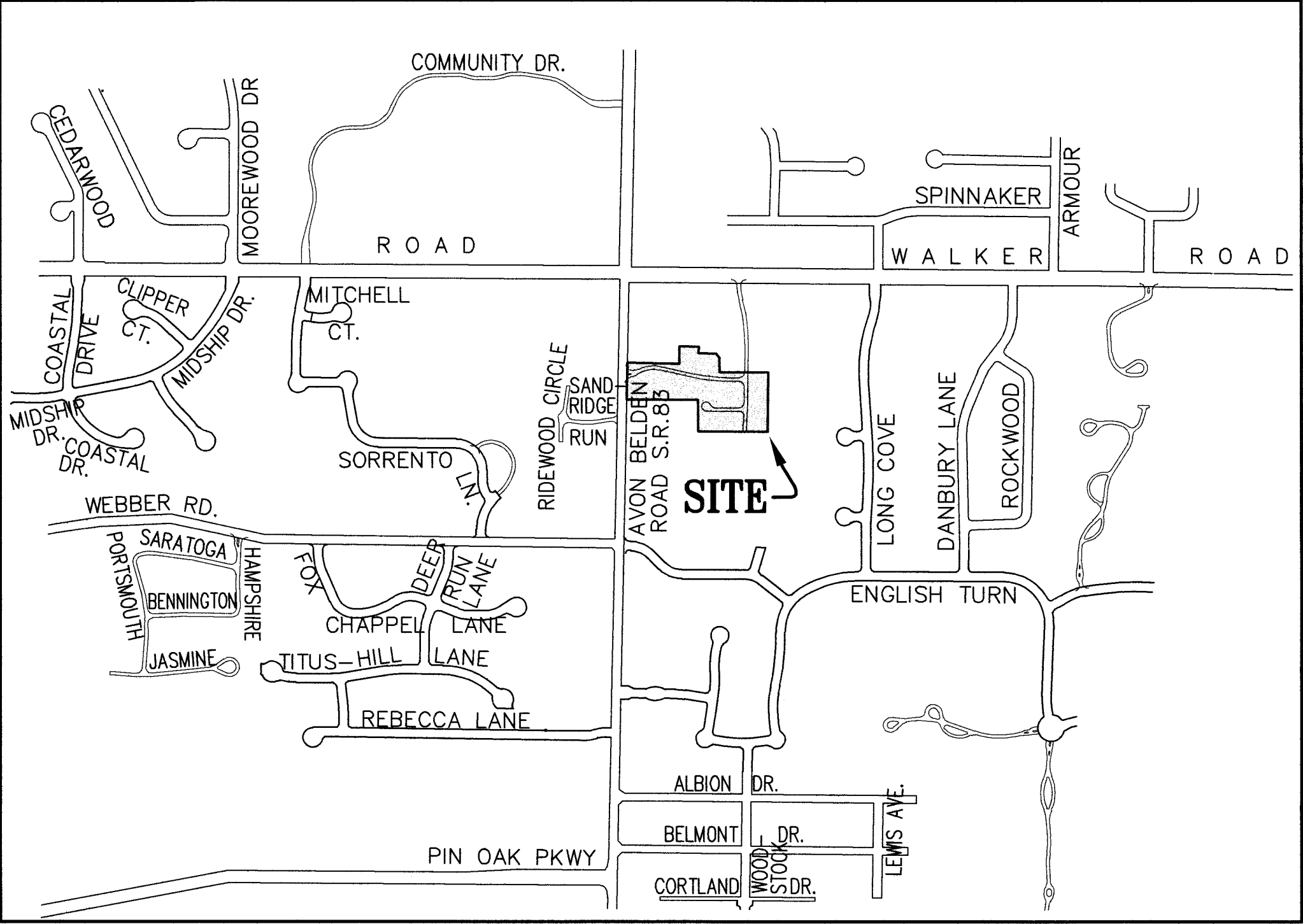


HARBOR CREST
TOWNHOUSE SUBD. NO. 1
PLAT
ZONED R-3 (PER ORD. #25-83)

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.



ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE HARBOR
CREST TOWNHOUSE SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED
IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON
LAKE.

Stewart P. Lovece
AVON LAKE CITY ENGINEER,
STEWART P. LOVECE, P.E., P.S.

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE HARBOR CREST TOWNHOUSE
SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF
AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 26-67 PASSED THE
13th DAY OF July 2026

Mark A. Spaetzel
MAYOR,
MARK A. SPAETZEL

Valerie E. Rosmarin
CLERK OF COUNCIL,
VALERIE E. ROSMARIN

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE HARBOR
CREST TOWNHOUSE SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED
IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Gary A. Ebert
AVON LAKE LAW DIRECTOR,
GARY A. EBERT

SURVEYOR'S CERTIFICATE

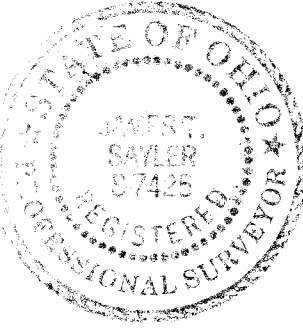
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, PULTE HOMES OF OHIO, LLC.
I HAVE SURVEYED AND PLATTED THE HARBOR CREST TOWNHOUSE SUBDIVISION NO. 1 AS SHOWN HEREON
AND CONTAINING 11.8627 ACRES IN AVON TOWNSHIP SECTION NO. 17, NOW IN THE CITY OF
AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED $\odot$ 5/8" ~ 30" LONG CAPPED (REITZ ENG.) IRON PINS IN MONUMENT BOXES WERE SET.
AT ALL POINTS INDICATED $\oplus$ 5/8" ~ MAG NAIL REFERENCES WERE SET.
AT ALL POINTS INDICATED $\odot$ 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
AVON BELDEN ROAD BEARING N00°56'30"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.

APRIL 2026

ACREAGE IN 42 LOTS 2.8268 AC.
ACREAGE IN 1 PRIVATE STREET BLOCK 3.3309 AC.
ACREAGE IN 4 COMMON BLOCKS 2.2381 AC.
ACREAGE IN 2 FUTURE PHASE BLOCKS 3.4669 AC.
TOTAL 11.8627 AC.



THE HENRY G. REITZ ENGINEERING COMPANY

BY: *James T. Saylor* 7/15/26, 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.

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

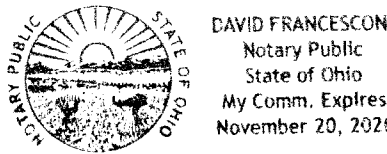
Brad Pirolì
BRAD PIROLI, VICE PRESIDENT

NOTARY PUBLIC

COUNTY OF Medina)
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 HARBOR CREST TOWNHOUSE 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 20 DAY OF
July 2026

NOTARY PUBLIC



MY COMMISSION EXPIRES 11-20-2026

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 REPLACE 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.

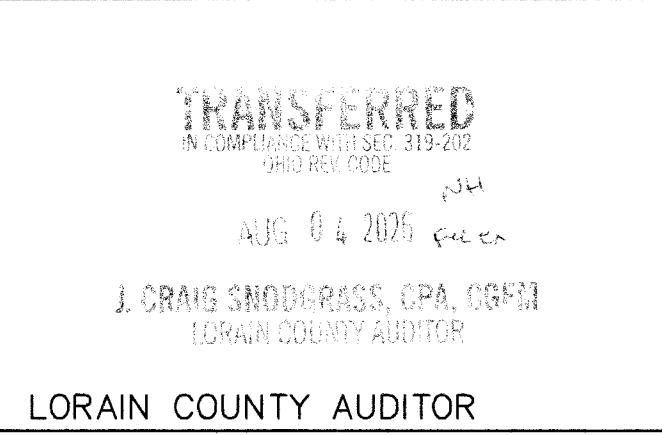
PULTE HOMES OF OHIO, LLC., BY BRAD PIROLI, VICE PRESIDENT

Brad Pirolì
BRAD PIROLI, VICE PRESIDENT

HARBOR CREST
TOWNHOUSE SUBD NO. 1
PLAT

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

1 2
APRIL
2026



PLAT Vol 119
Pg 97, 98

