

# LEGACY POINTE SUBDIVISION NO. 2 PLAT

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, LEGACY POINTE LTD., I HAVE SURVEYED AND PLATTED THE LEGACY POINTE SUBDIVISION NO. 2 AS SHOWN HEREON AND CONTAINING 9.6710 ACRES IN AVON TOWNSHIP SECTION NO. 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED  $\odot$  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, 2003



ACREAGE IN 19 LOTS 7.8650 AC.  
ACREAGE IN STREETS 1.8060 AC.  
TOTAL 9.6710 AC.

*[Signature]*  
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 LEGACY POINTE PARKWAY AND BUCKHEAD.

LEGACY POINTE LTD.,  
BY KOPF CONSTRUCTION CORP., MANAGER  
420 AVON BELDEN ROAD  
AVON LAKE, OH 44012

BY *[Signature]*  
H. R. KOPF, PRESIDENT

## STORM SEWER EASEMENT

STORM SEWER EASEMENT AS SHOWN ON THIS PLAT IS 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 BLOCKS AND 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 WITHIN 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.

LEGACY POINTE LTD., BY KOPF CONSTRUCTION CORP., MANAGER

BY *[Signature]*  
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 LEGACY POINTE LTD., BY KOPF CONSTRUCTION CORP., MANAGER, BY H. R. KOPF, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LEGACY POINTE SUBDIVISION NO. 2 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 31st DAY OF January, 2003.

*[Signature]*  
ANNE M. TYLER  
Notary Public State of Ohio  
My Commission Expires 6-30-2004

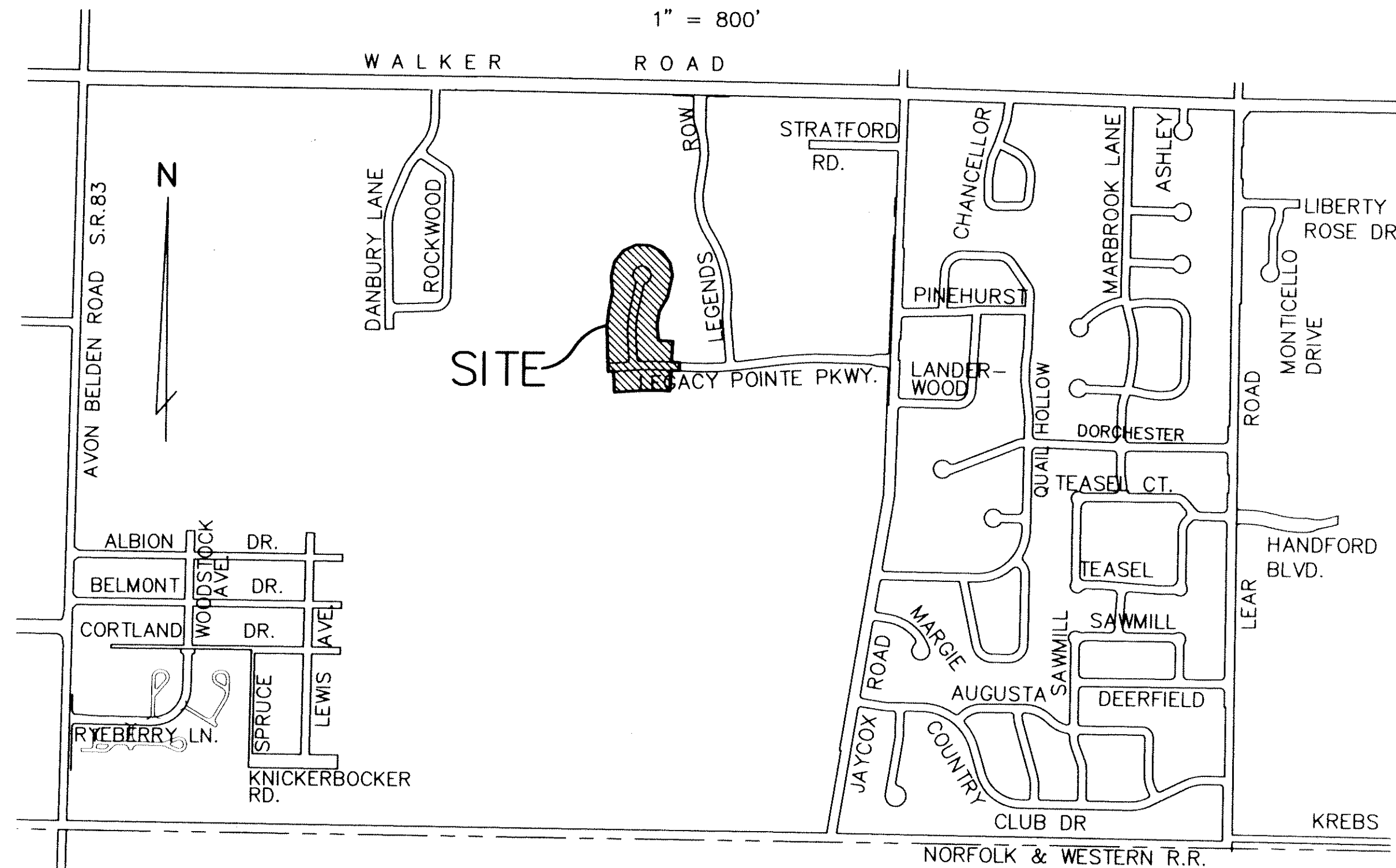


BEING PART OF  
AVON TOWNSHIP SECTION NO. 20  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION.  
(DOCUMENTS ON FILE AT CITY AND RECORDED AT COUNTY, INSTRUMENT NO. 20010799005.)

## SITE MAP

1" = 800'



## 12' UTILITY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, 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 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.

LEGACY POINTE LTD., BY KOPF CONSTRUCTION CORP., MANAGER

BY *[Signature]*  
H. R. KOPF, PRESIDENT

## ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 2 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.

*[Signature]*  
AVON LAKE MUNICIPAL ENGINEER  
WADE M. MERTZ, P.E.

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF LEGACY POINTE SUBDIVISION NUMBER 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE DAY OF March 4<sup>th</sup>, 2003.

*[Signature]*  
AVON LAKE PLANNING COMMISSION SECRETARY  
JOSEPH R. REITZ

## CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF LEGACY POINTE SUBDIVISION NUMBER 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 66-2003 PASSED THE 10 DAY OF MARCH, 2003.

*[Signature]*  
MAYOR  
ROBERT J. BERNER

*[Signature]*  
CLERK OF COUNCIL  
KATHLEEN LYNCH

## LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*[Signature]*  
AVON LAKE LAW DIRECTOR  
GEOFFREY R. SMITH

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT OHIO SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 2 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING LEGACY POINTE PARKWAY AND BUCKHEAD, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY *[Signature]*  
DOUGLAS SMITH, VICE 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 OHIO SAVINGS BANK, BY: *[Signature]* WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LEGACY POINTE SUBDIVISION NO. 2 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 11 DAY OF February, 2003.

*[Signature]*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES July 15, 2003

\_\_\_\_\_  
LORAIN COUNTY AUDITOR

\_\_\_\_\_  
LORAIN COUNTY RECORDER

REVISIONS	

# LEGACY POINTE SUBDIVISION NO. 2 PLAT

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

1  
3  
JANUARY  
2003



# LEGACY POINTE SUBDIVISION NO. 2 PLAT

BEING PART OF AVON TOWNSHIP SECTION NO. 20, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

**NOTE:**  
SEE SHEET 3 FOR DIMENSIONS OF LOTS 50 THRU 68.

ACREAGE IN 19 LOTS	7.8650 AC.
ACREAGE IN STREETS	1.8060 AC.
TOTAL	9.6710 AC.

**LEGEND:**

- ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX SET.
- ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX USED.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS FOUND.

(CL1) R=2200.00 D=09'00"00" L=345.57 C=345.22 N86°46'55"E T=173.14	(CL2) R=2200.00 D=02'00"00" L=76.79 C=76.79 N83°16'55"E T=38.40
(CL3) R=2200.00 D=08'00"00" L=307.18 C=306.93 N88°16'55"E T=153.84	(CL4) R=2200.00 D=10'00"00" L=383.97 C=383.49 N87°16'55"E T=192.48
(CL5) R=800.00 D=10'00"00" L=139.63 C=139.45 N.0°43'05"W T=69.99	(CL6) R=800.00 D=38'00"00" L=530.58 C=520.91 N14°43'05"W T=275.46
(CL7) R=2200.00 D=06'22"00" L=244.46 C=244.34 N89°05'55"E T=122.36	(CL8) R=2200.00 D=01'38"00" L=62.72 C=62.72 N85°05'55"E T=31.36
(CL9) R=2200.00 D=08'00"00" L=307.18 C=306.93 N88°16'55"E T=153.84	(CL10) R=800.00 D=16'00"00" L=223.40 C=222.68 N.03°54'55"E T=112.43
(CL11) R=2200.00 D=03'10"00" L=121.60 C=121.58 N85°51'55"E T=60.81	(RA) R=2230.00 D=1'00"00" L=38.92 C=38.92 N82°46'55"E T=19.46
(DA) R=2230.00 D=2'00"00" L=77.84 C=77.84 N84°16'55"E T=38.93	

04-00-017-103-107  
KOPF CONSTRUCTION CORP.  
O.R. VOL. 192 PG. 386  
PARCEL NO. 1

04-00-020-101-144  
LEGACY POINTE, LTD.  
INST. #20020861567  
20,1884 ACRE  
**REMAINDER**

R=2230.00  
D=01'00"00"  
L=C=38.92  
N86°56'55"E  
T=19.46

CITY OF AVON LAKE  
2546.14 (RESAR & MSD) TO C/L JAYCOX  
N.Y.C. & ST. LOUIS RAILROAD 66'  
CITY OF AVON  
C/L EASTBOUND TRACKS  
(PER REITZ SURVEY 1989 & 1991)

REVISIONS	3/11/03	REMOVED LOTS 47-49 & RE-LABELLED PER COUNTY TAX MAP DEPT.

## LEGACY POINTE SUBDIVISION NO. 2 PLAT

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

2  
3  
JANUARY 2003

