ARLINGTON PLACE SUBDIVISION NO. 1

BEING PART OF

ORIGINAL AVON TOWNSHIP SECTION 2
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

SITUATED IN AVON TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 2, CONTAINING 15.6781 ACRES,

THE UNDERSIGNED, OSTER CONSTRUCTION, INC., HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "ARLINGTON PLACE SUBDIVISION NO. 1" A SUBDIVISION OF LOTS 1 TO 29 INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, BOULEVARDS, PLANTING STRIPS, ETCETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREET ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE OR BENEATH THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET HIS HAND THIS 30TH DAY OF NOVEMBER, 2004.

OSTER CONSTRUCTION, INC.

THOMAS OSTER, PRESIDENT

WITNESS

WITNESS

NOTARY PUBLIC

STATE OF OHIO
SS
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF _____, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 30TH DAY OF November, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/28/09

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF Fifth Third Bank, MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF ARLINGTON PLACE SUBDIVISION NO. 1 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON

MORTGAGEE

BY: Timothy M. Brown

TITLE: Vice President

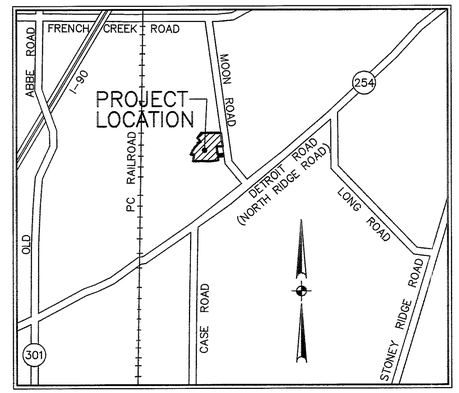
NOTARY PUBLIC

STATE OF OHIO
SS
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE ___ VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 30th DAY OF November, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/28/09



VICINITY MAP
NO SCALE

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11 DAY OF JANUARY, ~~2004~~ 2005

CITY OF AVON CONSULTING ENGINEER, MICHAEL C. BRAMHALL, P.E., P.S.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14th DAY OF January, ~~2004~~ 2005

PLANNING COMMISSION CHAIRPERSON, CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19th DAY OF January, 2005. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT, LARRY HOEKSTRA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED ARLINGTON PLACE SUBDIVISION NO. 1 AS SHOWN HEREON, EMBRACING 15.7139 ACRES OF LAND IN AVON TOWNSHIP SECTION 2, CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 2.7352 ACRES LIE IN PUBLIC STREET DEDICATION, 4.9120 ACRES LIE IN BLOCKS, AND 8.0667 ACRES LIE IN LOTS NUMBERED 1 TO 29, INCLUSIVE.

IRON PIPES OR PINS WERE FOUND AT ALL POINTS INDICATED THUSLY ◎, AND IRON PINS WERE SET AT ALL POINTS INDICATED AS O . DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE GIVEN FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. DIMENSION ON CURVES ARE ARC MEASUREMENTS. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN TEN THOUSAND BEFORE BALANCING THE SURVEY ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333

STATE OF OHIO — DAVID L. ELWELL 6333 — REGISTERED SURVEYOR

LEGEND

◎ INDICATES IRON PIN FOUND
O INDICATES 5/8" X 30" CAPPED IRON PIN SET LABELED KS ASSOCS INC. PROP MARKER
Ⓜ INDICATES MONUMENT FOUND
Ⓜ INDICATES MONUMENT SET

AREA TABULATION:

AREA IN R/W	-	2.7352 Ac.
AREA IN LOTS	-	8.0667 Ac.
AREA IN BLOCKS	-	4.9120 Ac.
TOTAL AREA	-	15.7139 Ac.

AREA IN SECTION 2	-	15.7139 Ac.
TOTAL AREA	-	15.7139 Ac.

OWNER'S CERTIFICATE

SITUATED IN AVON TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 2, CONTAINING 0.0358 ACRES,

THE UNDERSIGNED, WEST PALM I, LLC AND WEST PALM II, LLC, HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "ARLINGTON PLACE SUBDIVISION NO. 1" A SUBDIVISION OF LOTS 1 TO 29 INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, BOULEVARDS, PLANTING STRIPS, ETCETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREET ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE OR BENEATH THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET HIS HAND THIS 30th DAY OF November, 2004.

WEST PALM I, LLC
MANAGING MEMBER

WITNESS

WEST PALM II, LLC
MANAGING MEMBER

WITNESS

NOTARY PUBLIC

STATE OF OHIO
SS
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF West Palm I LLC & West Palm II LLC, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 30th DAY OF November 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/28/09

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CENTURYTEL OF OHIO, ADELPHIA CABLE, AND THE ILLUMINATING COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTAINANCE, REPAIR OR OPERATION OF SAID ELECTRIC, AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR:

OSTER CONSTRUCTION, INC.

THOMAS OSTER, PRESIDENT

GRANTEES:

ADELPHIA CABLE

CENTURYTEL OF OHIO

THE ILLUMINATING COMPANY

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV CODE
JAN 25 2005
MARK R. STEWART
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

REVISIONS			
DATE	DESCRIPTION	BY
9-10-04	REVISED SUBLOTS 1, 2, 3 & BLOCK "A"	AJS
01-19-04	REVISED PER LOT SPLIT	RRB
11-26-03	REVISED LAYOUT	JRK
10-28-03	ORIGINAL ISSUE DATE	AJS

DATE: 10-15-03
DRAWN BY: DAM
CHKD BY:
DWG. NAME: 1-PLATCS
PATH: R:\02191\02191\CONTROL

KS Associates, Inc.
8500 Burns Rd., Suite 100
Elyria, Ohio 44035
Phone (440) 365-4730
Fax (440) 365-4790
mailroom@ksassoc.com
www.ksassoc.com
KS ASSOCIATES

RECORD PLAT
ARLINGTON PLACE
SUBDIVISION NO. 1
OF PART OF
AVON TOWNSHIP ORIGINAL SECTION NO. 2
CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 3

JOB NO. 02191

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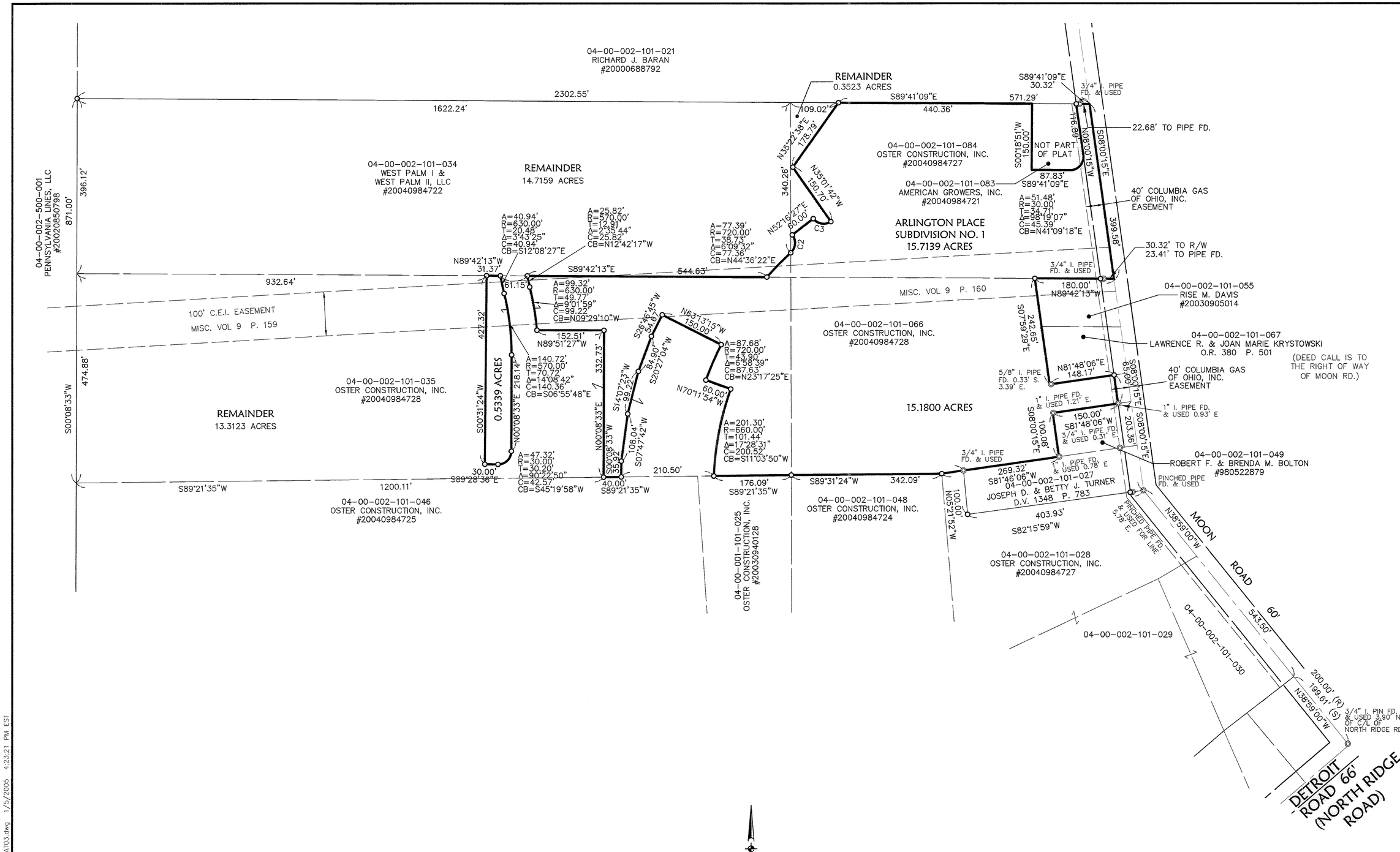

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	350.40	720.00	178.74	27°53'02"	346.95	N33°44'37"E
C2	44.72	30.00	27.69	85°24'41"	40.69	N04°58'48"E
C3	44.72	30.00	27.69	85°24'41"	40.69	S80°25'54"E
C4	41.44	25.00	27.27	94°58'08"	36.85	S67°17'10"W

100 0 100 200
SCALE IN FEET
SCALE: 1" = 100'

LEGEND

- PROPOSED MONUMENT BOX
- IRON PIN/ IRON PIPE/ 5/8"x30" "KS ASSOCS. INC. PROP MARKER" FOUND
- 5/8"x30" CAPPED REBAR SET LABELED "KS ASSOCS INC PROP MARKER"

DATE	DESCRIPTION	BY
9-10-04	REVISED SUBLOTS 1, 2, 3, & BLOCK "A"	AJS
01-19-04	REVISED PER LOT SPLIT	RRB
11-26-03	REVISED LAYOUT	JRK
10-28-03	ORIGINAL ISSUE DATE	AJS

REVISIONS

DATE: 10-15-03
DRAWN BY: DAM
CHKD BY:
DWG. NAME: 1-PLAT03
PATH: R:\02191\DDT\CONTROL
F.B.:

KS Associates, Inc.
260 Burns Rd., Suite 100
Elyria, Ohio 44035
Phone (440) 365-4730
Fax (440) 365-4790
mail@ksassoc.com
www.ksassoc.com
KS ASSOCIATES

RECORD PLAT
ARLINGTON PLACE SUBDIVISION NO. 1
OF PART OF
AVON TOWNSHIP ORIGINAL SECTION NO. 2
CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

SHEET 2 OF 3

JOB NO. 02191

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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	350.40	720.00	178.74	27°53'02"	346.95	N33°44'37"E
C2	44.72	30.00	27.69	85°24'41"	40.69	N04°58'48"E
C3	44.72	30.00	27.69	85°24'41"	40.69	S80°25'54"E
C4	41.44	25.00	27.27	94°58'08"	36.85	S67°17'10"W
C5	849.17	690.00	487.76	70°30'46"	796.59	N55°03'29"E
C6	59.84	690.00	29.94	4°58'08"	59.82	N22°17'10"E
C7	789.33	690.00	444.20	65°32'38"	746.99	S57°32'32"W
C8	331.22	690.00	168.87	27°30'13"	328.05	N38°31'20"E
C9	458.11	690.00	237.86	38°02'24"	449.74	N71°17'39"E
C10	420.36	720.00	216.36	33°27'06"	414.42	S73°35'19"W
C11	51.48	30.00	34.71	98°19'07"	45.39	N41°09'18"E
C12	42.77	30.00	25.93	81°40'54"	39.24	N48°50'42"W
C13	697.77	660.00	385.48	60°34'30"	665.73	S60°01'36"W
C14	26.77	100.00	13.47	15°20'20"	26.69	S72°53'56"E
C15	44.84	250.00	22.48	10°16'34"	44.78	S85°42'23"E
C16	41.44	25.00	27.27	94°58'06"	36.85	N17°44'43"W
C17	18.74	70.00	9.43	15°20'20"	18.68	S72°53'56"E
C18	39.46	220.00	19.78	10°16'34"	39.40	S85°42'23"E
C19	45.25	35.00	26.41	74°04'02"	42.16	N52°07'19"E
C20	297.10	67.00	88.80	254°04'02"	106.97	N37°52'41"W
C21	50.22	280.00	25.18	10°16'34"	50.15	S85°42'23"E
C22	34.80	130.00	17.51	15°20'20"	34.70	S72°53'56"E
C23	77.98	720.00	39.03	6°12'19"	77.94	S59°57'55"W
C24	79.52	720.00	39.80	6°19'41"	79.48	S66°13'55"W
C25	79.52	720.00	39.80	6°19'41"	79.48	S72°33'36"W
C26	79.52	720.00	39.80	6°19'41"	79.48	S78°53'17"W
C27	79.52	720.00	39.80	6°19'41"	79.48	S85°12'58"W
C28	24.30	720.00	12.15	1°56'02"	24.30	S89°20'50"W
C29	58.15	660.00	29.09	5°02'53"	58.13	S87°47'25"W
C30	118.49	660.00	59.41	10°17'12"	118.33	S80°07'23"W
C31	521.13	660.00	275.01	45°14'26"	507.70	S52°21'34"W
C32	27.06	67.00	13.72	23°08'35"	26.88	S26°39'35"W
C33	65.37	67.00	35.55	55°54'17"	62.81	S66°11'01"W
C34	44.51	67.00	23.11	38°03'46"	43.70	N66°49'57"W
C35	44.51	67.00	23.11	38°03'46"	43.70	N28°46'11"W
C36	44.51	67.00	23.11	38°03'46"	43.70	N09°17'35"E
C37	44.51	67.00	23.11	38°03'46"	43.70	N47°21'22"E
C38	26.62	67.00	13.49	22°46'05"	26.45	N77°46'17"E
C39	26.62	280.00	13.32	5°26'49"	26.61	S88°07'16"E
C40	23.60	280.00	11.81	4°49'44"	23.59	S82°58'59"E
C41	31.54	130.00	15.85	13°54'07"	31.47	S73°37'03"E
C42	3.26	130.00	1.63	1°26'13"	3.26	S65°56'53"E
C43	127.30	660.00	63.85	11°03'03"	127.10	S69°27'16"W
C44	20.00	660.00	10.00	1°44'11"	20.00	N63°03'39"E
C45	125.67	660.00	63.03	10°54'35"	125.48	N35°11'39"E
C46	20.00	660.00	10.00	1°44'11"	20.00	N41°31'02"E

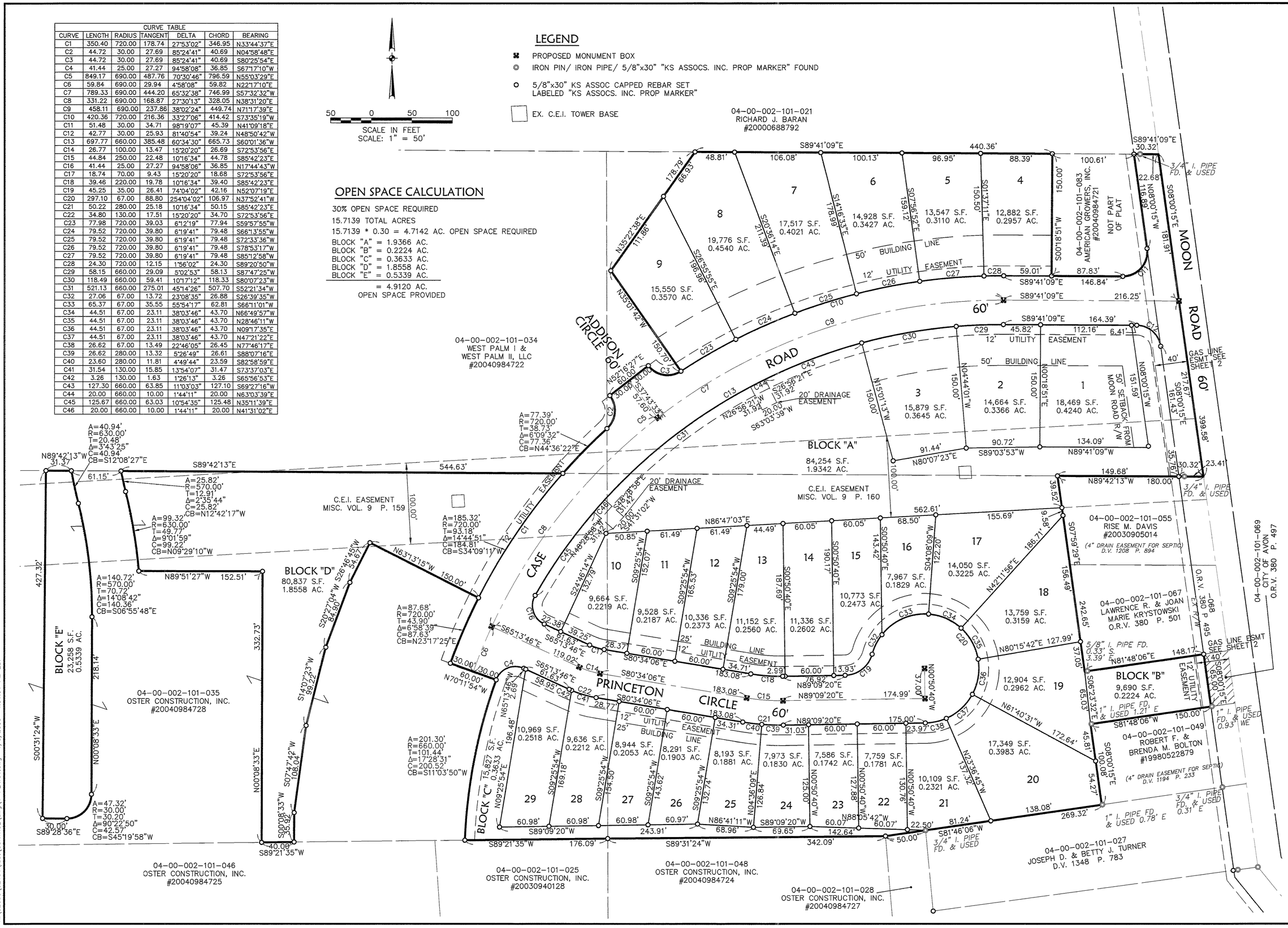
LEGEND

- PROPOSED MONUMENT BOX
- IRON PIN/ IRON PIPE/ 5/8"x30" "KS ASSOCS. INC. PROP MARKER" FOUND
- 5/8"x30" KS ASSOC CAPPED REBAR SET LABELED "KS ASSOCS. INC. PROP MARKER"
- EX. C.E.I. TOWER BASE

50 0 50 100
SCALE IN FEET
SCALE: 1" = 50'

OPEN SPACE CALCULATION

30% OPEN SPACE REQUIRED
15.7139 TOTAL ACRES
15.7139 * 0.30 = 4.7142 AC. OPEN SPACE REQUIRED
BLOCK "A" = 1.9366 AC.
BLOCK "B" = 0.2224 AC.
BLOCK "C" = 0.3633 AC.
BLOCK "D" = 1.8558 AC.
BLOCK "E" = 0.5339 AC.
= 4.9120 AC.
OPEN SPACE PROVIDED



REVISIONS			
DATE	DESCRIPTION	BY	
9-10-04	REVISED LOT LINES FOR SUBLOTS 1, 2, 3, & BLOCK "A"	AJS	
01-19-04	REVISED PER LOT SPLIT	RRB	
11-26-03	REVISED LAYOUT	JRK	
10-28-03	ORIGINAL ISSUE DATE	AJS	

DATE: 10-15-03
DRAWN BY: DAM
CH'D BY:
DWG. NAME: L-PLAT01
PATH: R:\02191\DDT\CONTROL
F.B.

KS Associates, Inc.
200 Buns Rd., Suite 100
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Fax (440) 365-4730
(440) 365-4790
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KS ASSOCIATES

RECORD PLAT
ARLINGTON PLACE SUBDIVISION NO. 1

OF PART OF
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CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

SHEET 3 OF 3

JOB NO. 02191

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