

SOUTH PORT SUBDIVISION NO. 2 PLAT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, SOUTH PORT DEVELOPEMENT, LLC. BY KOPF CONSTRUCTION CORP., MANAGER WE HAVE SURVEYED AND PLATTED THE SOUTH PORT SUBDIVISION NO. 2 AS SHOWN HEREON AND CONTAINING 17.6149 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" ~ 30" LONG CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
AT ALL POINTS INDICATED \circ 5/8" ~ 30" LONG CAPPED (REITZ ENG.) IRON PINS WERE SET.

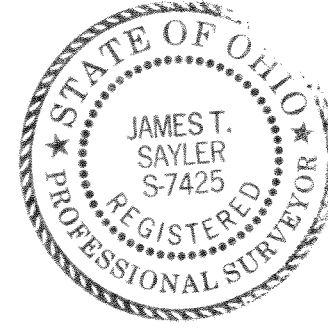
MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON WALKER ROAD BEARING N89°28'00"E AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS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

JULY, 2022

ACREAGE IN 29 LOTS	12.1839 AC.
ACREAGE IN 3 BLOCKS	2.1738 AC.
ACREAGE IN STREET R/W	3.2572 AC.
TOTAL	17.6149 AC.

THE HENRY G. REITZ ENGINEERING COMPANY

BY: [Signature] 9/20/22, 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 STREETS SHOWN HEREON AND DESIGNATED AS SOUTH PORT DRIVE 60', WESTVIEW TRAIL 60', BIMINI COURT 60', HIDDEN COVE 60' AND MILLSIDE LANE 60'.

SOUTH PORT DEVELOPMENT LLC.,
BY KOPF CONSTRUCTION CORP., MANAGER
420 AVON BELDEN ROAD
AVON LAKE, OH 44012

H. R. KOPF, PRESIDENT

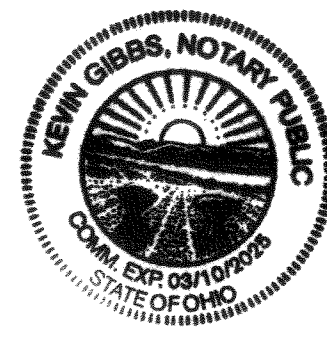
NOTARY PUBLIC

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 SOUTH PORT DEVELOPMENT LLC., BY KOPF CONSTRUCTION CORP., MANAGER, BY H. R. KOPF, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF SOUTH PORT 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 21st DAY OF September, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/10/2025



DRAINAGE AND STORM SEWER EASEMENTS

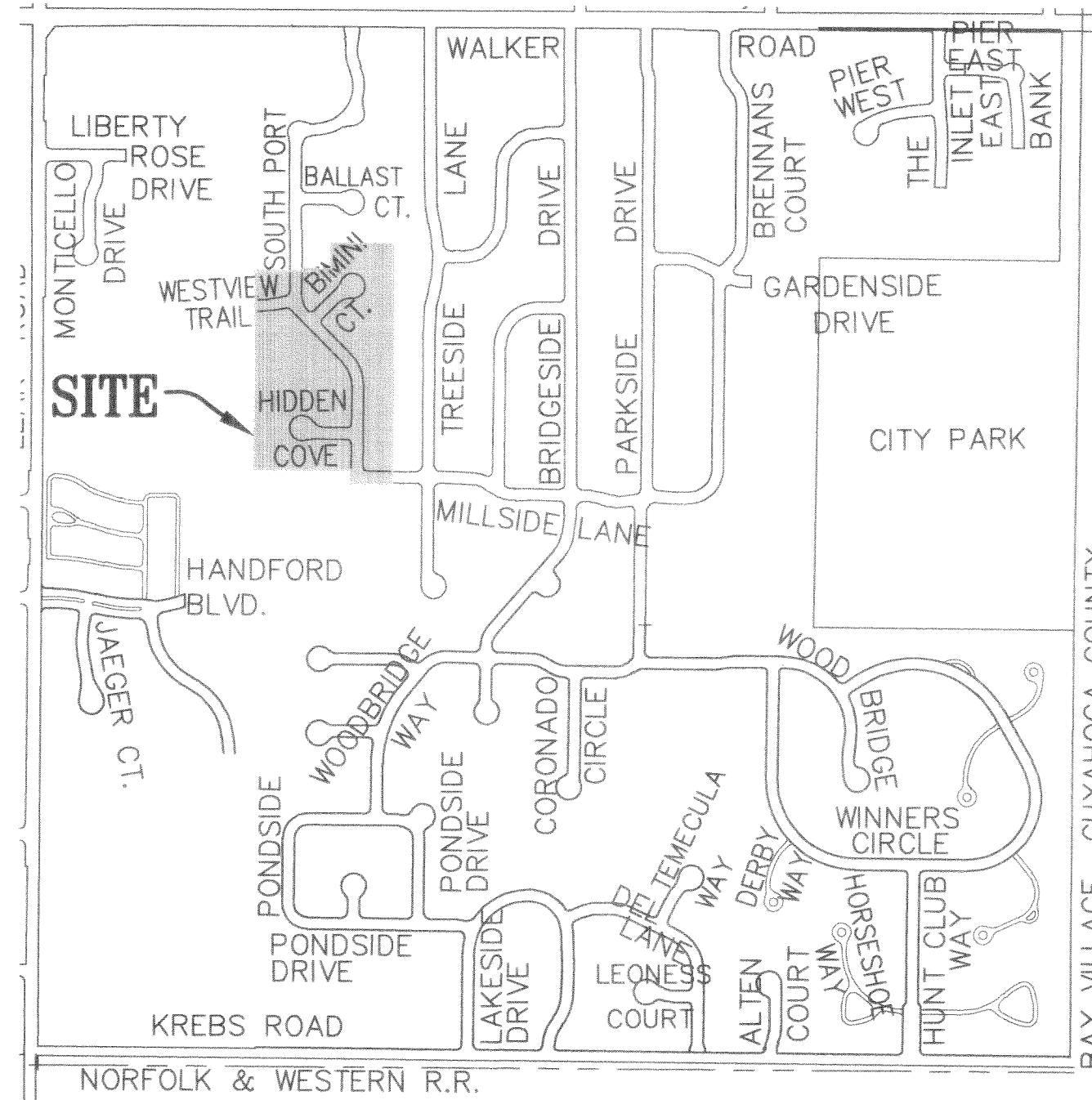
DRAINAGE AND STORM SEWER EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND WHO DOES HEREBY GRANT UNTO THE CITY OF AVON LAKE, (HEREINAFTER REFERRED TO AS THE "GRANTEE"), A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN 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 THEREFOR, 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 DRAINAGE AND PUBLIC SERVICES 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.

SOUTH PORT DEVELOPMENT LLC., BY KOPF CONSTRUCTION CORP., MANAGER

H. R. KOPF, PRESIDENT

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 ISLAND & BLOCKS ARE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION THE HOMEOWNERS' ASSOCIATION INC. SHALL ALSO BE REQUIRED TO MAINTAIN AND INSPECT THE RETENTION AND MAINTENANCE QUALITY BASINS, 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.



ENGINEER'S CERTIFICATE

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

[Signature]
ELIZABETH A. FULTON, P.E.
AVON LAKE CITY ENGINEER

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE SOUTH PORT SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 22-132 PASSED THE 26th DAY OF September, 2022.

[Signature]
GREGORY J. ZILKA
MAYOR

[Signature]
VALERIE ROSMARIN
CLERK OF COUNCIL

LAW DIRECTOR

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

[Signature]
GARY A. EBERT
AVON LAKE LAW DIRECTOR

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT HUNTINGTON NATIONAL BANK, LENDING, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE SOUTH PORT SUBDIVISION NO. 2 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING SOUTH PORT DRIVE 60', WESTVIEW TRAIL 60', BIMINI COURT 60', HIDDEN COVE 60' AND MILLSIDE LANE 60', AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: [Signature] SVP, Huntington Bank

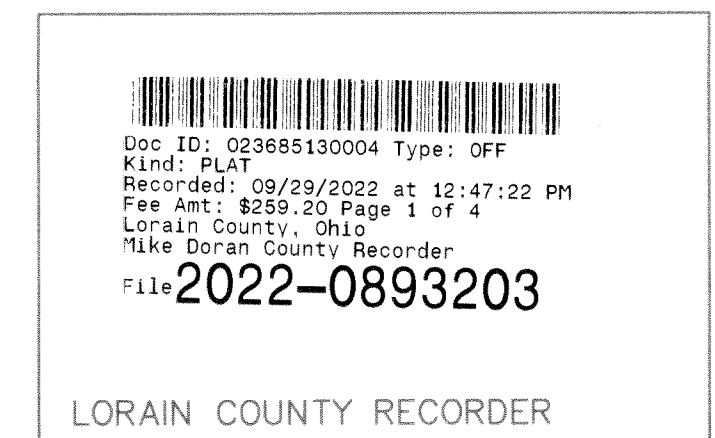
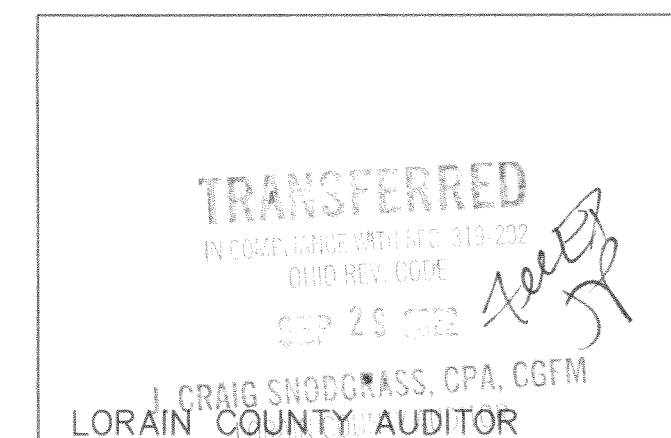
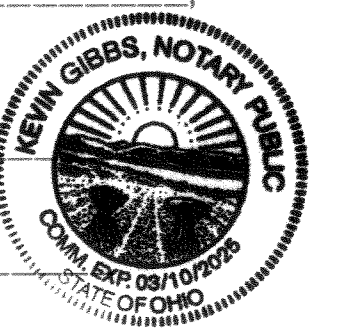
NOTARY PUBLIC

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 Antoinette Perry WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF SOUTH PORT 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 23rd DAY OF September, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/10/2025



RIPARIAN EASEMENTS

RIPARIAN 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 MINIMIZE DEGRADATION OF WATER RESOURCES AND TO REDUCE WATER QUALITY IMPACTS AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE WITHIN AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN.

- 1) FENCES MAY BE INSTALLED BY SOUTH PORT SUBDIVISION NO. 2 LOT OWNERS WITHIN THE RIPARIAN EASEMENT AREA PROVIDED EACH END OF AN INSTALLED FENCE ON A LOT HAS GATES WITH A MINIMUM OF TEN (10) FEET IN LENGTH THAT ALLOW ACCESS TO THE GABLE CREEK.
- 2) NO OTHER STRUCTURES, INCLUDING, BUT NOT LIMITED TO, DECKS, POOLS, PATIOS AND SHEDS SHALL BE INSTALLED OR PLACED IN ANY PART OF THE RIPARIAN EASEMENT AREA.
- 3) NO TREES OR MAJOR LANDSCAPING THAT WOULD INHIBIT THE CLEANING OF THE GABLE CREEK SHALL BE PLANTED OR PLACED IN ANY PART OF THE RIPARIAN EASEMENT AREA.
- 4) EXCEPT FOR THE REPLACEMENT OF GRASS WITHIN THE RIPARIAN EASEMENT AREA, THE CITY OF AVON LAKE, OHIO SHALL NOT BE LIABLE FOR THE REPLACEMENT OF ANY LANDSCAPING OR FENCES INSTALLED ON THE RIPARIAN EASEMENT AREA WHILE PERFORMING ACTIVITIES PERMITTED BY THE DRAINAGE, STORM SEWER AND RIPARIAN EASEMENTS.

SOUTH PORT DEVELOPMENT LLC., BY KOPF CONSTRUCTION CORP., MANAGER

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.

SOUTH PORT DEVELOPMENT LLC., BY KOPF CONSTRUCTION CORP., MANAGER

H. R. KOPF, PRESIDENT

8/11/22	REVIEW CYCLE #1 CITY ENGINEER COMMENTS

SOUTH PORT SUBDIVISION NO. 2 PLAT

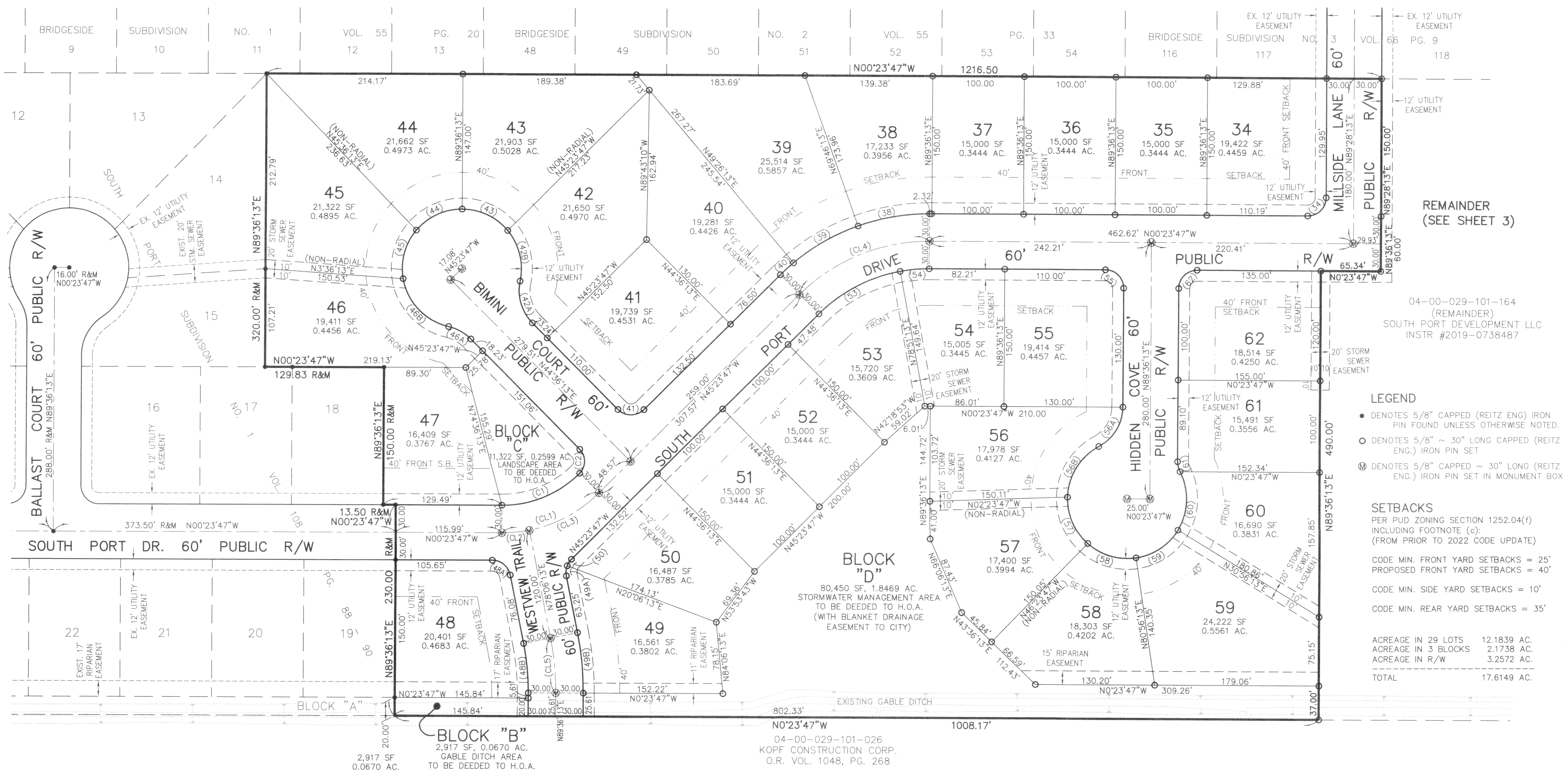
**THE HENRY G. REITZ
ENGINEERING COMPANY**

4214 ROCKY RIVER DRIVE, CLEVELAND, OH, 44135
PHONE: (216) 251-3033, REITZ@REITZENG.COM

1
3
JULY
2022

CURVE DATA TABLE

(34) R=20.00' D=90°08'00" L=31.46' C=28.32' N45°27'47"W T=20.05'	(38) R=230.00' D=19°50'00" L=79.62' C=79.22' N10°18'47"W T=40.21'	(39) R=230.00' D=20°20'00" L=81.62' C=81.20' N30°23'47"W T=41.25'	(40) R=230.00' D=04°50'00" L=19.40' C=19.40' N42°58'47"W T=9.71'	(41) R=20.00' D=90°00'00" L=31.42' C=28.28' N00°23'47"W T=20.00'	(42A) R=50.00' D=56°50'20" L=49.60' C=47.59' N73°01'23"E T=27.06'	(42B) R=65.00' D=51°50'20" L=58.81' C=56.82' N75°31'23"E T=31.59'	(43) R=65.00' D=50°00'00" L=56.72' C=54.94' N24°36'13"E T=30.31'	(44) R=65.00' D=50°00'00" L=56.72' C=54.94' N25°23'47"W T=30.31'	(45) R=65.00' D=50°00'00" L=56.72' C=54.94' N75°23'47"W T=30.31'	(46A) R=50.00' D=32°24'50" L=28.29' C=27.91' N28°23'48"E T=14.53'	(46B) R=65.00' D=67°24'50" L=76.48' C=72.14' N45°53'48"E T=35.35'	(48A) R=20.00' D=78°30'00" L=27.40' C=25.31' N38°51'13"E T=16.34'	(48B) R=270.00' D=11°30'00" L=54.19' C=54.10' N83°51'13"E T=27.19'	(49A) R=20.00' D=32°00'00" L=11.17' C=11.03' N85°53'47"W T=5.73'	(49B) R=330.00' D=11°30'00" L=66.24' C=66.12' N85°51'13"E T=33.23'	(50) R=20.00' D=24°30'00" L=8.55' C=8.49' N57°38'47"W T=4.34'	(53) R=170.00' D=34°15'00" L=101.62' C=100.12' N28°16'17"W T=52.38'
(54) R=170.00' D=10°45'00" L=31.90' C=31.85' N05°46'17"W T=15.99'	(55) R=20.00' D=90°00'00" L=31.42' C=28.28' N44°36'13"E T=20.00'	(56A) R=48.33' D=61°55'40" L=68.74' C=65.58' N59°25'57"W T=29.00'	(56B) R=65.00' D=60°35'40" L=68.74' C=65.58' N58°45'57"W T=37.98'	(57) R=65.00' D=50°00'00" L=56.72' C=54.94' N65°56'13"E T=30.31'	(58) R=65.00' D=50°00'00" L=56.72' C=54.94' N15°56'13"E T=30.31'	(59) R=65.00' D=50°00'00" L=56.72' C=54.94' N34°03'47"W T=30.31'	(60) R=65.00' D=58°49'00" L=66.73' C=63.83' N88°28'17"W T=36.64'	(61) R=23.62' D=27°29'00" L=31.42' C=11.22' N75°51'43"E T=5.78'	(62) R=20.00' D=90°00'00" L=31.42' C=28.28' N45°23'47"W T=20.00'	(C1) R=120.00' D=45°00'00" L=29.17' C=26.26' N22°53'47"W T=49.71'	(C2) R=18.57' D=90°00'00" L=11.81' C=11.81' N89°36'13"E T=18.57'	(CL1) R=150.00' D=45°00'00" L=30.11' C=30.06' N22°53'47"W T=62.13'	(CL2) R=150.00' D=11°30'00" L=30.11' C=30.06' N06°08'47"W T=15.10'	(CL3) R=150.00' D=33°30'00" L=87.70' C=153.07' N28°38'47"W T=45.14'	(CL4) R=200.00' D=45°00'00" L=157.08' C=153.07' N22°53'47"W T=82.84'	(CL5) R=300.00' D=11°30'00" L=60.21' C=60.11' N83°51'13"E T=30.21'	



REMAINDER (SEE SHEET 3)

04-00-029-101-164
(REMAINDER)
SOUTH PORT DEVELOPMENT LLC
INSTR #2019-0738487

- LEGEND**
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND UNLESS OTHERWISE NOTED.
 - DENOTES 5/8" ~ 30" LONG CAPPED (REITZ ENG.) IRON PIN SET
 - ⊗ DENOTES 5/8" CAPPED ~ 30" LONG (REITZ ENG.) IRON PIN SET IN MONUMENT BOX
- SETBACKS**
PER PUD ZONING SECTION 1252.04(f) INCLUDING FOOTNOTE (c): (FROM PRIOR TO 2022 CODE UPDATE)
- CODE MIN. FRONT YARD SETBACKS = 25'
PROPOSED FRONT YARD SETBACKS = 40'
- CODE MIN. SIDE YARD SETBACKS = 10'
- CODE MIN. REAR YARD SETBACKS = 35'
- ACREAGE IN 29 LOTS 12.1839 AC.
ACREAGE IN 3 BLOCKS 2.1738 AC.
ACREAGE IN R/W 3.2572 AC.
TOTAL 17.6149 AC.

REVISIONS	DATE	DESCRIPTION
	8/11/22	REVIEW CYCLE #1 CITY ENGINEER COMMENTS
	8/29/22	CORRECTED TYPOGRAPHIC ERRORS IN CURVE DATA
	9/20/22	ADDED MISSING "W" IN CHORD BEARING (62) & (CL1)

**SOUTH PORT
SUBDIVISION NO. 2
PLAT**

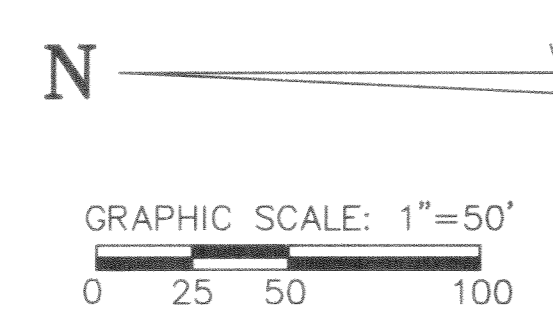
**THE HENRY G. REITZ
ENGINEERING COMPANY**
4214 ROCKY RIVER DRIVE, CLEVELAND, OH, 44135
PHONE: (216) 251-3033, REITZ@REITZENG.COM

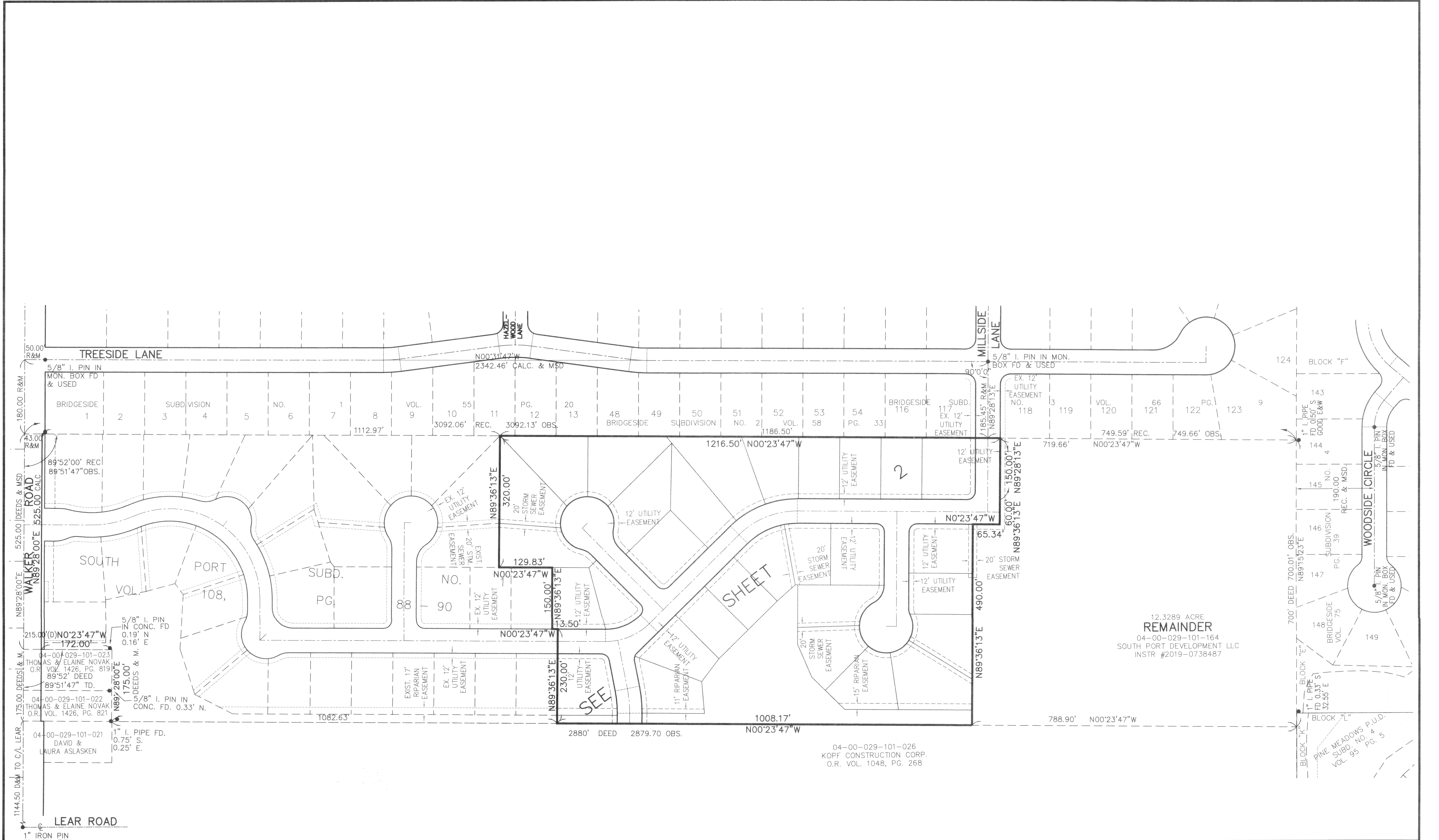
2
3
JULY
2022

04-00-029-101-026
KOPF CONSTRUCTION CORP.
O.R. VOL. 1048, PG. 268

BLOCK "B"
2,917 SF, 0.0670 AC.
GABLE DITCH AREA
TO BE DEEDED TO H.O.A.
(WITH BLANKET DRAINAGE
EASEMENT TO CITY)

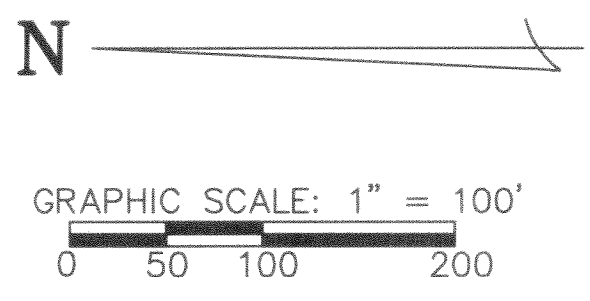
BLOCK "D"
80,450 SF, 1.8469 AC.
STORMWATER MANAGEMENT AREA
TO BE DEEDED TO H.O.A.
(WITH BLANKET DRAINAGE
EASEMENT TO CITY)





12.3289 ACRE
REMAINDER
 04-00-029-101-164
 SOUTH PORT DEVELOPMENT LLC
 INSTR #2019-0738487

04-00-029-101-026
 KOPF CONSTRUCTION CORP.
 O.R. VOL. 1048, PG. 268



REVISIONS	DATE	DESCRIPTION
	8/11/22	REVIEW CYCLE #1 CITY ENGINEER COMMENTS

SOUTH PORT SUBDIVISION NO. 2 PLAT

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

3
 3
 JULY
 2022

Plat Sheet

Instrument # 2020-993203 Film #

Name of Plat: South Port Subdivision No. 2

Owner: South Port Development LLC

Description: Situated in the State of Ohio
County of Lardon City of Aron Lake being
part of original Aron Township Section 29
17.6149 Acres
Creating Sublots 34 through 62
Blocks B, C, and D.
Easements Also.

Floor Plans:

Related/Margin: Declaration Follows 2022-0893204

Comments:

Vol. 112

Receiving Stamp

Pg. 62, 63, 64

FIDELITY NATIONAL TITLE
5340 MEADOW LANE CT
SHEFFIELD VILLAGE, OH 44035

Amount: 259.20

Initials: TM