

# WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 4 PLAT

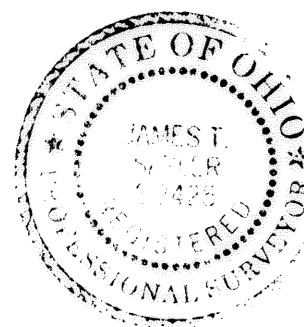
### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, WATERSIDE CROSSINGS LTD., I HAVE SURVEYED AND PLATTED THE WATERSIDE CROSSINGS SOUTH SUBD. NO. 4 AS SHOWN HEREON AND CONTAINING 13.9638 ACRES IN AVON TOWNSHIP SECTION NO. 8, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED @ 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.  
AT ALL POINTS INDICATED O 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.

JULY, 2003



ACREAGE IN 17 LOTS 4.8107 AC.  
ACREAGE IN 3 BLOCKS 7.7364 AC.  
ACREAGE IN STREETS 1.4167 AC.  
TOTAL 13.9638 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 STREET SHOWN HEREON AND DESIGNATED AS AMBLESIDE DRIVE.

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

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

### STORM SEWER AND WATER MAIN EASEMENTS

STORM SEWER AND WATERLINE 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 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. NO FENCES, SIGNAGE, MOUNDING OR ROCKS GREATER THAN TWO FEET IN DIAMETER SHALL BE PLACED WITHIN FIVE FEET OF THE WATER LINE OR SANITARY SEWER 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 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 GRANTEE'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. 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.

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 SOUTH SUBDIVISION NO. 4 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 29th DAY OF July, 2003.

*Anne M. Tyler*  
NOTARY PUBLIC



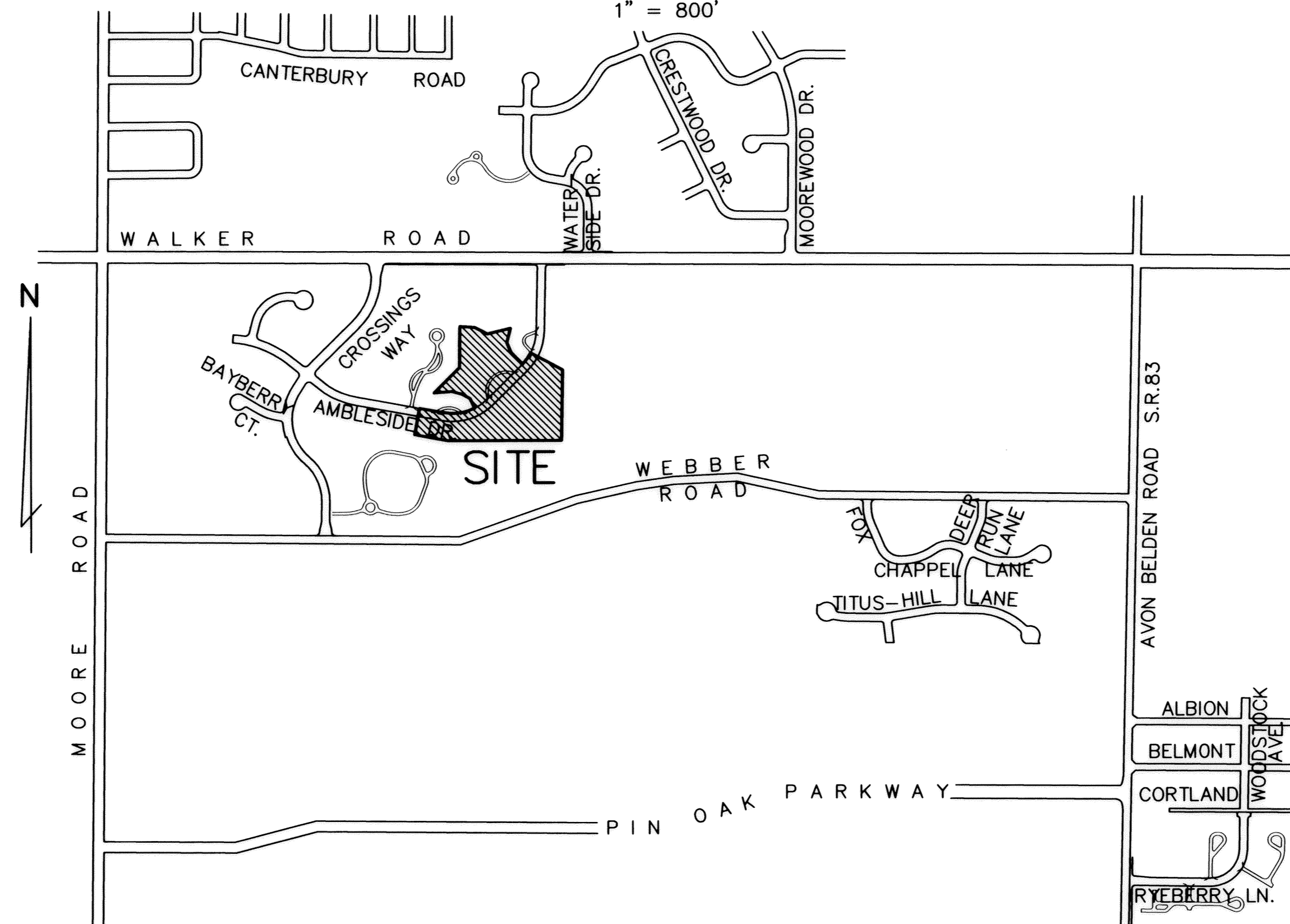
MY COMMISSION EXPIRES \_\_\_\_\_  
ANNE M. TYLER  
Notary Public, State of Ohio  
My Commission Expires 6-30-2004

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 BLOCKS "E" AND "G" IS TO BE PROVIDED FOR BY THE HOMEOWNER'S ASSOCIATION.  
(DOCUMENTS ON FILE AT CITY AND RECORDED AT COUNTY, INSTRUMENT NO. 2000-0708033.)

### 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.

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

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

### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WATERSIDE CROSSINGS SOUTH SUBD. NO. 4 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.

*Wade M. Mertz*  
AVON LAKE MUNICIPAL ENGINEER  
WADE M. MERTZ, P.E.

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 4 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 5th DAY OF August, 2003.

*Joseph R. Reitz*  
AVON LAKE PLANNING COMMISSION SECRETARY  
JOSEPH R. REITZ

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 202-2003 PASSED THE 22nd DAY OF September, 2003.

*Robert J. Berner*  
MAYOR  
ROBERT J. BERNER

*Barbara L. Dopp*  
CLERK OF COUNCIL  
BARBARA L. DOPP

### LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WATERSIDE CROSSINGS SOUTH SUBD. NO. 4 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 SOUTH SUBDIVISION NO. 4 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING AMBLESIDE DRIVE, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *Maria Nagy*

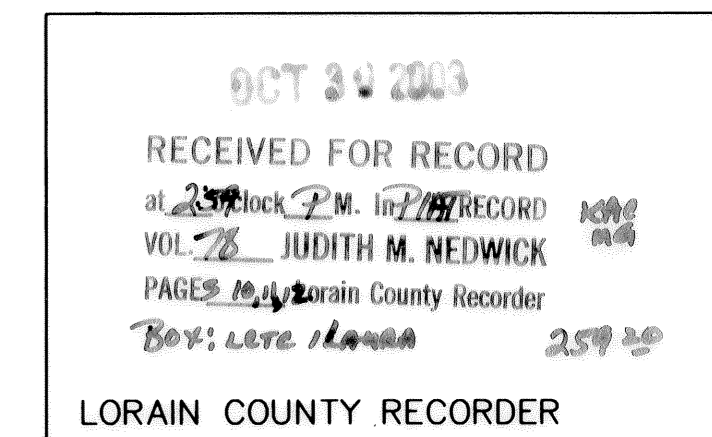
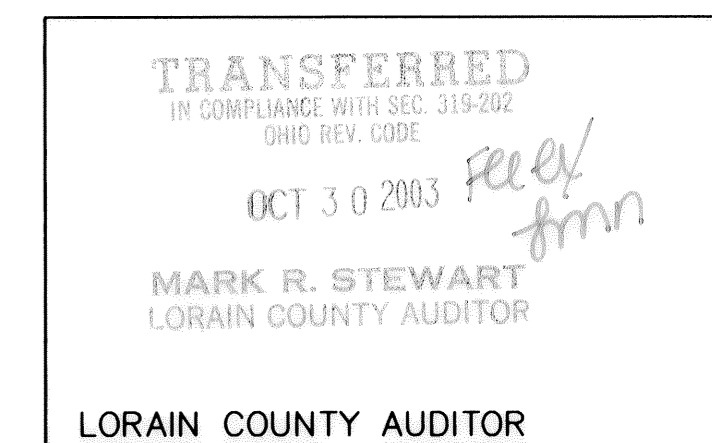
### NOTARY PUBLIC

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: Maria Nagy, A.P. WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 4 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 29th DAY OF July, 2003.

*Anne M. Tyler*  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_  
ANNE M. TYLER  
Notary Public, State of Ohio  
My Commission Expires 6-30-2004



REVISIONS	8/15/03	REVISED REMAINDERS PER PROPOSED COND. FILINGS

## WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 4 PLAT

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

1  
3  
JULY  
2003

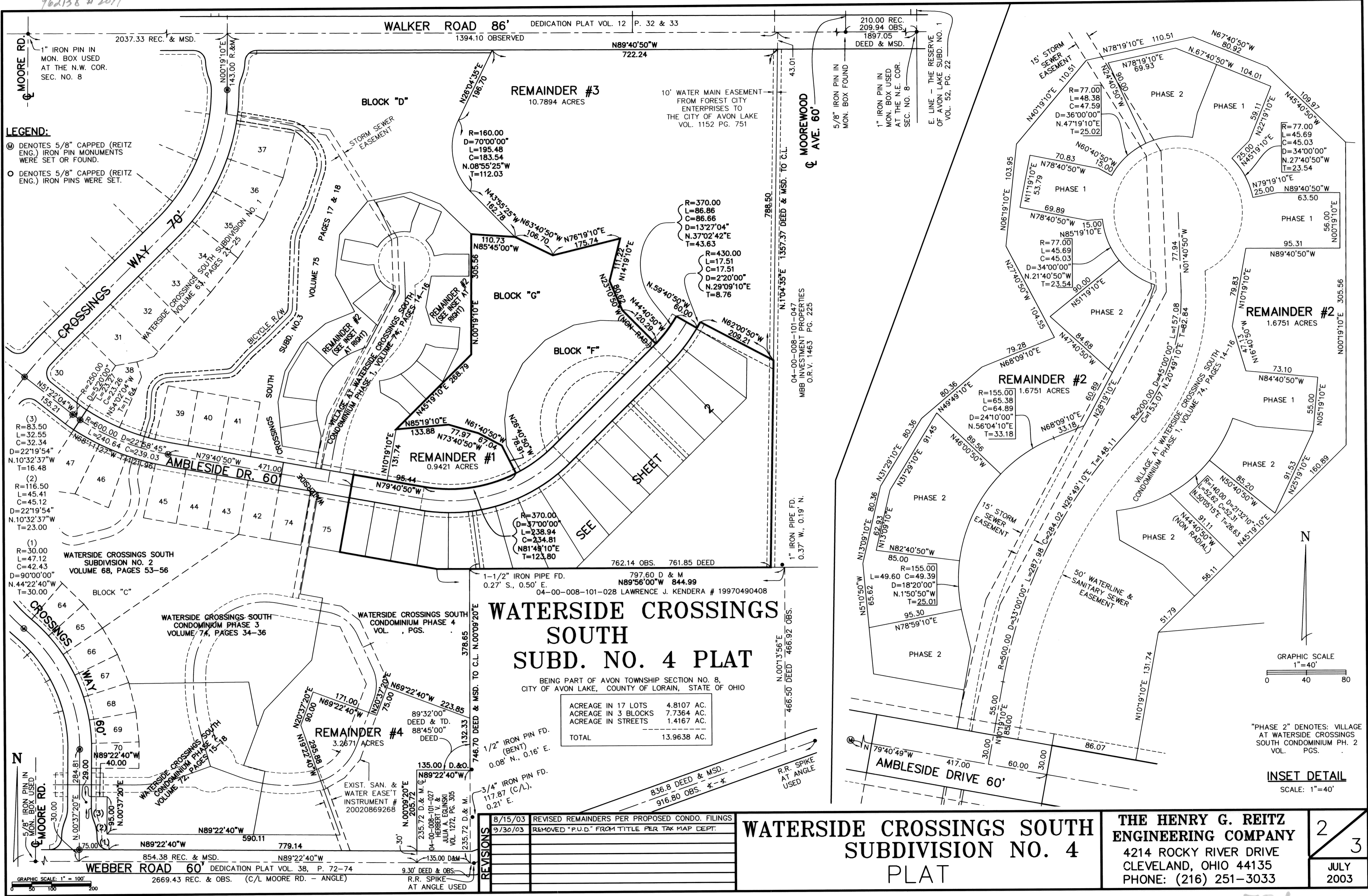
962138 #2017

962138 #2017

WALKER ROAD 86' DEDICATION PLAT VOL. 12 P. 32 & 33  
1394.10 OBSERVED

**LEGEND:**

- ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET OR FOUND.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.



**WATERSIDE CROSSINGS SOUTH SUBD. NO. 4 PLAT**

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

ACREAGE IN 17 LOTS	4.8107 AC.
ACREAGE IN 3 BLOCKS	7.7364 AC.
ACREAGE IN STREETS	1.4167 AC.
<b>TOTAL</b>	<b>13.9638 AC.</b>

REVISIONS	DATE	DESCRIPTION
8/15/03	REVISED REMAINDERS PER PROPOSED CONDO. FILINGS	
9/30/03	REMOVED "P.U.D." FROM TITLE PER TAX MAP DEPT.	

**WATERSIDE CROSSINGS SOUTH SUBDIVISION NO. 4 PLAT**

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

2  
3  
JULY 2003

Tax Map Dept. Copy #03-00636

78/11

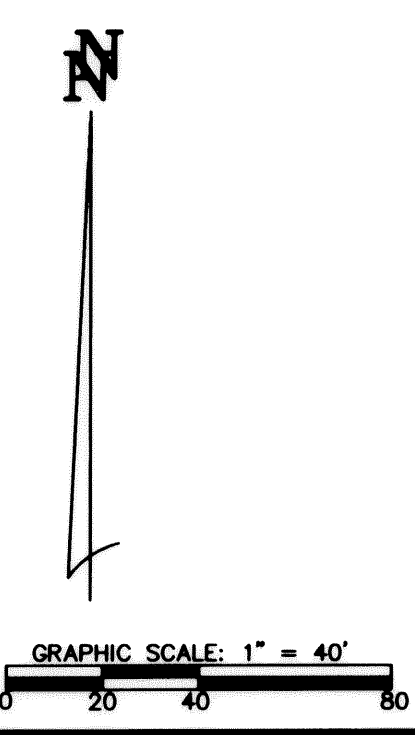
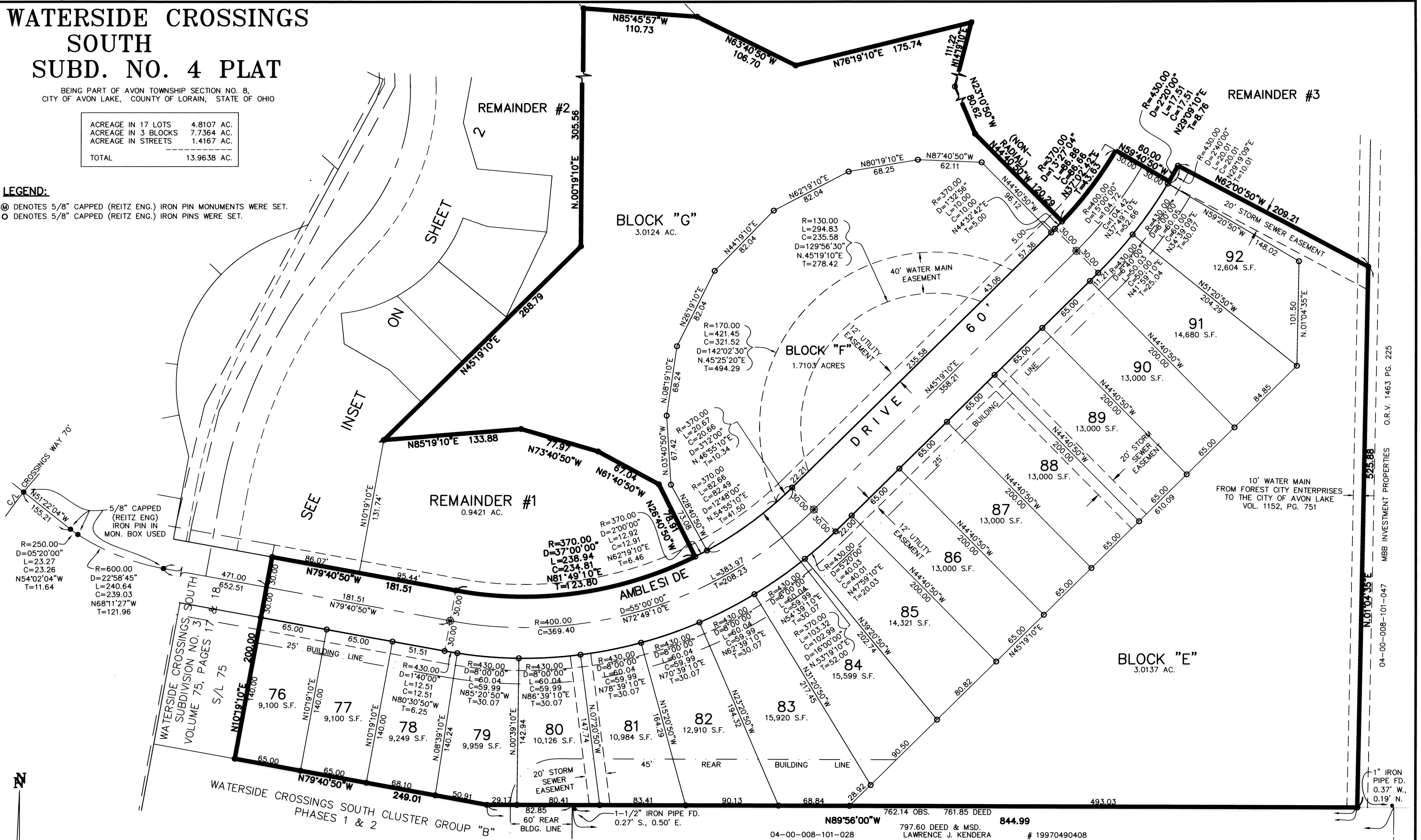
# WATERSIDE CROSSINGS SOUTH SUBD. NO. 4 PLAT

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

ACREAGE IN 17 LOTS	4.8107 AC.
ACREAGE IN 3 BLOCKS	7.7364 AC.
ACREAGE IN STREETS	1.4167 AC.
<b>TOTAL</b>	<b>13.9638 AC.</b>

### LEGEND:

- ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.



REVISIONS	DATE	DESCRIPTION
1	8/15/03	REVISED REMAINDERS PER PROPOSED CONDO. FILINGS
2	9/30/03	REMOVED "P.U.D." FROM TITLE PER TAX MAP DEPT.

**WATERSIDE CROSSINGS SOUTH  
SUBDIVISION NO. 4  
PLAT**

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

3  
3  
JULY  
2003