

ARLINGTON PLACE SUBDIVISION NO. 5

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 SECTIONS NUMBER 1 AND 2, CONTAINING 14.9664 ACRES.

THE UNDERSIGNED, K. HOVNIANIAN OSTER HOMES, LLC., HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "ARLINGTON PLACE SUBDIVISION NO. 5" A SUBDIVISION OF LOTS 126 TO 146 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 25TH DAY OF FEBRUARY, 2013.

K. HOVNIANIAN OSTER HOMES, LLC.

Thomas Oster, President
THOMAS OSTER, DIVISION PRESIDENT

WITNESS

WITNESS

NOTARY PUBLIC

STATE OF OHIO

LORAIN COUNTY

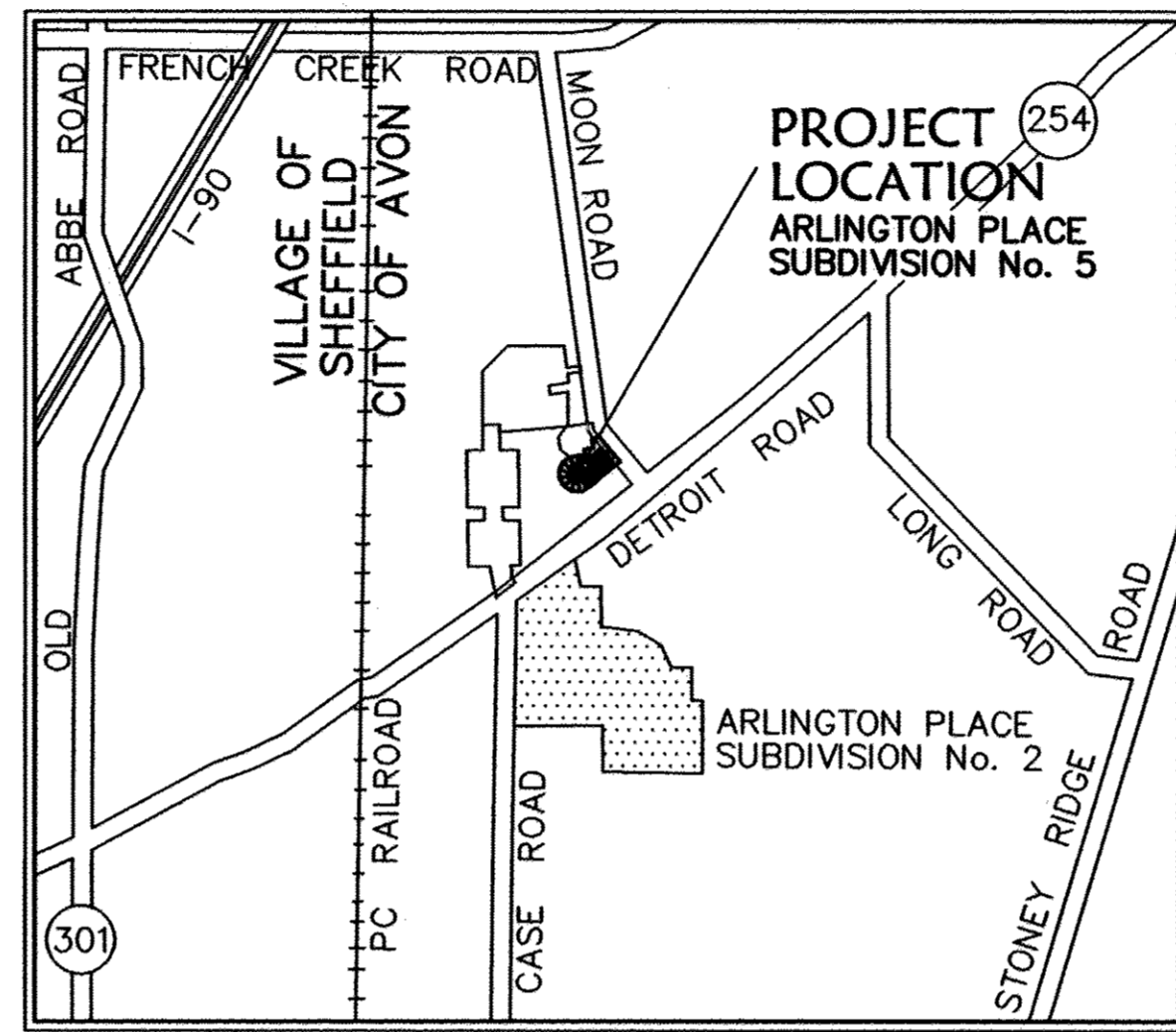
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OFFICER OF K. HOVNIANIAN OSTER HOMES, LLC., WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25TH DAY OF FEBRUARY, 2013.



DIANE FOLEY
Notary Public
In and for the State of Ohio
My Commission Expires
October 16, 2013

Diane Foley
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/13



VICINITY MAP NO SCALE

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 25 DAY OF FEBRUARY, 2013.

CITY OF AVON ENGINEER, ROBERT J. KNOPF JR., P.E., P.S.

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 25 DAY OF FEBRUARY, 2013.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON, CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
THIS 25 DAY OF FEBRUARY, 2013. THIS APPROVAL DOES NOT
CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC
STREET OR HIGHWAY DEDICATED HEREON.

Dan Zegarac
COUNCIL PRESIDENT, DAN ZEGARAC

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:

K. HOVNIANIAN OSTER HOMES, LLC.

Thomas Oster, President
THOMAS OSTER, DIVISION PRESIDENT

TRUE TITLE AGENCY INC
5061 N ABBE RD #3
ATT MICHELLE
ELYRIA, OH 44035

Plat vol. 98
pgs. 44, 45, 46, 47

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED ARLINGTON PLACE SUBDIVISION NO. 5 AS SHOWN HEREON, EMBRACING 14.9664 ACRES OF LAND IN AVON TOWNSHIP SECTION 2, CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 1.4899 ACRES LIE IN PUBLIC STREET DEDICATION, 9.1903 ACRES LIE IN BLOCKS, AND 4.2862 ACRES LIE IN LOTS NUMBERED 126 TO 146, 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.

Mark A. Yeager
MARK A. YEAGER, REGISTERED SURVEYOR NO. 7289



AREA TABULATION:

AREA IN R/W - 1.4899 Acres
AREA IN LOTS - 4.2862 Acres
AREA IN BLOCKS - 9.1903 Acres
TOTAL AREA - 14.9664 Acres

LEGEND

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

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-20
OHIO REV. CODE
MAR - 6 2013
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Doc ID: 01737400001 Type: OFF
Kind: PLAT
Recorded: 03/06/2013 at 03:05:18 PM
Fee Amt: \$345.00 Page 1 of 1
Lorain County, Ohio
Judith M. Newbuck County Recorder
File # 2013-0451000
LORAIN COUNTY RECORDER

DATE	DESCRIPTION
11-10-08	ADD STORM EASEMENT ON SOUTH PROPERTY LINE
6-19-09	REVISED PROPERTY BOUNDARY
2-26-09	REVISED PER CITY COMMENTS
1-07-09	REVISED PER CITY ENGINEER
12-28-08	ORIGINAL ISSUE
11-21-08	

REVISIONS

DATE: 11-10-08
DRAWN BY: CJC
CHKD BY: DJE
DWS. NAME: JBR/SL-LEADERS
PATH: \\SRV1\DOT\CONTR\DRAWING
F.B.

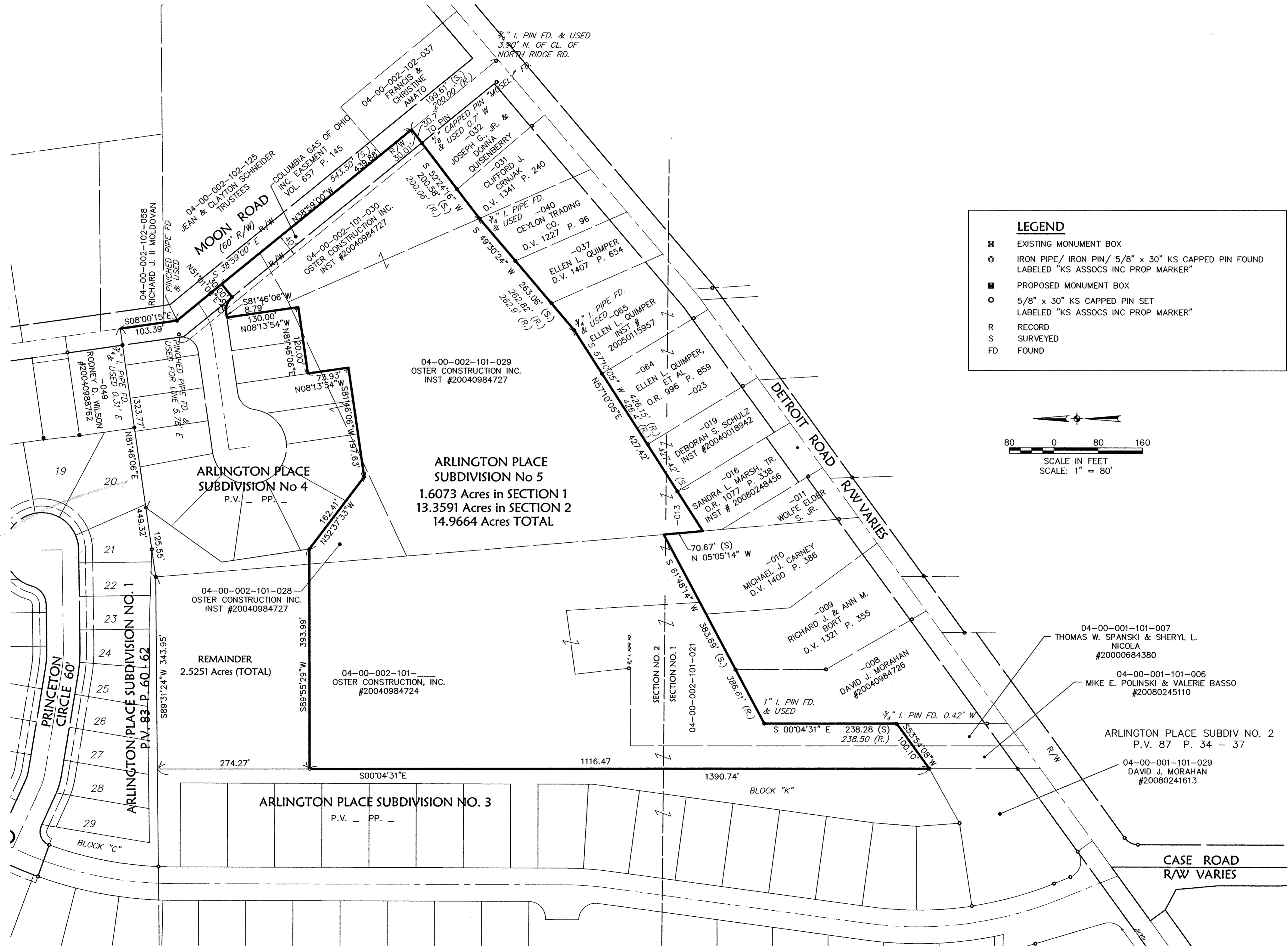
KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

KS ASSOCIATES

RECORD PLAT - TITLE SHEET
ARLINGTON PLACE
SUBDIVISION No 5
OF PART OF
ORIGINAL AVON TOWNSHIP SECTION No 2
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

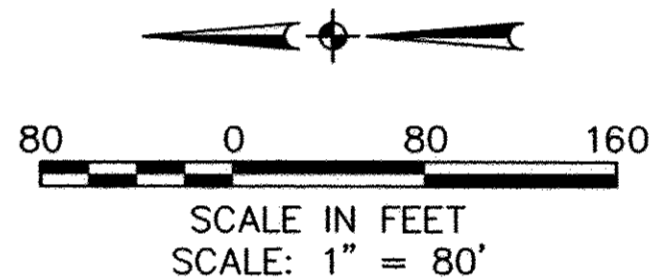
SHEET 1 OF 4
JOB NO. 08130

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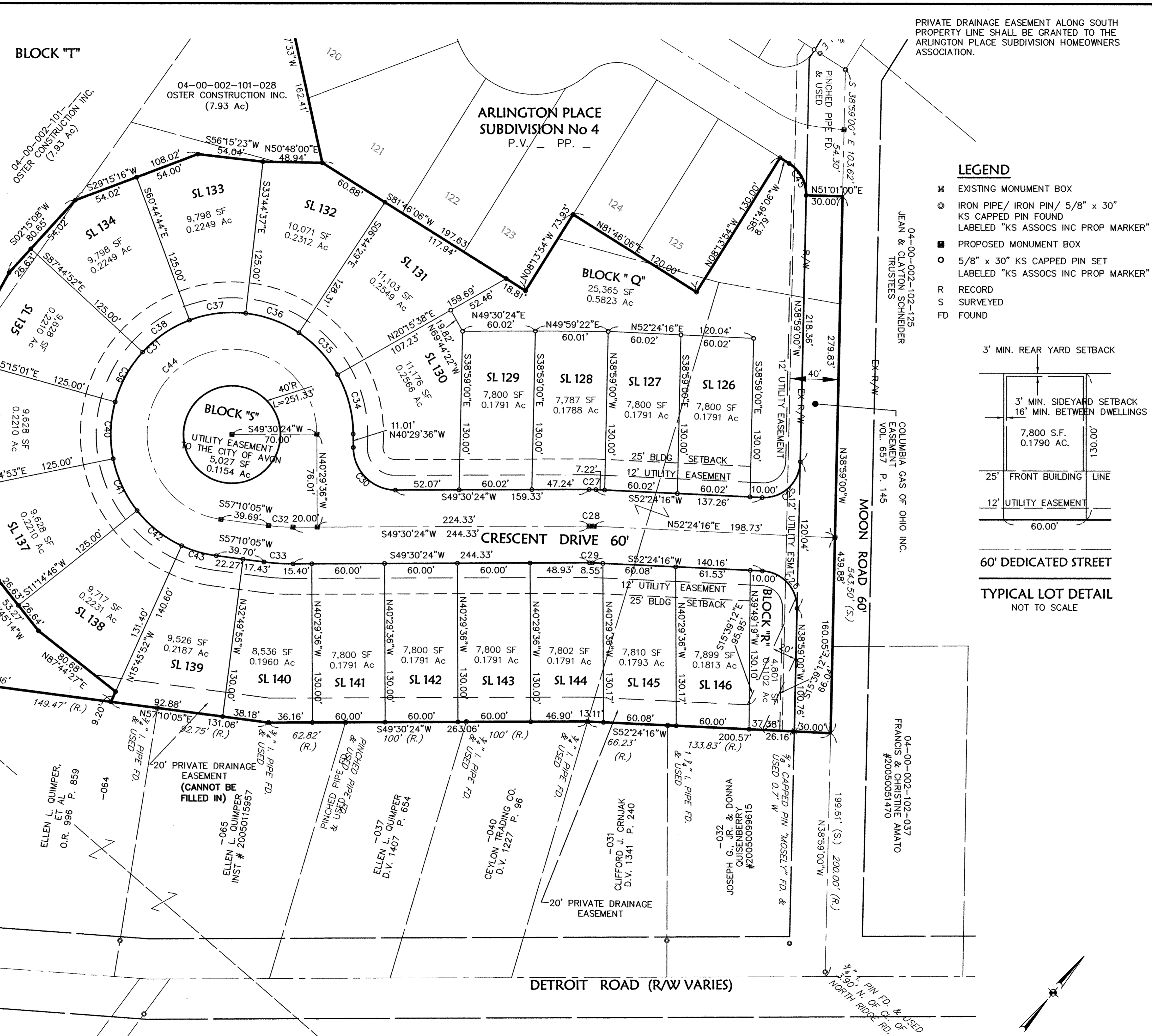
LEGEND

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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



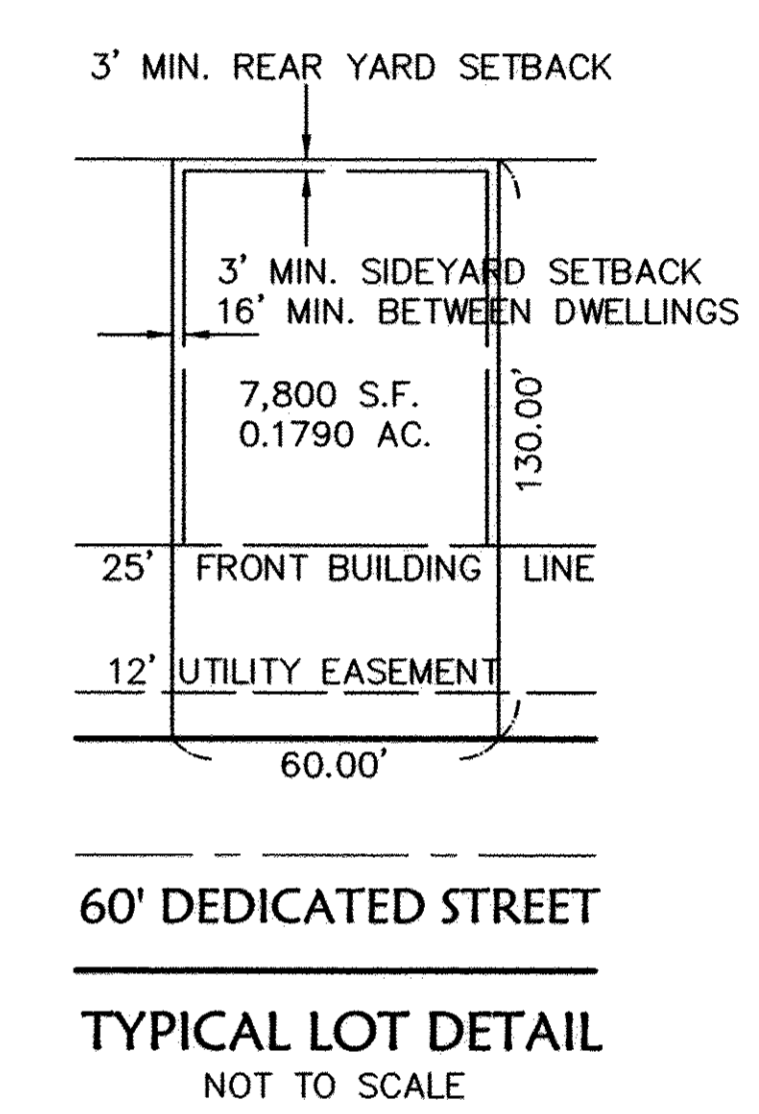
BY		DESCRIPTION
DATE		
REVISIONS		
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F.B.		
2-26-09		REVISED PROPERTY BOUNDARY
1-07-09		REVISED PER CITY COMMENTS
12-29-08		REVISED PER CITY ENGINEER
11-21-08		ORIGINAL ISSUE
<p>KS Associates, Inc. 260 Burriss Road, Suite 100 Elyria, OH 44035 P 440 365 4730 F 440 365 4790 www.ksassociates.com</p> <p>KS ASSOCIATES</p>		
<p>RECORD PLAT ARLINGTON PLACE SUBDIVISION No 5 OF PART OF ORIGINAL AVON TOWNSHIP SECTION No 2 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO</p>		
SHEET	2	OF 4
JOB NO.	08130	

CURVE TABLE (UNITS IN FEET)						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C25	47.85	30.00	30.74	42.94	N06°42'38"E	91°23'16"
C26	46.40	30.00	29.28	41.91	N83°17'22"W	88°36'44"
C27	5.56	110.00	2.78	5.56	S50°57'20"W	2°53'51"
C28	4.05	80.00	2.02	4.05	S50°57'20"W	2°53'51"
C29	2.53	50.00	1.26	2.53	S50°57'20"W	2°53'51"
C30	54.98	35.00	35.00	49.50	S85°29'36"E	90°00'00"
C31	457.87	100.00	114.35	150.55	S08°20'15"W	262°20'19"
C32	20.06	150.00	10.04	20.04	N53°20'15"E	7°39'41"
C33	24.07	180.00	12.05	24.05	N53°20'15"E	7°39'41"
C34	51.04	100.00	26.09	50.49	N55°06'59"W	29°14'46"
C35	47.13	100.00	24.01	46.69	N83°14'26"W	27°00'07"
C36	47.13	100.00	24.01	46.69	S69°45'27"W	27°00'07"
C37	47.13	100.00	24.01	46.69	S42°45'19"W	27°00'07"
C38	47.13	100.00	24.01	46.69	S15°45'12"W	27°00'07"
C39	47.13	100.00	24.01	46.69	S11°14'56"E	27°00'07"
C40	47.13	100.00	24.01	46.69	S38°15'03"E	27°00'07"
C41	47.13	100.00	24.01	46.69	S65°15'11"E	27°00'07"
C42	47.14	100.00	24.02	46.71	N87°44'27"E	27°00'38"
C43	29.79	100.00	15.01	29.68	N65°42'06"E	17°04'02"
C44	320.51	70.00	80.05	105.39	S08°20'15"W	262°20'19"
C45	31.02	29.99	17.06	29.66	N68°36'27"W	59°16'41"



PRIVATE DRAINAGE EASEMENT ALONG SOUTH PROPERTY LINE SHALL BE GRANTED TO THE ARLINGTON PLACE SUBDIVISION HOMEOWNERS ASSOCIATION.

- LEGEND**
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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



BY	DATE	DESCRIPTION
JK	03-14-12	ADDED EASEMENT NOTE PER CITY
AUS	06-19-09	ADDED STORM EASEMENT ON SOUTH PROPERTY LINE
AUS	2-26-09	REVISED PROPERTY BOUNDARY
AUS	1-07-09	REVISED PER CITY COMMENTS
AUS	12-29-08	REVISED PER CITY ENGINEER
AUS	11-21-08	ORIGINAL ISSUE

DATE	BY	DESCRIPTION
11-10-08	JK	REVISED PER CITY COMMENTS
06-19-09	AUS	REVISED PROPERTY BOUNDARY
2-26-09	AUS	REVISED PER CITY COMMENTS
1-07-09	AUS	REVISED PER CITY COMMENTS
12-29-08	AUS	REVISED PER CITY COMMENTS
11-21-08	AUS	ORIGINAL ISSUE

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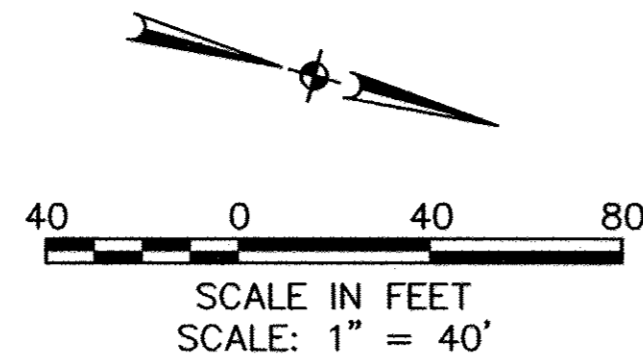
RECORD PLAT
ARLINGTON PLACE
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SHEET
3
OF
4
JOB NO.
08130

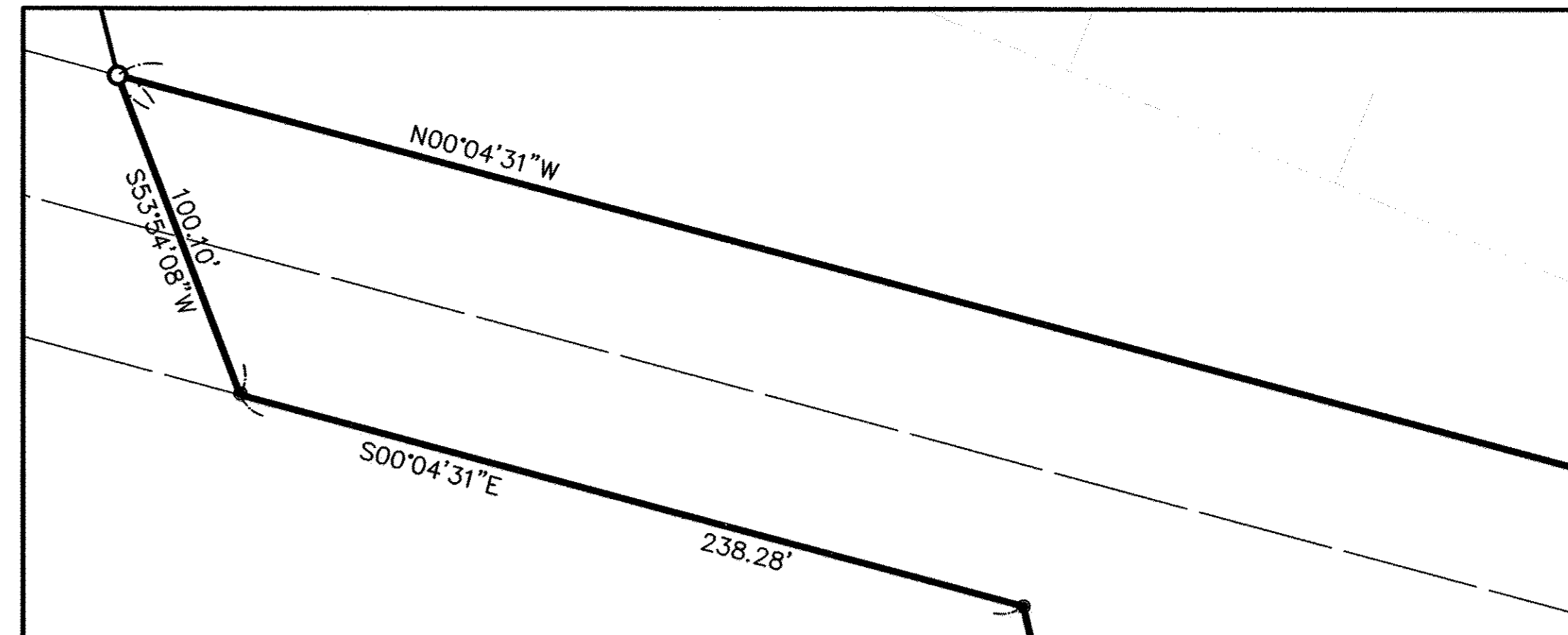
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LEGEND

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- S SURVEYED
- FD FOUND



SEE CONTINUATION (RIGHT SIDE)



CONTINUATION

ARLINGTON PLACE
SUBDIVISION No 3
P.V. — PP. —

BLOCK "T"
8.3824 AC
362,483 SF

REMAINDER
2.5251 AC
109,993 SF

ARLINGTON PLACE
SUBDIVISION No 5

ARLINGTON PLACE
SUBDIVISION No 4
P.V. — PP. —

ARLINGTON PLACE
SUBDIVISION No 1
P.V. 83 PP. 60-62

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DATE	DESCRIPTION	BY
11-10-08		
2-26-09	REVISED PROPERTY BOUNDARY	AJS
1-07-09	REVISED PER CITY COMMENTS	AJS
12-29-08	REVISED PER CITY ENGINEER	AJS
11-21-08	ORIGINAL ISSUE	AJS

DATE	BY	DESCRIPTION
11-10-08	CCG	
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RECORD PLAT ARLINGTON PLACE SUBDIVISION No 5 OF PART OF ORIGINAL AVON TOWNSHIP SECTION No 2, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 4	OF 4
JOB NO. 08130	