



Doc ID: 022939060005 Type: OFF
 Kind: EASEMENT/RIGHT OF WAY
 Recorded: 06/17/2021 at 10:58:47 AM
 Fee Amt: \$58.00 Page 1 of 5
 Lorain County, Ohio
 Mike Doran County Recorder

File **2021-0823663**

This easement has been examined and the Grantor has complied with Section 3.19.202 of the Revised Code.
 FEE \$ EXEMPT.
 EXEMPT \$ 6/17/2021 DC
 J. Craig Snodgrass, CPA, CGFM, County Auditor

RIPARIAN EASEMENT AMENDMENT

This Riparian Easement Amendment is made this 26th day of May, 2021 by and between South Port Development, LLC and the City of Avon Lake, Ohio.

WHEREAS, South Port Development LLC granted Drainage, Storm Sewer, and Riparian Easements to the City of Avon Lake on the Plat of South Port Subdivision No. 1 recorded in Volume 108, Pages 88-90 of the Lorain County Records;

WHEREAS, the Riparian Easement Area is depicted on Exhibit A attached hereto and described in Exhibit B attached hereto; and

WHEREAS, South Port Development LLC and the City of Avon Lake desire to amend the terms and conditions of the Riparian Easement.

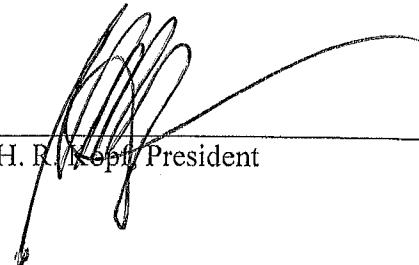
NOW THEREFORE, South Port Development LLC and the City of Avon Lake hereby agree as follows:

1. Fences may be installed by South Port Subdivision No. 1 Lot owners within the Riparian Easement Area provided each end of an installed fence on a Lot has gates with a minimum of ten (10) feet in length that allow access to the Gable Creek.
2. No other structures, including, but not limited to, decks, pools, patios, and sheds, shall be installed or placed in any part of the Riparian Easement Area.
3. No trees or major landscaping that would inhibit the cleaning of the Gable Creek shall be planted or placed in any part of the Riparian Easement Area.
4. Except for the replacement of grass within the Riparian Easement Area, the City of Avon Lake, Ohio shall not be liable for the replacement of any landscaping or fences installed on the Riparian Easement Area while performing activities permitted by the Drainage, Storm Sewer, and Riparian Easements.

5. The terms and conditions set forth herein shall supersede those set forth in the Riparian Easement set forth in Plat of South Port Subdivision No. 1 recorded in Volume 108, Pages 88-90 of the Lorain County Records.


South Port Development, LLC and the City of Avon Lake, Ohio have caused this Riparian Easement Amendment to be executed as of the day and year first above written.

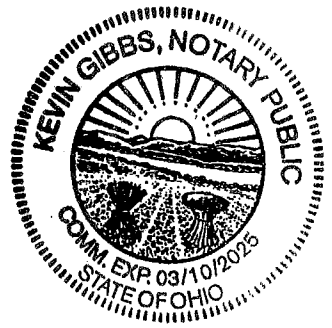
SOUTH PORT DEVELOPMENT, LLC
BY KOPF CONSTRUCTION CORPORATION,
Its Manager

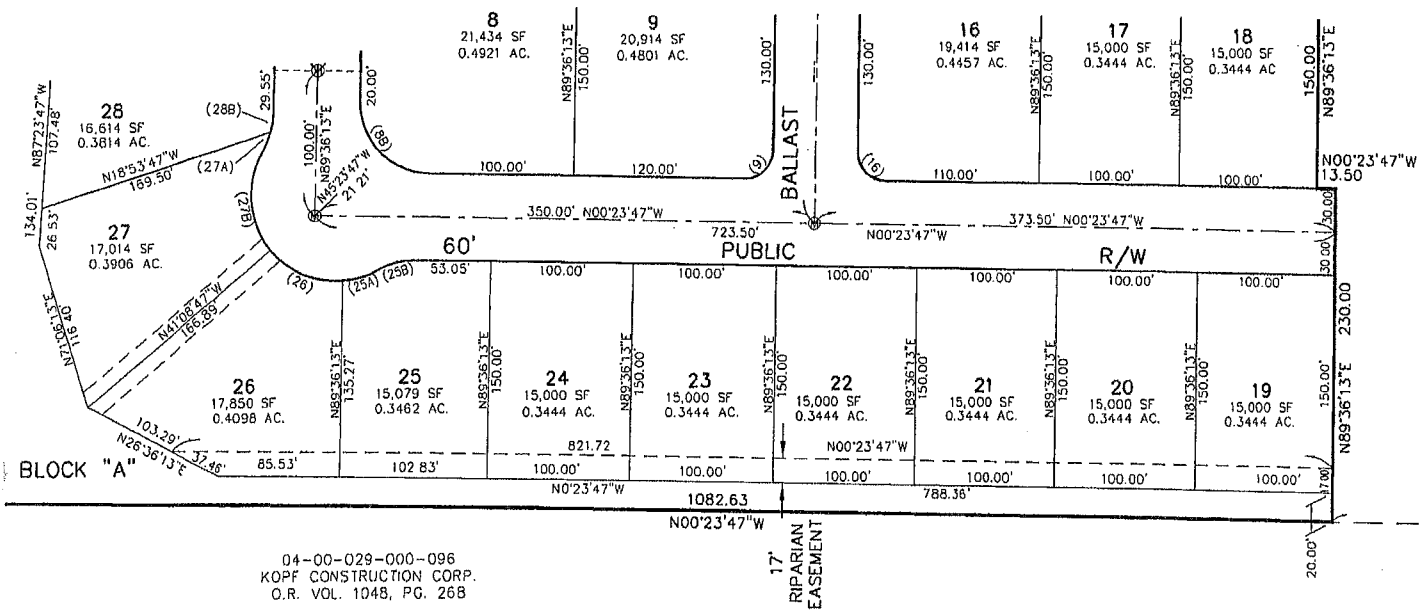
By: 
H. R. Kopf, President

STATE OF OHIO)
) SS:
COUNTY OF LORAIN)

The foregoing instrument was acknowledged before me this 26th day of May, 2021, by South Port Development, LLC, and Ohio limited liability company, by its Manager, Kopf Construction Corporation, by H. R. Kopf, its President. This is an acknowledgement clause. No oath or affirmation was administered to the signer.


Notary Public
My commission expires: 3/10/2025





04-00-029-000-096
 KOPF CONSTRUCTION CORP.
 O.R. VOL. 1048, PG. 268

MAP OF
 RIPARIAN EASEMENT
 ON
 LOTS 19 THROUGH 26
 IN THE
 SOUTH PORT SUBD. NO. 1
 VOL. 108, PG. 88-90
 IN AVON LAKE, OH
 BY
 HENRY G. REITZ ENGINEERING CO.
 MAY 2021

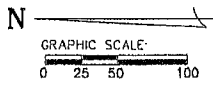


EXHIBIT A

THE HENRY G. REITZ ENGINEERING COMPANY

Civil Engineers & Surveyors

Stuart W. Saylor, P.E., P.S., Pres.

4214 Rocky River Drive

TELEPHONE: 216-251-3033

James T. Saylor, P.E., P.S., Vice Pres.

Cleveland, Ohio 44135

Linda S. Rerko, Sec. & Treas.

EMAIL: reitz@reitzeng.com

May 18th, 2021

Description of 17 foot Riparian Easement in South Port Subdivision No. 1

Situated in the City of Avon Lake, County of Lorain and State of Ohio, and known as being part of Sublots Nos. 19, 20, 21, 22, 23, 24, 25 ad 26 in the South Port Subdivision No. 1, of part of Original Avon Township Section No. 29, as shown by the recorded plat in Volume 108 of Plats, Pages 88-90 of Lorain County Records, and bounded and described as follows:

Beginning at the Southwesterly corner of said Sublot No. 19;

Thence N. 00d 23' 47" W., along the Westerly lines of said Sublots Nos. 19-26 inclusive, a distance of 788.36 feet to a Westerly corner of said Sublot No. 26;

Thence N. 26d 36' 13" E., along the Northwesterly line of said Sublot No. 26, a distance of 37.46 feet;

Thence S. 00d 23' 47" E., a distance of 821.72 feet to the Southerly line of said Sublot No. 19;

Thence S. 89d 36' 13" W., along the Southerly line of said Sublot No. 19, a distance of 17.00 feet to the place of beginning and containing 13,684 square feet of land, be the same more or less, but subject to all legal highways and easements of record.

All bearings are based on the South Port Subdivision plat and are used to denote angles only.

Fidelity National Title
5340 Meadow Lane Ct.
Sheffield Village, OH 44035

ACCOM
nomargin made per filer

FIDELITY NATIONAL TITLE
COMPANY, LLC
5340 MEADOW LANE COURT
SHEFFIELD VILLAGE, OH 44054

EXHIBIT B