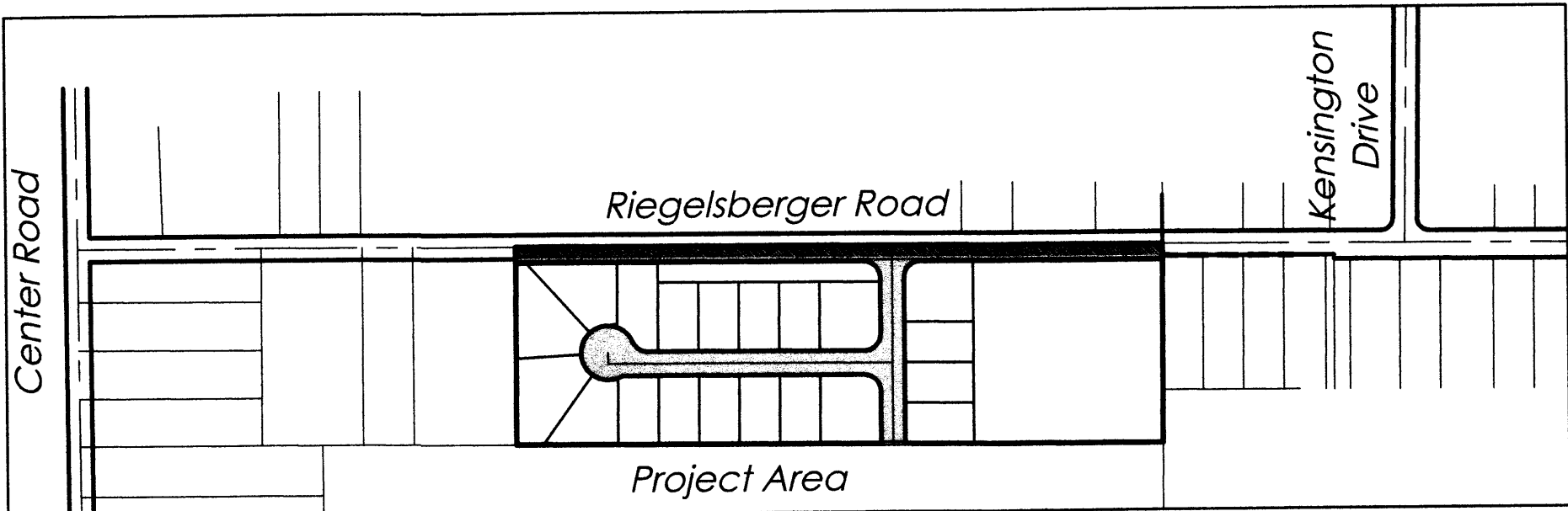


Autumn Grove Subdivision

of P.P.N. 04-00-013-000-151

Situated in the City of Avon, County of Lorain and State of Ohio, and further known as being part of Section 13 of Original Avon Township, Being Township Number 7 in the 16th Range of Townships in the Connecticut Western Reserve July 2025



Vicinity Map Scale 1" = 400"

ACCEPTANCE & DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, MATT GARLAND, AGENT FOR GARLAND NEW HOMES INC., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS AUTUMN GROVE SUBDIVISION, A SUBDIVISION OF TWENTY (20) SUBLOTS NUMBERED 1 THROUGH 20 INCLUSIVE AND BLOCKS A, B, AND C AND DOES HEREBY ACCEP THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS BLOSSOM LANE AND AUTUMN COURT (SIXTY) 60 FEET IN WIDTH, AND RIEGELSBERGER ROAD (FORTY) 40 FEET IN WIDTH (30' EXISTING & 10' WIDENING).

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN THE AUTUMN GROVE SUBDIVISION BLOCKS A, B, & C, STORMWATER MANAGEMENT EASEMENT, 20' DRAINAGE/STORM SEWER EASEMENTS, 25' LANDSCAPE EASEMENT, & SIGN EASEMENTS SHOWN HEREON, SAID AREAS ARE NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN THE AUTUMN GROVE SUBDIVISION AS MORE FULLY PROVIDED IN "THE AUTUMN GROVE SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS RECORDED AS INSTRUMENT # _____ OF THE LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLot OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE PERPETUAL INSPECTION AND MAINTENANCE OF ALL IMPROVEMENTS LOCATED WITHIN THE STORM WATER MANAGEMENT EASEMENT, AND 20' DRAINAGE/STORM SEWER EASEMENTS, IN ADDITION TO THE RESPONSIBILITIES INDICATED IN THE "AGREEMENT FOR STORM WATER BEST MANAGEMENT PRACTICES" ON FILE AT THE CITY OF AVON. THIS MAINTENANCE SHALL ALSO INCLUDE THE LAYING, MAINTAINING, REPLACING OR REMOVING PIPES, MANHOLES, DITCHES, SWALES, PLANTINGS, AND/OR OTHER APPURTENANCES LOCATED WITHIN SAID EASEMENTS. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS OR NATURAL VEGETATION IS TO BE CONSTRUCTED IN SAID STORM WATER MANAGEMENT EASEMENT, 20' DRAINAGE/STORM SEWER EASEMENTS OR BLOCK A.

AND DOES HEREBY GRANT TO THE CITY OF AVON, ITS SUCCESSORS AND ASSIGNS THE RIGHT OF ACCESS TO SAID 20' DRAINAGE/STORM SEWER EASEMENTS, STORMWATER MANAGEMENT EASEMENT (a.k.a. BLOCK B), AND BLOCK 'A' (FOR YARD DRAINS) BEYOND THE LIMITS OF THE PUBLIC RIGHT OF WAY, AS SHOWN HEREON, SHOULD THE CITY OF AVON DEEM IT NECESSARY, AND AT THE CITY OF AVON'S SOLE DISCRETION, IN ORDER TO LAY, CONSTRUCT, MAINTAIN, REPLACE, OR REMOVE ITEMS SUCH AS PAVEMENT, STORM SEWER PIPE, MANHOLES, DITCHES, SWALES, PLANTINGS AND/OR OTHER DRAINAGE RELATED APPURTENANCES. IT IS UNDERSTOOD THAT THE LONG-TERM INSPECTION & MAINTENANCE OF ALL DRAINAGE & STORM WATER MANAGEMENT EASEMENTS ARE FIRST AND FOREMOST THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AS PER THE "THE AUTUMN GROVE SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS" AND THE "AGREEMENT FOR STORM WATER BEST MANAGEMENT PRACTICES" ON FILE AT THE CITY OF AVON. THE COST FOR ALL WORK PERFORMED BY THE CITY WITHIN SAID EASEMENTS SHALL BE ASSESSED TO THE HOMEOWNER'S ASSOCIATION FOR REIMBURSEMENT. THE CITY OF AVON SHALL ONLY BE RESPONSIBLE FOR GRASS RESTORATION AFTER PERFORMANCE OF WORK DESCRIBED HEREIN WITHIN NOTED EASEMENT AREAS.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON AND TO UTILITIES INCLUDING BUT NOT LIMITED TO THE OHIO EDISON COMPANY, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT UNDERGROUND UTILITY EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, AND SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY, NATURAL GAS, AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

AND DOES HEREBY GRANT UNTO THE UNITED STATES OF AMERICA POSTAL SERVICES, AN USPS EASEMENT OVER BLOCK C FOR THE CLUSTER MAILBOX LOCATION.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, MATT GARLAND, AGENT FOR GARLAND NEW HOMES INC. HAS HERETO SET ITS HAND

AT Westlake, OHIO, THIS 31 DAY OF JULY, 2025.

BY: Matt Garland

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

STATE OF OHIO)

COUNTY OF Cuyahoga)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, MATT GARLAND OF GARLAND NEW HOMES, INC., WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND

OFFICIAL SEAL AT Westlake, OHIO, THIS 31 DAY OF JULY, 2025.

Diane Plumley
NOTARY PUBLIC



THIS IS AN ACKNOWLEDGEMENT CLAUSE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

AREA TABULATION

AREA IN RIGHT OF WAY	
BLOSSOM LANE/AUTUMN CT	= 1.8286 ACRES
RIEGLSBERGER ROAD	
EXISTING 30' R/W	= 1.1021 ACRES
10' WIDENING	= 0.3674 ACRES
AREA IN RIGHT OF WAY TOTAL	= 3.2981 ACRES
AREA IN BLOCKS A, B, AND C	= 5.4872 ACRES
AREA IN SUBLOTS (20)	= 9.2341 ACRES
TOTAL AREA	= 18.0194 ACRES

SUBDIVIDER AGREEMENT:

THIS PLAT IS SUBJECT TO THE SUBDIVIDER'S AGREEMENT AS APPROVED BY CITY COUNCIL VIA

ORDINANCE NUMBER 71-25

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11th DAY OF August, 2025 THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Brian Fischer
BRIAN FISCHER, COUNCIL PRESIDENT

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11th DAY OF August, 2025

Carolyn Witherspoon
CAROLYN WITHERSPOON, PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11th DAY OF August, 2025

Ryan E. Cummins
RYAN E. CUMMINS, P.E., CITY OF AVON CONSULTING ENGINEER

2025-0063498
PLAT Fee: \$259.20 Page 1 of 4
Recorded: 8/13/2025 at 03:38 PM
Receipt: T20250018290
Lorain County Recorder Mike Doran

Plat Vol 118
Pg 38, 39, 40

MORTGAGE RELEASE

BE IT KNOWN THAT ALICIA KOVALCHUK AND PATRICK KOVALCHUK, MORTGAGEE OF THE LAND INDICATED ON THIS PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN LORAIN COUNTY RECORD OF MORTGAGES IN INSTRUMENT NO. 20230923471, BLOSSOM LANE AND AUTUMN COURT (SIXTY) 60 FEET IN WIDTH, AND RIEGELSBERGER ROAD (FORTY) 40 FEET IN WIDTH (30' EXISTING & 10' WIDENING).

IN WITNESS WHEREOF, ALICIA KOVALCHUK & PATRICK KOVALCHUK HAVE CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN THEIR NAME

BY Alicia Kovalchuk, THEREUNTO DULY AUTHORIZED AND ITS SEAL

HEREUNTO AFFIXED AT Westlake, OHIO, THIS 31 DAY OF JULY, 2025

BY Patrick Kovalchuk, THEREUNTO DULY AUTHORIZED AND ITS SEAL

HEREUNTO AFFIXED AT Westlake, OHIO, THIS 31 DAY OF July, 2025

STATE OF OHIO)

COUNTY OF Cuyahoga)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ABOVE THE NAMED, ALICIA KOVALCHUK AND PATRICK KOVALCHUK, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT

WESTLAKE, OHIO THIS 31st DAY OF July, 2025

Diane Plumley
NOTARY PUBLIC



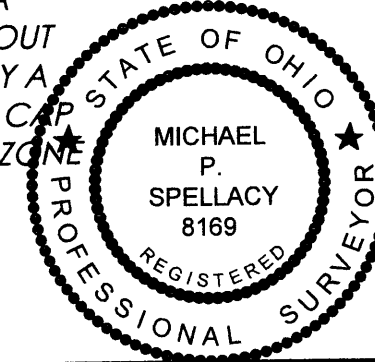
DIANE PLUMLEY
Notary Public
State of Ohio
My Comm. Expires
July 28, 2027

THIS IS AN ACKNOWLEDGEMENT CLAUSE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.

BOUNDARY CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

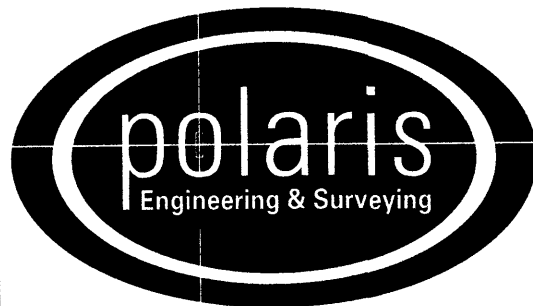
Michael P. Spellacy
MICHAEL P. SPELLACY P.S. #81697 DATE



AUTUMN GROVE SUBDIVISION

CITY AVON - LORAIN COUNTY - STATE OF OHIO

DATE: 7/29/25 DRAWN: MPS
SCALE: HOR. 1"= 50'. VERT. 1"=50'.
FOLDER: DWG/Proj. Surveying
FILENAME: Survey Base
TAB: 01-PLAT
BN DY. CHK: MPS
BASE. CHK: N/A



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

SUBDIVISION PLAT

CONTRACT No.

15277

SHEET

OF

1

3

CENTER ROAD - 60'

CENTER ROAD - 60'

04-00-014-107-268
KAR PARTNERS LLC
#35610 RIEGELSBERGER RD

04-00-014-107-027
ROBERT BORDON
& CALLIOPE A. VOIKUS
RIEGELSBERGER RD

RIEGELSBERGER ROAD - 60'

N 89°53'34" W 1600.29' calc / 1600.30' deed

10' R/W WIDENING (0.3674 AC.) 16,002 SF
BLOCK A
27,355 sq.ft.
0.6280 acres
For Landscaping
(To H.O.A. & City) S 89°47'48" E 550.00'

STRODRECK (KIRK A & LESLIE A)
(RESIDUAL PARCEL "C")
INST. NO. 2016-090192
S 0°07'46" W 489.31' Obs. / 489.87' Deed

704.19' N 89°47'48" W
AUTUMN COURT - 60'

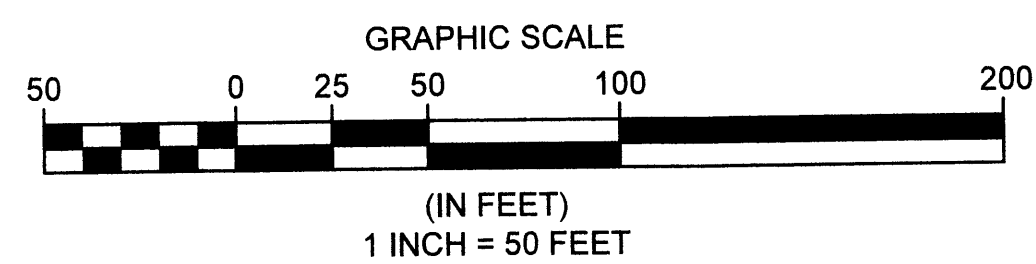
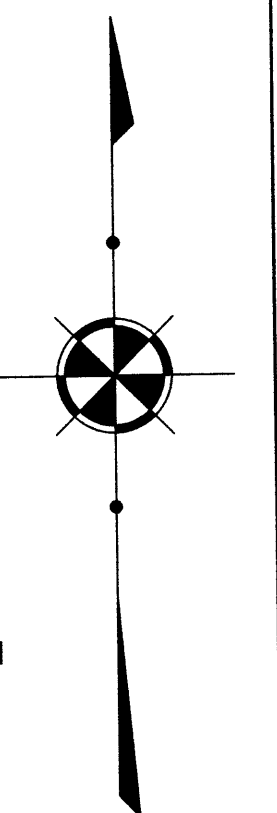
04-00-013-000-217
DEBORAH L MITTERHOLZER
INST. NO. 2019-0725751

S 89°47'48" E 1599.18' Act. / 1605' Deed

Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
- MONUMENT BOX FOUND AS NOTED

- PROPOSED RIGHT OF WAY DEDICATION
- PROPOSED RIGHT OF WAY WIDENING DEDICATION
- EXISTING RIGHT OF WAY DEDICATION



PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	62.83'	40.00'	90°00'00"	56.57'	S45°06'26"W	40.00'
C2	62.76'	40.00'	89°54'14"	56.52'	N44°50'41"W	39.93'
C3	10.95'	23.00'	27°15'58"	10.84'	S76°34'13"W	5.58'
C4	6.78'	67.00'	5°47'50"	6.78'	N65°50'09"E	3.39'
C5	66.35'	67.00'	56°44'28"	63.67'	S82°53'42"E	36.18'
C6	60.00'	67.00'	51°18'36"	58.02'	S28°52'10"E	32.18'
C7	60.00'	67.00'	51°18'29"	58.01'	S22°26'22"W	32.18'
C8	63.19'	67.00'	54°02'24"	60.88'	S75°06'49"W	34.17'
C9	10.43'	67.00'	8°55'23"	10.42'	N73°24'18"W	5.23'
C10	53.15'	67.00'	45°27'06"	51.77'	N46°13'03"W	28.06'
C11	46.29'	40.00'	66°18'18"	43.75'	S56°38'39"E	26.13'
C12	62.90'	40.00'	90°05'46"	56.62'	N45°09'19"E	40.07'
C13	62.83'	40.00'	90°00'00"	56.57'	N44°53'34"W	40.00'

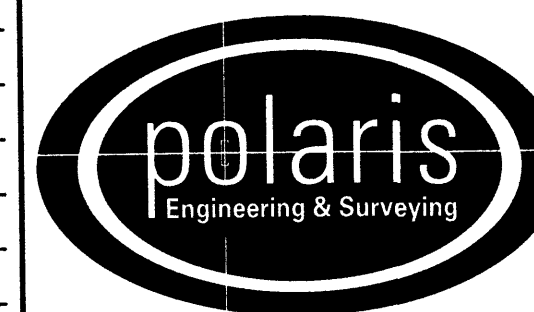
PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L1	5.06'	N0°12'12"E
L2	10.00'	S89°47'48"E
L3	8.00'	S0°12'12"W

EASEMENT LINE TABLES		
PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L4*	25.00'	S0°07'46"W
L5*	351.11'	S89°53'34"E
L6*	24.90'	S0°12'12"W
L7*	40.00'	S89°53'34"E
L8*	40.00'	N0°06'26"E

AUTUMN GROVE SUBDIVISION

CITY AVON - LORAIN COUNTY - STATE OF OHIO

DATE: 7/29/25 DRAWN: MPS
SCALE: HOR. 1"= 50' VERT. 1"=00'
FOLDER: DWG/Proj. Surveying
FILENAME: Survey Base
TAB: 02
BNDY. CHK: MPS
BASE. CHK: N/A



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SUBDIVISION PLAT

CONTRACT No.

15277

SHEET

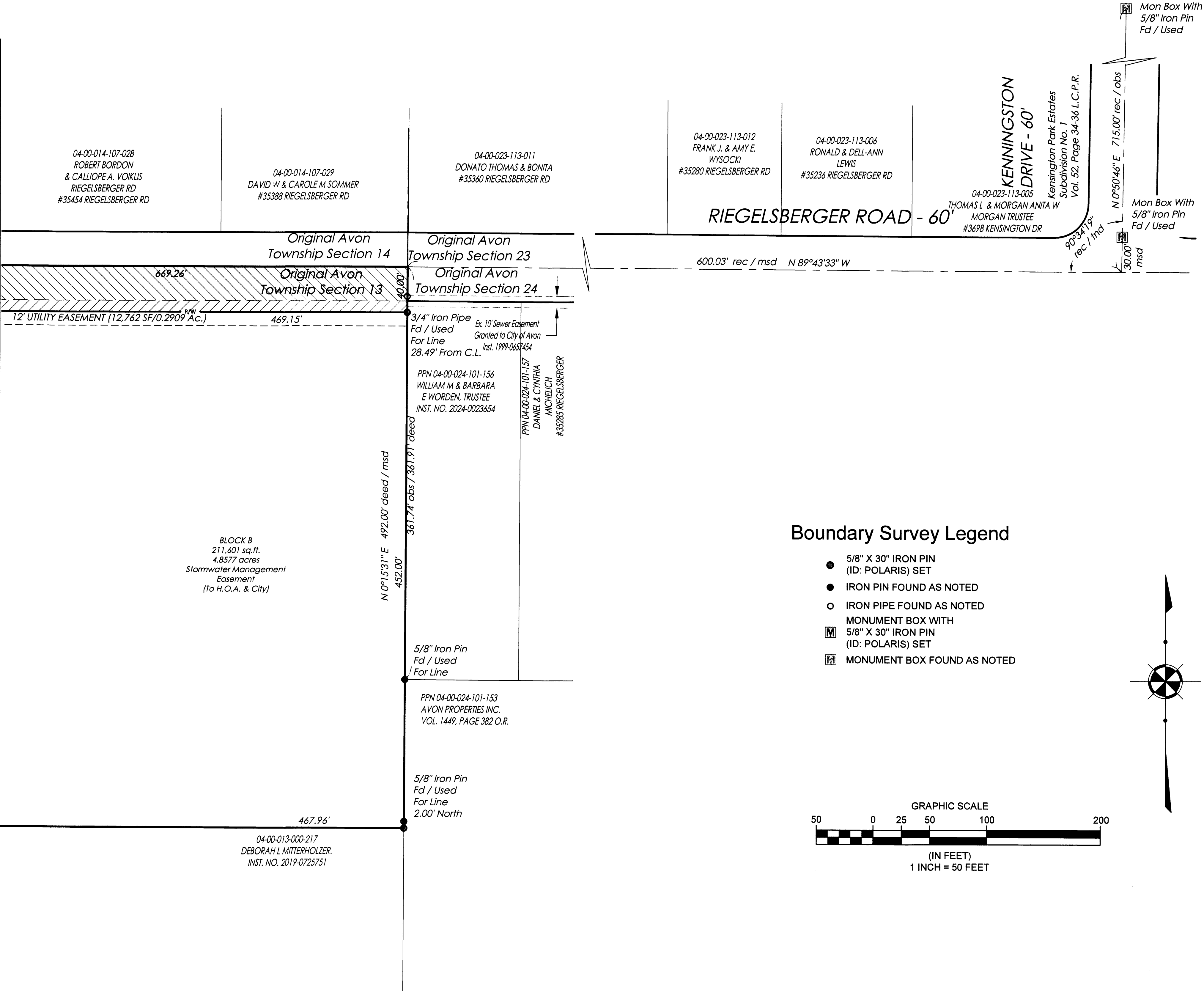
2

OF

3

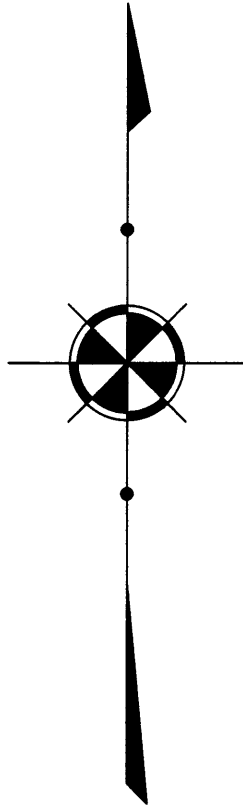
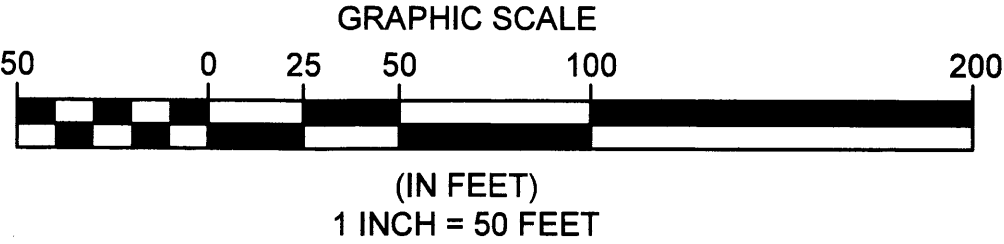
See Page 3

See Page 2



Boundary Survey Legend

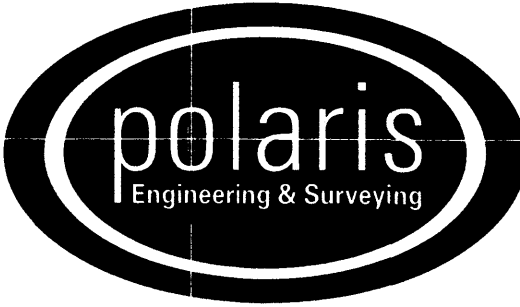
- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- ▣ MONUMENT BOX WITH 5/8" X 30" IRON PIN (ID: POLARIS) SET
- ▣ MONUMENT BOX FOUND AS NOTED



AUTUMN GROVE
SUBDIVISION

CITY AVON - LORAIN COUNTY - STATE OF OHIO

DATE: 7/29/25 DRAWN: MPS
SCALE: HOR. 1"= 50' VERT. 1"= 00'
FOLDER: DWG/Proj. Surveying
FILENAME: Survey Base
TAB: 03
BN DY. CHK: MPS
BASE. CHK: N/A



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SUBDIVISION PLAT

CONTRACT No.	
15277	
SHEET	OF
3	3

Plat SheetInstrument # 2025-0063498

Film # _____

Name of Plat Autumn Grove SubdivisionOwner: Garland New Homes Inc

Description: Situated in the City of Avon, County
of Lorain, and State of Ohio and further
known as being part of Section 13 of Original
Avon Township. Being Township Number 7 in the
16th Range of Townships in the Connecticut Western Reserve
Hereage 18.0194

Creating sublots 1 thru 20 concurrently
and Blocks "A" "B" & "C"

Floor Plans: _____

Related/Margin: Declaration follows # 2025-0063499

Comments: _____

Vol 118Receiving StampPg. 38, 39, 40Amount 259.20Initials: jh