

THE WATERSIDE-WEBBER RD. SUBDIVISION PLAT

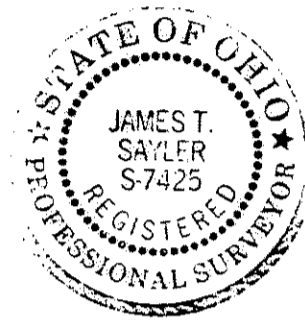
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, WATERSIDE CROSSINGS LTD., I HAVE SURVEYED AND PLATTED THE WATERSIDE-WEBBER RD. SUBDIVISION PLAT AS SHOWN HEREON AND CONTAINING 13.5841 ACRES IN AVON TOWNSHIP SECTION NO. 8, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED \circ 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON THE WATERSIDE CROSSINGS SOUTH SUBDIVISION PLATS AND ARE USED 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.

NOVEMBER, 2004



J.T. Saylor
 JAMES T. SAYLER, REGISTERED SURVEYOR NO. 5-7425

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.

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, SANITARY SEWER AND WATERLINE EASEMENTS

STORM SEWER SANITARY 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 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. 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

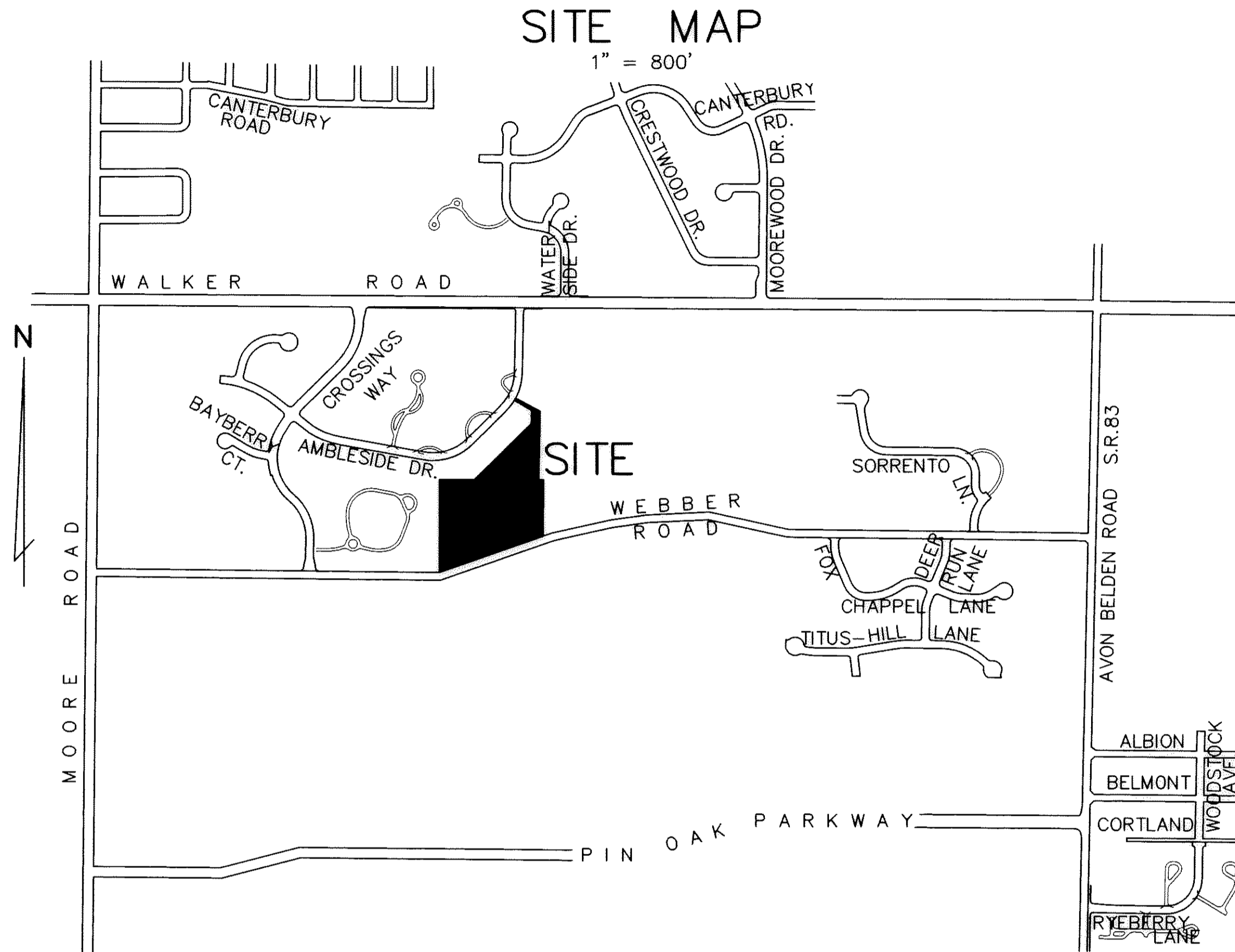
COUNTY OF LORAIN)
 STATE OF OHIO) SS
 THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR WATERSIDE CROSSINGS LTD., BY KOPF CONSTRUCTION CORP., MANAGING MEMBER, BY H. R. KOPF, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE WATERSIDE-WEBBER RD. SUBDIVISION PLAT 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 January 2005

ANNE M. TYLER
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES 6-29-09
 NOTARY PUBLIC
 MY COMMISSION EXPIRES June 29, 2009



ALSO BEING A RESUBDIVISION OF
 ALL OF BLOCK "E" OF THE WATERSIDE CROSSINGS SOUTH SUBD. NO. 4 AS
 RECORDED IN VOLUME 78 OF PLATS, PAGES 10 - 12 OF LORAIN COUNTY PLAT RECORDS
 AND PART OF AVON TOWNSHIP SECTION NO. 8 NOW IN THE
 CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO
 MAINTENANCE OF BLOCK "J" IS TO BE PROVIDED FOR BY THE HOMEOWNER'S RECREATIONAL ASSOCIATION.
 MAINTENANCE OF BLOCK "K" IS TO BE PROVIDED FOR BY THE CONDOMINIUM OWNER'S ASSOCIATION.
 (DOCUMENTS ON FILE AT CITY AND RECORDED AT COUNTY, INSTRUMENT NO. 2000-0708033.)



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 AND PARALLEL WITH ALL PUBLIC STREETS LINES AND OTHER PLACES AS SHOWN HEREON 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 PESTALS, 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 THE WATERSIDE-WEBBER RD. SUBDIVISION PLAT 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 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 THE WATERSIDE-WEBBER RD. SUBDIVISION PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 1st DAY OF March, 2005

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE WATERSIDE-WEBBER RD. SUBDIVISION PLAT HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 48-2005 PASSED THE 11th DAY OF April, 2005

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 THE WATERSIDE-WEBBER RD. SUBDIVISION PLAT 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

TRANSFERRED
 IN COMPLIANCE WITH SEC. 3113-09
 NOV 9 2006
 MARK R. STEWART
 LORAIN COUNTY AUDITOR
 LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

1/24/2005	REVISED PER SUMMARY OF STAFF COMMENTS DATED 12/02/04
9/02/2005	REVISED TITLE PER TAX MAP DEPARTMENT
10/17/2005	REVISED PER TAX MAP DEPARTMENT

THE WATERSIDE-WEBBER RD SUBD

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

NOV 20 2005

WALKER ROAD 86'

04-00-008-101-047
KOPF CONSTRUCTION CORP.
INSTR. #20000714436

04-00-008-101-045
ALLAN A. & BARBARA KLINGSHIRN
O.R. VOL. 925 PG. 203

04-00-008-101-044
LEE M. KLINGSHIRN
O.R. VOL. 925 PG. 200

R.R. SPIKE
AT ANGLE
USED

1357.38 DEED & MSD TO C/L
N01°04'37"E 525.87 OBS.

1" IRON PIPE FD.
0.37' W., 0.19' N.

N00°07'30"E
467.97 OBS

EXISTING WATERLINE EASEMENT
VOL. 1152 PG. 765

31.83 D & M

BLOCK "J"
96,126 SQ FT
2.2068 ACRES

BLOCK "K"
495,597 SQ FT
11.3773 ACRES

R=124.00
D=120°00'00"
L=259.70
C=214.77
N59°23'48"W
T=214.77

R=124.00
D=70°00'00"
L=151.49
C=142.25
N35°36'12"E
T=86.83

R=430.00
L=17.51
C=17.51
D=2°20'00"
N.29°09'10"E
T=8.76
R&M

R=400.00
D=44°14'35"
L=308.87
C=301.26
N23°11'53"E
T=162.60

R=372.00
D=14°00'00"
L=90.90
C=90.67
N67°36'12"E
T=45.68

R=326.00
D=20°00'00"
L=113.80
C=113.22
N70°36'12"E
T=57.48

R=174.00
D=21°41'50"
L=65.89
C=65.50
N81°27'07"E
T=33.35

R=69.00
D=172°00'40"
L=207.15
C=137.66
N64°23'48"W
T=988.12

R=174.00
D=121°41'50"
L=324.03
C=279.19
N19°45'17"E
T=311.96

90°5'20"
R. & TD.
1-1/2" I.
PIPE FD.
0.27' S.
0.50' E.

1/2" IRON PIN FD.
0.08' N., 0.16' E.

3/4" IRON PIN FD.
117.87' (C/L), 0.21' E.

746.70' DEED & MSD N0°09'20"E

WATERSIDE CROSSINGS SOUTH
CONDOMINIUM PHASE 4

HERBERT V. & JULIA A.
EGLINSKI VOL. 1272, PG.
305 04-00-008-101-027

RESERVATION OVER LAND NORTH & WEST
OF 04-00-008-101-027 FOR A 10' EASEMENT
WHEN A DEDICATED STREET IS INSTALLED
WITHIN 150' OF 04-00-008-101-027
VOL. 787, PG. 295

5/8" IRON PIN
IN MON. BOX USED

LEGEND:

- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN WAS FOUND UNLESS OTHERWISE NOTED
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

N

GRAPHIC SCALE
0 25 50 75 100
SCALE: 1" = 50'

REVISIONS	DATE	DESCRIPTION
1	1/24/2005	REVISED PER SUMMARY OF STAFF COMMENTS DATED 12/02/04
2	9/02/2005	REVISED TITLE PER TAX MAP DEPARTMENT

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