

WATERSIDE CROSSING SOUTH SUBDIVISION NO. 1 PLAT

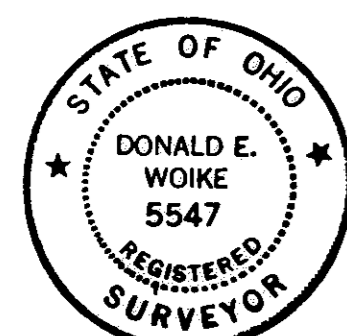
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, WATERSIDE CROSSINGS LTD., I HAVE SURVEYED AND PLATTED WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 22.4318 ACRES IN AVON TOWNSHIP SECTION NO. 8, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED ● 1" CAPPED IRON PIN MONUMENTS WERE FOUND OR 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 ASSUMED 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.

JANUARY, 1999



ACREAGE IN 37 LOTS 13.9400 AC.
ACREAGE IN 1 BLOCK 4.4559 AC.
ACREAGE IN STREETS 4.0359 AC.

TOTAL 22.4318 AC.

Donald E. Woike
DONALD E. WOIKE, REGISTERED SURVEYOR NO. 5547

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 CROSSINGS WAY, AMBLESIDE DRIVE AND WATERFORD COURT.

WATERSIDE CROSSINGS, LTD.

BY *H.R. Kopf*
Managing Member

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 WATERSIDE CROSSINGS, LTD. BY: H.R. Kopf WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WATERSIDE CROSSING SOUTH 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 15TH DAY OF MARCH, 19 99

Sharon L. Britton
NOTARY PUBLIC SHARON L. BRITTON

MY COMMISSION EXPIRES 3-29-00

10' UTILITY EASEMENT

WATERSIDE CROSSINGS, LTD., THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURYTEL COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SURFACE, UNDERGROUND ELECTRIC, 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE A SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES 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 GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

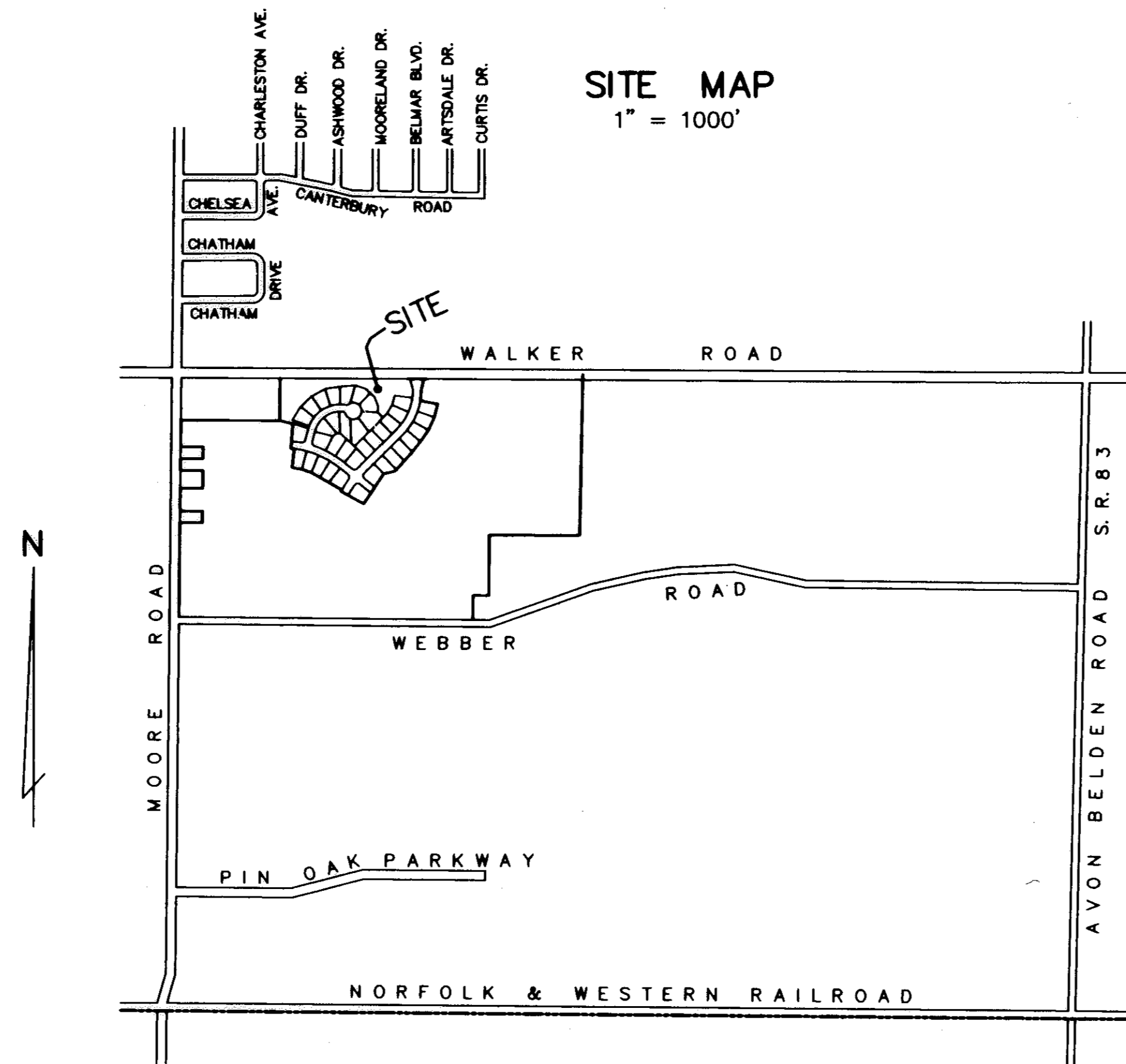
WATERSIDE CROSSINGS, LTD.

BY *H.R. Kopf*

BEING PART OF
AVON TOWNSHIP SECTION NO. 8
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION. MAINTENANCE OF ENTRY ISLAND AND BLOCK "A" IS TO BE PROVIDED FOR BY THE ASSOCIATION. (DOCUMENTS ON FILE AT CITY AND TO BE RECORDED SIMULTANEOUSLY AT COUNTY.)

SITE MAP
1" = 1000'



MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT HUNTINGTON NATIONAL BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WATERSIDE CROSSING SOUTH SUBDIVISION NO. 1 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING CROSSINGS WAY, AMBLESIDE DRIVE AND WATERFORD COURT, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

Huntington National Bank
BY: *J. P. Buck, 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: Gerald A. Buck WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WATERSIDE CROSSING SOUTH 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 16TH DAY OF March, 19 99

Sharon L. Britton
NOTARY PUBLIC Sharon L. Britton

MY COMMISSION EXPIRES 3-29-00

3/4/99	REVISED PER SUMMARY OF STAFF COMMENTS DATED 2/23/99

WATERSIDE CROSSING SOUTH SUBDIVISION NO. 1 PLAT

**THE HENRY G. REITZ
ENGINEERING COMPANY**
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
PHONE: (216) 251-3033

1
3
JANUARY
1999

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WATERSIDE CROSSING SOUTH SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

Waide M. Mertz
AVON LAKE MUNICIPAL ENGINEER
WAIDE M. MERTZ, P.E.

CITY COUNCIL

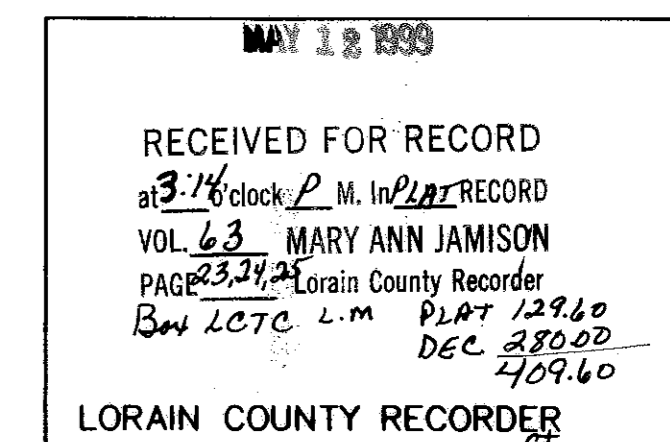
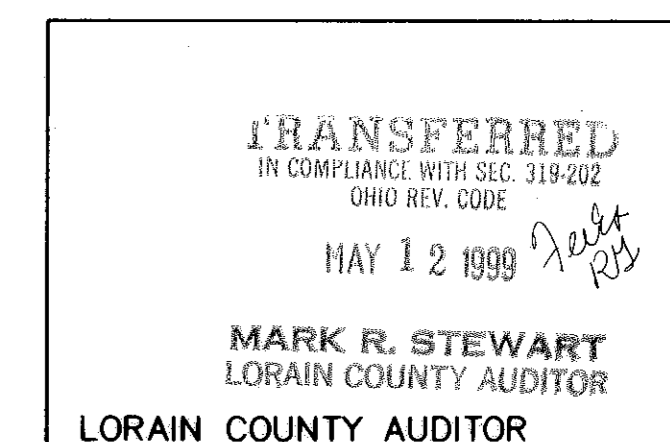
THIS IS TO CERTIFY THAT THIS PLAT OF WATERSIDE CROSSING SOUTH SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 81-99 PASSED THE 12 DAY OF April, 19 99.

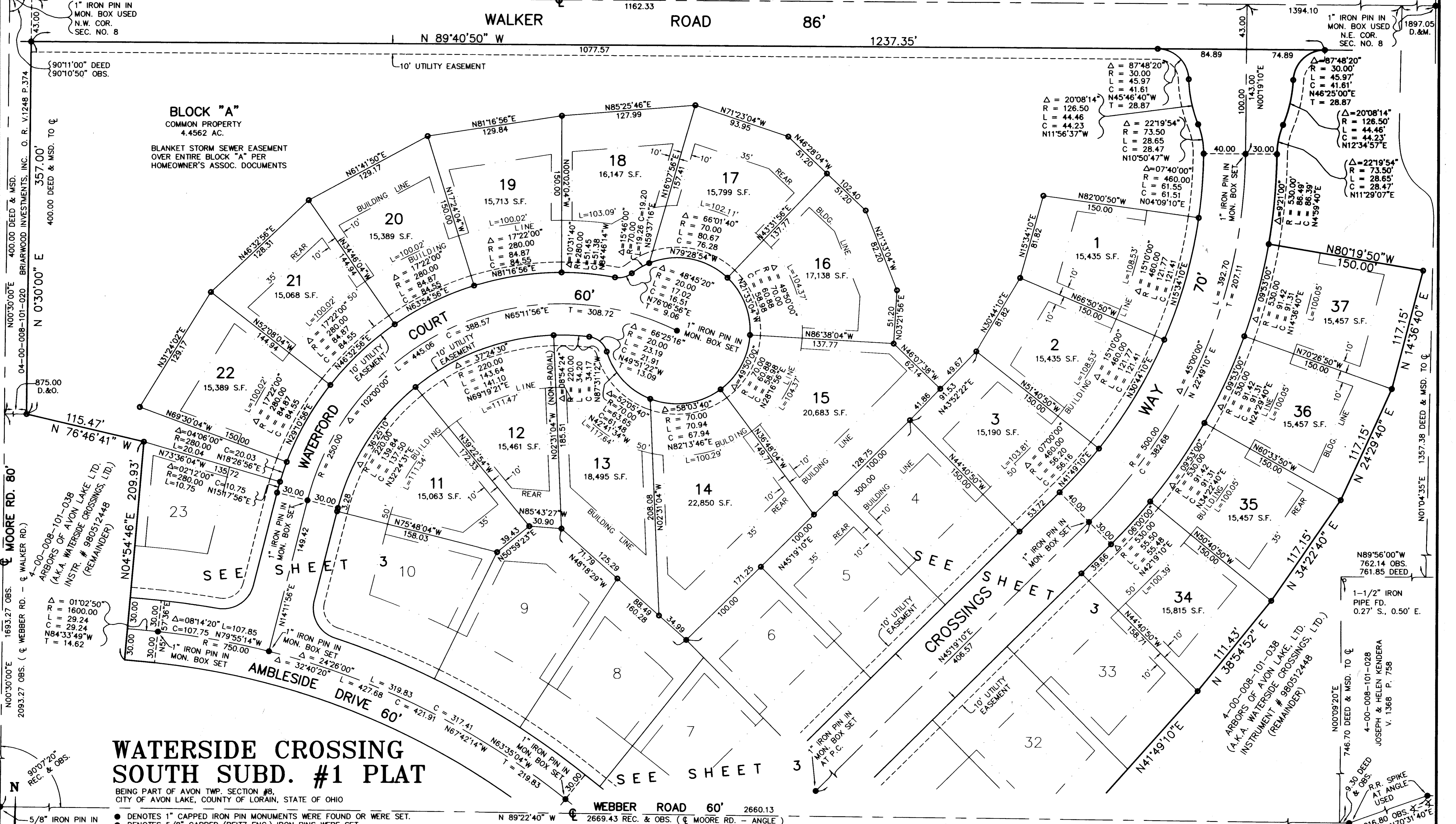
Vincent M. Urdin
MAYOR
VINCENT M. URDIN
Kathleen Lynch
CLERK OF COUNCIL
KATHLEEN LYNCH

LAW DIRECTOR

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

Geoffrey R. Smith
AVON LAKE LAW DIRECTOR
GEOFFREY R. SMITH





WATERSIDE CROSSING SOUTH SUBD. #1 PLAT

BEING PART OF AVON TWP. SECTION #8, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

● DENOTES 1" CAPPED IRON PIN MONUMENTS WERE FOUND OR WERE SET.
 ○ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

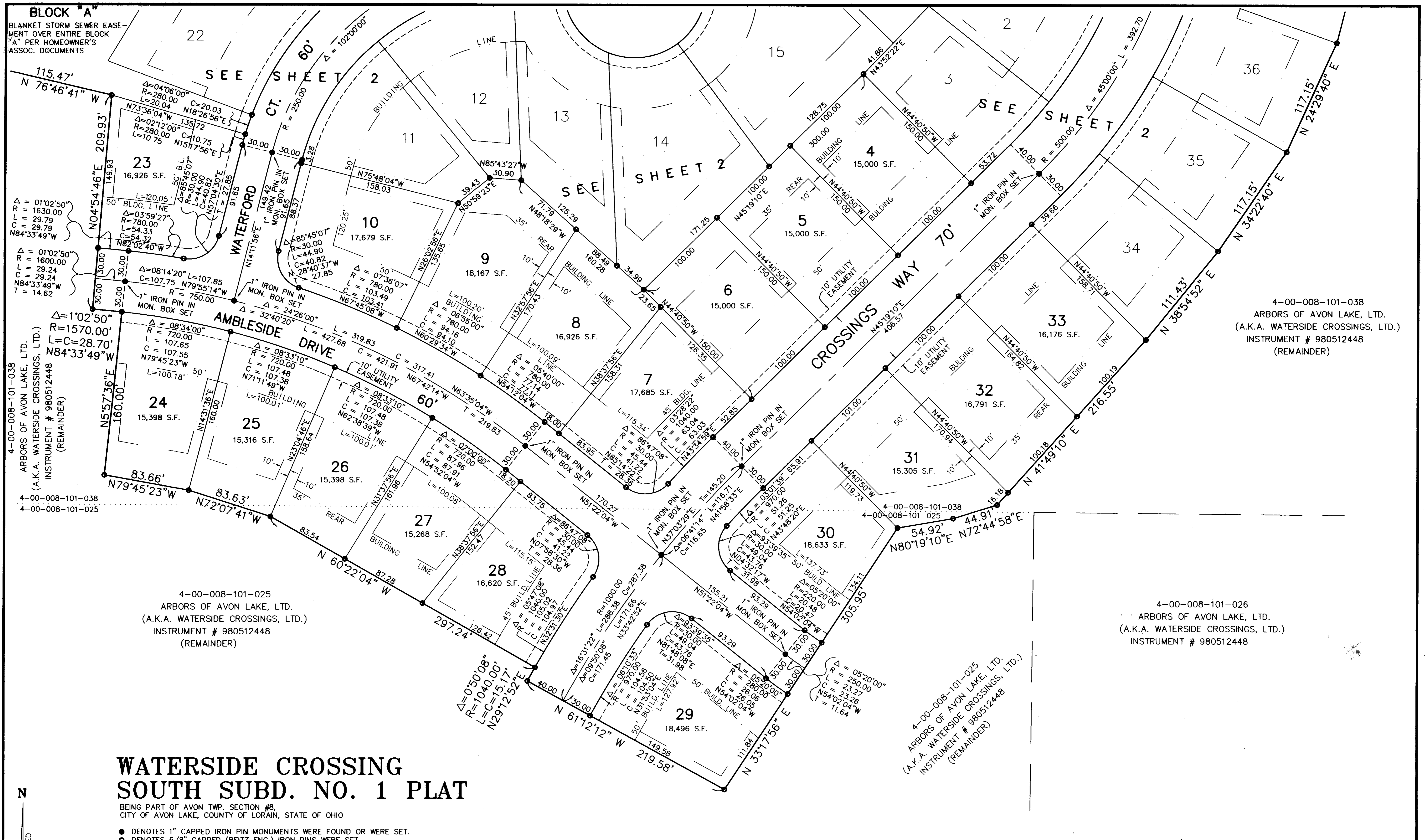
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3/4/99	REVISED PER SUMMARY OF STAFF COMMENTS DATED 2/23/99

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THE HENRY G. REITZ ENGINEERING COMPANY
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 CLEVELAND, OHIO 44135
 PHONE: (216) 251-3033

2
3
JANUARY 1999



BLOCK "A"
 BLANKET STORM SEWER EASEMENT OVER ENTIRE BLOCK "A" PER HOMEOWNER'S ASSOC. DOCUMENTS

4-00-008-101-038
 ARBORS OF AVON LAKE, LTD.
 (A.K.A. WATERSIDE CROSSINGS, LTD.)
 INSTRUMENT # 980512448
 (REMAINDER)

4-00-008-101-025
 ARBORS OF AVON LAKE, LTD.
 (A.K.A. WATERSIDE CROSSINGS, LTD.)
 INSTRUMENT # 980512448
 (REMAINDER)

4-00-008-101-026
 ARBORS OF AVON LAKE, LTD.
 (A.K.A. WATERSIDE CROSSINGS, LTD.)
 INSTRUMENT # 980512448

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 ARBORS OF AVON LAKE, LTD.
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