

29/21

844448

OWNERSHIP NOTE: KOPF CONSTRUCTION CORP. IS SIGNING FOR SUBLOTS NOS. 99, 100, 101, 104, 105, 110, 127, 131, 132, 133, 135, AND 136 AS APPEARING ON THIS PLAT. COMMUNITY PLANNERS INC. IS SIGNING FOR THE AREA OF THIS PLAT EXCLUSIVE OF THE ABOVE SUBLOTS.

Washington Square Subdivision No. 6

PART OF AVON TOWNSHIP SECTION NO. 18
CITY OF AVON LAKE COUNTY OF LORAIN
STATE OF OHIO

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORP. REPRESENTED BY THE UNDERSIGNED H.R. KOPF AS PRESIDENT, DOES HEREBY ACCEPT THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 6 TO BE CORRECT AND DEDICATES TO PUBLIC USE BRIARWOOD COURT, TANGLEWOOD COURT, TIMBERLANE, AND DURRELL AVENUE 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.

H.R. Kopf
H. R. KOPF - PRESIDENT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, COMMUNITY PLANNERS INC., I HAVE SURVEYED AND PLATTED WASHINGTON SQUARE SUBDIVISION NO. 6 AS SHOWN HEREON AND CONTAINING 27.2942 ACRES IN AVON TOWNSHIP SECTION NO. 18 NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO.

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

ACREAGE IN LOTS 22.9210
ACREAGE IN STREETS 4.3732
TOTAL ACREAGE 27.2942

* NOTE: AT ALL POINTS INDICATED "X" WITHIN THE RIGHT OF WAY LINES OF THE STREETS SHOWN HEREON, DRILL HOLES WERE SET AT THE PROJECTED PROPERTY LINES IN THE CURB, 14' OFF THE CENTERLINE.

James H. Schmidt
REGISTERED SURVEYOR NO. 4846
JAMES H. SCHMIDT

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 6 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.
AVON LAKE MUNICIPAL ENGINEER
JACK R. SCHAFER P.E.

SCALE: 1" = 60'

DECEMBER 1972

PREPARED BY
JAMES H. SCHMIDT
REGISTERED SURVEYOR

REV: APRIL 26, 1973
SEPT. 27, 1973
OCT. 3, 1973
OCT. 29, 1973
REVISED NOV. 16, 1973
REVISED NOV. 29, 1973

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 WASHINGTON SQUARE SUBDIVISION NO. 6 TO BE CORRECT AND DEDICATES TO PUBLIC USE BRIARWOOD COURT, TANGLEWOOD COURT, TIMBERLANE AND DURRELL AVENUE 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.:

H.R. Kopf PRESIDENT
Thomas L. Butts VICE-PRESIDENT
THOMAS L. BUTTS

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 AND THOMAS L. BUTTS AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF COMMUNITY PLANNERS INC., WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 6 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HERELIANTO SET MY HAND AND OFFICIAL SEAL ON THIS 1st DAY OF November 1973.

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

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 6 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES TO PUBLIC USE BRIARWOOD COURT, TANGLEWOOD COURT, TIMBERLANE, AND DURRELL AVENUE AS SHOWN HEREON.

FOR
CITIZENS FEDERAL SAVINGS & LOAN ASSN. OF CLEVELAND
William W. Boyd 12711-0 Pres.
Mildred H. Bush Secy.

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 *William W. Boyd* 12711-0 Pres. AND *Mildred H. Bush* Secy. REPRESENTING CITIZENS FEDERAL SAVINGS & LOAN ASSN. OF CLEVELAND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 6 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HERELIANTO SET MY HAND AND OFFICIAL SEAL ON THIS 30th DAY OF October 1973.

Jack D. Tule
NOTARY PUBLIC
MY COMMISSION EXPIRES

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.

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 H. R. KOPF AS PRESIDENT OF KOPF CONSTRUCTION CORP., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 6 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HERELIANTO SET MY HAND AND OFFICIAL SEAL ON THIS 16th DAY OF Nov 1973.

David C. Magrath
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-17-78

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 6 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 7th DAY OF November 1973.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 6 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 181-73 PASSED THE 12th DAY OF November 1973.

Nancy Schwarzwalder
CLERK OF COUNCIL
NANCY SCHWARZWALDER

UNDERGROUND CABLE EASEMENT

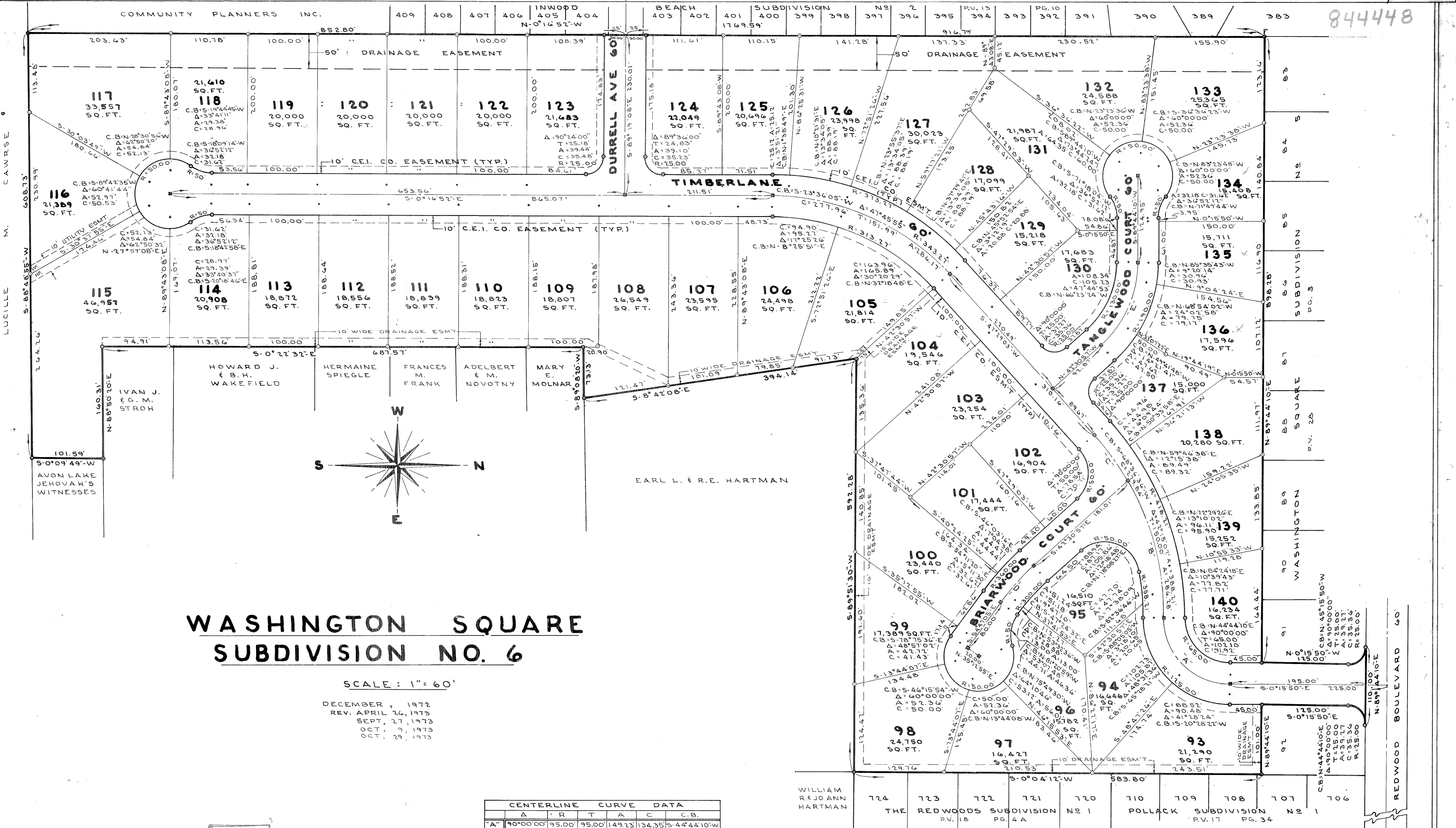
KOPF CONSTRUCTION CORP. AND COMMUNITY PLANNERS INC. THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT INTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND THE LORAIN TELEPHONE COMPANY, BOTH OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT 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 LAWN WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE 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.

TRANSFERRED
NOV 20 1973
LORAIN COUNTY RECORDER

RECEIVED FOR RECORD
AT 8:58 A.M.
NOV 30 1973
RECORDED IN LORAIN COUNTY RECORDS
Plat Vol. 24 Page 21 & 22
DOROTHY L. ESSEX
LORAIN COUNTY RECORDER

Lorain County Office

29/21



WASHINGTON SQUARE SUBDIVISION NO. 6

SCALE: 1" = 60'

DECEMBER, 1972
REV. APRIL 26, 1973
SEPT. 27, 1973
OCT. 3, 1973
OCT. 29, 1973

CENTERLINE CURVE DATA					
	A	R	T	A	C.B.
"A"	90°00'00"	95.00	95.00	149.23	134.35 S-44°44'10"W
"B"	30°19'54"	388.21	105.25	205.51	203.12 S-74°34'13"W
"C"	11°55'13"	388.21	40.53	80.11	80.67 S-53°24'39"W
"D"	12°14'08"	330.00	35.47	70.64	70.53 S-48°39'01"E
"E"	47°44'53"	160.00	70.82	133.34	129.51 N-64°23'24"W

APPROVED
LORAIN CO.
MAP DEPT.

DATE
PAGE
BY
VOID
AFTER

TRANSFERRED
NOV 30 1973
LORAIN COUNTY

WILLIAM R. JOHANN HARTMAN
724 THE REDWOODS SUBDIVISION NO. 1 P.V. 18 PG. 4A
722 721 720 710 709 708 707 706
POLLACK SUBDIVISION NO. 1 P.V. 17 PG. 34

WOOSTER-AVON LAKE RD.
(STATE ROUTE 76)