

# LEGACY POINTE SUBDIVISION NO. 6 PLAT

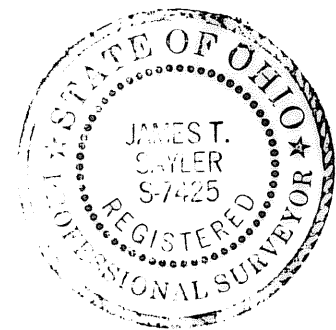
## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE LEGACY POINTE LTD., I HAVE SURVEYED AND PLATTED THE LEGACY POINTE SUBDIVISION NO. 6 AS SHOWN HEREON AND CONTAINING 22.6580 ACRES IN AVON TOWNSHIP SECTION NO. 17, 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 IN MONUMENT BOX SET.  
AT ALL POINTS INDICATED  $\circ$  5/8" CAPPED (REITZ ENG.) IRON PINS SET.  
AT ALL POINTS INDICATED  $\bullet$  5/8" CAPPED (REITZ ENG.) IRON PINS FOUND (UNLESS OTHERWISE NOTED).

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON WALKER ROAD HAVING A BEARING OF N89°39'22"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.

JANUARY, 2008



ACREAGE IN 33 LOTS	14.2958 AC.	TOTAL
ACREAGE IN 2 BLOCKS	4.2598 AC.	
ACREAGE IN PUBLIC STREETS	4.1024 AC.	
TOTAL	22.6580 AC.	

*[Signature]* 10-16-08  
JAMES T. SAYLER, REGISTERED 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 STREET SHOWN HEREON AND DESIGNATED AS ENGLISH TURN, LONG COVE, GREYSTONE CIRCLE, SAWGRASS CIRCLE AND WALKER ROAD.

LEGACY POINTE LTD.,  
BY KOPF CONSTRUCTION CORP., MANAGER  
420 AVON BELDEN ROAD  
AVON LAKE, OH 44012

*[Signature]*  
H. R. KOPF, PRESIDENT

## STORM, WATER MAIN, DRAINAGE AND WALK EASEMENTS

STORM SEWER, WATER MAIN, DRAINAGE AND WALK 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. FOR THE DRAINAGE EASEMENT, THE CITY'S LIABILITY SHALL BE FOR REPAIRS ONLY IF THE HOMEOWNER'S ASSOCIATION FAILS TO DO NEEDED UPKEEP. ANY WORK DONE WITHIN SAID EASEMENT BY THE CITY SHALL BE REIMBURSED BY THE HOMEOWNER'S ASSOCIATION.

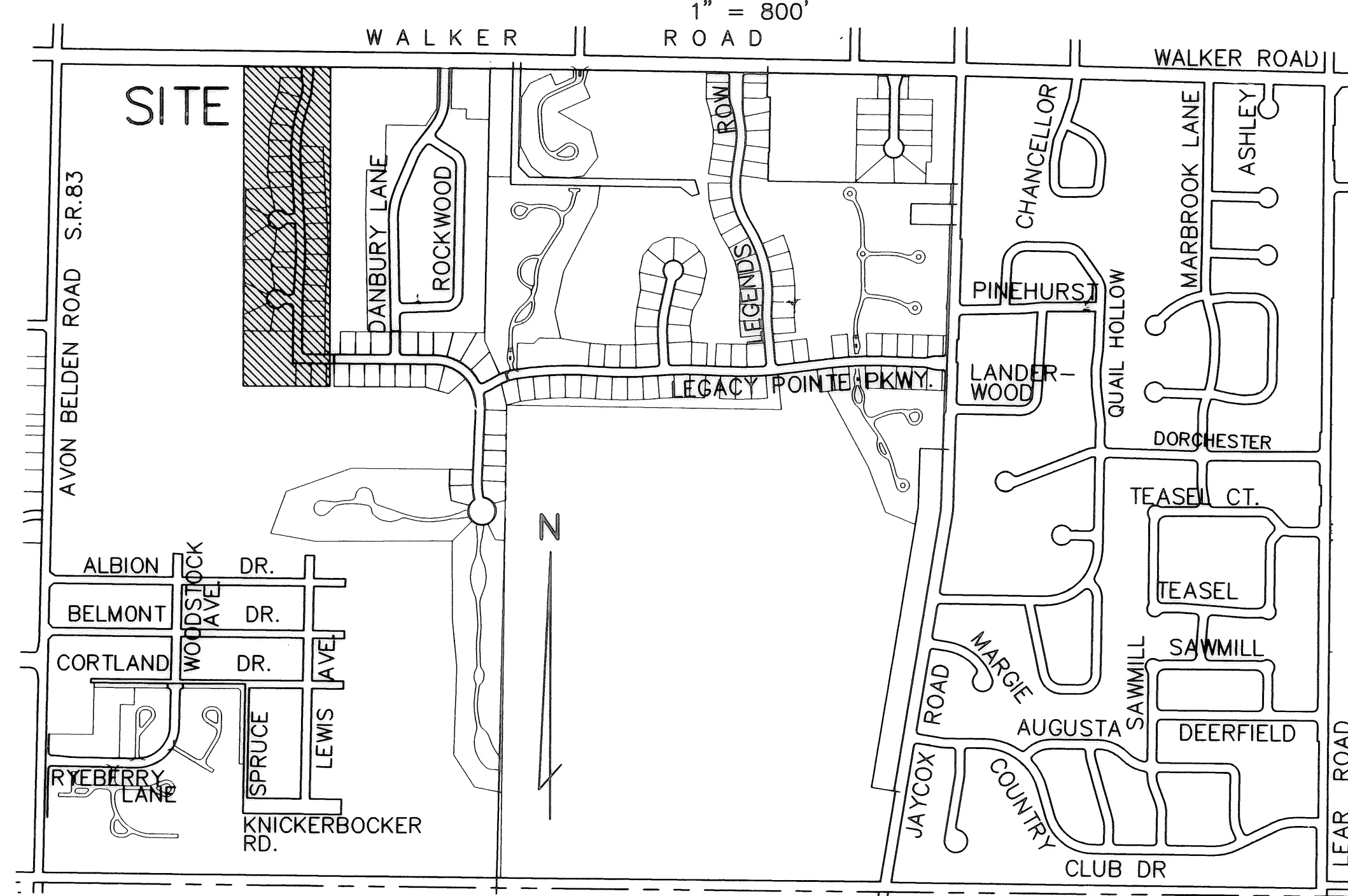
LEGACY POINTE, LTD., BY KOPF CONSTRUCTION CORP., MANAGER

*[Signature]*  
H. R. KOPF, PRESIDENT

BEING PART OF AVON TOWNSHIP SECTION NO. 17  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION. MAINTENANCE OF BLOCKS "S" & "T" TO BE PROVIDED FOR BY HOMEOWNER'S ASSOCIATION. (DOCUMENTS ON FILE AT CITY AND RECORDED AT COUNTY, INSTRUMENT NO. 20010799005.) MAINTENANCE OF TRAFFIC CALMING RESTRICTOR AREAS TO BE PROVIDED BY HOMEOWNER'S ASSOCIATION PER SIXTH AMENDMENT OF DECLARATIONS (TO BE RECORDED AT COUNTY SIMULTANEOUSLY).

## SITE MAP

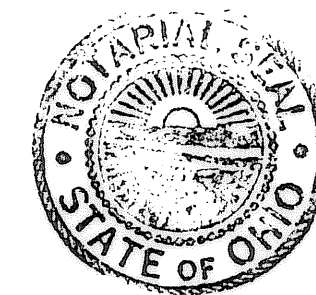


## NOTARY PUBLIC

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 LEGACY POINTE LTD., BY KOPF CONSTRUCTION CORP., MANAGER, BY H. R. KOPF, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LEGACY POINTE 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 17th DAY OF OCTOBER, 2008

*[Signature]*  
NOTARY PUBLIC



MY COMMISSION EXPIRES February 6, 2012

## 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 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.

LEGACY POINTE, LTD., BY KOPF CONSTRUCTION CORP., MANAGER

*[Signature]*  
H. R. KOPF, PRESIDENT

## ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEGACY POINTE 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.

*[Signature]* 12-9-2008  
AVON LAKE CONSULTING ENGINEER  
MICHAEL C. BRAMHALL, P.E., P.S.

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 6 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 11th DAY OF November, 2008

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

## CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 6 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 173-2008 PASSED THE 8th DAY OF December, 2008

*[Signature]*  
MAYOR  
KARL C. ZUBER

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

## LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEGACY POINTE SUBDIVISION NO. 6 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*[Signature]*  
AVON LAKE LAW DIRECTOR  
WILLIAM KERNER

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT AMTRUST BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF LEGACY POINTE 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 ENGLISH TURN, LONG COVE, GREYSTONE CIRCLE, SAWGRASS CIRCLE & WALKER ROAD, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

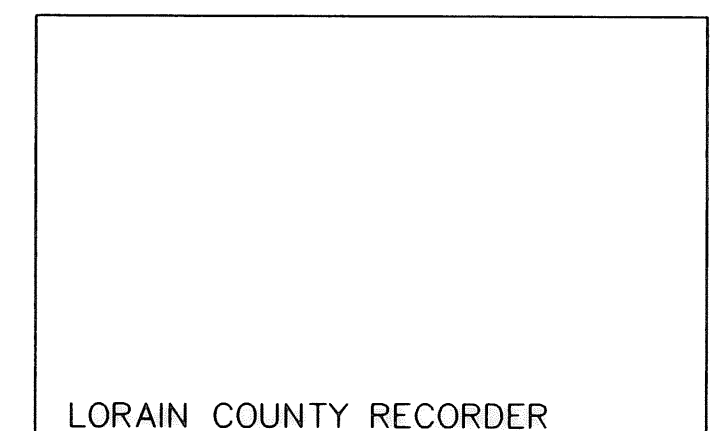
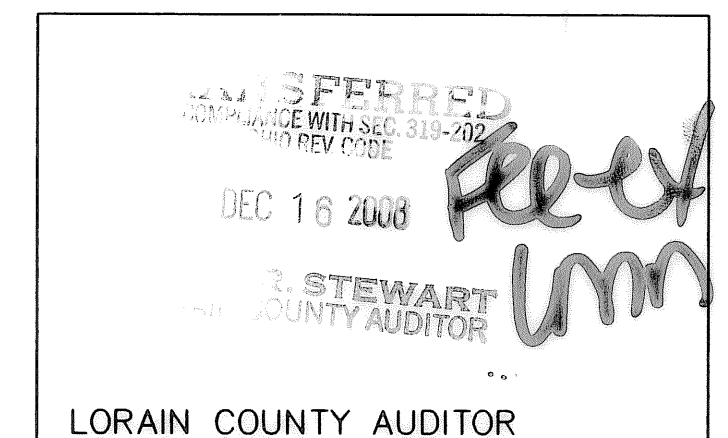
BY: *[Signature]*  
Vice President  
NOTARY PUBLIC

CUYAHOGA )  
STATE OF OHIO ) SS  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR AMTRUST BANK, BY: Jeffrey Morgan, Vice President WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LEGACY POINTE 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 24 DAY OF October, 2008

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES  
RYAN A. GLAZE, Attorney-at-Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission Has No Expiration Date  
Section 147.03 R.C.



REVISIONS	9/29/2008	REVISED PER SUMMARY OF STAFF COMMENTS DATED 3/11/08
	10/16/2008	REVISED PER BRAMHALL LETTER DATED 10/09/08

# LEGACY POINTE SUBDIVISION NO. 6 PLAT

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

1  
4  
JANUARY  
2008

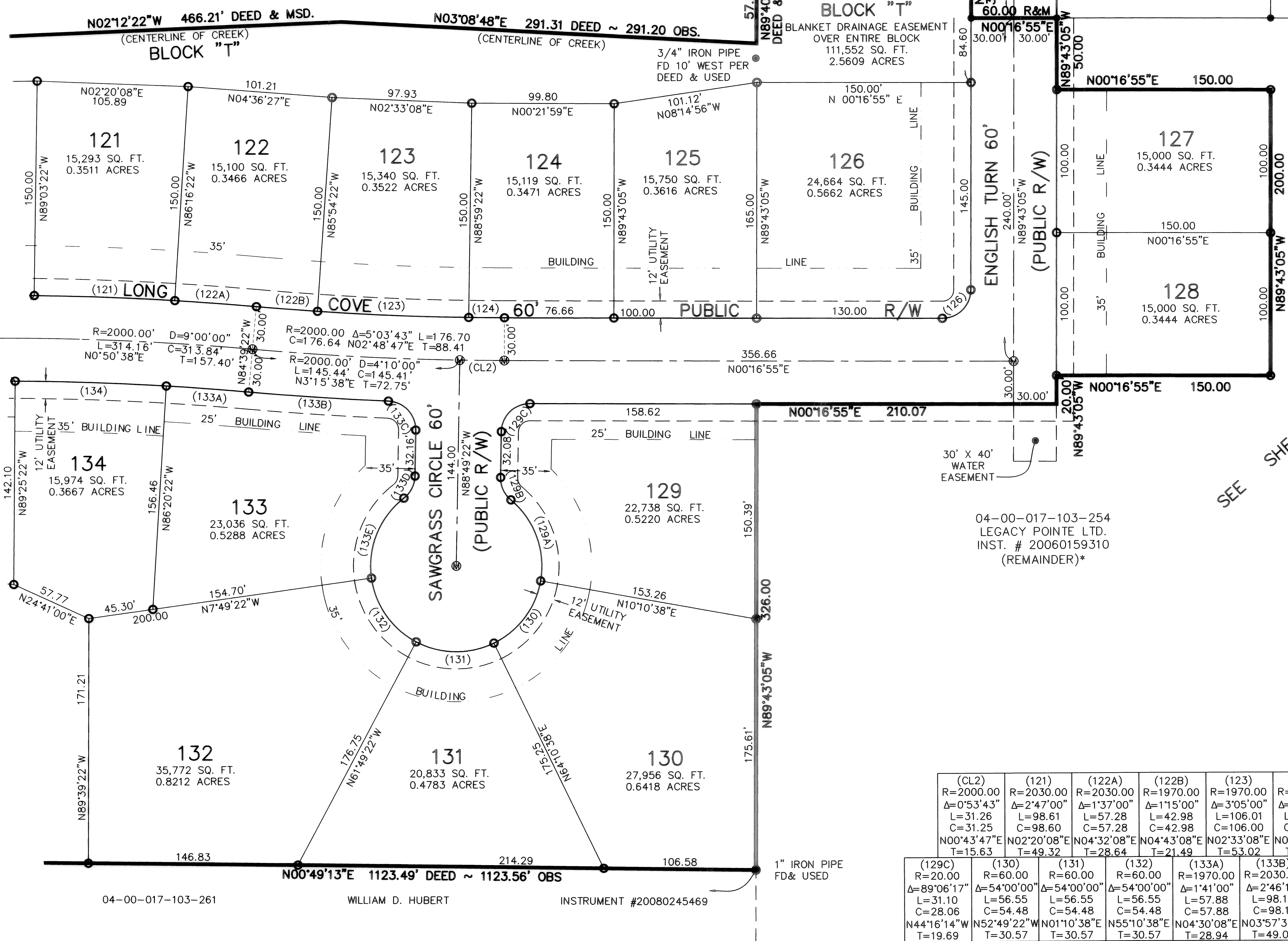






04-00-017-103-031 ROBERT S. & SUZANN M. BONDS O.R. VOLUME 196, PAGE 150

DANBURY LANE  
SEE SHEET 4  
LEGACY POINT #5, VOL. 92, PPS 27-30



ACREAGE IN 33 LOTS	14.2958
ACREAGE IN 2 COMMON AREA BLOCKS	4.2598
ACREAGE IN STREETS	4.1024
<b>TOTAL</b>	<b>22.6580</b>

(CL2) R=2000.00 Δ=0°53'43" L=31.26 C=31.25 N00°43'47"E T=15.63	(121) R=2030.00 Δ=2°47'00" L=98.61 C=98.60 N02°20'08"E T=49.32	(122A) R=2030.00 Δ=1°37'00" L=57.28 C=57.28 N04°32'08"E T=28.64	(122B) R=1970.00 Δ=1°15'00" L=42.98 C=42.98 N04°43'08"E T=21.49	(123) R=1970.00 Δ=3°05'00" L=106.01 C=106.00 N02°33'08"E T=53.02	(124) R=1970.00 Δ=0°43'43" L=25.05 C=25.05 N00°38'46"E T=12.53	(126) R=20.00 Δ=90°00'00" L=31.42 C=28.28 N44°43'05"W T=20.00	(129A) R=60.00 Δ=60°19'00" L=63.17 C=60.29 N70°01'08"E T=34.86	(129B) R=20.00 Δ=51°19'00" L=17.91 C=17.32 N65°31'08"E T=9.61	
(129C) R=20.00 Δ=89°06'17" L=31.10 C=28.06 N44°16'14"W T=19.69	(130) R=60.00 Δ=54°00'00" L=56.55 C=54.48 N52°49'22"W T=30.57	(131) R=60.00 Δ=54°00'00" L=56.55 C=54.48 N01°10'38"E T=30.57	(132) R=60.00 Δ=54°00'00" L=56.55 C=54.48 N55°10'38"E T=30.57	(133A) R=1970.00 Δ=1°41'00" L=57.88 C=57.88 N04°30'08"E T=28.94	(133B) R=2030.00 Δ=2°46'10" L=98.12 C=98.11 N03°57'33"E T=49.07	(133C) R=20.00 Δ=88°36'10" L=30.93 C=27.94 N46°52'33"E T=19.52	(133D) R=20.00 Δ=51°19'00" L=17.91 C=17.32 N63°09'52"W T=9.61	(133E) R=60.00 Δ=60°19'00" L=63.17 C=60.29 W67°39'52"W T=34.86	(134) R=1970.00 Δ=3°05'00" L=106.01 C=106.00 N02°07'08"E T=53.02

NOTE: SIDE YARD SETBACKS TO BE 10' OFF EACH SIDE PROPERTY LINE  
REAR YARD SETBACKS TO BE 35' OFF EACH REAR PROPERTY LINE

\* NO PROJECT BOUNDARY SETBACK IS REQUIRED OFF OF LEGACY POINTE LTD. REMAINDER PARCEL WHICH IS TO BE USED AS A FUTURE PHASE OF P.U.D.

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



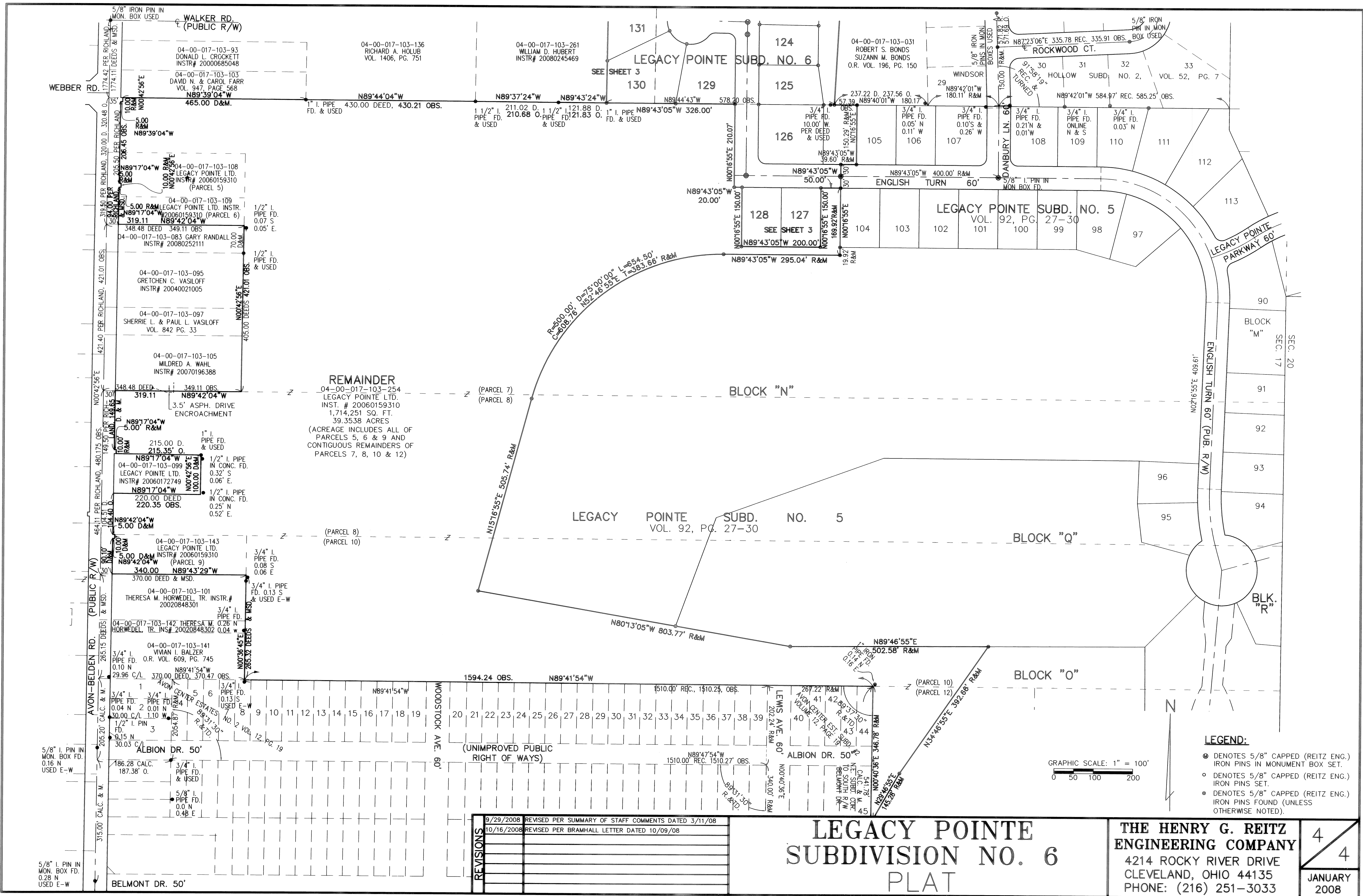
9/29/2008	REVISED PER SUMMARY OF STAFF COMMENTS DATED 3/11/08

# LEGACY POINTE SUBDIVISION NO. 6 PLAT

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

3  
4  
JANUARY 2008



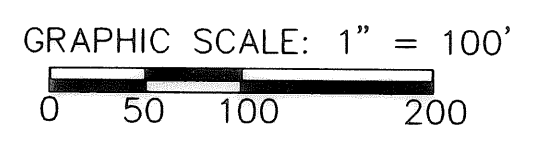


**REMAINDER**  
 04-00-017-103-254  
 LEGACY POINTE LTD.  
 INST. # 20060159310  
 1,714,251 SQ. FT.  
 39.3538 ACRES  
 (ACREAGE INCLUDES ALL OF  
 PARCELS 5, 6 & 9 AND  
 CONTIGUOUS REMAINDERS OF  
 PARCELS 7, 8, 10 & 12)

**LEGACY POINTE SUBD. NO. 5**  
 VOL. 92, PG. 27-30

**LEGACY POINTE SUBD. NO. 5**  
 VOL. 92, PG. 27-30

- LEGEND:**
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS IN MONUMENT BOX SET.
  - DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS SET.
  - DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS FOUND (UNLESS OTHERWISE NOTED).



REVISIONS	DATE	DESCRIPTION
1	9/29/2008	REVISED PER SUMMARY OF STAFF COMMENTS DATED 3/11/08
2	10/16/2008	REVISED PER BRAMHALL LETTER DATED 10/09/08

# LEGACY POINTE SUBDIVISION NO. 6 PLAT

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

4  
 4  
 JANUARY  
 2008