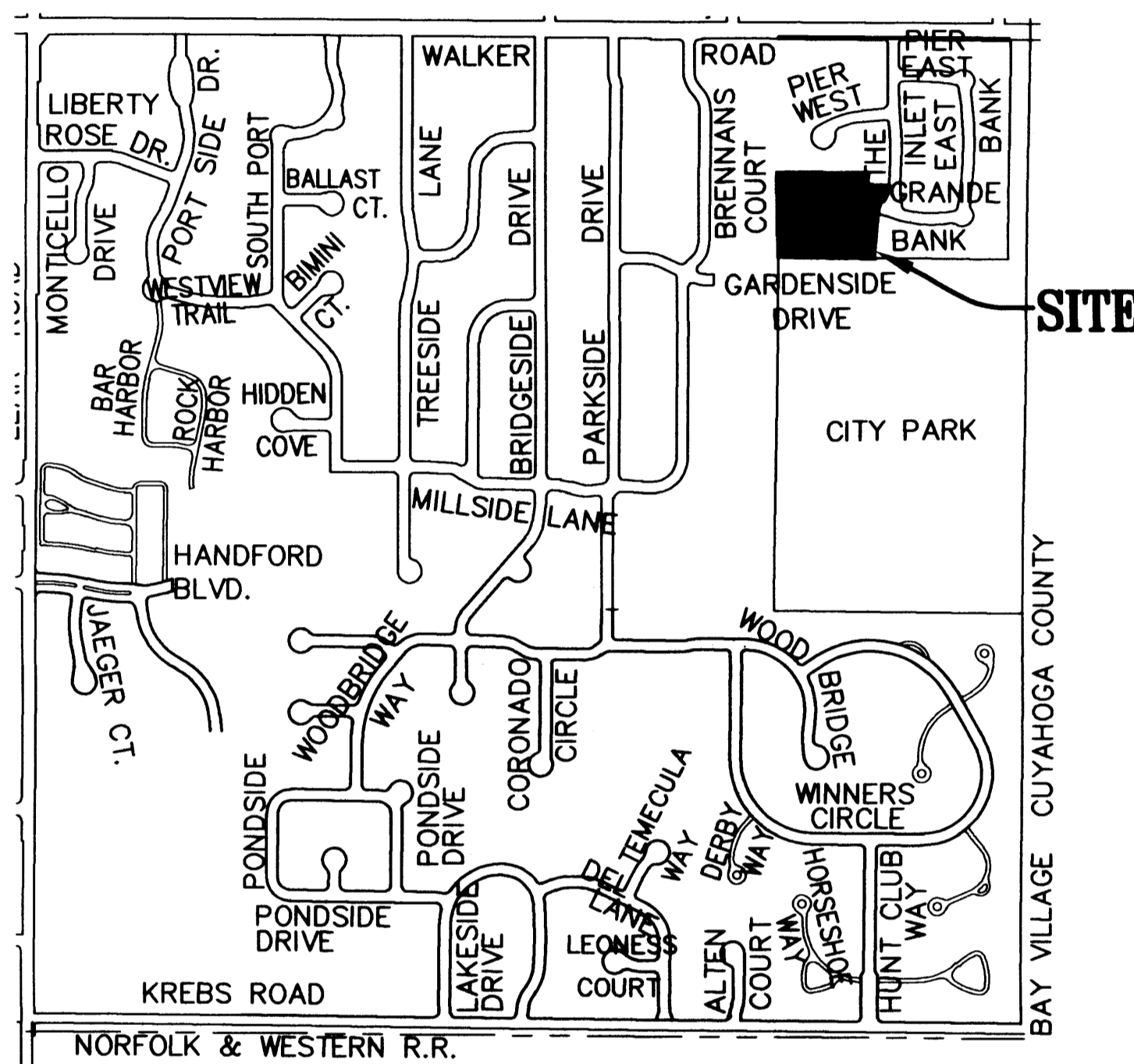


# THE HARBOUR P.U.D. SUBDIVISION NO. 4 PLAT

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. 4 AS SHOWN HEREON AND CONTAINING 5.5911 ACRES IN AVON TOWNSHIP SECTION NO. 29, 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 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.

MAY, 2024

ACREAGE IN 14 LOTS 2.7482 AC.  
ACREAGE IN 1 BLOCK 2.1832 AC.  
ACREAGE IN STREET R/W 0.6597 AC.  
TOTAL 5.5911 AC.



THE HENRY G. REITZ ENGINEERING COMPANY

BY: *[Signature]* 6/26/24, PRESIDENT  
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 GRANDE BANK.

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

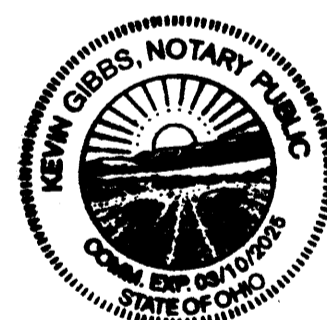
BARRY J. EDELSTEIN, SR. VICE PRESIDENT

### 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 HARBOUR AVON LAKE, LLC, KOPF CONSTRUCTION CORP., MANAGER, BY BARRY J. EDELSTEIN, SR. VICE PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE HARBOUR P.U.D. SUBDIVISION NO. 4 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 27th DAY OF June, 2024

NOTARY PUBLIC



MY COMMISSION EXPIRES 3/10/2025

### 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

BARRY J. EDELSTEIN, SR. VICE PRESIDENT

### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE THE HARBOUR P.U.D. SUBDIVISION NO. 4 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*[Signature]*  
AVON LAKE CITY ENGINEER,  
CHRISTOPHER L. HOWARD, P.E.

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE THE HARBOUR P.U.D. SUBDIVISION NO. 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 24-102 PASSED THE 24th DAY OF July, 2024.

*[Signature]*  
MAYOR,  
MARK A. SPAETZEL

*[Signature]*  
CLERK OF COUNCIL,  
VALERIE E. ROSMARIN

### LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE THE HARBOUR P.U.D. SUBDIVISION NO. 4 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 HUNTINGTON NATIONAL BANK, LENDING, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE HARBOUR P.U.D. SUBDIVISION NO. 4 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING GRANDE BANK, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *[Signature]*  
S.V.P.

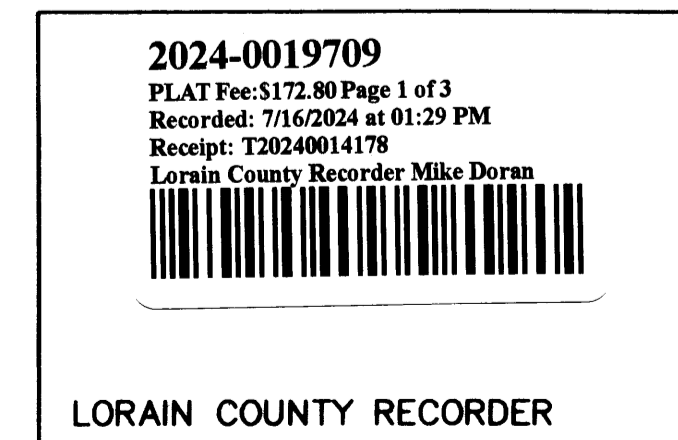
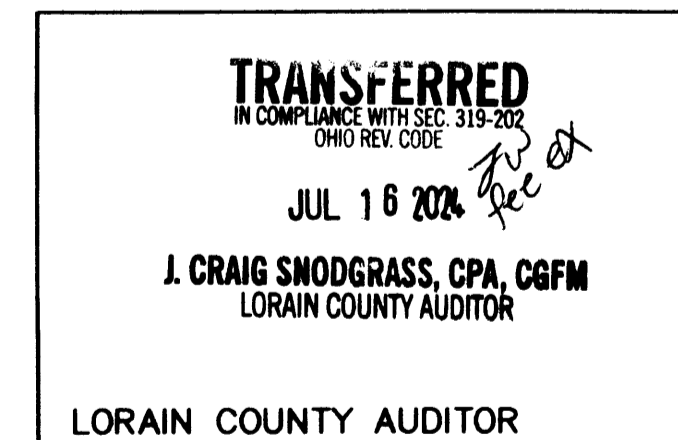
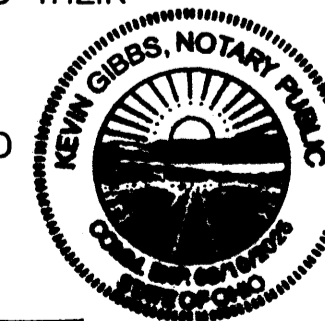
### NOTARY PUBLIC

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 HUNTINGTON NATIONAL BANK, BY: *[Signature]* 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 27th DAY OF June, 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/10/2025

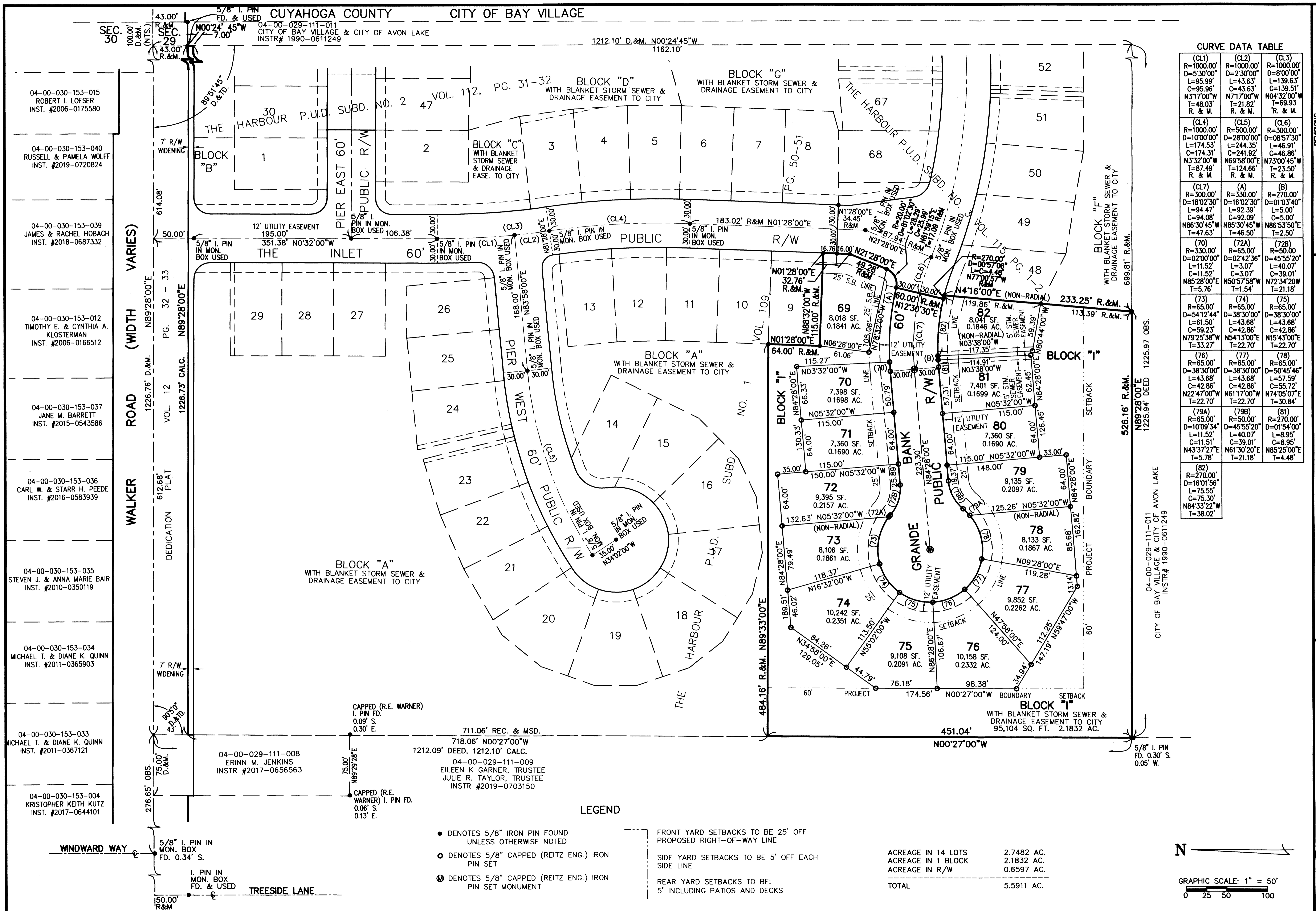


THE HARBOUR P.U.D.  
SUBDIVISION NO. 4  
PLAT

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

1/2  
MAY 2024

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**CURVE DATA TABLE**

(C1) R=1000.00' D=5'30"00" L=95.99' C=95.96' N317'00"W T=48.03' R. & M.	(C2) R=1000.00' D=2'30"00" L=43.63' C=43.63' N717'00"W T=21.82' R. & M.	(C3) R=1000.00' D=8'00"00" L=139.63' C=139.51' N04'32"00"W T=69.93' R. & M.
(C4) R=1000.00' D=10'00"00" L=174.53' C=174.31' N332'00"W T=87.49' R. & M.	(C5) R=500.00' D=28'00"00" L=244.35' C=241.92' N69'58"00" T=124.66' R. & M.	(C6) R=300.00' D=08'57"30" L=46.91' C=46.86' N73'00"45"W T=23.50' R. & M.
(C7) R=300.00' D=18'02"30" L=94.47' C=94.08' N86'30'45"W T=47.63' R. & M.	(A) R=330.00' D=16'02"30" L=102.39' C=92.09' N85'30'45"E T=46.50' R. & M.	(B) R=270.00' D=01'03"40" L=5.00' C=5.00' N86'53'50"E T=2.50' R. & M.
(70) R=330.00' D=02'00"00" L=11.52' C=11.52' N85'28'00"E T=5.76' R. & M.	(72A) R=65.00' D=02'42"36" L=3.07' C=3.07' N50'57'58"W T=1.54' R. & M.	(72B) R=50.00' D=45'55"20" L=40.07' C=39.01' N72'34'20"W T=21.18' R. & M.
(73) R=65.00' D=54'12"44" L=61.50' C=59.23' N79'25'38"W T=33.27' R. & M.	(74) R=65.00' D=38'30"00" L=43.68' C=42.86' N54'13'00"W T=22.70' R. & M.	(75) R=65.00' D=38'30"00" L=43.68' C=42.86' N15'43'00"E T=22.70' R. & M.
(76) R=65.00' D=38'30"00" L=43.68' C=42.86' N22'47'00"W T=22.70' R. & M.	(77) R=65.00' D=38'30"00" L=43.68' C=42.86' N61'17'00"W T=22.70' R. & M.	(78) R=65.00' D=50'45"46" L=57.59' C=55.72' N74'05'07"E T=30.84' R. & M.
(79A) R=65.00' D=10'09"34" L=11.52' C=11.51' N43'37'27"E T=5.78' R. & M.	(79B) R=50.00' D=45'55"20" L=40.07' C=39.01' N61'30'20"E T=21.18' R. & M.	(81) R=270.00' D=01'54"00" L=8.95' C=8.95' N85'25'00"E T=4.48' R. & M.
(82) R=270.00' D=16'01"56" L=75.55' C=75.30' N84'33'22"W T=38.02' R. & M.		

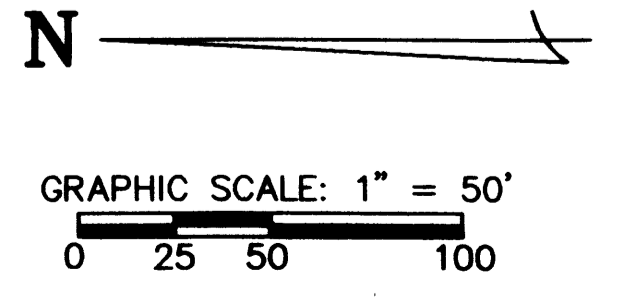
**THE HARBOUR P.U.D.  
SUBDIVISION NO. 4  
PLAT**

**THE HENRY G. REITZ  
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PHONE: (216) 251-3033, REITZ@REITZENG.COM

2  
MAY 2024

- 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 14 LOTS	2.7482 AC.
ACREAGE IN 1 BLOCK	2.1832 AC.
ACREAGE IN R/W	0.6597 AC.
<b>TOTAL</b>	<b>5.5911 AC.</b>



Plat Sheet

Instrument # 2024-0019709 Film # \_\_\_\_\_

Name of Plat: Harbour PUD Subdivision No. 4

Owner: Harbour Avon Lake LLC

Description: Situated in the City of Avon Lake,  
County of Lorain, State of Ohio: being a part  
of Avon Township Section No. 29 = 5.5911 Acres  
Easements also -  
Creating Sublots 69 thru 82 inclusive  
and Block "I"

Floor Plans: NA

Related/Margin: 4<sup>th</sup> Amendment to Declaration to follow  
# 2024-00197.10

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

Vol 116

Receiving Stamp

Pg. 21-22

Amount: \$172.80

Initials: SC