

ARLINGTON PLACE SUBDIVISION NO. 2

BEING PART OF
ORIGINAL AVON TOWNSHIP SECTION 1
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 1, CONTAINING 24.9881 ACRES,

THE UNDERSIGNED, OSTER CONSTRUCTION, INC., HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "ARLINGTON PLACE SUBDIVISION NO. 2" A SUBDIVISION OF LOTS 30 TO 76 & BLOCKS "F", "H" 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 21st DAY OF March, 2005.

OSTER CONSTRUCTION, INC.

Thomas Oster, President
THOMAS OSTER, PRESIDENT

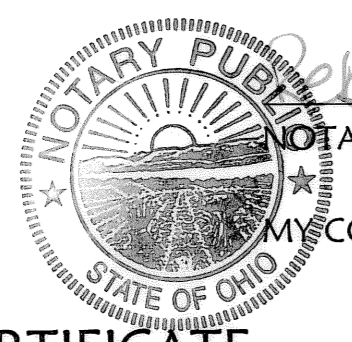
WITNESS _____

WITNESS _____

NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF Oster Construction, Inc., 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 21st DAY OF March, 2005.



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. 2 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON

Timothy M. Brown
MORTGAGEE

BY: Timothy M. Brown
TITLE: Vice President

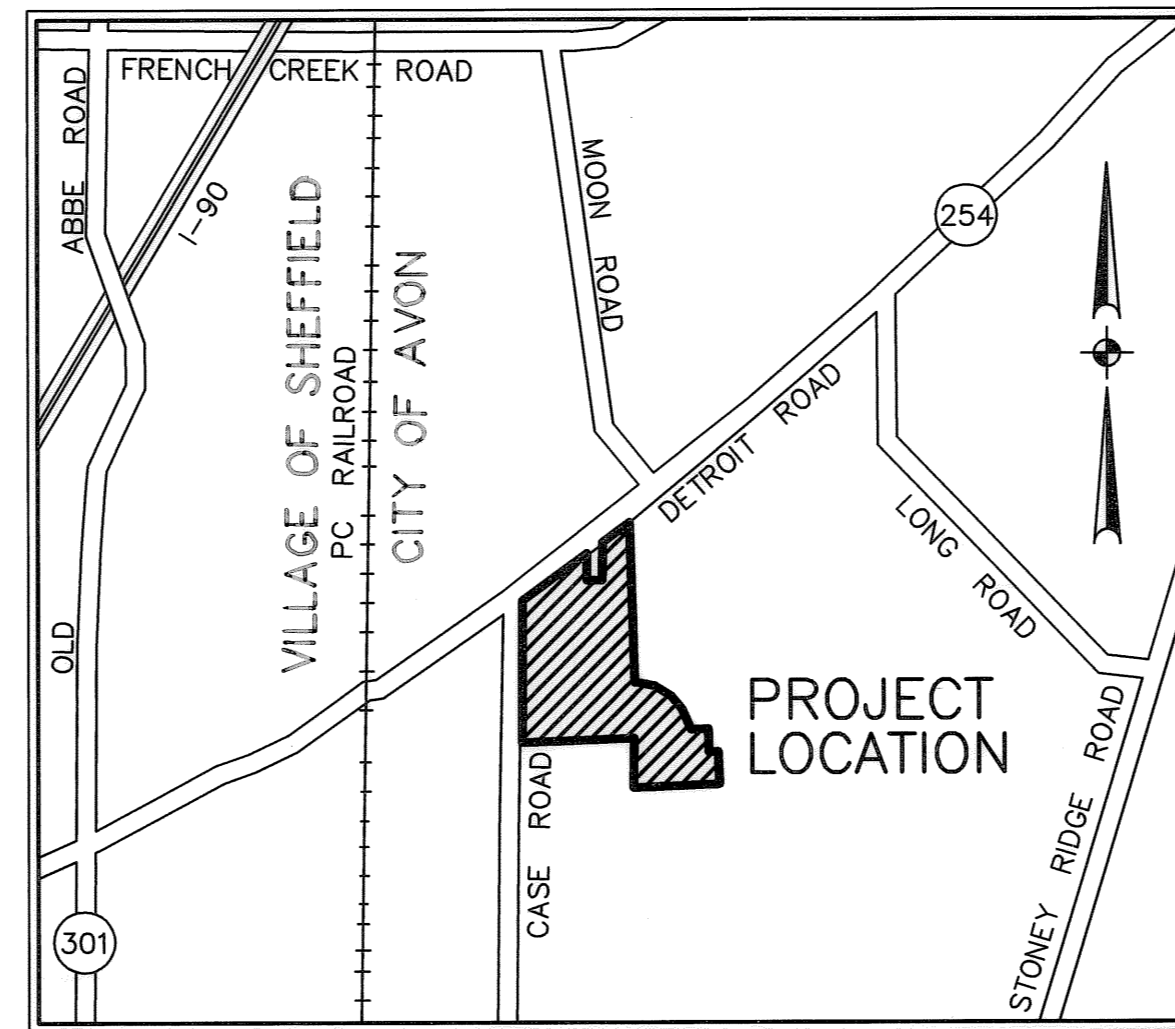
NOTARY PUBLIC

STATE OF OHIO
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 _____ DAY OF _____, 2005.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED ARLINGTON PLACE SUBDIVISION NO. 2 AS SHOWN HEREON, EMBRACING 24.9881 ACRES OF LAND IN AVON TOWNSHIP SECTION 1, CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 4.6447 ACRES LIE IN PUBLIC STREET DEDICATION, 3.7017 ACRES LIE IN BLOCKS, AND 16.6417 ACRES LIE IN LOTS NUMBERED 30 TO 76, INCLUSIVE.

IRON PIPES OR PINS WERE FOUND AT ALL POINTS INDICATED THUSLY \odot , AND IRON PINS WERE SET AT ALL POINTS INDICATED AS \circ . 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. DATE OF SURVEY: JUNE 4, 2003.

David L. Elwell
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



AREA TABULATION:

AREA IN R/W	- 4.6447 Ac.	AREA IN SECTION 1	- 24.9881 Ac.
AREA IN LOTS	- 16.6417 Ac.	TOTAL AREA	- 24.9881 Ac.
AREA IN BLOCKS	- 3.7017 Ac.		
TOTAL AREA	- 24.9881 Ac.		

LEGEND

- \boxtimes EXISTING MONUMENT BOX
- \odot IRON PIPE/ IRON PIN/ 5/8" x 30" K5 CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- \boxtimes PROPOSED MONUMENT BOX
- \circ 5/8" x 30" K5 CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 28 DAY OF October, 2005.

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

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS _____ DAY OF _____, 2005.

PLANNING COMMISSION CHAIRPERSON, CAROLYN WITHERSPOON

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

COUNCIL PRESIDENT, LARRY HOEKSTRA

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 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 GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE 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.

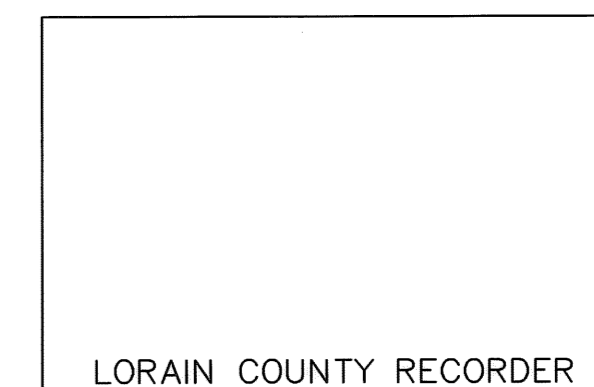
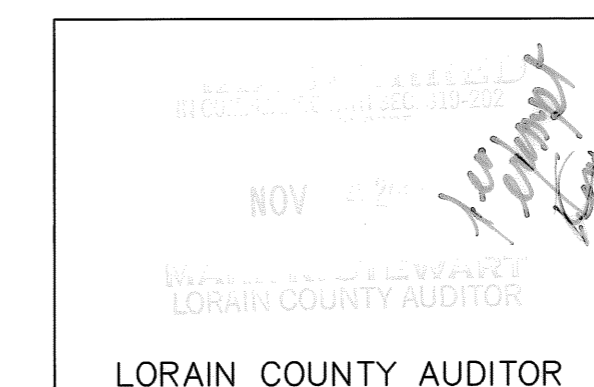
GRANTOR:
OSTER CONSTRUCTION, INC.
Thomas Oster, President
THOMAS OSTER, PRESIDENT

GRANTEES:

ADELPHIA CABLE

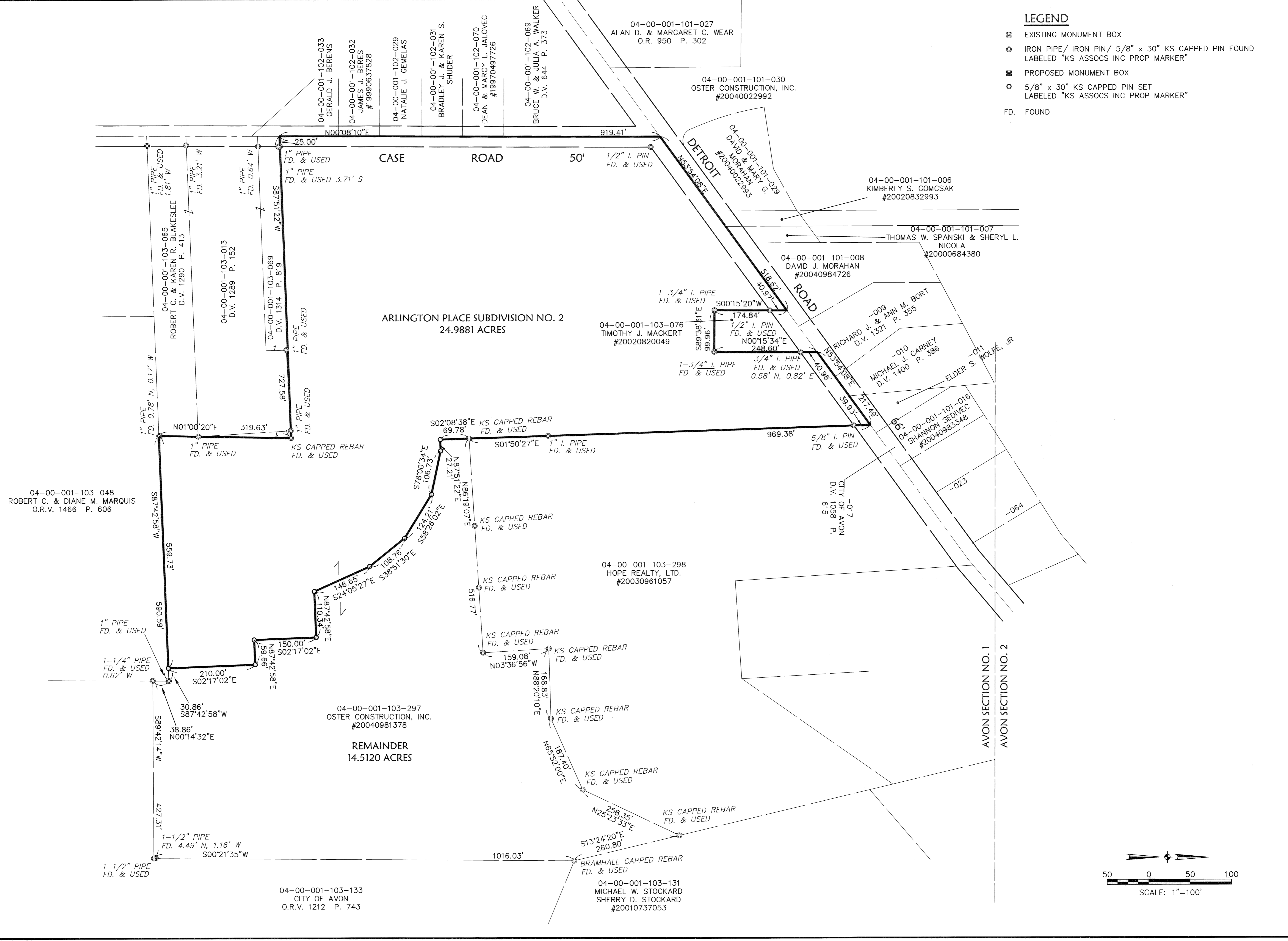
CENTURYTEL OF OHIO

THE ILLUMINATING COMPANY

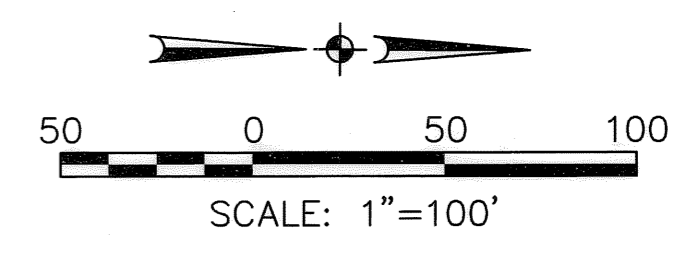


DESCRIPTION	DATE	REVISIONS
BY		
DATE		
DATE: 12-17-03	DRAWN BY: DAM	
CHKD BY:	DWG. NAME: 2-PLATS	
	PATH: E:\03310\AUDIT\CONTROL	
	F.B.	
		01-19-04 REVISED PER LOT SPLIT
<p>KS Associates, Inc. 100 Bunting Road Suite 100 Avon, OH 44001 Ph: (440) 365-4730 Fax: (440) 365-4790 mailto:info@ksassoc.com www.ksassoc.com</p>		
<p>RECORD PLAT ARLINGTON PLACE SUBDIVISION NO. 2 OF PART OF AVON TOWNSHIP ORIGINAL SECTION NO. 1 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO</p>		
SHEET	OF	
1	4	
JOB NO.		
03310		

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- LEGEND**
- ☒ EXISTING MONUMENT BOX
 - ⊙ IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
 - ☒ PROPOSED MONUMENT BOX
 - 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
 - FD. FOUND

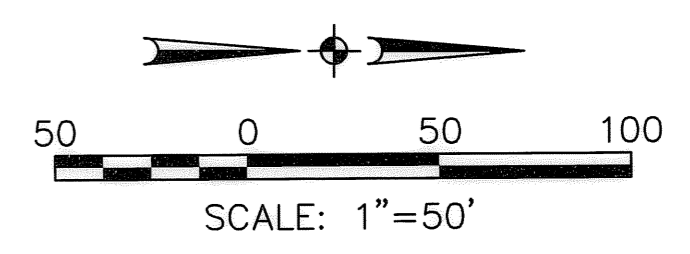
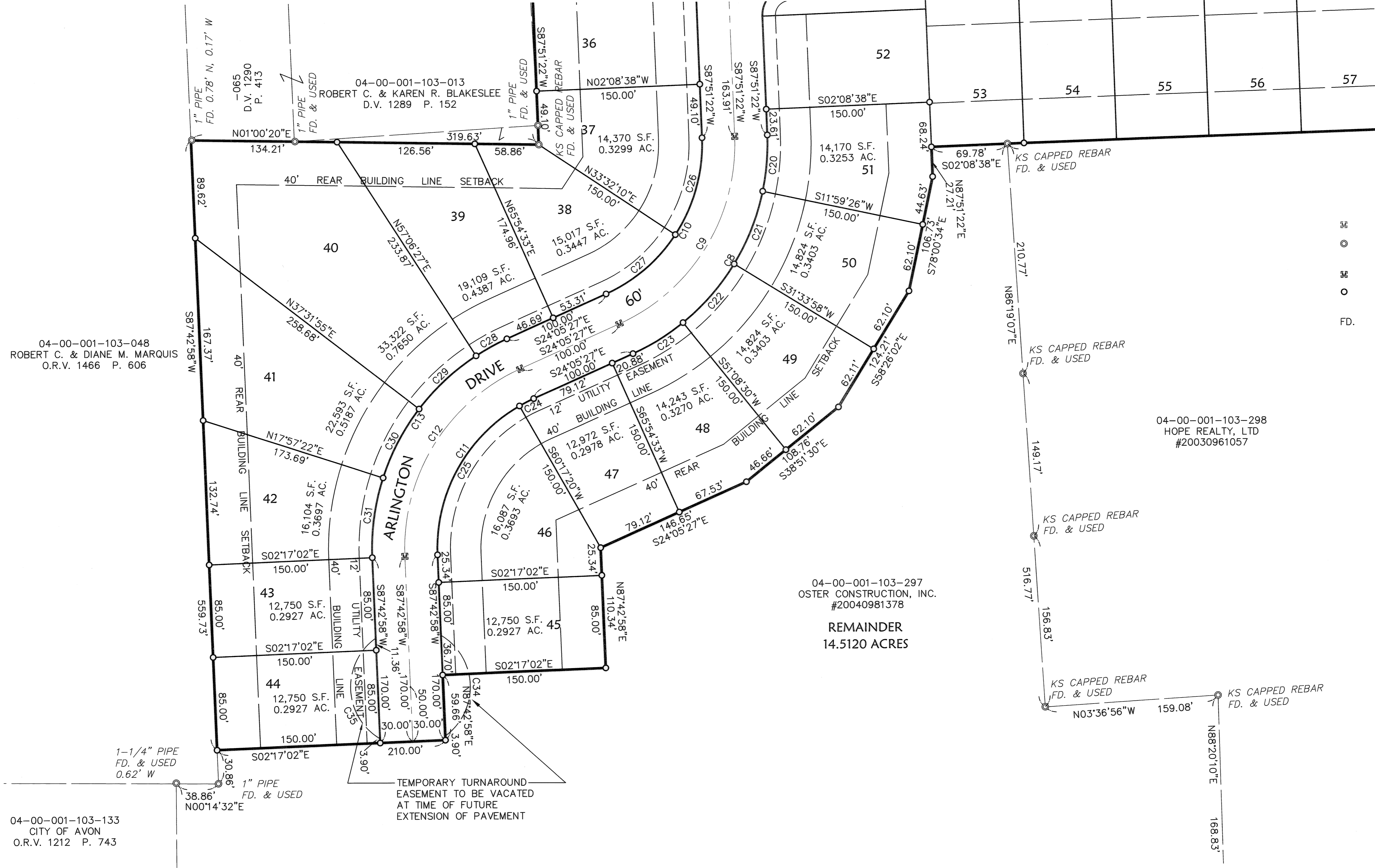


DATE:	12-17-03
DRAWN BY:	DAM
CHKD BY:	
DWG. NAME:	2-PLA103
PATH:	R:\03000\03310\del\control
F.B.:	
DATE:	01-19-04
DESCRIPTION:	REVISED PER LOT SPLIT
BY:	RRB

NO.	DATE	DESCRIPTION

<p>KS Associates, Inc. 260 Burns Rd., Suite 100 Elyria, Ohio 44035 Phone (440) 565-4730 Fax (440) 565-4790 mailto:info@ksassoc.com www.ksassoc.com</p>
<p>RECORD PLAT ARLINGTON PLACE SUBDIVISION NO. 2 OF PART OF AVON TOWNSHIP SECTION NO. 1 CITY OF AVON COUNTY OF LORAIN STATE OF OHIO</p>
<p>SHEET 2 OF 4</p>
<p>JOB NO. 03310</p>

SEE SHEET 3 FOR CONTINUATION



- LEGEND**
- ⊞ EXISTING MONUMENT BOX
 - ⊙ IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
 - ⊞ PROPOSED MONUMENT BOX
 - 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
 - FD. FOUND

04-00-001-103-048
ROBERT C. & DIANE M. MARQUIS
O.R.V. 1466 P. 606

04-00-001-103-298
HOPE REALTY, LTD
#20030961057

04-00-001-103-297
OSTER CONSTRUCTION, INC.
#20040981378
REMAINDER
14.5120 ACRES

04-00-001-103-133
CITY OF AVON
O.R.V. 1212 P. 743

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C8	249.43	210.00	141.79	68°03'11"	235.02	S58°07'02"E
C9	213.79	180.00	121.53	68°03'11"	201.45	S58°07'02"E
C10	178.16	150.00	101.28	68°03'11"	167.87	S58°07'02"E
C11	178.53	150.00	101.54	68°11'35"	168.18	S58°11'14"E
C12	214.23	180.00	121.85	68°11'35"	201.81	S58°11'14"E
C13	249.94	210.00	142.16	68°11'35"	235.45	S58°11'14"E
C20	51.81	210.00	26.03	14°08'03"	51.67	N85°04'36"W
C21	71.75	210.00	36.23	19°34'32"	71.40	N68°13'18"W
C22	71.75	210.00	36.23	19°34'32"	71.40	N48°38'46"W
C23	54.13	210.00	27.21	14°46'03"	53.98	N31°28'28"W
C24	14.71	150.00	7.36	5°37'13"	14.71	S26°54'03"E
C25	163.82	150.00	91.15	62°34'22"	155.79	S60°59'51"E
C26	93.41	150.00	48.28	35°40'48"	91.91	N74°18'14"W
C27	84.75	150.00	43.54	32°22'23"	83.63	N40°16'38"W
C28	32.26	210.00	16.16	8°48'06"	32.23	S28°29'30"E
C29	71.75	210.00	36.23	19°34'32"	71.40	S42°40'49"E
C30	71.75	210.00	36.23	19°34'32"	71.40	S62°15'22"E
C31	74.18	210.00	37.48	20°14'24"	73.80	S82°09'50"E
C34	109.33	55.00	84.51	113°53'19"	92.20	S87°42'58"W
C35	109.33	55.00	84.51	113°53'19"	92.20	S87°42'58"W

OPEN SPACE TABULATION

30% OPEN SPACE REQUIRED
 24.9881 TOTAL ACRES
 24.9881 AC. * .30 = 7.4964 AC. REQUIRED
 BLOCK "F" = 3.4597 AC.
 REMAINDER = 14.5120 AC.
 TOTAL = 17.9717 AC.
 OPEN SPACE PROVIDED

CITY OF AVON
CLUSTER DEVELOPMENT REQUIREMENTS IN R-1 DISTRICT
 SETBACK FROM PROJECT BOUNDARY (1266.05 a): 40 ft.
 SETBACK FROM EXISTING RIGHT-OF-WAY (1266.05 a): 50 ft.
 SETBACK FROM INTERIOR STREETS (1266.05 a): 24 ft.
 SETBACK FROM SIDE OR REAR LOT LINE OF SUBDIVIDED LOT WITHIN PROJECT (1266.05 a): 3 ft.
 MINIMUM SPACING BETWEEN BUILDINGS (1266.05 b): 16 ft.

DATE:	12-17-03	REVISIONS:	
DRAWN BY:	DM		
CHECKED BY:	Z-PLA/02		
DWG. NAME:	Z-PLA/02		
PATH:	ES:\03310\SUBDIVISION CONTROL		
F.B.:			

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

DATE: 01-19-04
 REVISED PER LOT SPLIT

SHEET 4 OF 4
 JOB NO. 03310

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