

918M2 31/31

# WASHINGTON SQUARE SUBDIVISION NUMBER EIGHT PART OF AVON TOWNSHIP SECTION NUMBER 18 CITY OF AVON LAKE-COUNTY OF LORAIN STATE OF OHIO

SCALE: 1"=50'

MARCH, 1976  
REVISED MAY 21, 1976  
REVISED MAY 28, 1976 (SIG)

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

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, KOPF CONSTRUCTION CORP., I HAVE SURVEYED AND PLATTED WASHINGTON SQUARE SUBDIVISION NO. 8 AS SHOWN HEREON AND CONTAINING 10.965 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 -O- OR -□-, 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..... 9.088  
ACREAGE IN STREETS..... 1.877  
TOTAL ACREAGE..... 10.965

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. 8 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

Received for Record JUL 14 1976  
at 3:00 clock P.M. in RECORD  
VOL. 31 Dorothy L. Essex  
PAGES 31-32 Lorain County Recorder 34.56

Box: Lorain Co. Little  
D.M.

### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORP. REPRESENTED BY THE UNDERSIGNED HERMAN R. KOPF AS PRESIDENT Joyce L. Kopf Secy. DOES HEREBY ACCEPT THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 8 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE REDWOOD BOULEVARD AND GREENWOOD 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.

H.R. Kopf HERMAN R. KOPF PRESIDENT  
Joyce L. Kopf JOYCE L. KOPF SECRETARY

### 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. AND Joyce L. Kopf Secy. WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WASHINGTON SQUARE SUBD. NO. 8 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 28th DAY OF May, 1976.

Patricia A. Turner  
NOTARY PUBLIC  
PATRICIA A. TURNER, Notary Public  
Lorain County, Ohio  
MY COMMISSION EXPIRES 8/20/78  
My Commission Expires Aug. 20, 1978

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 8 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 AND GREENWOOD DRIVE AS SHOWN HEREON.

FOR  
CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION

Alvin Monjot ALVIN MONJOT PRESIDENT  
Mildred H. Bush MILDRED H. BUSH SECRETARY

### 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 MILDRED H. BUSH REPRESENTING CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 8 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 28 DAY OF MAY, 1976.

Barbara B. Davis  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 3/5/80

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 8 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THIS 1st DAY OF June, 1976.

Richard W. Hausrod RICHARD W. HAUSROD CHAIRMAN  
Donald S. Burbank DONALD S. BURBANK SECRETARY

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WASHINGTON SQUARE SUBDIVISION NO. 8 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 88-76 PASSED THIS 14th DAY OF June, 1976.

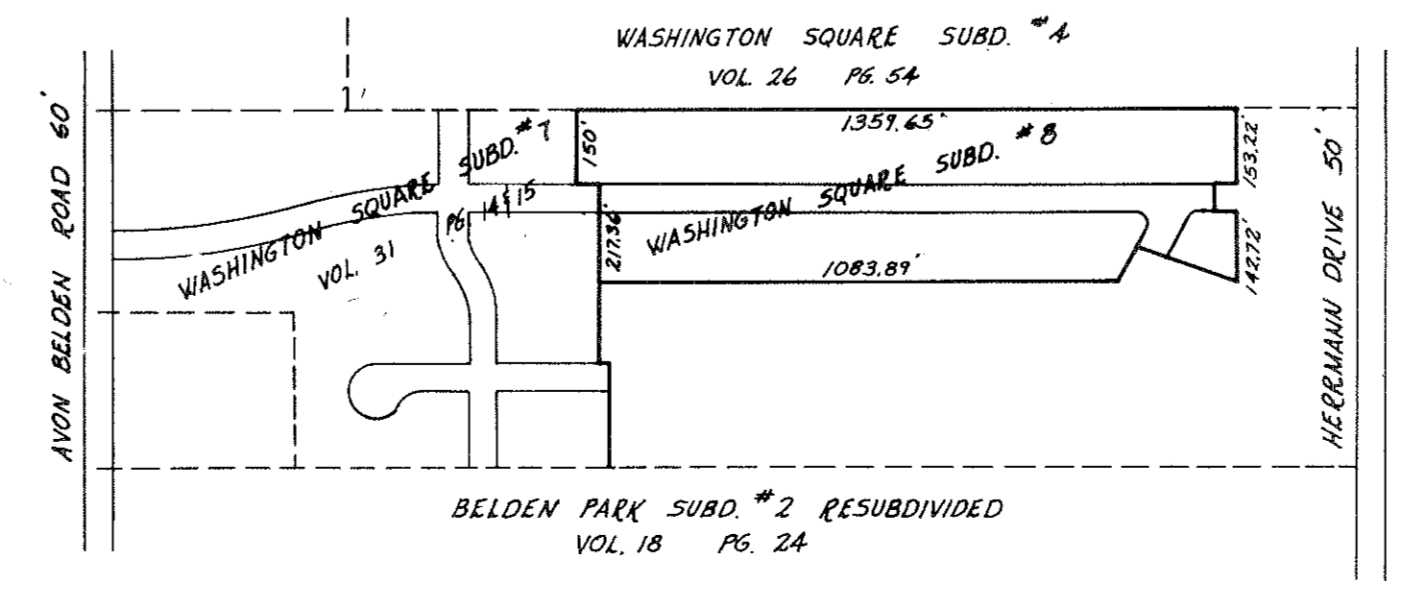
Richard W. Hausrod  
RICHARD W. HAUSROD  
MAYOR

### UNDERGROUND CABLE EASEMENT

KOPF CONSTRUCTION CORP. THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND THE LORAIN TELEPHONE COMPANY, BOTH OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNEES (WHEREINAFTER 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 COMMUNICATIONS 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.

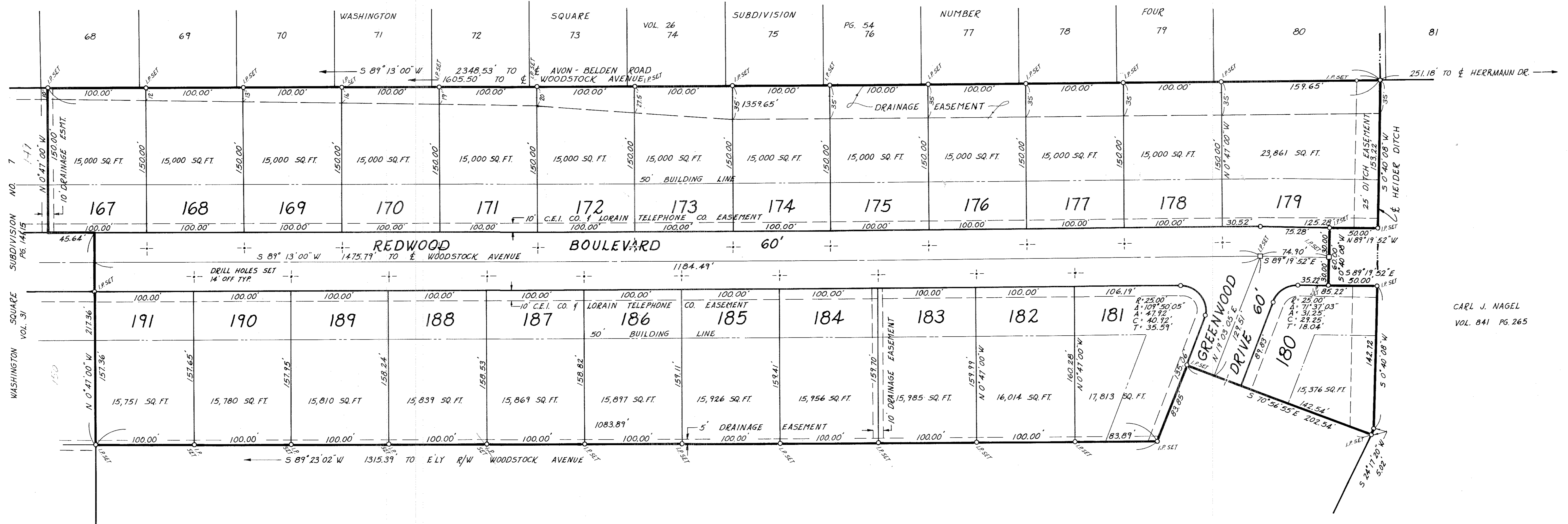
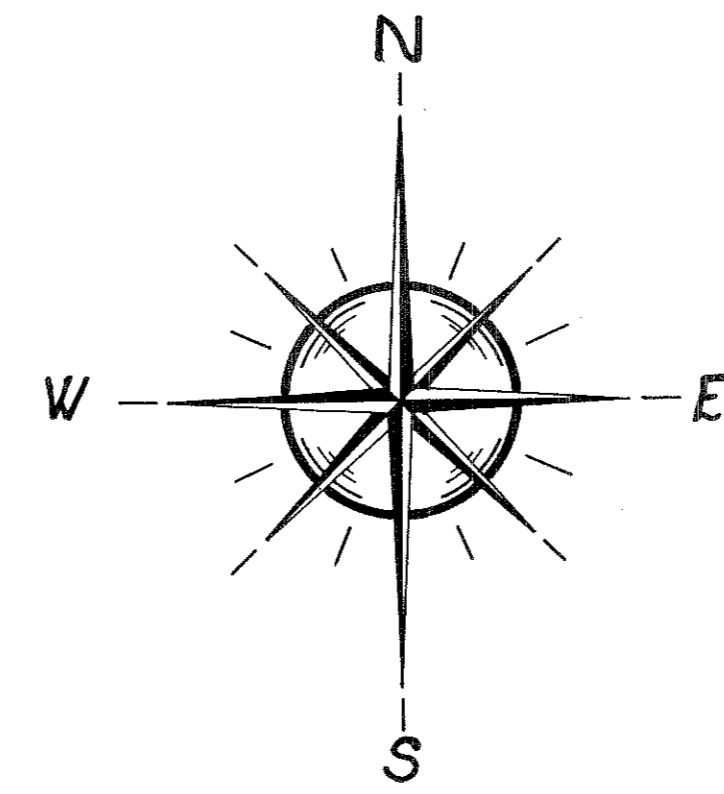
### DRAINAGE EASEMENT

KOPF CONSTRUCTION CORP. 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.



TRANSFERRED  
JUL 14 1976  
JANIS A. PUGH  
LORAIN COUNTY RECORDER

31/31



CARL J. NAGEL  
VOL. 841 PG. 265

WASHINGTON SQUARE SUBD. NO. 8

SCALE: 1" = 50'

MARCH, 1976  
REVISED MAY 21, 1976

SHEET 2 OF 2