

ARLINGTON PLACE SUBDIVISION NO. 6

BEING PART OF
 ORIGINAL AVON TOWNSHIP SECTION Nos. 1 & 2
 AND A RESUBDIVISION OF BLOCK "N" IN ARLINGTON PLACE SUBDIVISION NO. 3 (P. V. 95, P. 42)
 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 10.6795 ACRES.

THE UNDERSIGNED, K. HOVNIANIAN OSTER HOMES LLC, HEREBY CERTIFIES THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "ARLINGTON PLACE SUBDIVISION NO. 6" A SUBDIVISION OF LOTS 147 TO 172 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, PRESIDENT

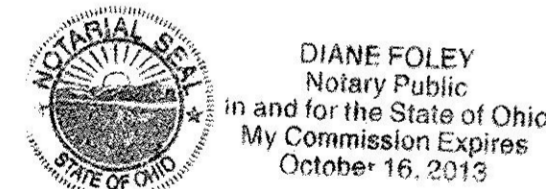
WITNESS

WITNESS

NOTARY PUBLIC

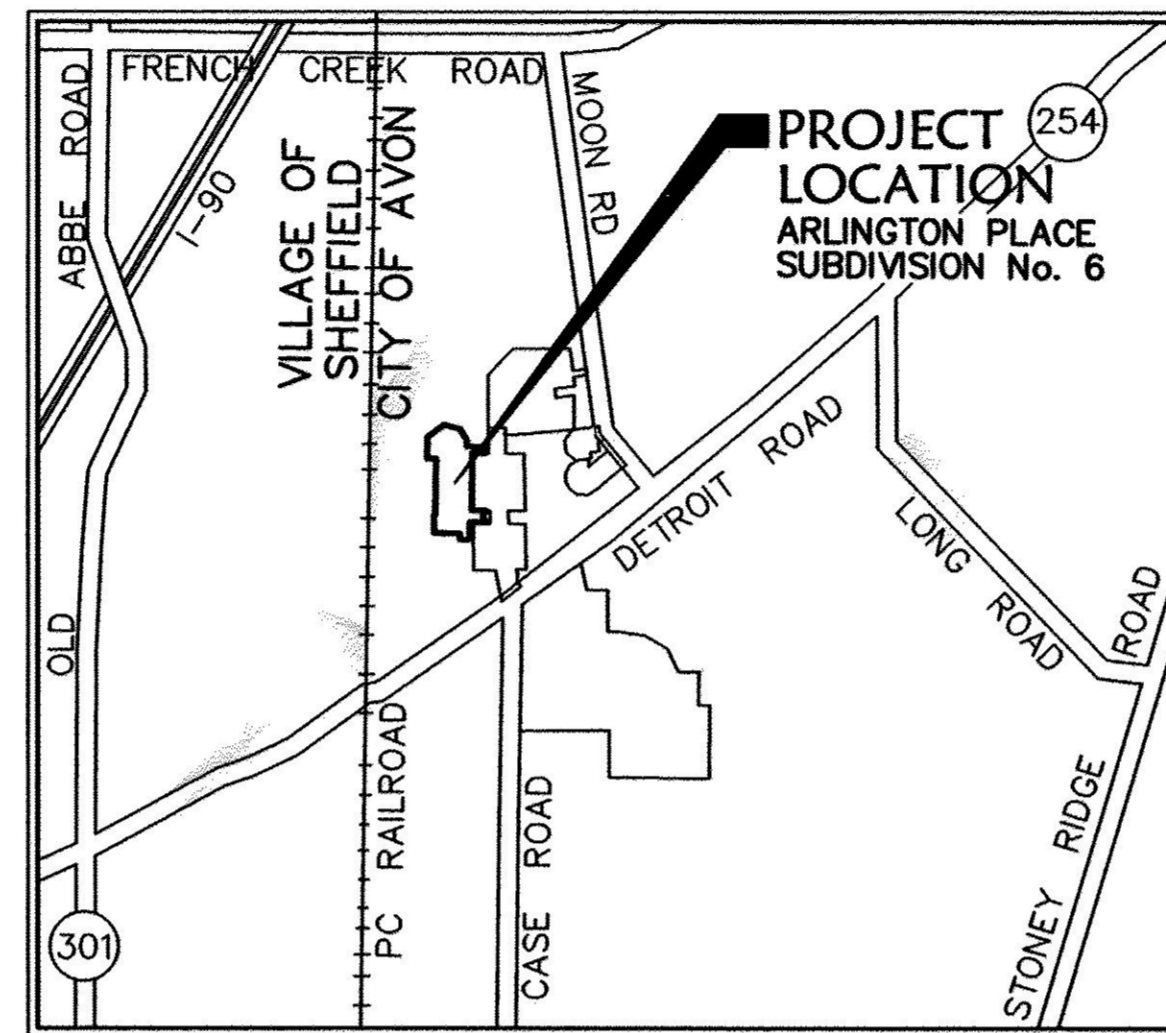
STATE OF OHIO
 LORAIN COUNTY

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

MY COMMISSION EXPIRES: 10/16/15



VICINITY MAP NO SCALE

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
 THIS 1 DAY OF March, 2013.

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

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
 THIS 1 DAY OF March, 2013.

Carolyn Witherspoon
 PLANNING COMMISSION CHAIRPERSON, CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY
 THIS 1 DAY OF March, 2013. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

David S. 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 HOMES
Thomas Oster, President
 THOMAS OSTER, PRESIDENT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED ARLINGTON PLACE SUBDIVISION NO. 6 AS SHOWN HEREON, EMBRACING 10.6795 ACRES OF LAND IN AVON TOWNSHIP SECTION 2, CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO OF WHICH 2.4721 ACRES LIE IN PUBLIC STREET DEDICATION, 1.8112 ACRES LIE IN BLOCKS, AND 6.3962 ACRES LIE IN LOTS NUMBERED 147 TO 172, INCLUSIVE.

IRON PIPES OR PINS WERE FOUND AT ALL POINTS INDICATED THUSLY \odot , AND IRON PINS TO BE SET IF SO ENGAGED 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 2/4/13
 MARK A. YEAGER, PROFESSIONAL SURVEYOR NO. 7289



AREA TABULATION:

AREA IN R/W - 2.4721 Acres
 AREA IN LOTS - 6.3962 Acres
 AREA IN BLOCKS - 1.8112 Acres
 TOTAL AREA - 10.6795 Acres

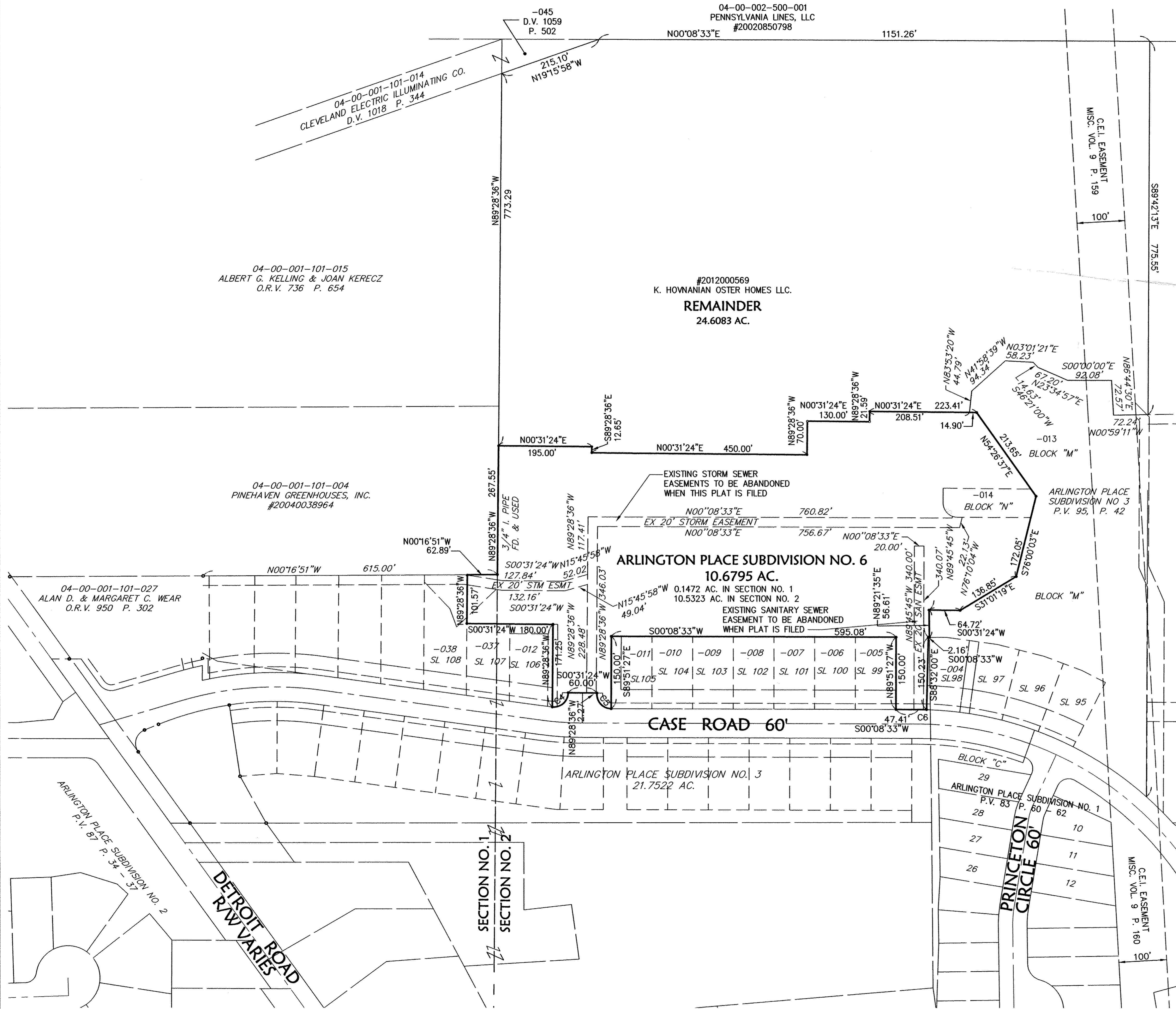
LEGEND

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



DATE	DESCRIPTION	BY
02-01-2013	ORIGINAL ISSUE	
	REVISIONS	
DATE: 02-01-2013	DRAWN BY: GBC	CHK'D BY: PFE
	DWG. NAME: 12014-CIVIL-30-CURRENT DWG	PATH:
	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 6 OF PART OF ORIGINAL AVON TOWNSHIP SECTION Nos 1 & 2 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO	
	SHEET 1 OF 3	
	JOB NO. 12014	

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CURVE TABLE-EXISTING PROPERTY LINES						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C4	50.01	30.00	33.04	95°30'56"	44.42	S41°43'08"E
C5	47.32	30.00	30.20	90°22'51"	42.57	S45°19'58"W
C6	16.64	720.00	8.32	1°19'27"	16.64	S00°48'17"W

EXISTING PROPERTY OWNERS:

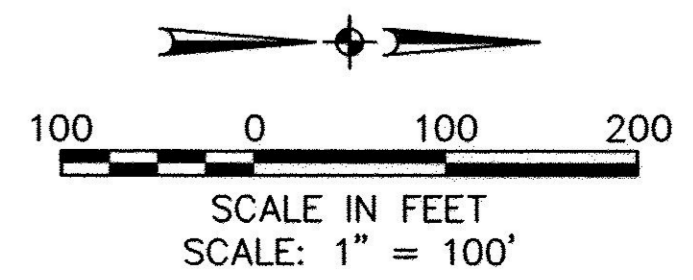
SL 98	04-00-002-105-004	PERSSON, STEVEN & HEATHER
SL 99	04-00-002-105-005	GOLDEN, RYAN & MELISSA
SL 100	04-00-002-105-006	BRUNNER, MATTHEW & TERESA
SL 101	04-00-002-105-007	HUDAK, BENJAMIN & JULIE
SL 102	04-00-002-105-008	EADY, JONATHAN & MEGAN
SL 103	04-00-002-105-009	SUMMERS, TODD & KIMBERLY
SL 104	04-00-002-105-010	VYAS, VISHAL
SL 105	04-00-002-105-011	MURLIN, JOSEPH & DEANNA MARIE
SL 106	04-00-002-105-012	PATEL, SUNNY & SONIA
SL 107	04-00-001-101-037	GRUDZIEN, ADAM & KRISTEN
BLOCK M	04-00-002-105-013	AVON, ARLINGTON PLACE HOMEOWNERS ASSOC.
BLOCK N	04-00-002-105-014	AVON, ARLINGTON PLACE HOMEOWNERS ASSOC.
SL 108	04-00-001-101-038	TEMIZ NAZIM & OZLEM

OPEN SPACE/DENSITY TABULATION

AREA IN LOTS	- 6.3962 Ac.
AREA IN BLOCKS	- 1.8112 Ac.
TOTAL AREA IN LOTS AND BLOCKS	- 8.2074 Ac.
TOTAL AREA IN R/W	- 2.4721 Ac.
TOTAL AREA	- 10.6795 Ac.
TOTAL OPEN SPACE AVAILABLE	- 1.8112 Ac./8.2074 Ac. = 22%
TOTAL OPEN SPACE REQUIRED	- 30% = 3.2039 Ac.
TOTAL DENSITY AVAILABLE	- 26 LOTS/10.6795 Ac. = 2.4
MAXIMUM TOTAL DENSITY	- 2.4 DWELLING UNITS/ Ac.

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



DATE	DESCRIPTION	BY
02-01-2013 <td>ORIGINAL ISSUE <td>JRK</td> </td>	ORIGINAL ISSUE <td>JRK</td>	JRK

DATE	DESCRIPTION	BY
02-01-2013	02	JRK

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
ARLINGTON PLACE
SUBDIVISION No 6
OF PART OF
ORIGINAL AVON TOWNSHIP SECTION Nos 1 & 2
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

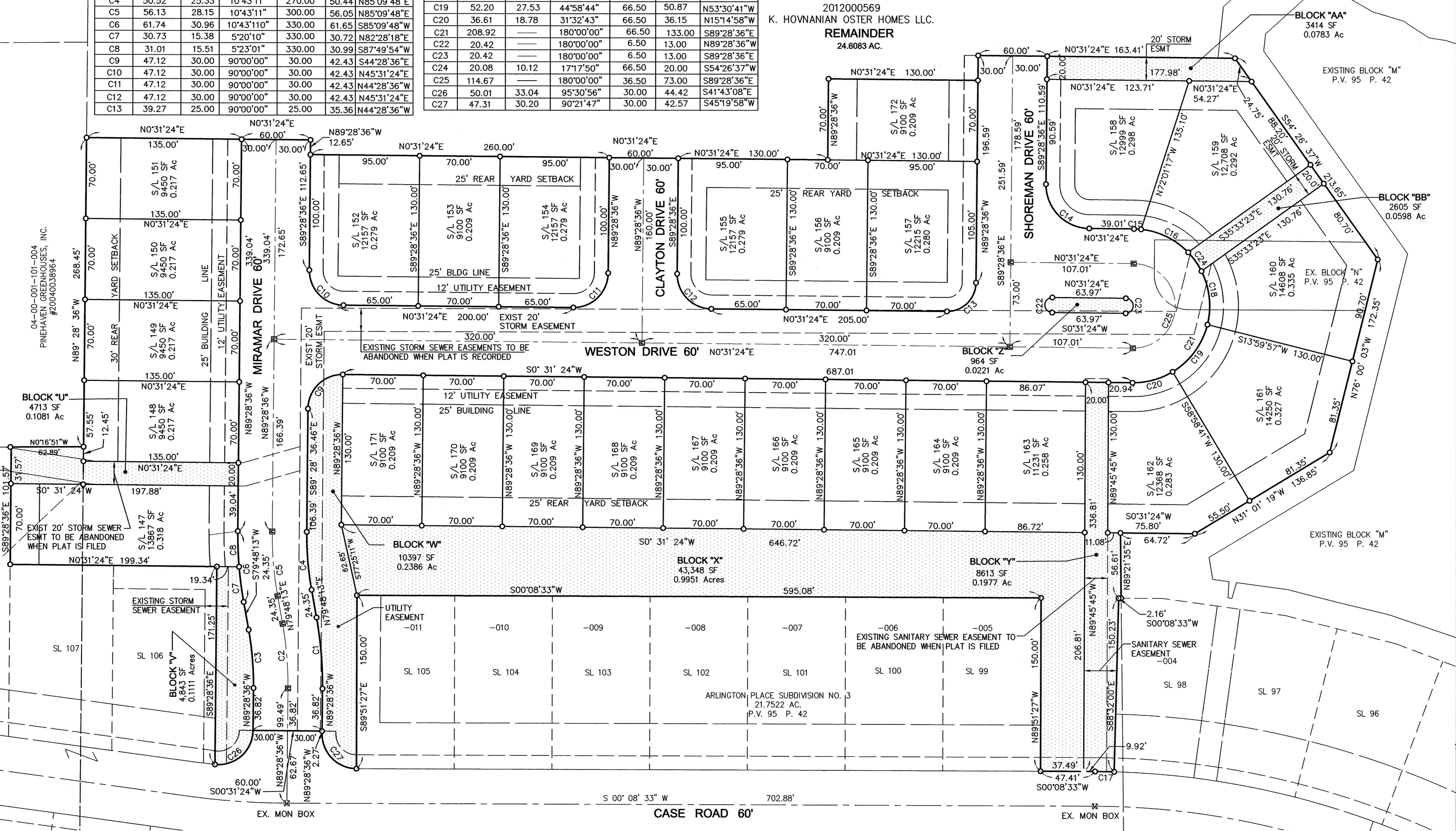
SHEET
2
OF
3

JOB NO.
12014

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Curve#	Length(ft)	Tangent	Delta	Radius(ft)	Chord	Bearing
C1	61.74	30.96	10°43'11"	330.00	61.65	N85°09'48"E
C2	56.13	28.14	10°43'11"	300.00	56.05	N85°09'48"E
C3	50.52	25.33	10°43'11"	270.00	50.44	S85°09'48"W
C4	50.52	25.33	10°43'11"	270.00	50.44	N85°09'48"E
C5	56.13	28.15	10°43'11"	300.00	56.05	N85°09'48"E
C6	61.74	30.96	10°43'11"	330.00	61.65	S85°09'48"W
C7	30.73	15.38	5°20'10"	330.00	30.72	N82°28'18"E
C8	31.01	15.51	5°23'01"	330.00	30.99	S87°49'54"W
C9	47.12	30.00	90°00'00"	30.00	42.43	S44°28'36"E
C10	47.12	30.00	90°00'00"	30.00	42.43	N45°31'24"E
C11	47.12	30.00	90°00'00"	30.00	42.43	N44°28'36"W
C12	47.12	30.00	90°00'00"	30.00	42.43	N45°31'24"E
C13	39.27	25.00	90°00'00"	25.00	35.36	N44°28'36"W

Curve#	Length(ft)	Tangent	Delta	Radius(ft)	Chord(ft)	Bearing
C14	59.69	38.00	90°00'00"	38.00	53.74	N45°31'24"E
C15	6.19	3.09	5°19'55"	66.50	6.19	N03°11'21"E
C16	46.36	24.16	39°56'23"	66.50	45.42	S25°49'30"W
C17	16.64	8.32	1°19'27"	720.00	16.64	S00°48'17"W
C18	47.48	24.80	40°54'24"	66.50	46.48	S83°32'45"W
C19	52.20	27.53	44°58'44"	66.50	50.87	N53°30'41"W
C20	36.61	18.78	31°32'43"	66.50	36.15	N15°14'58"W
C21	208.92	---	180°00'00"	66.50	133.00	S89°28'36"E
C22	20.42	---	180°00'00"	6.50	13.00	N89°28'36"W
C23	20.42	---	180°00'00"	6.50	13.00	S89°28'36"E
C24	20.08	10.12	17°17'50"	66.50	20.00	S54°26'37"W
C25	114.67	---	180°00'00"	36.50	73.00	S89°28'36"E
C26	50.01	33.04	95°30'56"	30.00	44.42	S41°43'08"E
C27	47.31	30.20	90°21'47"	30.00	42.57	S45°19'58"W



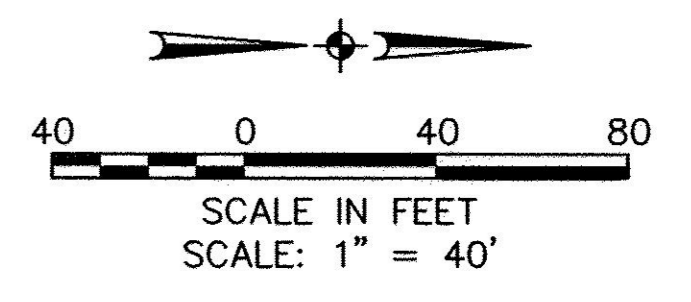
2012000569
K. HOVNANIAN OSTER HOMES LLC.
REMAINDER
24.6083 AC.

NOTE:
SIDE YARD SETBACK PER CITY OF AVON CLUSTER ORDINANCE.

LEGEND

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Labeled "KS ASSOCS INC PROP MARKER"
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DESCRIPTION	
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DATE	02-01-2013
DESCRIPTION	
DRAWN BY	CS
CHECKED BY	
DWG. NAME	12014-RP2-PLAT02
PATH	R:\12000\12014\CIVIL_3D_2011\CURRENT DRAWINGS
F.B.	
<p>KS Associates, Inc. 260 Burns Road, Suite 100 Elvira, OH 44035 P 440 365 4790 F 440 365 4790 www.ksassociates.com</p>	
<p>KS ASSOCIATES</p>	
<p>RECORD PLAT ARLINGTON PLACE SUBDIVISION No 6 OF PART OF ORIGINAL AVON TOWNSHIP SECTION Nos 1 & 2 CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO</p>	
SHEET	3
OF	3
JOB NO.	12014