

HUNT CLUB P.U.D. SUBDIVISION NO. 6 PLAT

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. 6 AS SHOWN HEREON AND CONTAINING 6.9071 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 \odot 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX 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.

MARCH, 2007



ACREAGE IN 11 LOTS 3.6283 AC.
ACREAGE IN 1 OPEN SPACE BLOCK 2.5784 AC.
ACREAGE IN PUBLIC STREET 0.7004 AC.

TOTAL 6.9071 AC.

James T. Saylor 5.18.07
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. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS WOODBRIDGE WAY.

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

BY Greg Romes
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. 6 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 21 DAY OF May 2007

Gloria M. Petelin
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-27-08

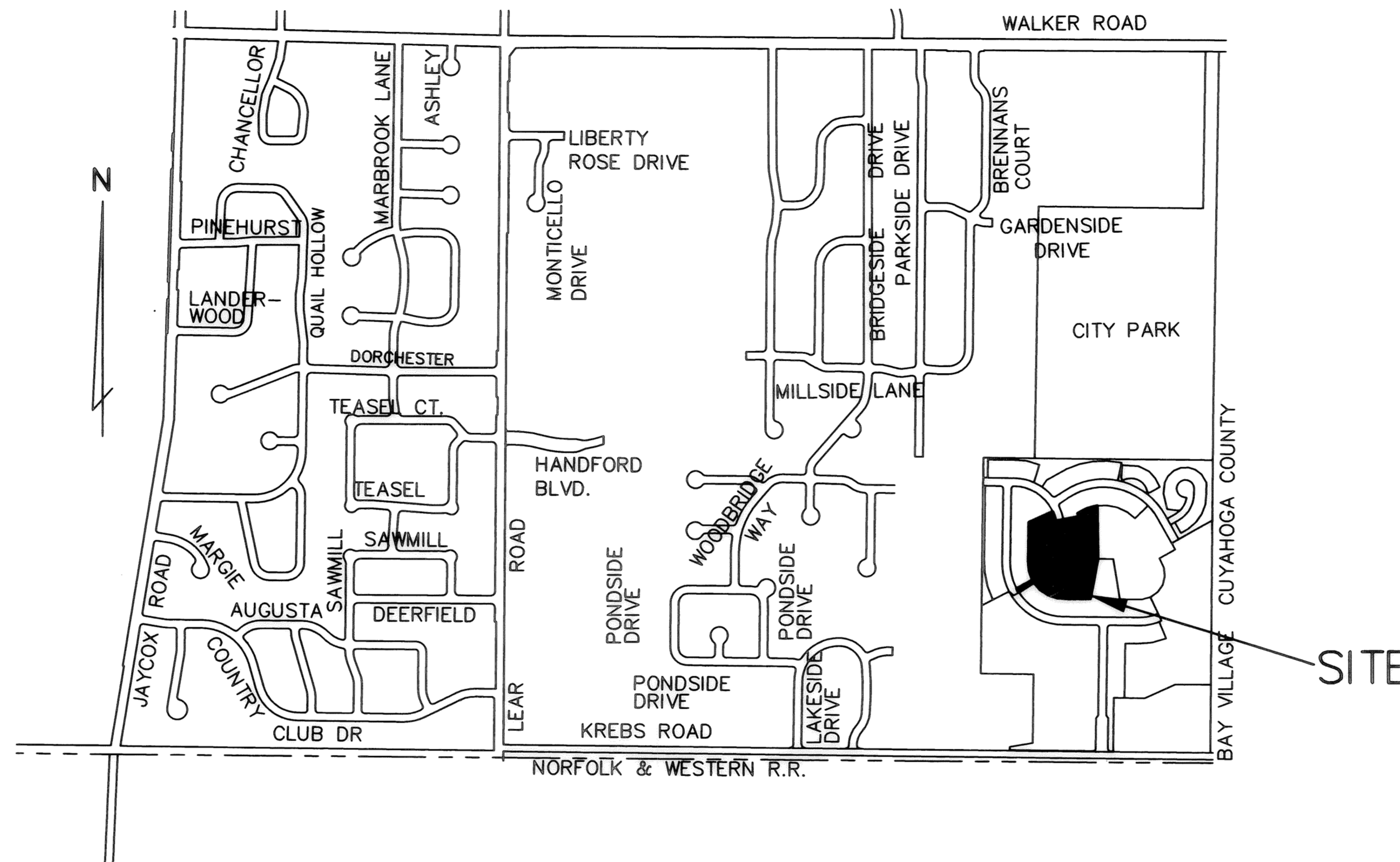
GLORIA M. PETELIN
NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES 4-27-08

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 BLOCK "T" IS TO BE PROVIDED FOR BY THE ASSOCIATION.
(DOCUMENTS ON FILE AT CITY AND RECORDED AT COUNTY, INSTRUMENT #20030970565.)

SITE MAP

1" = 800'



ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF HUNT CLUB P.U.D. SUBDIVISION NO. 6 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.

Michael C. Bramhall 7.9.07
AVON LAKE CONSULTING ENGINEER
MICHAEL C. BRAMHALL, P.E., P.S.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF HUNT CLUB P.U.D. SUBDIVISION NO. 6 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 3rd DAY OF July 2007.

Joseph R. Reitz
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. 6 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 87-2007 PASSED THE 27th DAY OF August 2007.

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 HUNT CLUB P.U.D. SUBDIVISION NO. 6 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

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 PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES 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 GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

LAKE POINTE HC, LTD.

BY Greg Romes
GREG ROMES, PRESIDENT

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT LOUIS SALA, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE HUNT CLUB P.U.D. SUBDIVISION NO. 6 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING WOODBRIDGE WAY, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: Louis Sala

NOTARY PUBLIC

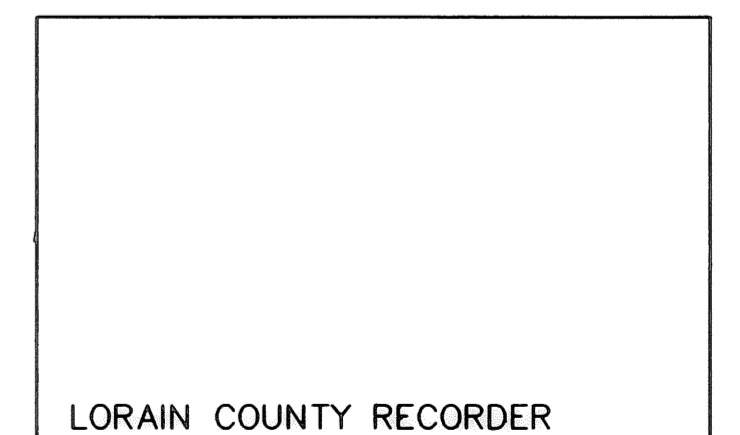
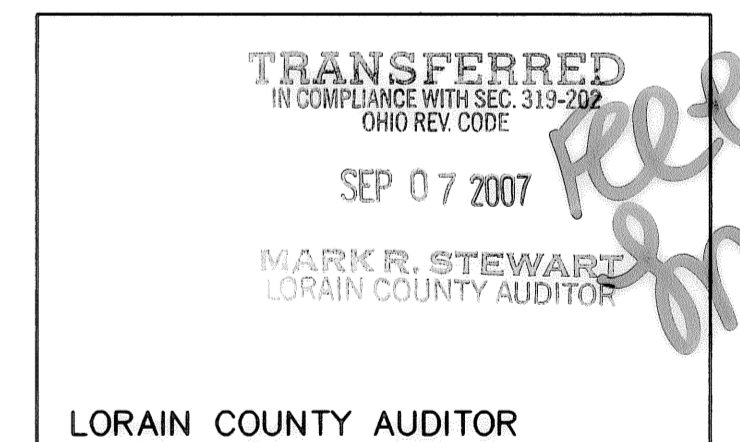
COUNTY OF LORAIN)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Louis Sala
BY: Louis Sala WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF HUNT CLUB P.U.D. SUBDIVISION NO. 6 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 23 DAY OF May 2007

Gloria M. Petelin
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-27-08

GLORIA M. PETELIN
NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES 4-27-08



REVISIONS	

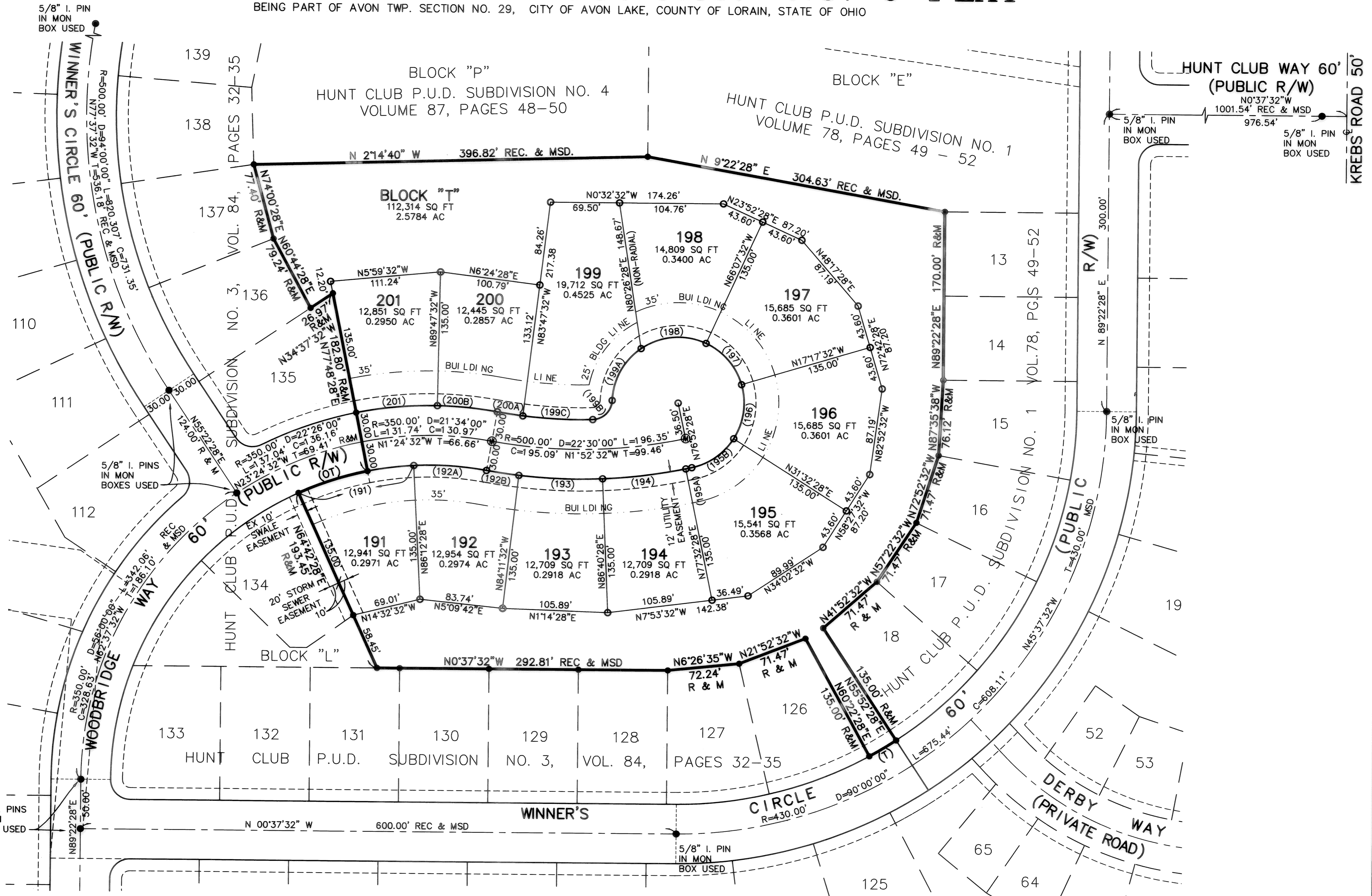
HUNT CLUB P.U.D.
SUBDIVISION NO. 6
PLAT

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

1
2
MARCH
2007

HUNT CLUB P.U.D. SUBDIVISION NO. 6 PLAT

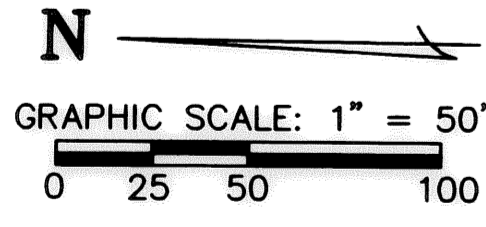
BEING PART OF AVON TWP. SECTION NO. 29, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO



CURVE DATA

(191) R=320.00 D=21°30'00" L=120.08 C=119.38 N14°32'32"W T=60.75	(192A) R=320.00 D=13°10'00" L=73.54 C=73.37 N02°47'28"E T=36.93	(192B) R=530.00 D=3°34'00" L=32.99 C=32.99 N07°35'28"E T=16.50	(193) R=530.00 D=9°08'00" L=84.49 C=84.40 N01°14'28"E T=42.33
(194) R=530.00 D=9°08'00" L=84.49 C=84.40 N07°53'32"W T=42.33	(195A) R=530.00 D=0°40'00" L=6.16 C=6.16 N12°47'32"W T=3.08	(195B) R=66.50 D=45°20'00" L=52.62 C=51.25 N35°47'32"W T=27.77	(196) R=66.50 D=48°50'00" L=56.68 C=54.98 N82°52'32"W T=30.19
(197) R=66.50 D=48°50'00" L=56.68 C=54.98 N48°17'28"E T=30.19	(198) R=66.50 D=59°07'42" L=68.63 C=65.62 N05°41'24"W T=37.72	(199A) R=66.50 D=53°33'54" L=62.17 C=59.93 N62°02'11"W T=33.57	(199B) R=20.00 D=86°25'42" L=30.17 C=27.39 N45°36'17"W T=18.79
(199C) R=470.00 D=8°35'54" L=70.54 C=70.47 N01°54'31"E T=35.33	(200A) R=470.00 D=3°10'00" L=25.98 C=25.97 N07°47'28"E T=12.99	(200B) R=380.00 D=9°10'00" L=60.79 C=60.73 N04°47'28"E T=30.46	(201) R=380.00 D=12°24'00" L=82.24 C=82.08 N05°59'32"W T=41.28
(OT) R=320.00 D=13°06'00" L=73.16 C=73.00 N18°44'32"W R. & M.	(T) R=400.00 D=4°30'00" L=31.42 C=31.41 N31°52'32"W R. & M.		

ACREAGE IN 11 LOTS	3.6283 AC.
ACREAGE IN 1 OPEN SPACE BLOCK	2.5784 AC.
ACREAGE IN PUBLIC STREETS	0.7004 AC.
TOTAL	6.9071 AC.



- ⊙ DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN IN MONUMENT BOX SET.
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PINS WERE SET.
- DENOTES IRON PIN FOUND.

5-18-07	REVISED PER 4-4-07 LETTER FROM BRAMHALL

HUNT CLUB P.U.D. SUBDIVISION NO. 6 PLAT

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

2 / 2
 MARCH 2007