

BEING PART OF AVON TOWNSHIP SECTION NO. 17 NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS ARE SUBJECT TO A HOMEOWNERS' ASSOCIATION AND THE MAINTENANCE OF COMMON AREA BLOCKS ARE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATIONS

THE HOMEOWNERS' ASSOCIATION SHALL ALSO BE REQUIRED TO MAINTAIN AND INSPECT THE RETENTION AND WATER 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.

WALKER ROAD

COASTAL DRIVE

CLIPPER CT.

MIDSHIP DR.

MITCHELL CT.

**SITE**

SORRENTO

WEBBER RD.

SARATOGA

PORTSOUTH

BENNINGTON

HAMSHIRE

FOX

CHAPPEL LANE

TITUS-HILL LANE

REBECCA LANE

DEER RUN LANE

AVON BELDEN ROAD S.R.83

ALBION DR.

BELMONT DR.

WOODSTOCK

CORTLAND DR.

RYEBERRY LANE

SPRUCE

LEWIS AVE.

KNICKERBOCKER RD.

PIN OAK PKWY

NORFOLK & WESTERN R.R.

LONG COVE

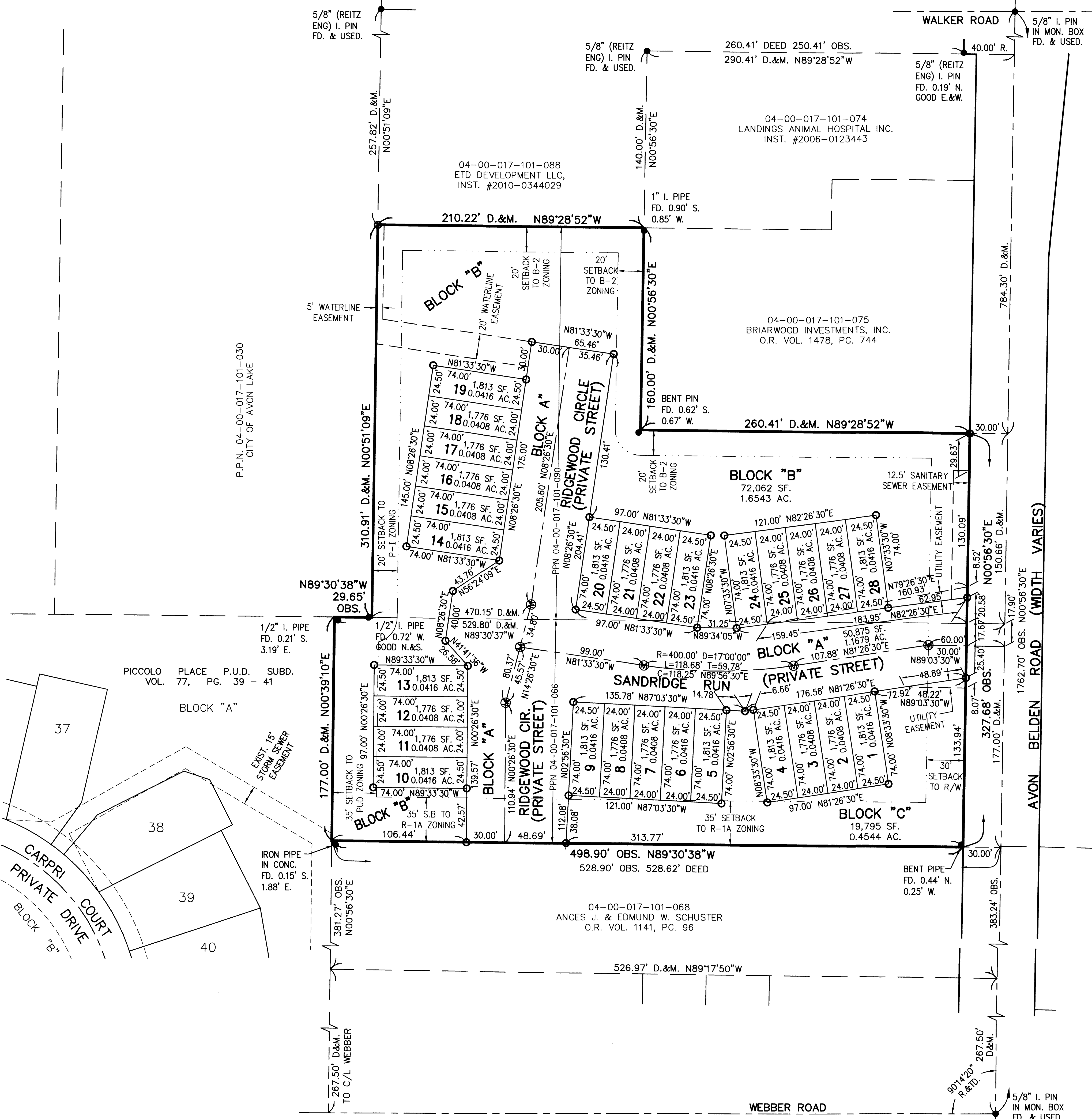
DANBURY LANE

ROCKWOOD

ENGLISH TURN

LEGA

12  
MAY  
2025



**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

NOTE: PINS TO BE SET AT ALL SHARED SUBLOT PROPERTY CORNERS AFTER GAS MAIN, BUILDING & DRIVE INSTALLATION TO ENSURE THEY ARE NOT DISTURBED DURING CONSTRUCTION AND RESET AT ANY UNSHARED SUBLOT PROPERTY CORNERS AFTER CONSTRUCTION IF REQUIRED.

**BLANKET EASEMENTS**

BLOCK "A" IS COVERED BY A BLANKET SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO THE CITY OF AVON LAKE AND A BLANKET UTILITY EASEMENT GRANTED TO PRIVATE UTILITY COMPANIES AS DESCRIBED ON SHEET 1

BLOCK "A", BLOCK "B" AND BLOCK "C" ARE EACH COVERED BY BLANKET STORM SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF AVON LAKE WITH THE BLOCK OWNER HAVING PRIMARY MAINTENANCE RESPONSIBILITY OF THE PAVEMENT, LANDSCAPING AND STORMWATER MANAGEMENT IMPROVEMENTS.

<b>2 / 2</b>		<b>REVISIONS</b>	
		5/29/25	SUBLOT CORNER PIN SETS REVISED PER NOTE UNDER LEGEND
<b>THE HENRY G. REITZ ENGINEERING COMPANY</b> 4214 ROCKY RIVER DRIVE, CLEVELAND, OH, 44135 PHONE: (216) 251-3033, REITZ@REITZENG.COM		<b>SANDRIDGE RUN SUBDIVISION PLAT</b>	
MAY 2025			

Plat SheetInstrument # 2025-0061034 Film # \_\_\_\_\_Name of Plat SANDRIDGE RUN SUBDIVISIONOwner: PLATE HOMES OF OHIO LLCDescription: SITUATED IN THE CITY OF AUDA LAKE  
COUNTY OF LORAIN, STATE OF OHIO BEING PART OF  
AVON TOWNSHIP SECTION NO 17 4.4286 ACRESCREATING SUBLOTS 1-25 CONCURRENT  
AND BLOCKS "A", "B" AND "C"Floor Plans: /Related/Margin: /Comments: EXAMS + Filings (AMANDA)Vol 118Receiving StampPg. 23, 24Amount \$172.80Initials: ST