THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, PULTE HOMES OF OHIO, LLC.

I HAVE SURVEYED AND PLATTED THE PORT SIDE TOWNHOUSE SUBDIVISION AS SHOWN HEREON
AND CONTAINING 5.0206 ACRES IN AVON TOWNSHIP SECTION NO. 29, NOW IN THE CITY OF
AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED  $\bigcirc 5/8$ "  $\sim 30$ " LONG CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET. AT ALL POINTS INDICATED  $\bigcirc 5/8$ "  $\sim 30$ " 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.

MAY, 2025

ACREAGE IN 18 LOTS

ACREAGE IN 3 COMMON BLOCKS

ACREAGE IN PUBLIC STREET R/W

ACREAGE IN PRIVATE STREET BLOCK "A"

TOTAL

1.3790 AC.

2.5780 AC.

0.5356 AC.

0.5280 AC.

5.0206 AC.



THE HENRY G. REITZ ENGINEERING COMPANY

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' AND HANDFORD BOULEVARD 60'.

PULTE HOMES OF OHIO, LLC 387 MEDINA ROAD MEDINA, OHIO 44256

Bay Puli

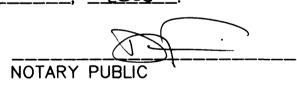
BRAD PIROLI, VICE PRESIDENT

NOTARY PUBLIC

COUNTY OF Medica )

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., BY BRAD PIROLI, VICE PRESIDENT, WHO ACKNOWLEDGED
THE SIGNING OF THE FOREGOING PLAT OF PORT SIDE TOWNHOUSE SUBDIVISION 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 \_\_\_\_30\_\_ DAY OF



DAVID FRANCESCONI Notary Public State of Ohio My Comm. Expires

SANITARY SEWER, WATERLINE, STORM SEWER AND DRAINAGE EASEMENTS SANITARY SEWER. WATERLINE, STORM SEWER AND DRAINAGE 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 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.

PULTE HOMES OF OHIO, LLC., BY BRAD PIROLI, VICE PRESIDENT

BRAD PIROLI, VICE PRESIDENT

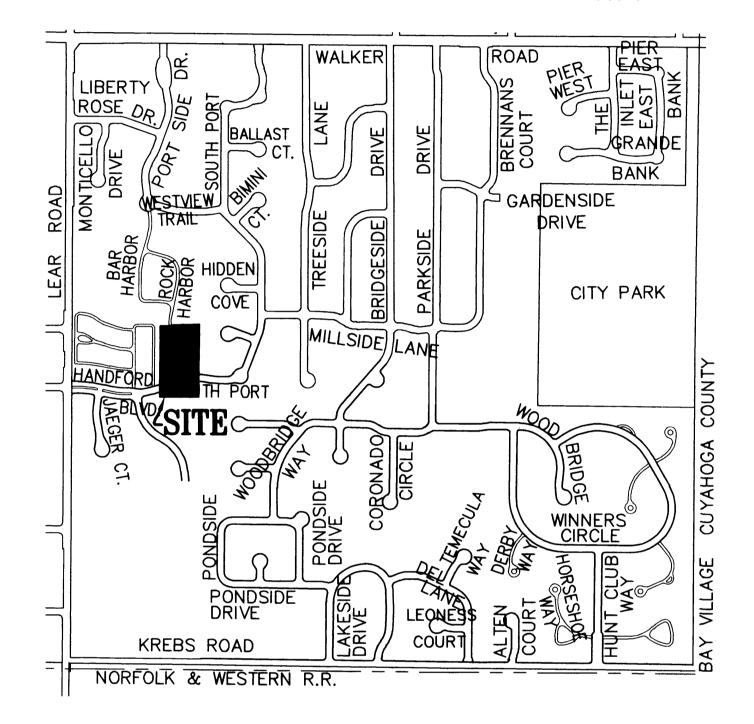
## PORT SIDE TOWNHOUSE SUBDIVISION

## 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 LANDSCAPE ISLANDS IN RIGHTS—OF—WAY & 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.



PUBLIC ACCESS EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CITY OF

AVON LAKE A BLANKET PUBLIC ACCESS EASEMENT OVER ALL OF BLOCK "A" AS SHOWN HEREON FOR

THE PURPOSE OF PERMITTING VEHICULAR TRAFFIC TO PASS OVER THE PRIVATE STREET DESIGNATED AS

ROCK HARBOR. NO GATES OR OTHER RESTRICTIONS ARE TO BE PLACED THAT WOULD PREVENT NORMAL

PUBLIC VEHICULAR ACCESS TO TRAVERSE THE PRIVATE STREETS.

PULTE HOMES OF OHIO, LLC., BY BRAD PIROLI, VICE PRESIDENT

BRAD PIROLI, VICE PRESIDENT

UTILITY EASEMENTS

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"), IN THE WIDTHS AS SHOWN HEREON, A PERMANENT RIGHT OF WAY EASEMENT ON 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.

PULTE HOMES OF OHIO, LLC., BY BRAD PIROLI, VICE PRESIDENT

BRAD PIROLI, VICE PRESIDENT

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE PORT SIDE TOWNHOUSE SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

AVON LAKE CITY ENGINEER, CHRISTOPHER L. HOWARD, P.E.

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE PORT SIDE TOWNHOUSE SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 25-128 PASSED THE 740 DAY OF

MAYOR, MARK A. SPAETZEL CLERK OF COUNCIL, VALERIE E. ROSMARIN

ANN A. SPALIZEE

LAW DIRECTOR
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE PORT SIDE TOWNHOUSE SUBDIVISION AND FIND THE SAME TO BE PREPARED IN

ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

AVON LAKE LAW DIRECTOR, GARY A. EBERT

l craig snodgrass, cpa, cgfm

LORAIN COUNTY AUDITOR

LORAIN COUNTY AUDITOR

PORT SIDE TOWNHOUSE SUBDIV

SI

THE HENRY G. REITZ
ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OH, 44135

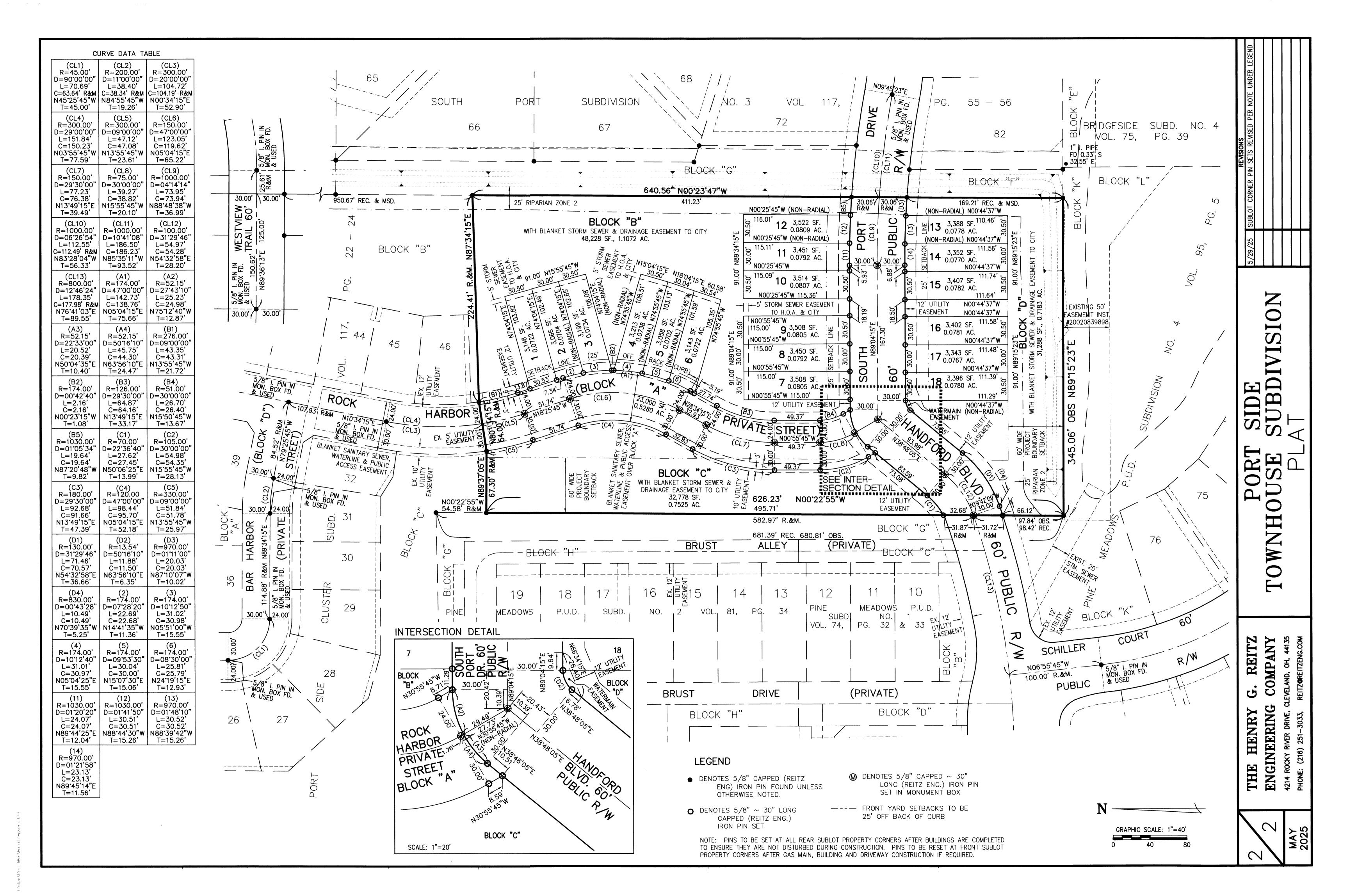
PLAT Fee:\$172.80 Page 1 of 3
Recorded: 7/31/2025 at 01:42 PM
Receipt: T20250017097
Lorain County Recorder Mike Doran

LORAIN COUNTY RECORDER

2025-0061807

Plat Vol-118 Pgs 28, 29

1 MAY 2025



## Plat Sheet

Instrument # 20250 \(\alpha(1807)\) Film #			
Name of Plat	Port side	Townhouse	<u>Subdivision</u>
Owner:	Pulte Hon	nes of Ot	vo LLC.
Lake Cour Part of A Creating	nty of Lorair won townsh sublots 1 blocks A,	State of ip Section thru 18 B, C, D	•
Hereage	5.0206-	<del></del>	
Floor Plans:		-	
Related/Margin	·		
Comments:			
Vol. 11 Pg. 29	<u>8</u> 3,29	<u>R</u>	eceiving Stamp
Amount 1	12.80	· .	