

844.004

YODER SUBDIVISION NUMBER 9

PART OF AVON TOWNSHIP SECTION NUMBER 19 CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORP., REPRESENTED BY THE UNDERSIGNED HERMAN R. KOPF AS PRESIDENT, DOES HEREBY ACCEPT THIS PLAT OF YODER SUBDIVISION NO. 9 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE PARSONS DRIVE AS SHOWN HEREON. KOPF CONSTRUCTION CORP. FURTHER GRANTS PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

FOR KOPF CONSTRUCTION CORP.

Herman R. Kopf
HERMAN R. KOPF
PRESIDENT

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, COMMUNITY PLANNERS INC., I HAVE SURVEYED AND PLATTED YODER SUBDIVISION NO. 9 AS SHOWN HEREON AND CONTAINING 11.7835 ACRES IN AVON TOWNSHIP SECTION NO. 19 NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

AT ALL POINTS INDICATED \ominus OR \square , IRON PIN MONUMENTS WERE EITHER FOUND OR SET. MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

ACREAGE IN LOTS _____ 9.8163
ACREAGE IN STREETS _____ 1.9672
TOTAL ACREAGE _____ 11.7835

* AT ALL POINTS INDICATED WITHIN THE B/W LINES OF PARSONS DR., DRILL HOLES WERE SET AT THE PROJECTED PROPERTY LINES IN THE CURB 14 FOOT OFF THE CENTERLINE.

James H. Schmidt
JAMES H. SCHMIDT
REGISTERED SURVEYOR NO. 4846
SCHMIDT AND ASSOC.
ELYRIA, OHIO

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF YODER SUBDIVISION NO. 9 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH TITLE THREE (3) OF THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE AND FIND MONUMENTS SET SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

Jack R. Schaffer P.E.
JACK R. SCHAFER
AVON LAKE MUNICIPAL ENGINEER

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.022
OHIO REV. CODE
NOV 20 1973
ARIAN A. MUIR
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD
AT 11:04a.m.
NOV 20 1973
RECORDED IN LORAIN
COUNTY RECORDS
PLAT Vol. 29 Page 19 and 20
DOROTHY L. ESSEX
LORAIN COUNTY RECORDER
34.56

SCALE: 1" = 60'

JANUARY, 1973

PREPARED BY
SCHMIDT AND ASSOCIATES
REGISTERED SURVEYORS
ELYRIA, OHIO

REVISED: 4-5-1973
9-25-1973
10-12-1973
REVISED: NOV. 16, 1973

OWNERSHIP NOTE:
KOPF CONSTRUCTION CORP. IS SIGNING FOR SUBLOT NO. 99 AS APPEARING ON THIS PLAT ONLY.
COMMUNITY PLANNERS INC. IS SIGNING FOR THE AREA OF THIS PLAT EXCLUDING SUBLOT NO. 99.

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT COMMUNITY PLANNERS INC., REPRESENTED BY THE UNDERSIGNED HERMAN R. KOPF AS PRESIDENT AND THOMAS L. BUTTS AS VICE PRESIDENT, DOES HEREBY ACCEPT THIS PLAT OF YODER SUBDIVISION NO. 9 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE PARSONS DRIVE AS SHOWN HEREON.

COMMUNITY PLANNERS INC. FURTHER GRANTS PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

FOR
COMMUNITY PLANNERS INC.

Herman R. Kopf Thomas L. Butts
HERMAN R. KOPF THOMAS L. BUTTS
PRESIDENT VICE-PRESIDENT

NOTARY PUBLIC

COUNTY OF LORAIN } S.S.
STATE OF OHIO }
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR HERMAN R. KOPF AS PRESIDENT AND THOMAS L. BUTTS AS VICE-PRESIDENT OF COMMUNITY PLANNERS INC., WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF YODER SUBDIVISION NO. 9 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 2ND DAY OF OCTOBER, 1973.

Patricia A. Turner
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 20, 1978

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CITIZENS FEDERAL SAVINGS & LOAN ASSOCIATION OF CLEVELAND MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF YODER SUBDIVISION NUMBER 9 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE PARSONS DRIVE AS SHOWN HEREON.

FOR
CITIZENS FEDERAL SAVINGS & LOAN ASSOCIATION OF CLEVELAND

Wm. A. Bonfield Alvin Majors
PRES. V.P.

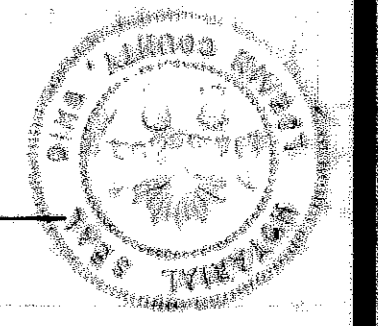
NOTARY PUBLIC

COUNTY OF LORAIN } S.S.
STATE OF OHIO }
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Wm. A. Bonfield, Pres. & Alvin Majors, V.P. REPRESENTING CIT. FED. SAV. LOAN ASSOC. OF CLEVELAND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF YODER SUBDIVISION NO. 9 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 1ST DAY OF OCTOBER, 1973.

Shirley S. Deeb
NOTARY PUBLIC
BRUCE L. TURNER, Notary Public
of Cuyahoga County, Ohio
My Commission Expires Aug. 6, 1975

NOTARY PUBLIC
COUNTY OF LORAIN } S.S.
STATE OF OHIO }

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR HERMAN R. KOPF AS PRESIDENT OF KOPF CONSTRUCTION CORP. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF YODER SUBDIVISION NO. 9 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 16th DAY OF NOV. 1973.



David Majors
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-17-78

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF YODER SUBDIVISION NO. 9 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 7th DAY OF November, 1973.

Howard J. Wakefield Nancy Schwarzwalder
HOWARD J. WAKEFIELD NANCY SCHWARZWALDER
CHAIRMAN SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF YODER SUBDIVISION NO. 9 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 189-73 PASSED THE 12th DAY OF November, 1973.

Nancy Schwarzwalder
NANCY SCHWARZWALDER
CLERK OF COUNCIL

UNDERGROUND CABLE EASEMENT

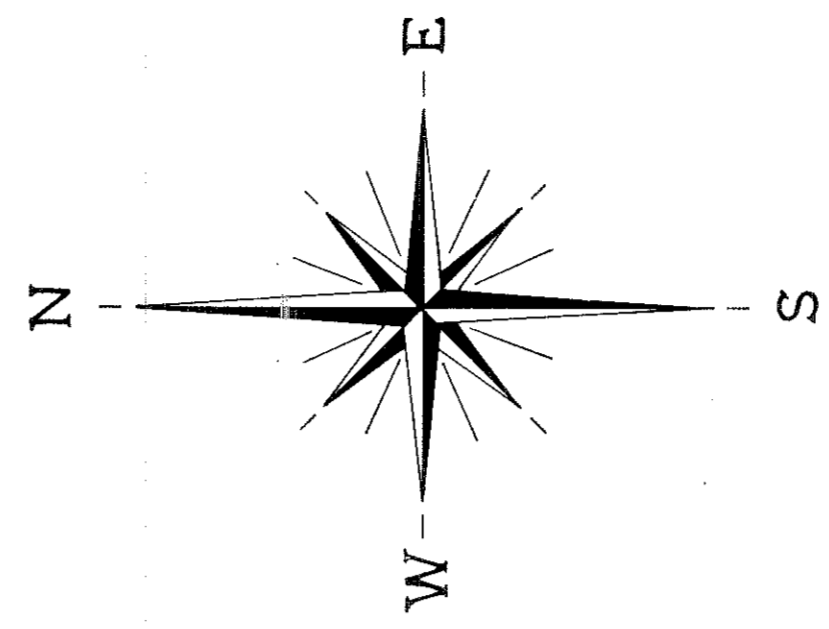
KOPF CONSTRUCTION CORP. AND COMMUNITY PLANNERS INC., THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND THE LORAIN TELEPHONE COMPANY, BOTH OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY EASEMENT TEN (10) FEET IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREOF TO REMOVE TREES, LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES. THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT AND ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

DRAINAGE EASEMENT

KOPF CONSTRUCTION CORP. AND COMMUNITY PLANNERS INC., THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT A PERPETUAL DRAINAGE EASEMENT TO THE CITY OF AVON LAKE AND ALL THE UPSTREAM PROPERTY OWNERS WHICH CONTRIBUTE TO THE DRAINAGE COURSE WITHIN THE CONFINES OF THIS PLAT.

YODER SUBDIVISION NO. 9

PART OF AVON TOWNSHIP SECTION NO. 19
CITY OF AVON LAKE COUNTY OF LORAIN
STATE OF OHIO

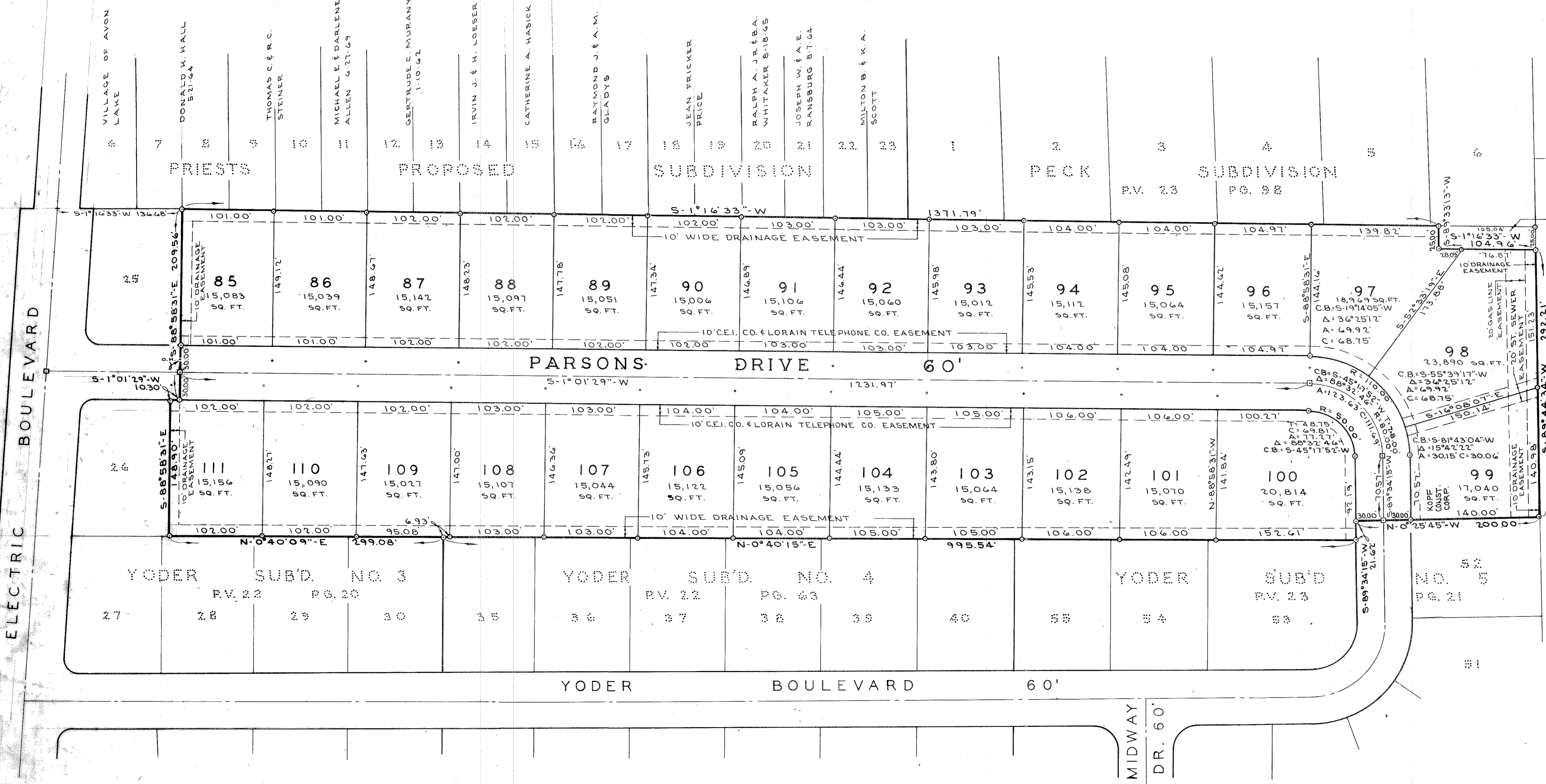


SCALE: 1" = 60'

JANUARY, 1973

PREPARED BY
SCHMIDT AND ASSOCIATES COMMUNITY PLANNERS INC.
REGISTERED SURVEYORS
ELYRIA, OHIO

REV. 4-5-73, 9-25-73,
10-12-73,
10-25-73
PREPARED FOR
COMMUNITY PLANNERS INC.
AVON LAKE, OHIO
REVISED NOV. 16, 1973



COMMUNITY PLANNERS
INC. D.V. 1081 P. 236
ENCLOSED WITHIN THIS
MAP IS LEASE VOL. 71,
PG. 577 TO THE OHIO FUEL
GAS COMPANY.

KENNETH J. KOENIG ET AL
11-7-68 D.V. 974 P. 984

TRANSFERRED
BY COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
NOV. 20 1973
JUDITH A. RICE
LORAIN COUNTY AUDITOR

6874
APPROVED
LORAIN CO.
MAP DEPT.
DATE
PAGE
BY
VOID
AFTER