

WATERSIDE CROSSINGS NORTH SUBDIVISION NO. 1 PLAT

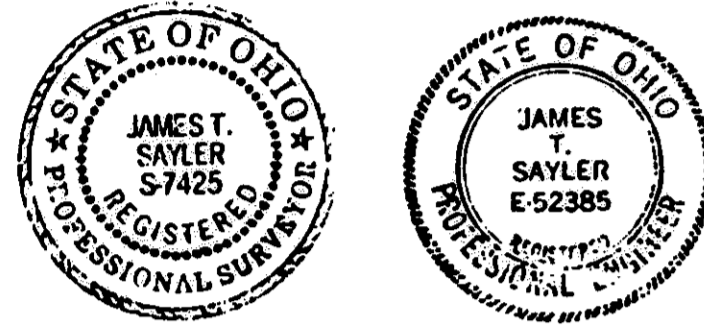
SURVEYOR'S/ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, WATERSIDE CROSSINGS LTD., I HAVE SURVEYED AND PLATTED WATERSIDE CROSSINGS NORTH SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 10.5561 ACRES IN AVON TOWNSHIP SECTION NO. 7, 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.

MAY, 1999



ACREAGE IN 23 LOTS	7.9904 AC.
ACREAGE IN 2 BLOCKS	0.2701 AC.
ACREAGE IN STREETS	2.2956 AC.
TOTAL	10.5561 AC.

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. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS WALKER ROAD, WATERSIDE DRIVE AND CASCADE COURT.

WATERSIDE CROSSINGS, LTD.
420 AVON BELDEN ROAD
AVON LAKE, OH 44012
BY: KOPF CONSTRUCTION CORP., MANAGING MEMBER

BY: *H. R. Kopf*
H. R. KOPF, PRESIDENT

RETENTION AND STORM SEWER EASEMENTS

RETENTION AND STORM SEWER EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND WHO DO 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 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. 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 PUBLIC DRAINAGE AND SERVICE 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.

WATERSIDE CROSSINGS LTD.
BY: KOPF CONSTRUCTION CORP., MANAGING MEMBER

BY: *H. R. Kopf*
H. R. KOPF, PRESIDENT

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: KOPF CONSTRUCTION CORP., MANAGING MEMBER, BY: H. R. KOPF, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WATERSIDE CROSSINGS NORTH 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 27th DAY OF April 2000

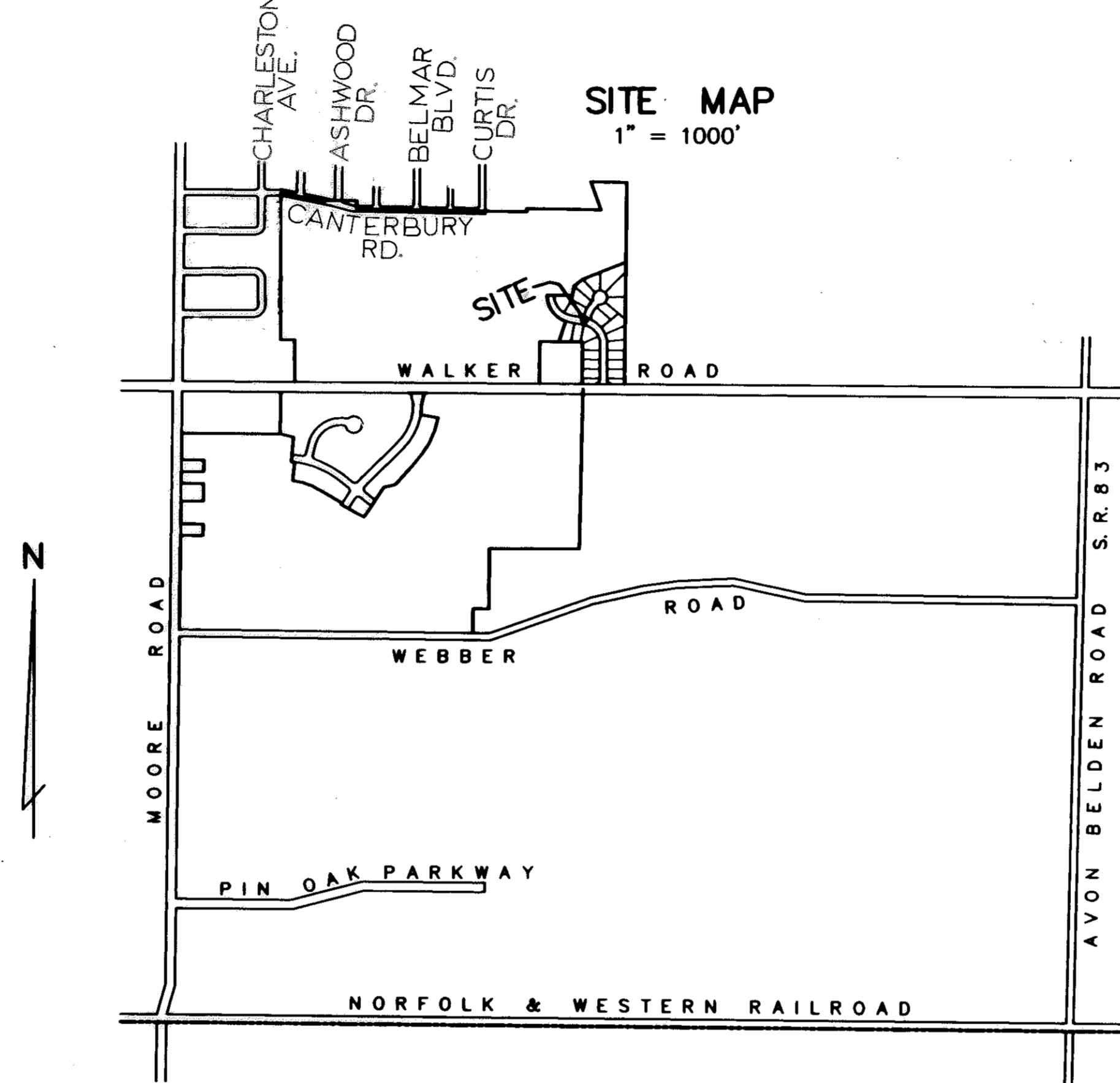
Ann M. Hatfield
NOTARY PUBLIC



MY COMMISSION EXPIRES 6-30-2004

BEING PART OF
AVON TOWNSHIP SECTION NO. 7
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

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



12' 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 TWELVE FEET (12') 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 SUCH 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 GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, 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 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.

WATERSIDE CROSSINGS, LTD.
BY: KOPF CONSTRUCTION CORP., MANAGING MEMBER

BY: *H. R. Kopf*
H. R. KOPF, PRESIDENT

REVISIONS	DATE	DESCRIPTION
	8/31/99	REVISED PER SUMMARY OF STAFF COMMENTS DATED 7/28/99
	4/27/00	REVISED PER ENGINEERING DEPT. MEMO DATED 4/14/00

WATERSIDE CROSSINGS NORTH SUBDIVISION NO. 1 PLAT

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

1
2
MAY
1999

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WATERSIDE CROSSINGS NORTH 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.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WATERSIDE CROSSING NORTH SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 2nd DAY OF MAY 2000.

Pennie Ackerman
AVON LAKE PLANNING COMMISSION SECRETARY
PENNIE ACKERMAN

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WATERSIDE CROSSINGS NORTH SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 125-2000 PASSED THE 8th DAY OF MAY 2000.

Vincent M. Urbn
MAYOR
VINCENT M. URBIN

Kathleen Lynch
CLERK OF COUNCIL
KATHLEEN LYNCH

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WATERSIDE CROSSINGS NORTH 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

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT HUNTINGTON NATIONAL BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WATERSIDE CROSSINGS NORTH 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 WALKER ROAD, WATERSIDE DRIVE AND CASCADE COURT, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *James R. Logan*

NOTARY PUBLIC

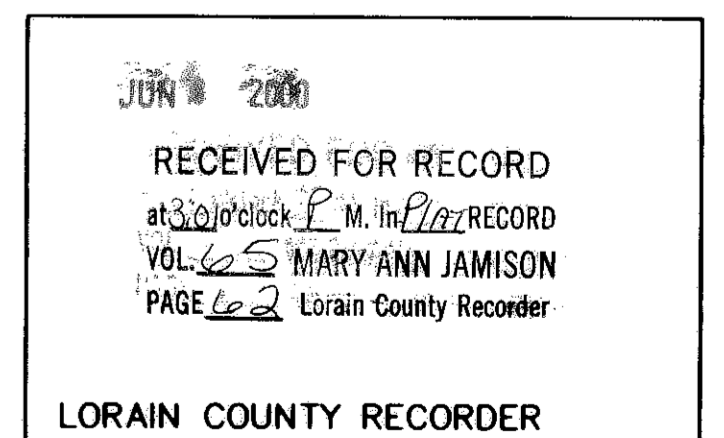
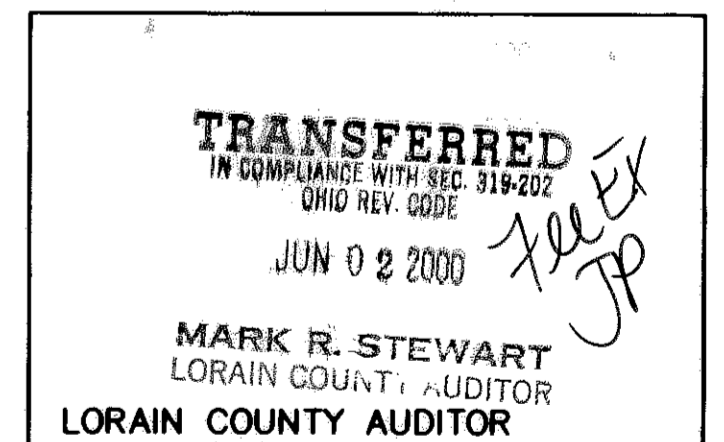
COUNTY OF LORAIN)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR HUNTINGTON NATIONAL BANK BY: James R. Logan, Sr. Vice President WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WATERSIDE CROSSINGS NORTH SUBDIVISION NO. 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 27th DAY OF April 2000

Ann M. Hatfield
NOTARY PUBLIC



MY COMMISSION EXPIRES June 30, 2004



WATERSIDE CROSSINGS NORTH SUBDIVISION NO. 1 PLAT

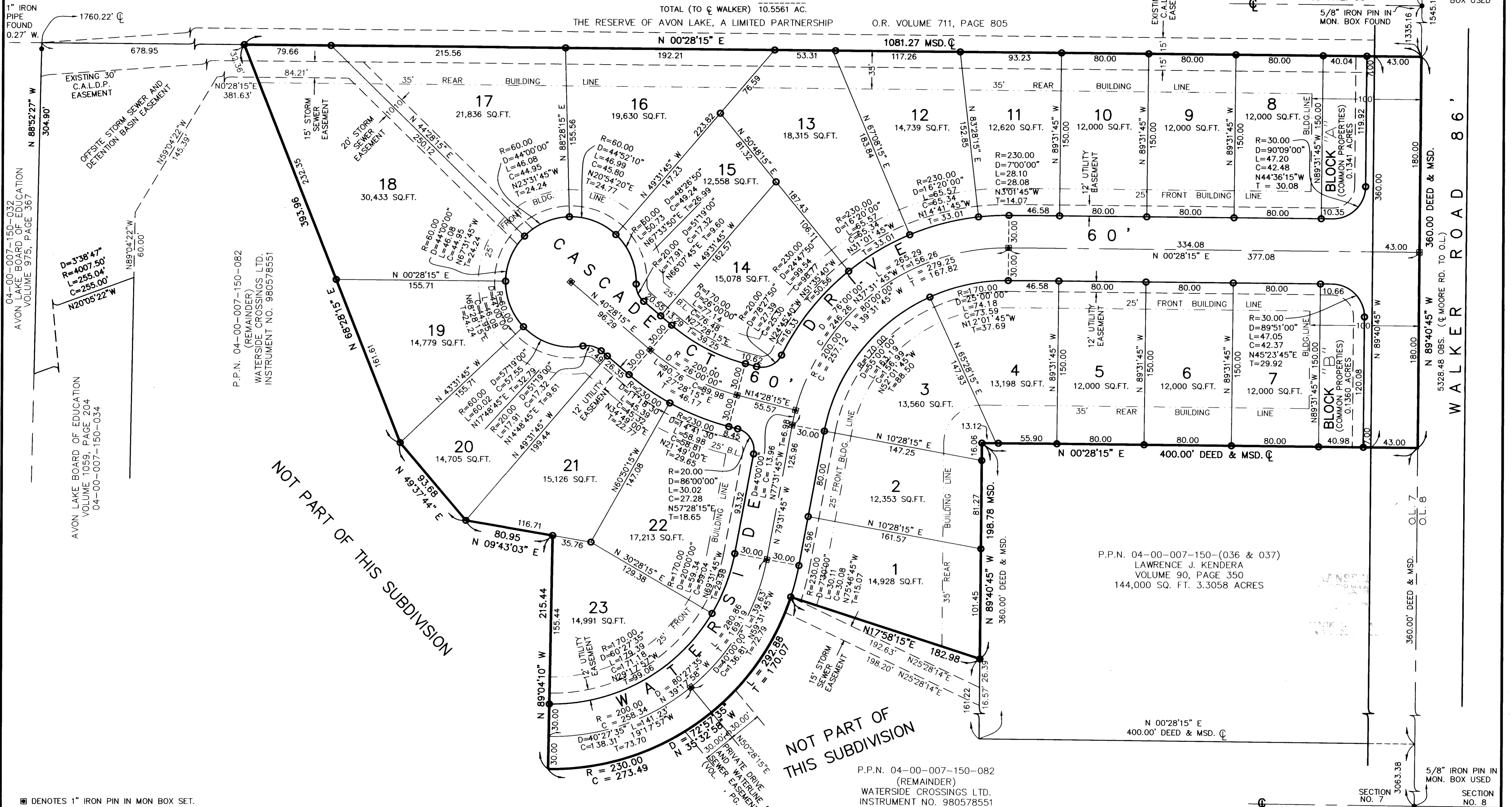
BEING PART OF AVON TOWNSHIP SECTION NO. 7, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

ACREAGE IN 23 LOTS 7.9904 AC.
ACREAGE IN 2 BLOCKS 0.2701 AC.
ACREAGE IN STREETS 2.2956 AC.
TOTAL (TO ϕ WALKER) 10.5561 AC.

THE RESERVE OF AVON LAKE, A LIMITED PARTNERSHIP O.R. VOLUME 711, PAGE 805

E. LINE - THE RESERVE OF AVON LAKE SUBDIVISION NO. 1 VOL. 52 PGS. 22 & 23

SECTION NO. 18
SECTION NO. 17
SECTION NO. 7
SECTION NO. 8



04-00-007-150-032 AVON LAKE BOARD OF EDUCATION VOLUME 975, PAGE 367
 04-00-007-150-034 AVON LAKE BOARD OF EDUCATION VOLUME 1059, PAGE 204
 P.P.N. 04-00-007-150-082 (REMAINDER) WATERSIDE CROSSINGS LTD. INSTRUMENT NO. 980578551

■ DENOTES 1" IRON PIN IN MON BOX SET.
 ○ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET.
 N ASSUMED
 GRAPHIC SCALE: 1" = 40'
 0 40 80

REVISIONS	DATE	DESCRIPTION
1	8/31/99	REVISED PER SUMMARY OF STAFF COMMENTS DATED 7/28/99
2	4/27/00	REVISED PER ENGINEERING DEPT. MEMO DATED 4/14/00

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P.P.N. 04-00-007-150-082 (REMAINDER) WATERSIDE CROSSINGS LTD. INSTRUMENT NO. 980578551

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

2
 2
 MAY 1999