

# HUNT CLUB P.U.D. SUBDIVISION NO. 4

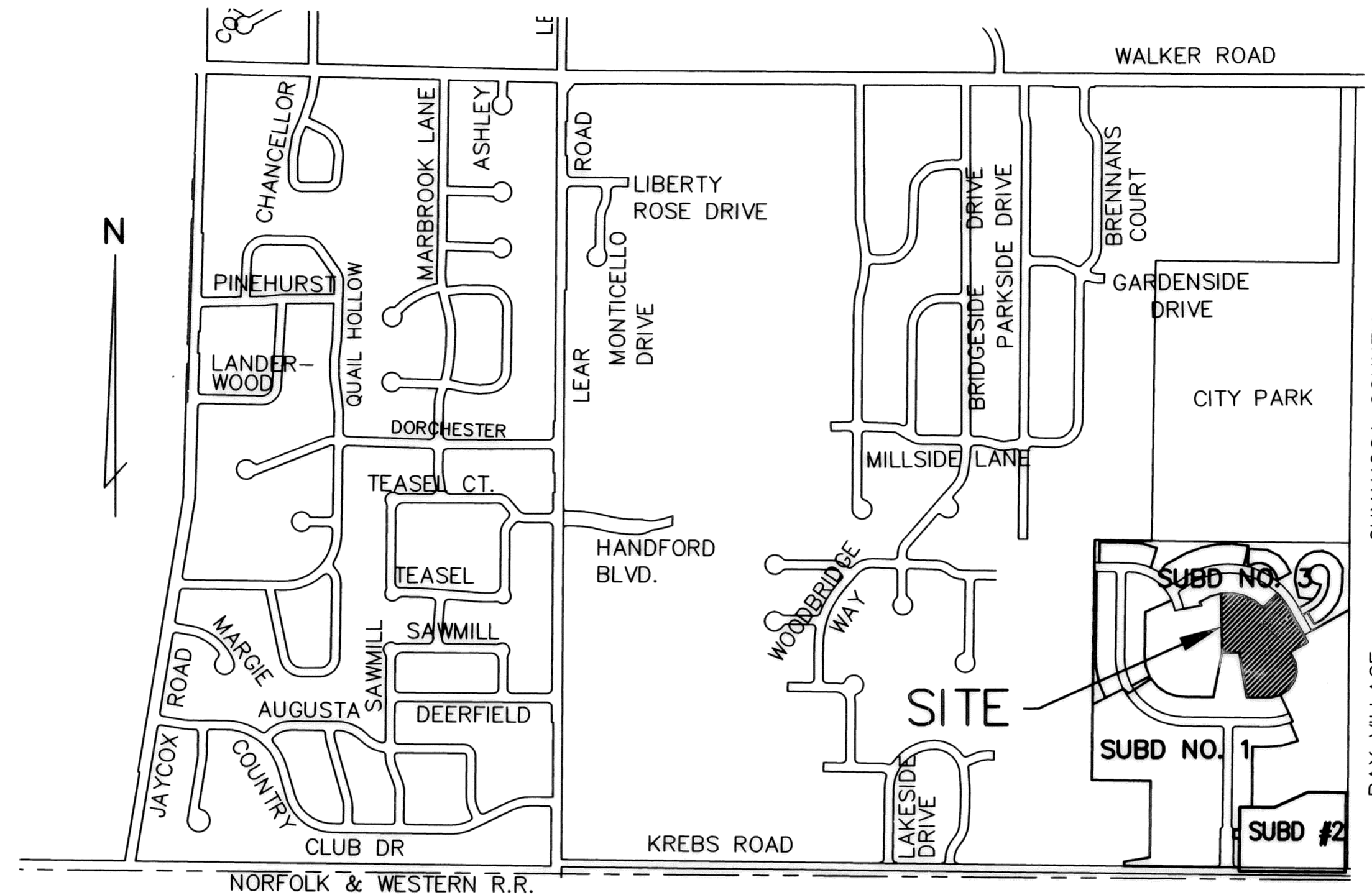
## PLAT

BEING PART OF  
AVON TOWNSHIP SECTION NO. 29  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION.  
MAINTENANCE OF ALL BLOCKS AND PRIVATE ROADS ARE TO BE PROVIDED FOR BY THE ASSOCIATION.  
(DOCUMENTS ON FILE AT CITY AND RECORDED AT COUNTY, INSTRUMENT #20030970565.)

### SITE MAP

1" = 800'



#### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, LAKE POINTE HC, LTD., I HAVE SURVEYED AND PLATTED THE HUNT CLUB P.U.D. SUBDIVISION NO. 4 AS SHOWN HEREON AND CONTAINING 6.5075 ACRES IN AVON TOWNSHIP SECTION NO. 29, 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.  
AT ALL POINTS INDICATED  $\times$  1/4" DRILL HOLES WITH CROSS WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON KREBS ROAD HAVING A BEARING OF N89°25'50"E 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.

APRIL, 2005



ACREAGE IN 17 LOTS	2.4424 AC.
ACREAGE IN 1 OPEN SPACE BLOCK	3.3138 AC.
ACREAGE IN 1 PRIVATE ROAD BLOCK	0.7513 AC.
<b>TOTAL</b>	<b>6.5075 AC.</b>

*[Signature]*  
JAMES T. SAYLER, REG. PROFESSIONAL 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.

LAKE POINTE HC, LTD.,  
36368 DETROIT ROAD  
AVON, OH 44011

BY *[Signature]*  
GREG ROMES, PRESIDENT

#### WATERLINE AND SANITARY SEWER EASEMENTS

WATERLINE AND SANITARY SEWER EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND WHO DOES HEREBY GRANT INTO 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 WITH SAID EASEMENTS. WITHIN SAID EASEMENT, NO FENCES, SIGNAGE, MOUNDING OR ROCKS GREATER THAN TWO FEET IN DIAMETER SHALL BE PLACED WITHIN FIVE FEET OF THE WATERLINE 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.

LAKE POINTE HC, LTD.

BY *[Signature]*  
GREG ROMES, 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 LAKE POINTE HC, LTD., BY GREG ROMES, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF HUNT CLUB P.U.D. 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 15<sup>th</sup> DAY OF June, 2005.

*[Signature]*  
NOTARY PUBLIC

CLORIAN M. PETELIN  
NOTARY PUBLIC  
BEARD FOR THE STATE OF OHIO  
MY COMMISSION EXPIRES 4/108

MY COMMISSION EXPIRES 4-27-08

#### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF HUNT CLUB P.U.D. SUBDIVISION 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.

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

#### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF HUNT CLUB P.U.D. SUBDIVISION NO. 4 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 1st DAY OF November, 2005.

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

#### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF HUNT CLUB P.U.D. SUBDIVISION NO. 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 169-2005 PASSED THE 28<sup>th</sup> DAY OF November, 2005.

*[Signature]*  
MAYOR  
ROBERT J. BERNER

*[Signature]*  
CLERK OF COUNCIL  
BARBARA L. DOPP

#### LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF HUNT CLUB P.U.D. SUBDIVISION NO. 4 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

#### 12' UTILITY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT INTO 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 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.

LAKE POINTE HC, LTD.

BY *[Signature]*  
GREG ROMES, PRESIDENT

TRANSPER  
IN COMPLIANCE WITH SEC. 315-02  
OHIO REV. CODE  
DEC 05 2005  
MARK R. STEWART  
LORAIN COUNTY AUDITOR  
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

REVISIONS	

HUNT CLUB P.U.D.  
SUBDIVISION NO. 4  
PLAT

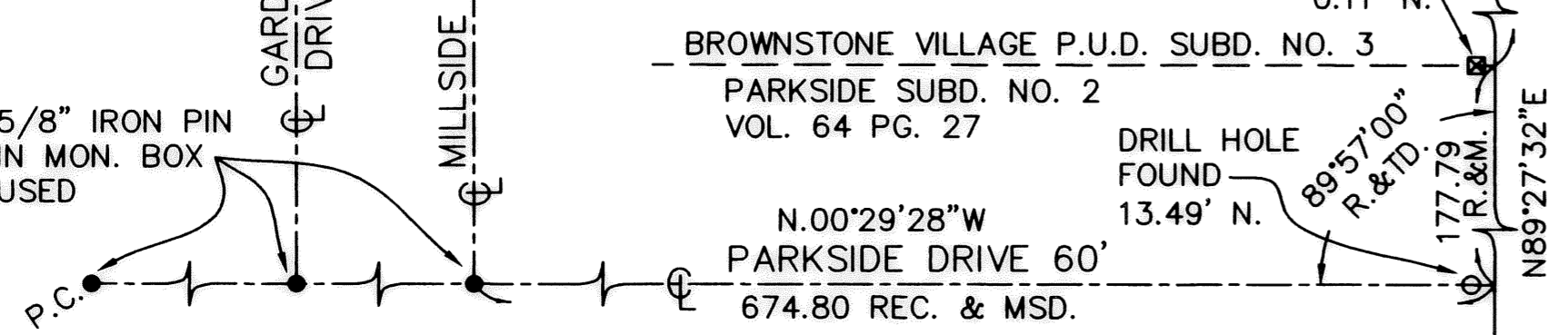
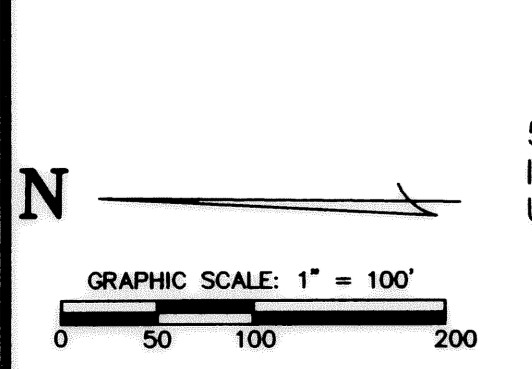
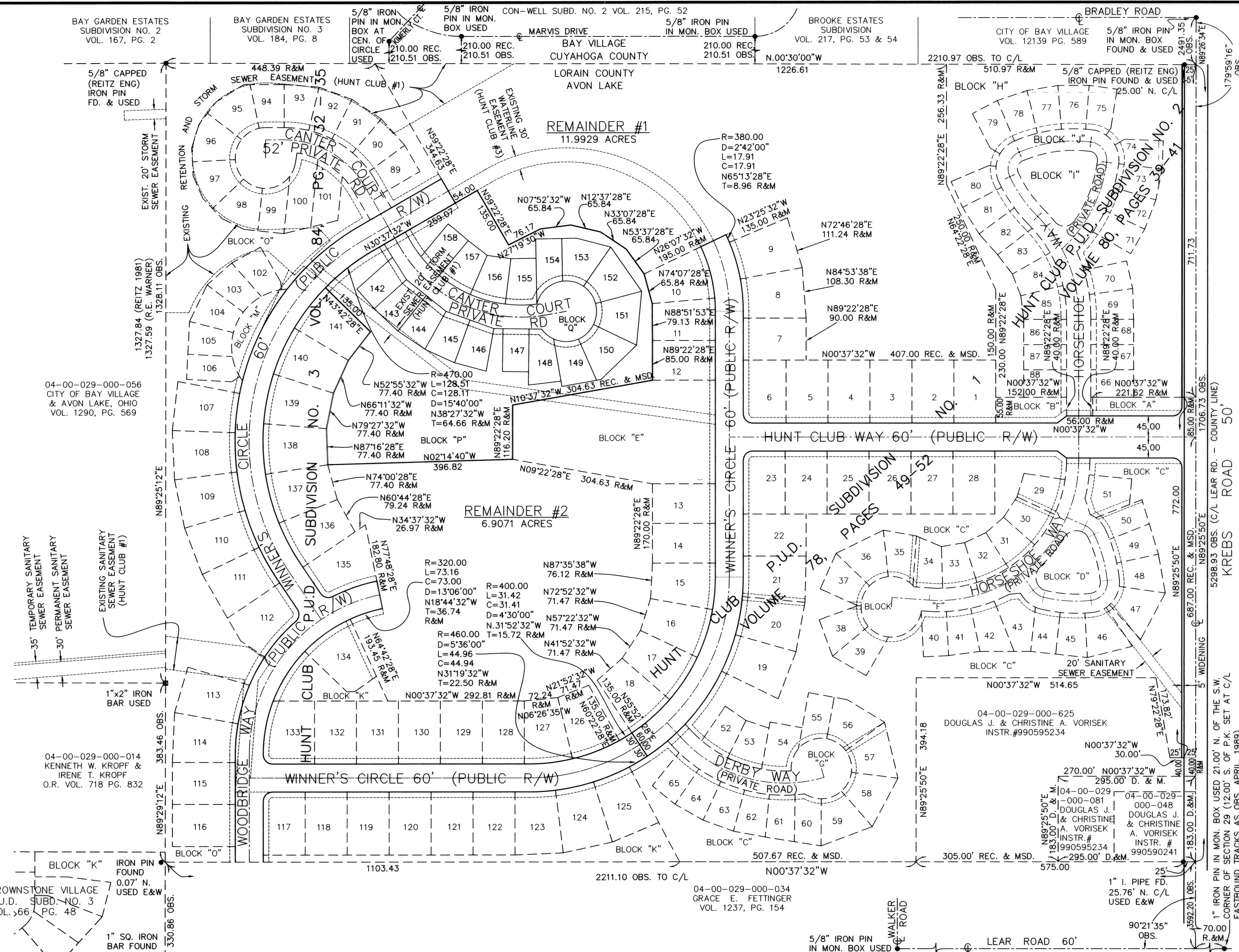
THE HENRY G. REITZ  
ENGINEERING COMPANY  
4214 ROCKY RIVER DRIVE  
CLEVELAND, OHIO 44135  
PHONE: (216) 251-3033

1  
3  
APRIL  
2005

# HUNT CLUB P.U.D. SUBD. NO. 4 PLAT

BEING PART OF AVON TWP. SECTION NO. 29,  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

ACREAGE IN 17 LOTS	2.4424 AC.
ACREAGE IN 1 OPEN SPACE BLOCK	3.3138 AC.
ACREAGE IN 1 PRIVATE ROAD BLOCK	0.7513 AC.
<b>TOTAL</b>	<b>6.5075 AC.</b>



REVISIONS	DATE	DESCRIPTION
11/28/05	CORRECTED	REMAINDER #1 ACREAGE

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

2  
3  
APRIL 2005

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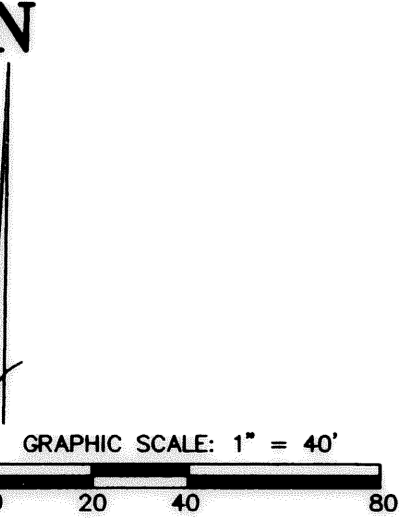
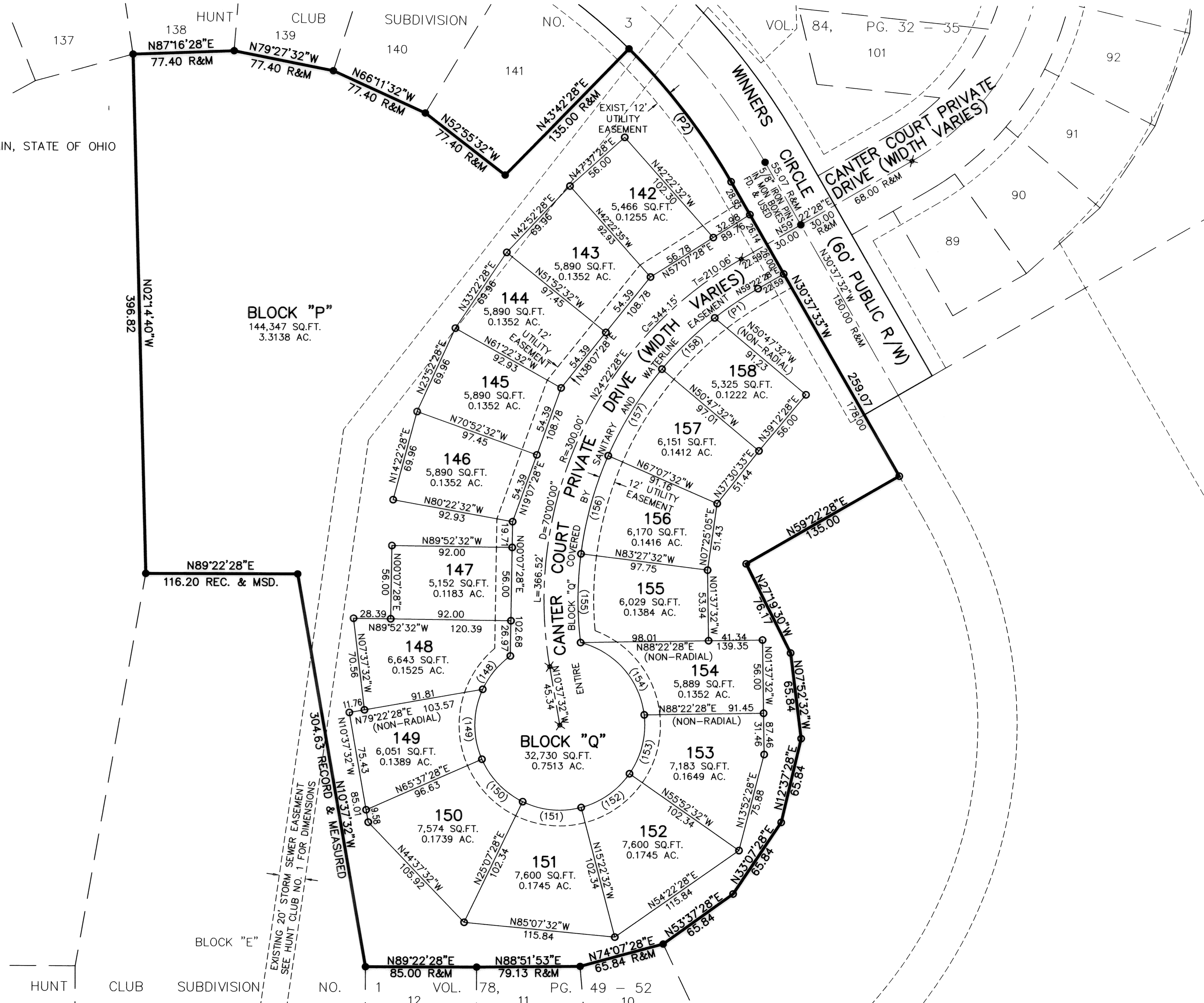
BEING PART OF AVON TWP. SECTION NO. 29, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

- DENOTES 5/8" CAPPED (REITZ ENG) IRON PINS WERE SET.
- ✕ DENOTES 1/4" DRILL HOLE WITH CROSS SET.
- DENOTES IRON PIN FOUND.

ACREAGE IN 17 LOTS	2.4424 AC.
ACREAGE IN 1 OPEN SPACE BLOCK	3.3138 AC.
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### CURVE DATA

(P1) R=274.00 D=08°22'25" L=40.04 C=40.01 N55°11'16"E T=20.06	(P2) R=470.00 D=15°40'00" L=128.51 C=128.11 N38°27'32"E T=64.66 REC & MSD	(148) R=65.00 D=29°28'43" L=33.44 C=33.07 N38°49'16"E T=17.10	(149) R=65.00 D=48°27'26" L=54.97 C=53.35 N00°08'49"W T=29.25	(150) R=65.00 D=40°30'00" L=45.95 C=45.00 N44°37'32"W T=23.98	(151) R=65.00 D=40°30'00" L=45.95 C=45.00 N85°07'32"W T=23.98
(152) R=65.00 D=40°30'00" L=45.95 C=45.00 N54°22'28"E T=23.98	(153) R=65.00 D=41°45'39" L=47.38 C=46.33 N13°14'38"E T=24.80	(154) R=65.00 D=69°03'45" L=78.35 C=73.69 N42°10'04"W T=44.73	(155) R=274.00 D=14°13'21" L=68.01 C=67.84 N00°34'12"W T=34.18	(156) R=274.00 D=16°20'00" L=78.11 C=77.85 N14°42'28"E T=39.32	(157) R=274.00 D=16°20'00" L=78.11 C=77.85 N31°02'28"E T=39.32
(158) R=274.00 D=11°47'35" L=56.40 C=56.30 N45°06'16"E T=28.30					



REVISIONS	11/28/05	ADDED MORE PINS PER COUNTY TAX MAP DEPT.

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SUBDIVISION NO. 4  
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