

ARLINGTON PLACE SUBDIVISION NO. 3

BEING PART OF
 ORIGINAL AVON TOWNSHIP SECTION NOS. 1 & 2
 AND A RESUBDIVISION OF BLOCKS "D" AND "E" IN ARLINGTON PLACE SUBDIVISION No 1 (P.V. 83 PP. 60-62)
 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBERS 1 & 2, CONTAINING 21.7522 ACRES.

THE UNDERSIGNED, OSTER CONSTRUCTION, INC., HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "ARLINGTON PLACE SUBDIVISION NO. 3" A SUBDIVISION OF LOTS 79 TO 113 INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE AS SUCH, ALL OR PART OF THE ROADS, BOULEVARDS, PLANTING STRIPS, ETCETERA SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREET ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE OR BENEATH THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET HIS HAND THIS 5th DAY OF August, 2009.

OSTER CONSTRUCTION, INC.

Thomas L. Oster, President
 THOMAS OSTER, PRESIDENT

Kim Balanescu
 WITNESS

David K. [Signature]
 WITNESS

NOTARY PUBLIC

STATE OF OHIO
 LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF Oster Construction Inc., WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 5th DAY OF August, 2009.



KRISTIE RADWAY
 NOTARY PUBLIC
 STATE OF OHIO
 Recorded in
 Lorain County
 My Comm. Exp. 5/25/11

Kristie Radway
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/25/11

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF The Home Savings and Loan Company MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF ARLINGTON PLACE SUBDIVISION NO. 3 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON

The Home Savings and Loan Company
 MORTGAGEE

BY: M. C. Bobbitt
Maex C. BOBBITT
 TITLE: Vice President

NOTARY PUBLIC

STATE OF OHIO
 LORAIN COUNTY

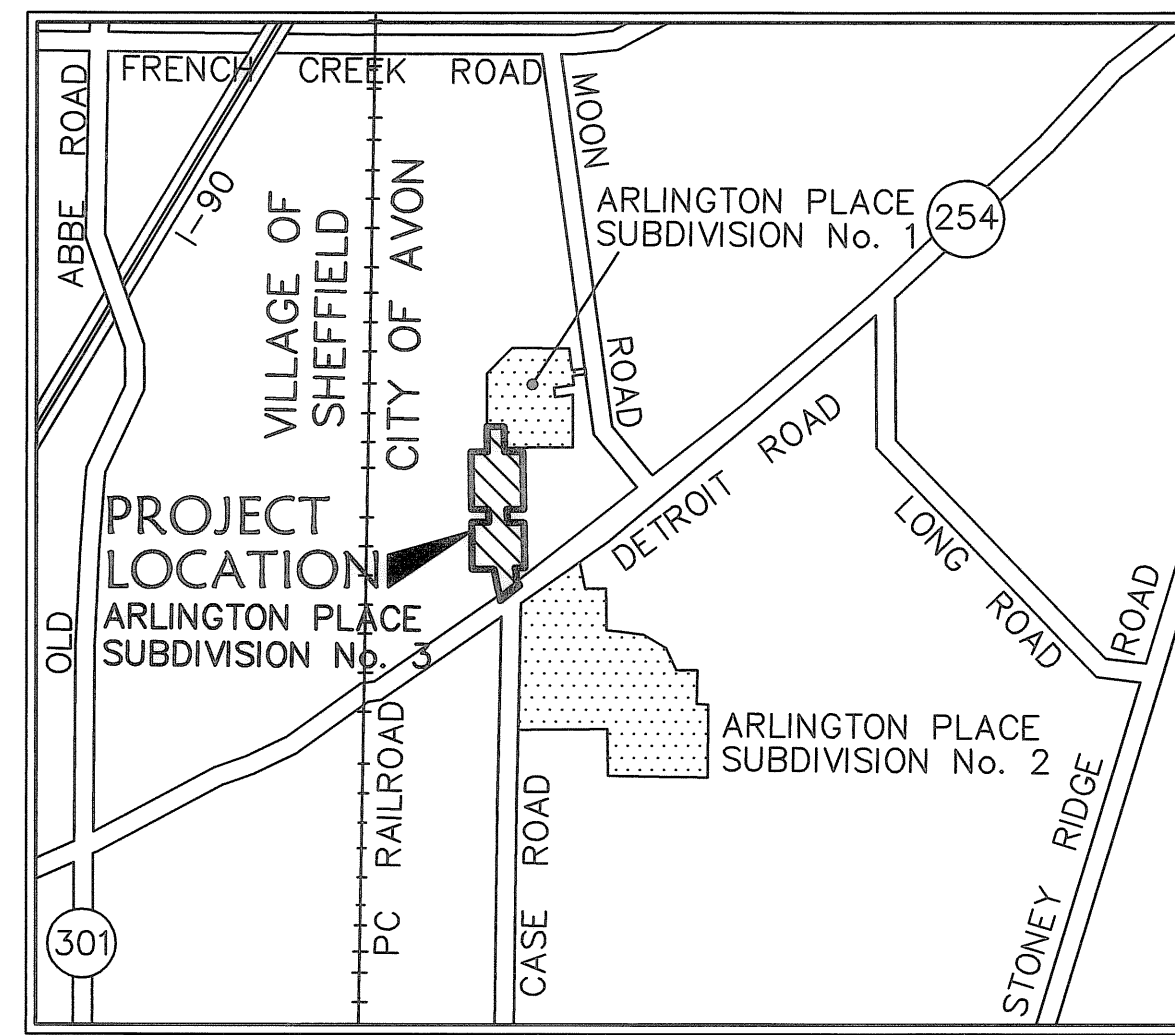
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF THE MORTGAGEE, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 13th DAY OF August, 2009.



KRISTIE RADWAY
 NOTARY PUBLIC
 STATE OF OHIO
 Recorded in
 Lorain County
 My Comm. Exp. 5/25/11

Kristie Radway
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/25/11



VICINITY MAP NO SCALE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED ARLINGTON PLACE SUBDIVISION NO. 3 AS SHOWN HEREON, EMBRACING 21.7522 ACRES OF LAND IN AVON TOWNSHIP SECTIONS 1 & 2, CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 3.2421 ACRES LIE IN PUBLIC STREET DEDICATION, 7.2284 ACRES LIE IN BLOCKS, AND 11.2817 ACRES LIE IN LOTS NUMBERED 79 TO 113, INCLUSIVE.

IRON PIPES OR PINS WERE FOUND AT ALL POINTS INDICATED THUSLY \odot , AND IRON PINS WERE SET AT ALL POINTS INDICATED AS \circ . DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE GIVEN FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. DIMENSION ON CURVES ARE ARC MEASUREMENTS. THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS ON THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE FOOT IN TEN THOUSAND BEFORE BALANCING THE SURVEY ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

David L. Elwell 07/24/09
 DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



AREA TABULATION:

AREA IN R/W	- 3.2421 Ac.	AREA IN SECTION 1	- 7.6747 Ac.
AREA IN LOTS	- 11.2817 Ac.	AREA IN SECTION 2	- 14.0775 Ac.
AREA IN BLOCKS	- 7.2284 Ac.		
TOTAL AREA	- 21.7522 Ac.	TOTAL AREA	- 21.7522 Ac.

LEGEND

- \boxtimes EXISTING MONUMENT BOX
- \odot IRON PIPE/ IRON PIN/ 5/8" x 30" KS CAPPED PIN FOUND LABELED "KS ASSOCS INC PROP MARKER"
- \boxplus PROPOSED MONUMENT BOX
- \circ 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 25 DAY OF August, 2009.

Michael C. Bramhall
 CITY OF AVON CONSULTING ENGINEER, MICHAEL C. BRAMHALL, P.E., P.S.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 27th DAY OF August, 2009.

Caroleyn Witherspoon
 PLANNING COMMISSION CHAIRPERSON, JIM PIAZZA

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 27th DAY OF August, 2009. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Craig Witherspoon
 COUNCIL PRESIDENT, CRAIG WITHERSPOON

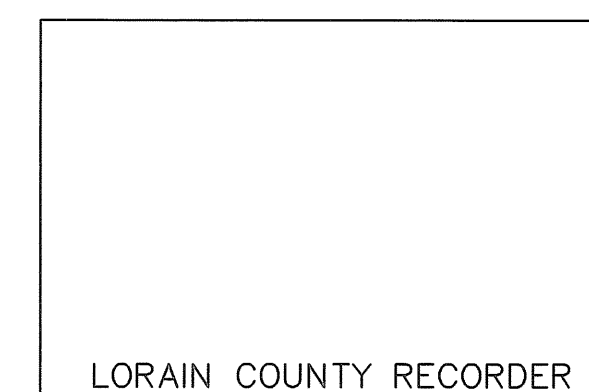
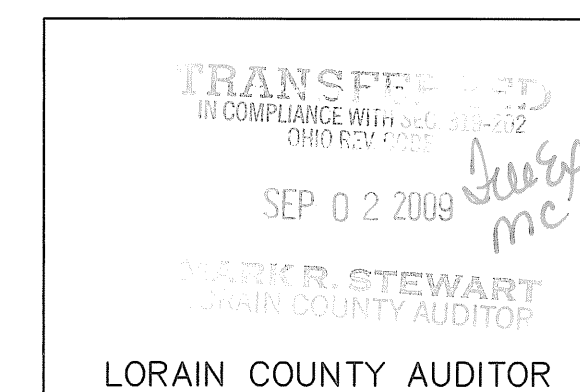
UTILITY EASEMENTS

WE THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO WINDSTREAM COMMUNICATIONS, TIME/WARNER CABLE, AND THE ILLUMINATING COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH, UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE PUBLIC THOROUGHFARES, AND ALSO UPON LANDS AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

GRANTOR:
 OSTER CONSTRUCTION, INC.
Thomas L. Oster, President
 THOMAS OSTER, PRESIDENT

GRANTEES:
Time Warner Cable
 TIME WARNER CABLE
Windstream Communications
 WINDSTREAM COMMUNICATIONS
The Illuminating Company
 THE ILLUMINATING COMPANY

KNOX ENERGY COOPERATIVE IS THE EXCLUSIVE NATURAL GAS DISTRIBUTION COMPANY FOR THIS DEVELOPMENT.



DATE	DESCRIPTION
6-25-09	ADDED 12' UTILITY EASEMENT TO BLOCK "J"
1-23-09	ADDED OPEN SPACE REQUIREMENTS
1-07-09	REVISED PER CITY COMMENTS
12-29-08	REVISED PER CITY ENGINEER
11-21-08	REVISED PER DEVELOPER
5-21-08	ORIGINAL ISSUE

DATE:	9-27-08
DRAWN BY:	DAM
CHKD BY:	J-ELIACS
DWG. NAME:	3-PLAT101.DWG
PATH:	R:\ADULT\UTILITY\CONTROL
F.B.:	

KS ASSOCIATES, INC.
 260 Burns Rd., Suite 100
 Elvira, Ohio 44035
 Phone (440) 365-4730
 Fax (440) 365-4790
 mailroom@ksassoc.com
 www.ksassoc.com

RECORD PLAT
 ARLINGTON PLACE
 SUBDIVISION NO. 3
 PART OF
 ORIGINAL AVON TOWNSHIP SECTION NOS. 1 & 2
 CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

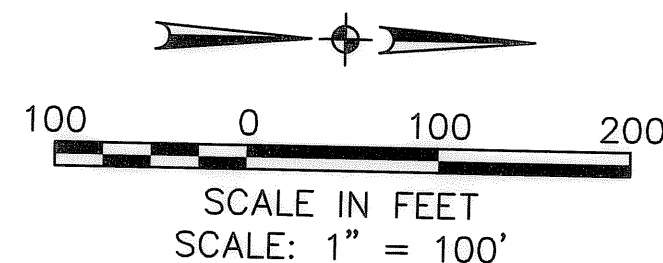
SHEET	1	OF	4
JOB NO.	04011		

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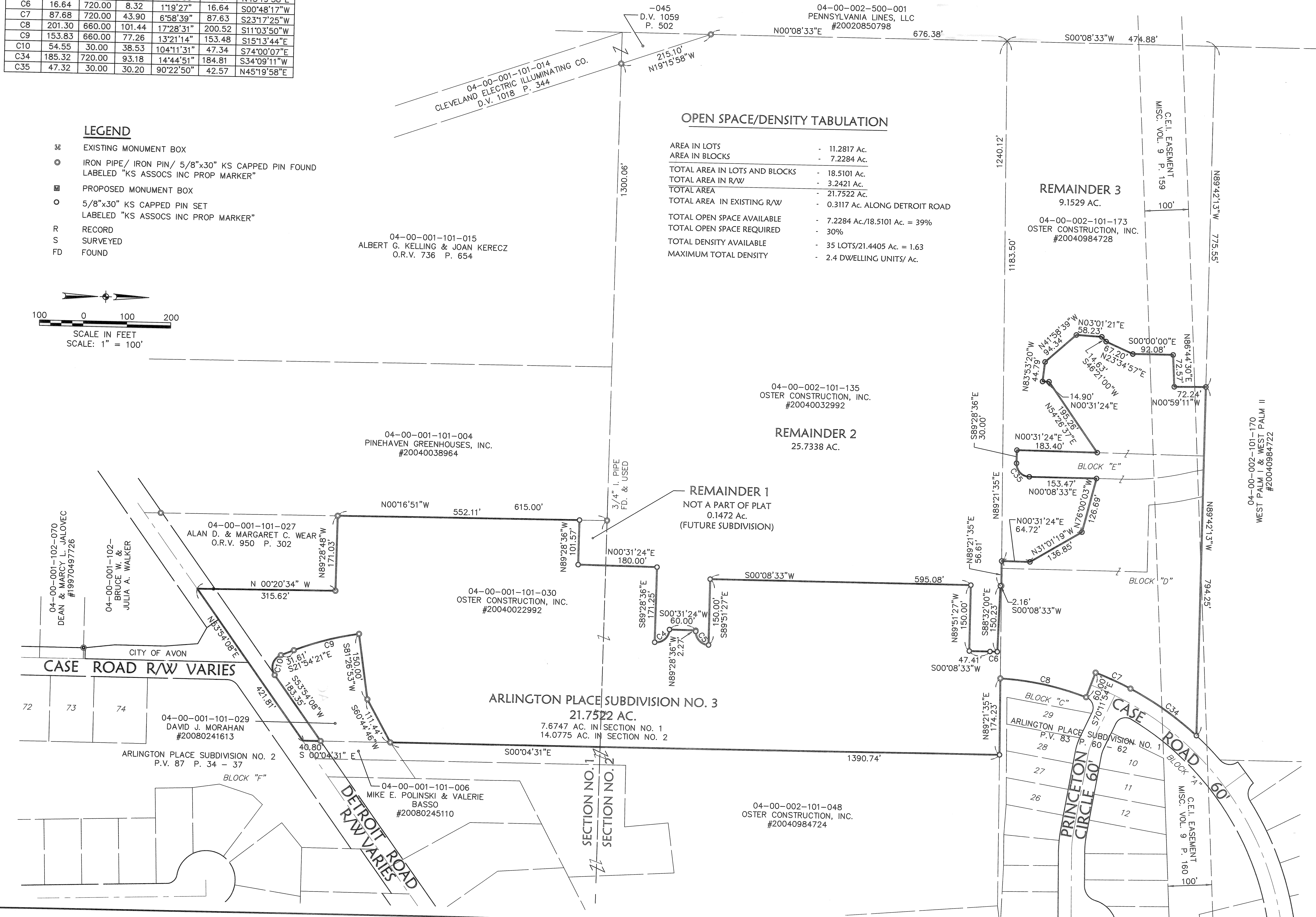
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	36.79	30.00	21.11	70°15'17"	34.52	N18°46'30"E
C2	60.05	750.00	30.04	4°35'14"	60.03	S14°03'31"E
C3	17.67	610.04	8.83	1°39'33"	17.66	N06°52'06"E
C4	50.01	30.00	33.04	95°30'56"	44.42	N41°43'08"W
C5	47.32	30.00	30.20	90°22'50"	42.57	N45°19'58"E
C6	16.64	720.00	8.32	1°19'27"	16.64	S00°48'17"W
C7	87.68	720.00	43.90	6°58'39"	87.63	S23°17'25"W
C8	201.30	660.00	101.44	17°28'31"	200.52	S11°03'50"W
C9	153.83	660.00	77.26	13°21'14"	153.48	S15°13'44"E
C10	54.55	30.00	38.53	104°11'31"	47.34	S74°00'07"E
C34	185.32	720.00	93.18	14°44'51"	184.81	S34°09'11"W
C35	47.32	30.00	30.20	90°22'50"	42.57	N45°19'58"E

LEGEND

- ▣ EXISTING MONUMENT BOX
- ⊙ IRON PIPE/ IRON PIN/ 5/8"x30" KS CAPPED PIN FOUND
Labeled "KS ASSOCS INC PROP MARKER"
- ▣ PROPOSED MONUMENT BOX
- 5/8"x30" KS CAPPED PIN SET
Labeled "KS ASSOCS INC PROP MARKER"
- R RECORD
- S SURVEYED
- FD FOUND



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OPEN SPACE/DENSITY TABULATION

AREA IN LOTS	-	11.2817 Ac.
AREA IN BLOCKS	-	7.2284 Ac.
TOTAL AREA IN LOTS AND BLOCKS	-	18.5101 Ac.
TOTAL AREA IN R/W	-	3.2421 Ac.
TOTAL AREA	-	21.7522 Ac.
TOTAL AREA IN EXISTING R/W	-	0.3117 Ac. ALONG DETROIT ROAD
TOTAL OPEN SPACE AVAILABLE	-	7.2284 Ac./18.5101 Ac. = 39%
TOTAL OPEN SPACE REQUIRED	-	30%
TOTAL DENSITY AVAILABLE	-	35 LOTS/21.4405 Ac. = 1.63
MAXIMUM TOTAL DENSITY	-	2.4 DWELLING UNITS/ Ac.

BY	DATE	DESCRIPTION
AJS	11-21-08	ORIGINAL ISSUE
AJS	11-07-09	REVISED PER CITY COMMENTS
AJS	1-23-09	ADDED OPEN SPACE REQUIREMENT
AJS	07-13-90	MAP ROOM COMMENTS

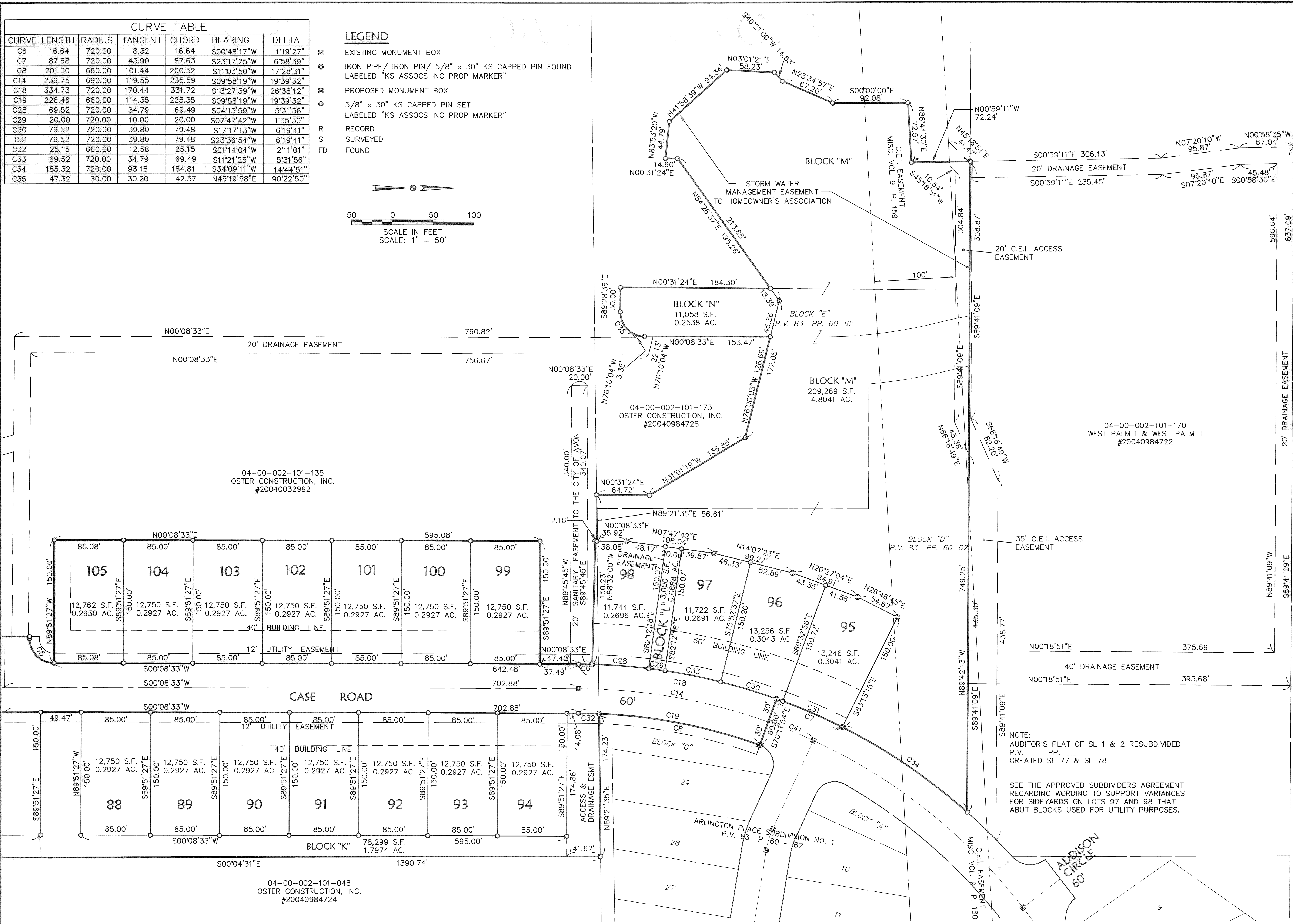
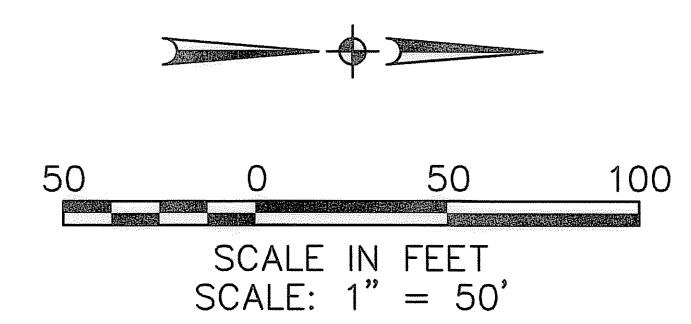
KS ASSOCIATES
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RECORD PLAT
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 OF PART OF
 ORIGINAL AVON SECTION NOS. 1 & 2
 CITY OF AVON COUNTY OF LORAIN STATE OF OHIO

SHEET 2 OF 4
 JOB NO. 04011

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C6	16.64	720.00	8.32	16.64	S00°48'17"W	1°19'27"
C7	87.68	720.00	43.90	87.63	S23°17'25"W	6°58'39"
C8	201.30	660.00	101.44	200.52	S11°03'50"W	17°28'31"
C14	236.75	690.00	119.55	235.59	S09°58'19"W	19°39'32"
C18	334.73	720.00	170.44	331.72	S13°27'39"W	26°38'12"
C19	226.46	660.00	114.35	225.35	S09°58'19"W	19°39'32"
C28	69.52	720.00	34.79	69.49	S04°13'59"W	5°31'56"
C29	20.00	720.00	10.00	20.00	S07°47'42"W	1°35'30"
C30	79.52	720.00	39.80	79.48	S17°17'13"W	6°19'41"
C31	79.52	720.00	39.80	79.48	S23°36'54"W	6°19'41"
C32	25.15	660.00	12.58	25.15	S01°14'04"W	2°11'01"
C33	69.52	720.00	34.79	69.49	S11°21'25"W	5°31'56"
C34	185.32	720.00	93.18	184.81	S34°09'11"W	14°44'51"
C35	47.32	30.00	30.20	42.57	N45°19'58"E	90°22'50"

- LEGEND**
- ☒ EXISTING MONUMENT BOX
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 - ☒ PROPOSED MONUMENT BOX
 - ⊙ 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"
 - R RECORD
 - S SURVEYED
 - FD FOUND



DATE	DESCRIPTION
9-15-06	DATE
DAM	BY
J-PLATDZ	BY
J-PLATDZ	BY
11-21-08	REVISIONS
5-21-08	ORIGINAL ISSUE

MS Associates, Inc. 260 Burns Rd., Suite 100 Elyria, Ohio 44035 Phone (440) 365-4730 Fax (440) 365-4790 mailroom@msassoc.com www.msassoc.com	 MS ASSOCIATES
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SHEET	4
OF	4
JOB NO.	04011

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