

898294

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3/14

# WASHINGTON SQUARE SUBDIVISION NUMBER SEVEN

PART OF AVON TOWNSHIP SECTION NUMBER 18  
CITY OF AVON LAKE COUNTY OF LORAIN  
STATE OF OHIO

SCALE : 1" = 50'

SEPTEMBER 1973

REVISED: OCT. 31, 1973  
MAR. 1, 1975  
MAY 29, 1975  
OCT. 17, 1975

PREPARED BY  
**KLEINOEDER SCHMIDT**  
AND ASSOCIATES  
ENGINEERS & SURVEYORS  
ELYRIA, OHIO

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, COMMUNITY PLANNERS INC., I HAVE SURVEYED AND PLATTED WASHINGTON SQUARE SUBDIVISION NO. 7 AS SHOWN HEREON AND CONTAINING 14.5521 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 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 — 11.2263  
ACREAGE IN STREETS — 3.3258  
TOTAL ACREAGE — 14.5521

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

### ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 7 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 THE MONUMENTS SET SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

*Leonard J. Stana*  
LEONARD J. STANA  
AVON LAKE MUNICIPAL ENGINEER

### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT COMMUNITY PLANNERS INC., REPRESENTED BY THE UNDERSIGNED HERMAN R. KOFF AS PRESIDENT AND THOMAS L. BUTTS AS VICE PRESIDENT, DOES HEREBY ACCEPT THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 7 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE REDWOOD BOULEVARD, WOODSTOCK AVENUE, GREENWOOD COURT & GREENWOOD 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. Koff*      *Thomas L. Butts*  
HERMAN R. KOFF      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. KOFF AS PRESIDENT AND THOMAS L. BUTTS AS VICE-PRESIDENT OF COMMUNITY PLANNERS INC., WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 7 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 5<sup>TH</sup> DAY OF November, 1973.

*Sharon L. Dull*  
NOTARY PUBLIC

MY COMMISSION EXPIRES Feb. 3, 1980

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CITIZENS FEDERAL SAVINGS AND LOAN ASSOC. MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 7 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE REDWOOD BOULEVARD, WOODSTOCK AVENUE, GREENWOOD COURT & GREENWOOD DRIVE AS SHOWN HEREON.

FOR  
CITIZENS FEDERAL SAVINGS AND LOAN ASSOC.

*Alvin Monjot*      *Walter R. Geiger*  
PRESIDENT:      VICE PRESIDENT:  
ALVIN MONJOT      WALTER R. GEIGER

### 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 ALVIN MONJOT AND WALTER R. GEIGER REPRESENTING CITIZENS FEDERAL SAVINGS AND LOAN ASSN WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 7 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 20<sup>TH</sup> DAY OF OCTOBER, 1973.

*Walter R. Geiger*  
NOTARY PUBLIC

MY COMMISSION EXPIRES Nov. 23, 1977

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 7 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 5<sup>TH</sup> DAY OF NOVEMBER, 1973.

*Harold W. Earley*      *Daniel Straka*  
HAROLD W. EARLEY      DANIEL STRAKA  
CHAIRMAN      SECRETARY

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 7 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 95-75 PASSED THE 10<sup>TH</sup> DAY OF NOVEMBER, 1973.

*Harold W. Earley*  
HAROLD W. EARLEY  
MAYOR

### UNDERGROUND CABLE EASEMENT

COMMUNITY PLANNERS INC., THE OWNER 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 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.

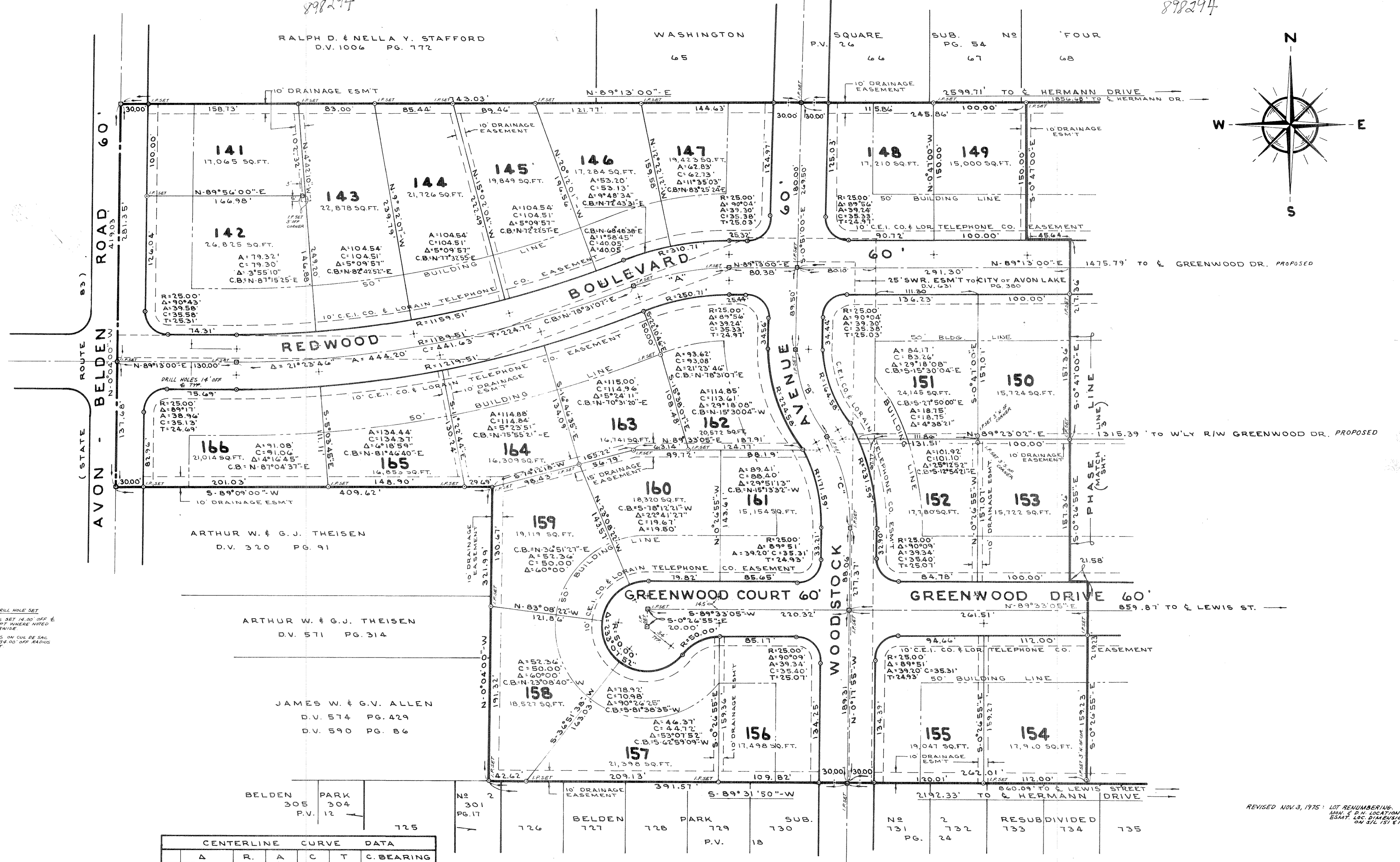
### DRAINAGE EASEMENT

COMMUNITY PLANNERS INC., THE OWNER OF THE WITHIN PLATTED LAND DOES 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.

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\* DEMOTES DRILL HOLE SET  
 DRILL HOLES SET 14.00' OFF &  
 EXCEPT WHERE NOTED  
 OTHERWISE  
 DRILL HOLES ON CUL DE SAC  
 SET 34.00' OFF RADIIUS  
 POINT

REVISED NOV. 3, 1975 : LOT RENUMBERING.  
 MON. & P.M. LOCATIONS.  
 ESM'T. LOC. DIMENSIONS  
 ON S/L 151 & 152.

CENTERLINE CURVE DATA						
	Δ	R.	A	C	T	C. BEARING
"A"	21°23'46"	280.71	104.87	104.72	53.03	N-78°31'07"E
"B"	29°18'08"	194.56	99.51	98.43	50.87	S-15°30'04"E
"C"	29°51'13"	201.59	105.04	103.85	53.74	S-15°13'32"E

RECEIVED FOR RECORD  
 AT 2:44 P.M.

NOV 24 1975

RECORDED IN LORAIN  
 COUNTY RECORDS  
 PLAT 37 Page 14+15  
 WASHINGTON SQUARE SUBDIVISION  
 LORAIN COUNTY RECORDER

WASHINGTON SQUARE SUB'N NO 7

SCALE: 1" = 50'

BOX: LORAIN CO. TITLE J.S.

SEPTEMBER, 1973  
 REV. MAR. 1975  
 OCT. 17, 1975  
 SHEET 2 OF 2