

ARLINGTON PLACE SUBDIVISION NO. 4

BEING PART OF
ORIGINAL AVON TOWNSHIP SECTION NO. 2
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 NUMBER 2, CONTAINING 6.0379 ACRES,

THE UNDERSIGNED, ONTARIO LAND COMPANY, HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "ARLINGTON PLACE SUBDIVISION NO. 4" A SUBDIVISION OF LOTS 114 TO 125 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 15 DAY OF JANUARY, 2010

ONTARIO LAND COMPANY

Thomas Oster, President
THOMAS OSTER, PRESIDENT

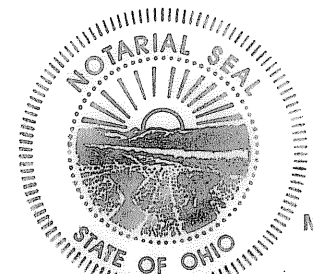
Kim Bilancione
WITNESS

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 ONTARIO LAND COMPANY, 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 15th DAY OF JANUARY, 2010.



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

Kristie Radway
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/25/2011

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF K. HAWAIIAN DEVELOPMENT OF OHIO, INC. MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF ARLINGTON PLACE SUBDIVISION NO. 4 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON

MORTGAGEE

BY: STEPHEN M. DAK
TITLE: VICE PRESIDENT

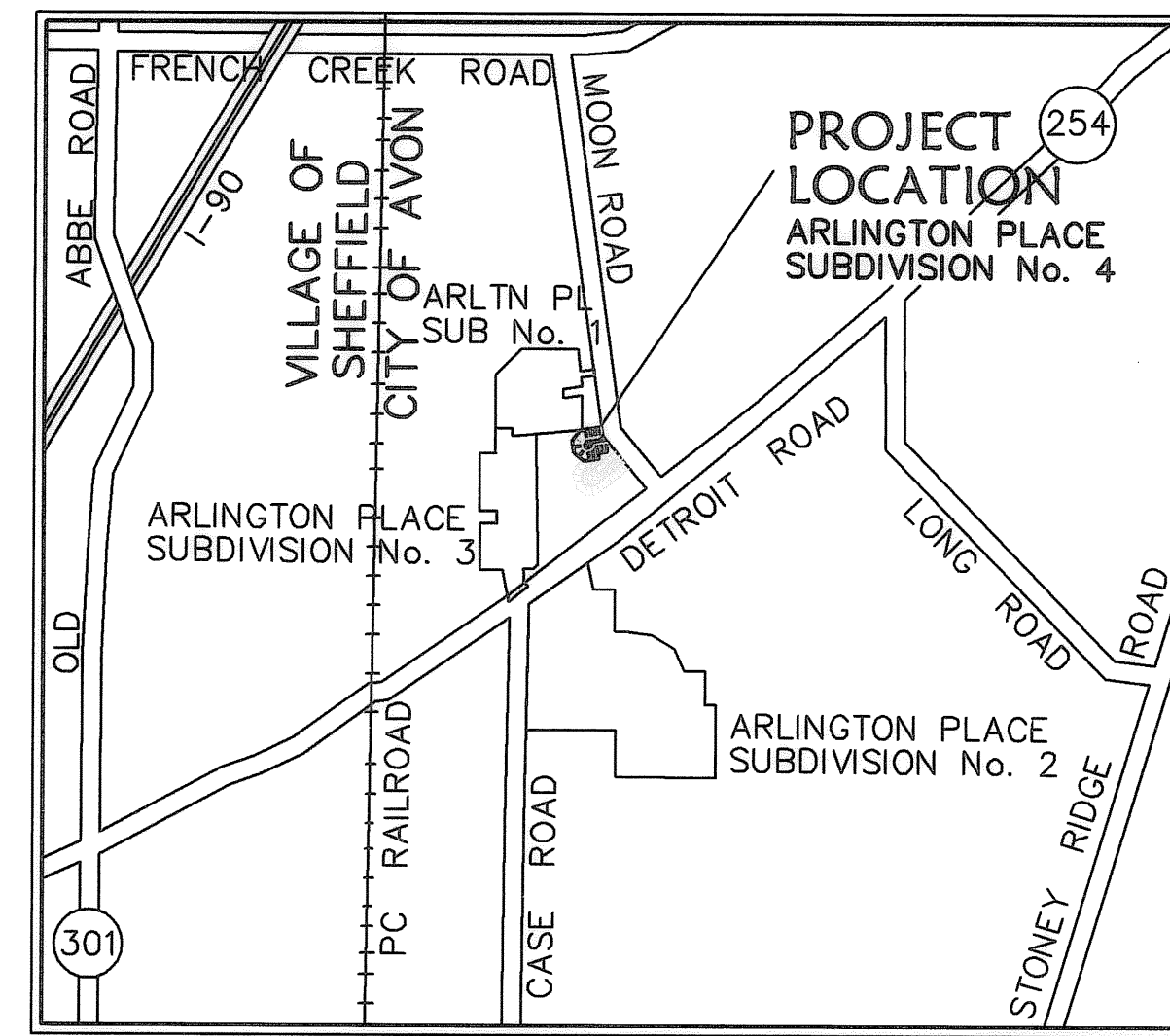
NOTARY PUBLIC

STATE OF OHIO NEW JERSEY
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 HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 21st DAY OF JANUARY, 2010

Christine M. Marrett
NOTARY PUBLIC
CHRISTINE M. MARRETT
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 3, 2011

MY COMMISSION EXPIRES: _____



VICINITY MAP NO SCALE

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 16 DAY OF April, 2010

CITY OF AVON ENGINEER, Robert J. Kwape Jr., P.E., P.S.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 19 DAY OF APRIL, 2010

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON, CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 19 DAY OF APRIL, 2010. 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, MAINTAINANCE, 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:
ONTARIO LAND COMPANY
Thomas 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.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
APR 27 2010
MARK R. STEWART
LORAIN COUNTY AUDITOR

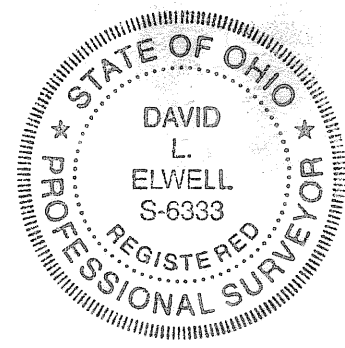
LORAIN COUNTY RECORDER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED ARLINGTON PLACE SUBDIVISION NO. 4 AS SHOWN HEREON, EMBRACING 3.5128 ACRES OF LAND IN AVON TOWNSHIP SECTION 2, CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 0.7488 ACRES LIE IN PUBLIC STREET DEDICATION, 0.1661 ACRES LIE IN BLOCKS, AND 2.5979 ACRES LIE IN LOTS NUMBERED 114 TO 125, 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 01/13/10
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



AREA TABULATION:

AREA IN R/W	- 0.7488 Ac.
AREA IN LOTS	- 2.5979 Ac.
AREA IN BLOCKS	- 0.1661 Ac.
TOTAL AREA	- 3.5128 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"
- \square PROPOSED MONUMENT BOX
- \circ 5/8" x 30" KS CAPPED PIN SET LABELED "KS ASSOCS INC PROP MARKER"

BY	DESCRIPTION
RGR	REVISED OWNERSHIP
ABR	KNOX ENERGY NOTE ADDED
ABR	ADDITION OF CERTIFICATES & SHEET RENUMBERING
AJS	REVISED PER CITY COMMENTS
AJS	REVISED PER CITY ENGINEER
AJS	ORIGINAL ISSUE
DATE	REVISION
1-15-10	
1-05-10	
12-18-09	
1-07-09	
12-29-08	
11-21-08	
DATE:	11-10-08
DRAWN BY:	CCC
CRD BY:	DLE
DWG. NAME:	ARLINGTON PLACE PLATS
PATH:	ARLINGTON PLACE PLATS
F.B.:	
KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com	
RECORD PLAT - TITLE SHEET ARLINGTON PLACE SUBDIVISION No 4 OF PART OF ORIGINAL AVON TOWNSHIP SECTION No 2 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO	
SHEET	1
OF	4
JOB NO.	08124

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ARLINGTON PLACE SUBDIVISION NO. 4

BEING PART OF
ORIGINAL AVON TOWNSHIP SECTION NO. 2
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

MORTGAGEE'S CERTIFICATE

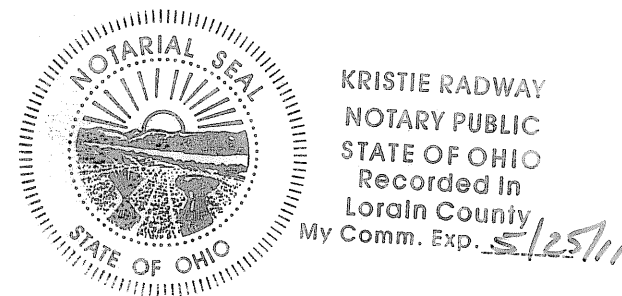
THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF The Home Savings and Loan Company MORTGAGEE OF LANDS EMBRACED WITHIN THIS PLAT OF ARLINGTON PLACE SUBDIVISION NO. 4 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON

Home Savings and Loan Company
MORTGAGEE
BY: [Signature]
MARK C BOBBETT
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 27th DAY OF January, 2008.



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/25/11

LIEN HOLDER'S CERTIFICATE

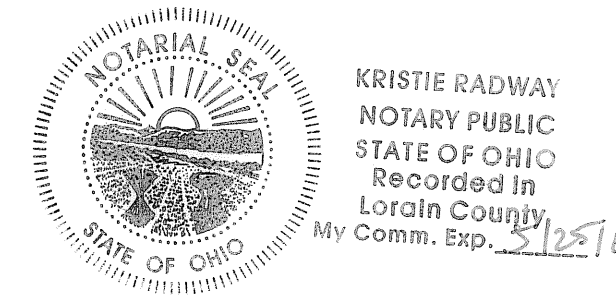
THIS IS TO CERTIFY THAT THE UNDERSIGNED OFFICERS OF The Huntington National Bank LIEN HOLDER OF LANDS EMBRACED WITHIN THIS PLAT OF ARLINGTON PLACE SUBDIVISION NO. 4 HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON

[Signature]
LIEN HOLDER
BY: JOHN D LANE
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 LIEN HOLDER, 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 27th DAY OF January, 2008.



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/25/11

DATE	DESCRIPTION	BY
12-16-09	ADDITION OF CERTIFICATES & SHEET RENUMBERING	ABR
1-07-08	REVISED PER CITY COMMENTS	AJS
12-29-08	REVISED PER CITY ENGINEER	AJS
11-21-08	ORIGINAL ISSUE	AJS

DATE	DESCRIPTION
11-10-08	DATE
DRAWN BY: [Signature]	DRAWN BY
CHK'D BY: [Signature]	CHK'D BY
DWG. NAME: 08124-L-PLATS	DWG. NAME
PATH: 08124\DDT\CONTROL	PATH
F.B.	F.B.

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

RECORD PLAT - TITLE SHEET
ARLINGTON PLACE
SUBDIVISION No 4
OF PART OF
ORIGINAL AVON TOWNSHIP SECTION No 2
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET
2
OF
4
JOB NO.
08124

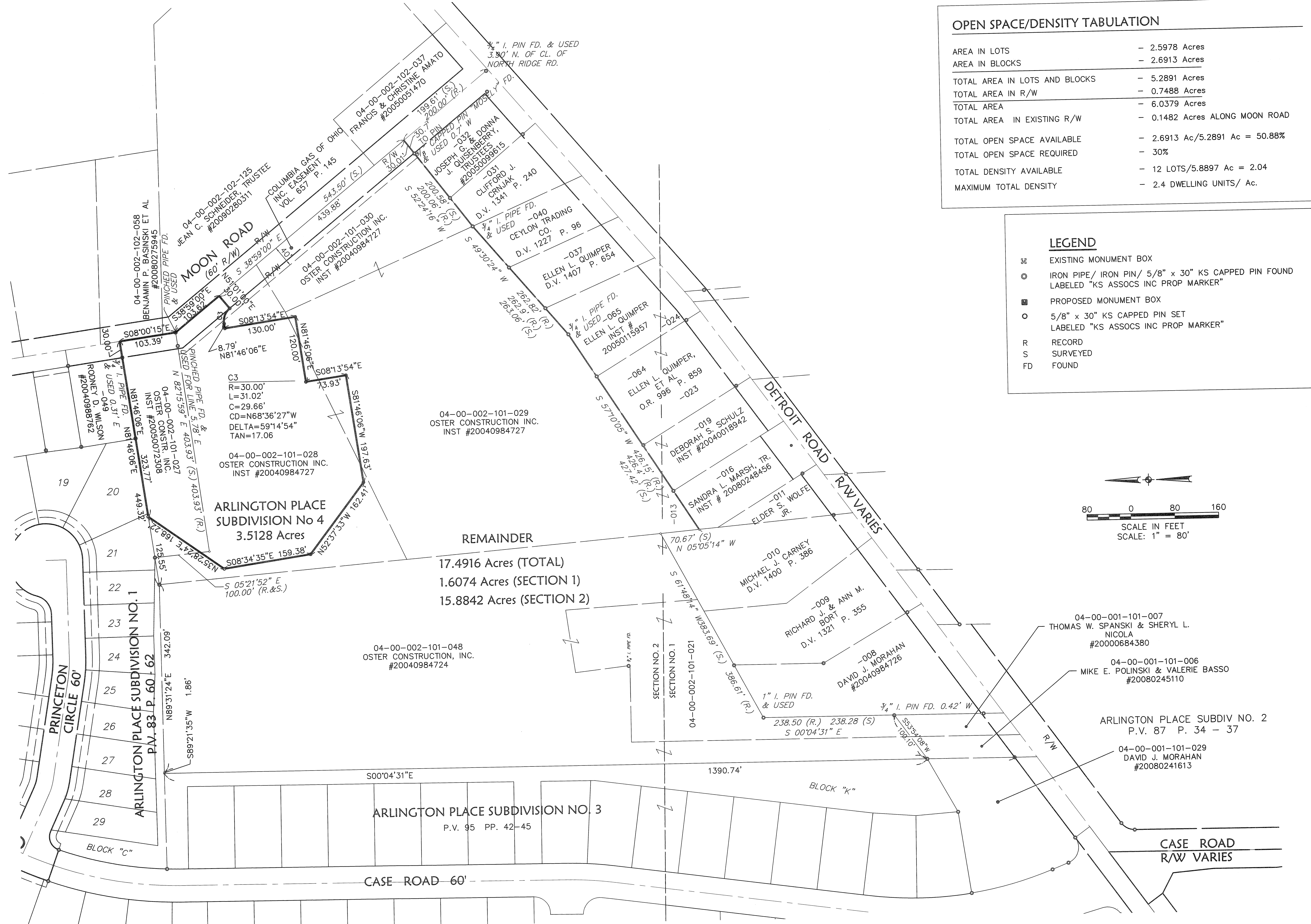
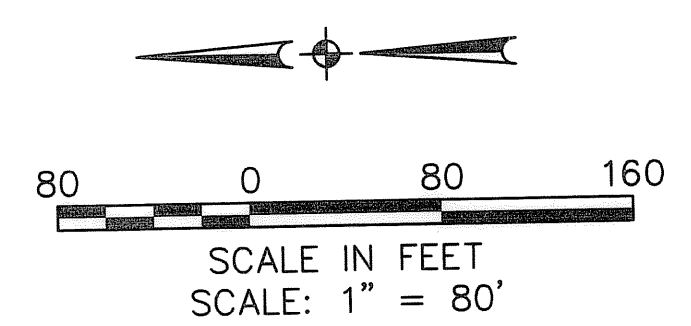
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OPEN SPACE/DENSITY TABULATION

AREA IN LOTS	- 2.5978 Acres
AREA IN BLOCKS	- 2.6913 Acres
TOTAL AREA IN LOTS AND BLOCKS	- 5.2891 Acres
TOTAL AREA IN R/W	- 0.7488 Acres
TOTAL AREA	- 6.0379 Acres
TOTAL AREA IN EXISTING R/W	- 0.1482 Acres ALONG MOON ROAD
TOTAL OPEN SPACE AVAILABLE	- 2.6913 Ac/5.2891 Ac = 50.88%
TOTAL OPEN SPACE REQUIRED	- 30%
TOTAL DENSITY AVAILABLE	- 12 LOTS/5.8897 Ac = 2.04
MAXIMUM TOTAL DENSITY	- 2.4 DWELLING UNITS/ Ac.

LEGEND

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



DATE	11-10-08	DESCRIPTION	
BY			
REVISIONS			
DATE	11-10-08	DESCRIPTION	
BY	CCC		
DATE	DLE		
BY			
DATE	12-16-09	DESCRIPTION	ADDITION OF CERTIFICATES & SHEET RENUMBERING
BY			
DATE	1-07-09	DESCRIPTION	REVISED PER CITY COMMENT
BY			
DATE	11-21-08	DESCRIPTION	ORIGINAL ISSUE
BY			

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KS ASSOCIATES

RECORD PLAT
ARLINGTON PLACE SUBDIVISION No 4
OF PART OF ORIGINAL AVON TOWNSHIP SECTION No. 2
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 3 OF 4
JOB NO. 08124

