

PINE MEADOWS P.U.D. SUBDIVISION NO. 4

PLAT

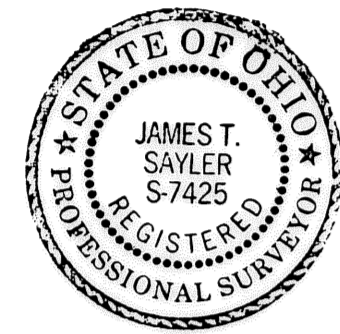
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, B & D DEVELOPMENT LLC, I HAVE SURVEYED AND PLATTED THE PINE MEADOWS P.U.D. SUBDIVISION NO. 4 AS SHOWN HEREON AND CONTAINING 9.7332 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 PIN MONUMENTS WERE SET.
 AT ALL POINTS INDICATED \circ 5/8" CAPPED (REITZ ENG.) IRON PINS WERE 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 THE PINE MEADOWS P.U.D. PLAT V. 74, PG. 32-33 AND ARE 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.

JULY, 2008



ACREAGE IN 21 LOTS 4.1723 AC.
 ACREAGE IN 3 BLOCKS 4.3891 AC.
 ACREAGE IN STREET 1.1788 AC.
 TOTAL 9.7332 AC.

James T. Saylor 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 SCHILLER COURT.

B & D DEVELOPMENT LLC
 173 LEAR ROAD
 AVON LAKE, OH 44012

BY *William D. Perritt*
 WILLIAM D. PERRITT, MANAGING MEMBER

STORM SEWER EASEMENTS

STORM 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. 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 REPLACE OR REPAIR 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.

B & D DEVELOPMENT LLC

BY: *William D. Perritt*
 WILLIAM D. PERRITT, MANAGING MEMBER

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 B & D DEVELOPMENT LLC, BY WILLIAM D. PERRITT, MANAGING MEMBER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF PINE MEADOWS 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 22nd DAY OF October, 2008

Christina M. Bradley
 NOTARY PUBLIC



CHRISTINE M. BRADLEY, Notary Public
 State of Ohio
 My Commission Expires 5/7/2013

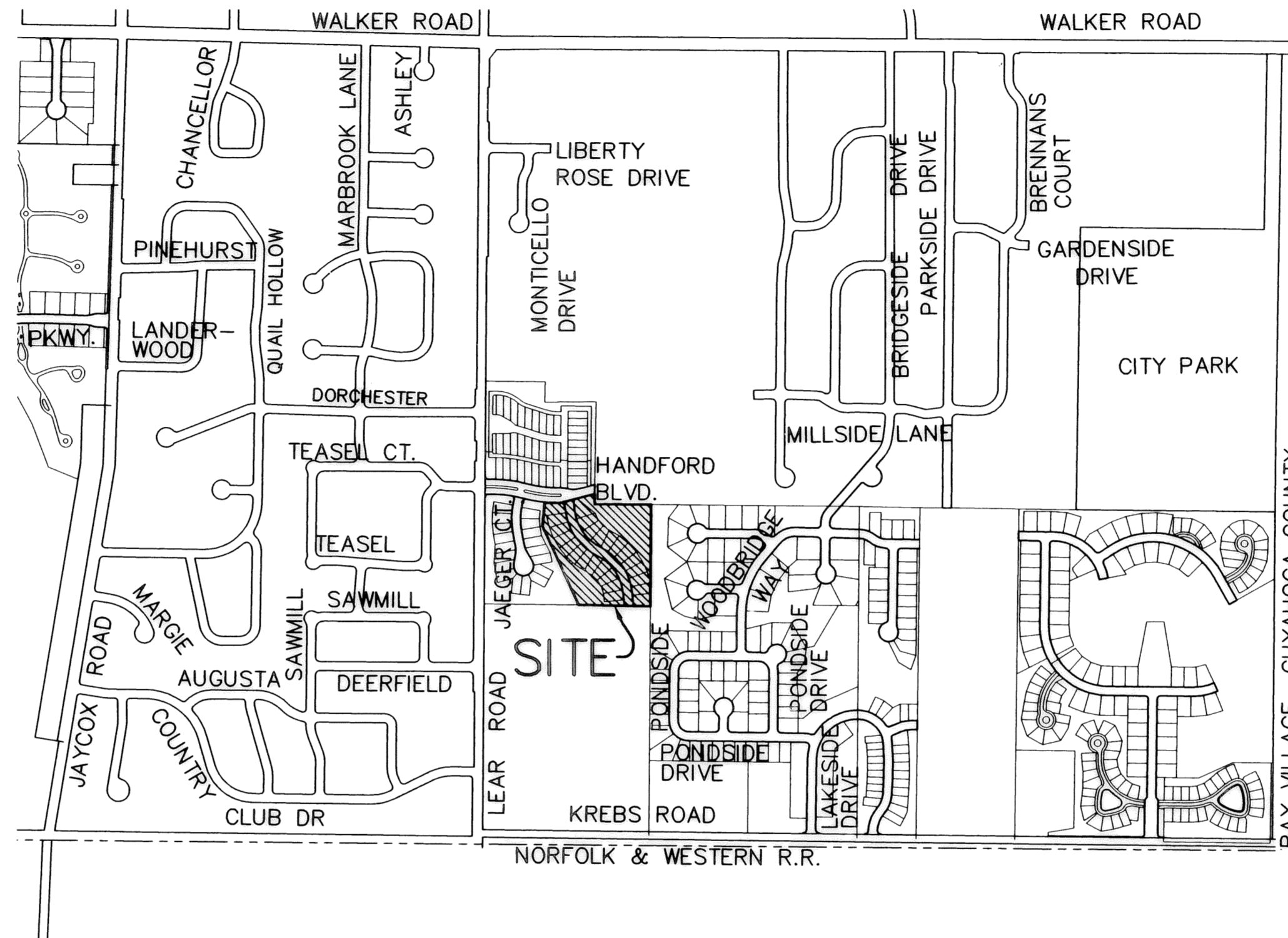
MY COMMISSION EXPIRES 5/7/2013

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

BLOCK "L" TO BE DEEDED TO CITY. LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION. MAINTENANCE OF BLOCKS "J" AND "K" AND BIO-RETENTION AREAS IS TO BE PROVIDED FOR BY THE HOMEOWNER'S ASSOCIATION. (DOCUMENTS TO BE RECORDED SIMULTANEOUSLY WITH PLAT AT COUNTY)

SITE MAP

1" = 800'



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 AS SHOWN HEREON AND PARALLEL WITH ALL STREETS LINES 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.

B & D DEVELOPMENT LLC

BY: *William D. Perritt*
 WILLIAM D. PERRITT, MANAGING MEMBER

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF PINE MEADOWS 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.

Michael C. Bramhall 10-16-2009
 AVON LAKE CONSULTING ENGINEER
 MICHAEL C. BRAMHALL, P.E., I.P.S.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF PINE MEADOWS P.U.D. SUBDIVISION NO. 4 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 11th DAY OF November, 2008.

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

CITY COUNCIL

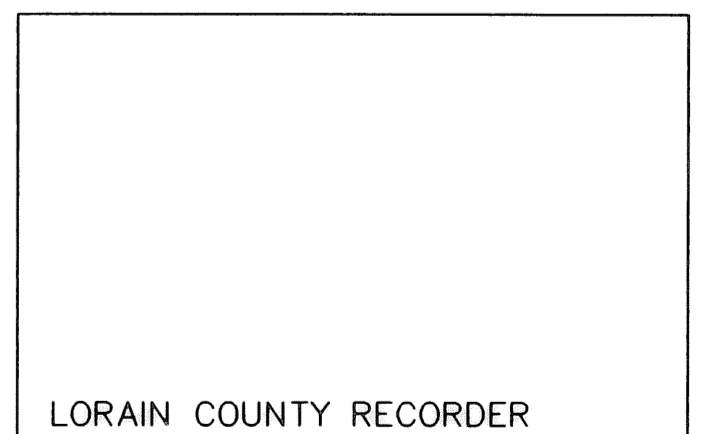
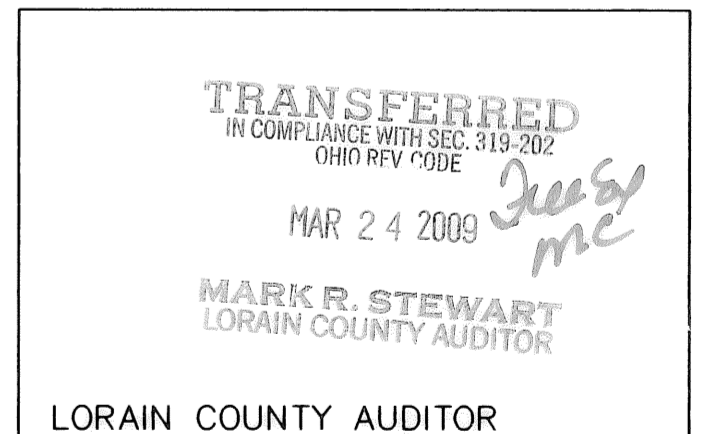
THIS IS TO CERTIFY THAT THIS PLAT OF PINE MEADOWS P.U.D. SUBDIVISION NO. 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 176-2008 PASSED THE 14th DAY OF December, 2008.

Karl C. Zuber Mayor
 MAYOR
 KARL C. ZUBER
Barbara L. Dopp
 CLERK OF COUNCIL
 BARBARA L. DOPP

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF PINE MEADOWS 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.

William J. Kerner
 AVON LAKE LAW DIRECTOR
 WILLIAM KERNER

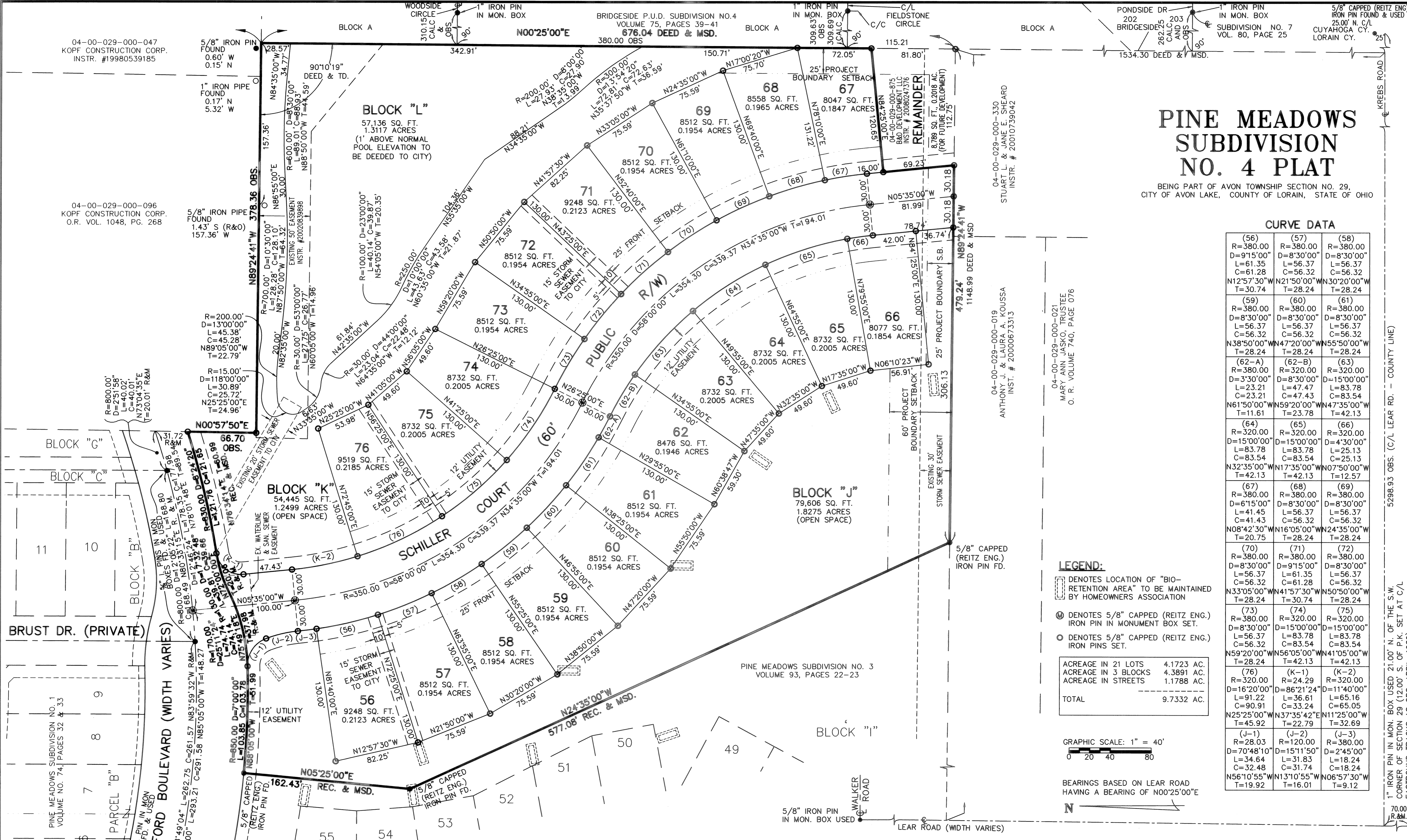


9/25/2008	REVISED BLOCKS "L" & "K" PER PRIOR AGREEMENT WITH CITY
10/16/2008	REVISED HEAVY OUTLINE & TOTAL ACREAGE PER COUNTY TAX MAP DEPT.

**PINE MEADOWS
 P.U.D. SUBD NO. 4
 PLAT**

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

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 JULY
 2008



PINE MEADOWS SUBDIVISION NO. 4 PLAT

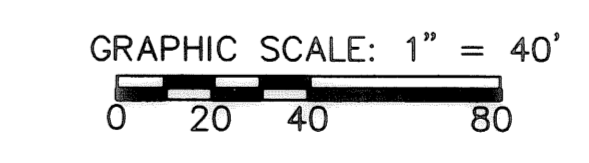
BEING PART OF AVON TOWNSHIP SECTION NO. 29, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

CURVE DATA

(56) R=380.00 D=9°15'00" L=61.35 C=61.28 N12°57'30"W T=30.74	(57) R=380.00 D=8°30'00" L=56.37 C=56.32 N21°50'00"W T=28.24	(58) R=380.00 D=8°30'00" L=56.37 C=56.32 N30°30'00"W T=28.24
(59) R=380.00 D=8°30'00" L=56.37 C=56.32 N38°50'00"W T=28.24	(60) R=380.00 D=8°30'00" L=56.37 C=56.32 N47°20'00"W T=28.24	(61) R=380.00 D=8°30'00" L=56.37 C=56.32 N55°50'00"W T=28.24
(62-A) R=380.00 D=3°30'00" L=23.21 C=23.21 N61°50'00"W T=11.61	(62-B) R=320.00 D=8°30'00" L=47.47 C=47.43 N59°20'00"W T=23.78	(63) R=320.00 D=15°00'00" L=83.78 C=83.54 N47°35'00"W T=42.13
(64) R=320.00 D=15°00'00" L=83.78 C=83.54 N32°35'00"W T=42.13	(65) R=320.00 D=15°00'00" L=83.78 C=83.54 N17°35'00"W T=42.13	(66) R=320.00 D=4°30'00" L=25.13 C=25.13 N07°50'00"W T=12.57
(67) R=380.00 D=6°15'00" L=41.45 C=41.43 N08°42'30"W T=20.75	(68) R=380.00 D=8°30'00" L=56.37 C=56.32 N16°05'00"W T=28.24	(69) R=380.00 D=8°30'00" L=56.37 C=56.32 N24°35'00"W T=28.24
(70) R=380.00 D=9°15'00" L=61.35 C=56.32 N33°05'00"W T=28.24	(71) R=380.00 D=15°00'00" L=83.78 C=83.54 N41°57'30"W T=30.74	(72) R=380.00 D=8°30'00" L=56.37 C=56.32 N50°50'00"W T=28.24
(73) R=380.00 D=8°30'00" L=56.37 C=56.32 N59°20'00"W T=28.24	(74) R=320.00 D=15°00'00" L=83.78 C=83.54 N56°05'00"W T=42.13	(75) R=320.00 D=15°00'00" L=83.78 C=83.54 N41°05'00"W T=42.13
(76) R=320.00 D=16°20'00" L=91.22 C=90.91 N25°25'00"W T=45.92	(K-1) R=24.29 D=86°21'24" L=36.61 C=33.24 N37°35'42"E T=22.79	(K-2) R=320.00 D=11°40'00" L=65.16 C=65.05 N11°25'00"W T=32.69
(J-1) R=28.03 D=70°48'10" L=34.64 C=32.48 N56°10'55"W T=19.92	(J-2) R=120.00 D=15°11'50" L=31.83 C=31.74 N13°10'55"W T=16.01	(J-3) R=380.00 D=2°45'00" L=18.24 C=18.24 N06°57'30"W T=9.12

LEGEND:
 [Symbol] DENOTES LOCATION OF "BIO-RETENTION AREA" TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION
 [Symbol] DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX SET.
 [Symbol] DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS SET.

ACREAGE IN 21 LOTS	4.1723 AC.
ACREAGE IN 3 BLOCKS	4.3891 AC.
ACREAGE IN STREETS	1.1788 AC.
TOTAL	9.7332 AC.



BEARINGS BASED ON LEAR ROAD HAVING A BEARING OF N00°25'00"E

9/25/2008	REVISED BLOCKS "L" & "K" PER PRIOR AGREEMENT WITH CITY
10/16/2008	REVISED HEAVY OUTLINE & TOTAL ACREAGE PER COUNTY TAX MAP DEPT.

PINE MEADOWS P.U.D. SUBDIVISION NO. 4 PLAT

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

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JULY 2008

L:\davis\k\Pine_Meads\pm4-e2.dwg, 1.40