVISED PER REVIEW CYCLE #1 COMMENTS FROM DEPT. HEADS

THE HARBOUR P.U.D. SUBDIVISION NO. 2 PLAT

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

1
2
APRIL
2022

04-00-030-142-172
MARY L. & MARK F. TELEPAK
INST. #2003-0911260

04-00-029-111-011
CITY OF BAY VILLAGE
& CITY OF AVON LAKE
INSTR# 1990-0611249

ANCHORS WEIGH 60'

WESTWINDS SUBD. NO. 22
VOL. 64, PG. 2-3

470

04-00-030-153-016
MARY C. MACKIN
INST. #2015-0533539

04-00-030-153-015
ROBERT I. LOESER
INST. #2006-0175580

04-00-030-153-040
RUSSELL & PAMELA WOLFF
INST. #2019-0720824

04-00-030-153-039
JAMES & RACHEL HOBACH
INST. #2018-0687332

04-00-029-111-008
ERINN M. JENKINS
INSTR #2017-0656563

04-00-029-111-009
EILEEN K GARNER, TRUSTEE
JULIE R. TAYLOR, TRUSTEE
INSTR #2019-0703150

(CL1)	(CL2)	(CL3)	(CL4)	(E1)
R=600.00' D=16'40"00" L=174.53' C=173.92' N82°12'00"W T=87.89'	R=2000.00' D=10'49"00" L=377.57' C=377.01' N05°22'30"W T=189.35'	R=1000.00' D=8'00"00" L=139.63' C=139.51' N04°32'00"W T=69.93'	R=1000.00' D=10'00"00" L=174.53' C=174.31' N3°32'00"W T=87.49'	R=630.00' D=00'36"36" L=6.71' C=6.71' N79°54'12"W T=3.35'
(E2) R=20.00' D=9'49"36" L=3.43' C=3.43' N84°30'42"W T=1.72'	(D1) R=26.15' D=6'744"38" L=30.92' C=29.15' N43°36'31"W T=17.55'	(D2) R=1970.00' D=03'14"06" L=111.23' C=111.21' N08°07'09"W T=55.63'	(D3) R=1970.00' D=00'20"00" L=11.46' C=11.46' N04°29'00"W T=5.73'	(31) R=630.00' D=04'27"10" L=48.96' C=48.95' N88°18'25"W T=24.49'
(32) R=630.00' D=05'52"20" L=64.57' C=64.54' N83°08'40"W T=32.31'	(33A) R=20.00' D=38'41"00" L=13.50' C=13.25' N71°14'00"E T=7.02'	(33B) R=60.00' D=46'14"30" L=48.42' C=47.12' N75°00'45"E T=25.62'	(34) R=60.00' D=40'10"00" L=42.06' C=41.21' N61°47'00"W T=21.94'	(35) R=60.00' D=43'39"40" L=45.72' C=44.62' N19°52'10"W T=24.04'
(36A) R=60.00' D=39'27"40" L=41.32' C=40.51' N21°41'30"E T=21.52'	(36B) R=20.00' D=50'26"18" L=17.61' C=17.04' N16°12'16"E T=9.42'	(36C) R=2030.00' D=00'22"58" L=13.56' C=13.56' N08°49'29"W T=6.78'	(37) R=2030.00' D=01'44"00" L=61.41' C=61.41' N07°46'00"W T=30.71'	(38) R=2030.00' D=01'44"00" L=61.41' C=61.41' N06°02'00"W T=30.71'
(39) R=2030.00' D=01'44"00" L=61.41' C=61.41' N04°18'00"W T=30.71'	(40) R=2030.00' D=01'44"00" L=61.41' C=61.41' N02°34'00"W T=30.71'	(41) R=2030.00' D=01'44"00" L=61.41' C=61.41' N00°50'00"W T=30.71'	(42) R=1970.00' D=01'54"00" L=65.33' C=65.32' N01°28'00"W T=32.67'	(43) R=1970.00' D=01'54"00" L=65.33' C=65.32' N03°22'00"W T=32.67'
(44) R=1970.00' D=01'51"06" L=63.67' C=63.66' N05°34'33"W T=31.84'	(45) R=570.00' D=07'07"12" L=70.83' C=70.79' N81°02'26"W T=35.46'	(46) R=570.00' D=05'55"58" L=59.02' C=59.00' N87°34'01"W T=29.54'		

REMAINDER
13.415 AC.
04-00-029-111-044
HARBOUR AVON LAKE LLC
INSTR. #2020-0752531

04-00-029-111-011
CITY OF BAY VILLAGE
& CITY OF AVON LAKE
INSTR# 1990-0611249

- 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
- REAR YARD SETBACKS TO BE: 5' INCLUDING PATIOS AND DECKS

ACREAGE IN 18 LOTS	3.2746 AC.
ACREAGE IN 2 BLOCKS	2.1908 AC.
ACREAGE IN R/W	0.9421 AC.
TOTAL	6.4075 AC.

REVISIONS	5/4/2022	REVISED PER REVIEW CYCLE #1 COMMENTS FROM DEPT. HEADS

THE HARBOUR P.U.D. SUBDIVISION NO. 2 PLAT

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

2
2
APRIL
2022

