

31/48
923353

THE LANDINGS SUBDIVISION NO 1.

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

PREPARED BY: KLEINOEDER-SCHMIDT & ASSOCIATES
ENGINEERS & SURVEYORS ELYRIA, OHIO
OCTOBER 1975

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS HERMAN R. & JOYCE L. KOPF, I HAVE SURVEYED AND PLATTED THE LANDINGS, SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 7.290 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 ON 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 7.029
ACREAGE IN STREETS 0.261
TOTAL ACREAGE 7.290

James H. Schmidt
JAMES H. SCHMIDT - REGISTERED SURVEYOR #4846

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LANDINGS SUBDIVISION NO. 1 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 ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

Leonard J. Stone
AVON LAKE MUNICIPAL ENGINEER

SANITARY SEWER ASSESSMENT COVENANT

ALL SUBLOTS WITHIN THE LANDINGS SUBDIVISION NO. 1 ARE SUBJECT TO ASSESSMENT BY THE MUNICIPALITY FOR THE PROPOSED WALKER ROAD TRUNK SANITARY SEWER OR ANY OTHER TRUNK SANITARY SEWER REQUIRED FOR THIS SUBDIVISION, IRRESPECTIVE OF ANY EXISTING SANITARY SEWER SERVING SAID SUBDIVISION.

REF. ORD. 168-74

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT:
HERMAN R. & JOYCE L. KOPF DO HEREBY ACCEPT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 1 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ARMOUR ROAD AS SHOWN HEREON. HERMAN R. & JOYCE L. KOPF FURTHER GRANT PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

FOR HERMAN R. KOPF AND JOYCE L. KOPF

Herman R. Kopf *Joyce L. Kopf*
HERMAN R. KOPF JOYCE L. KOPF

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 & JOYCE L. KOPF

WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF THE LANDINGS SUBDIVISION NO. 1 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL THIS 4th DAY OF May, 1976.

Sharon L. Dull
NOTARY PUBLIC

MY COMMISSION EXPIRES Feb. 3, 1981

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CITIZENS FEDERAL SAVINGS & LOAN MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE LANDINGS SUBDIVISION NO. 1 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ARMOUR ROAD AS SHOWN HEREON.

FOR

CITIZENS FEDERAL SAVINGS AND LOAN

Mildred Bruff, Secy *Alvin Monroy*
Alvin Monroy

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 REPRESENTING Alvin Monroy WHO ACKNOWLEDGED THAT He DID SIGN THE FOREGOING PLAT OF THE LANDINGS SUBDIVISION NO. 1 AND THAT IT WAS his OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL THIS 4th DAY OF May, 1976.

Sharon L. Dull
NOTARY PUBLIC

MY COMMISSION EXPIRES Feb. 3, 1981

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 4th DAY OF May, 1976.

Richard S. Hansard *Donald S. Burbank*
CHAIRMAN SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 82-76 PASSED THE 14th DAY OF June, 1976.

Facilean Lopez
CLERK OF COUNCIL

UNDERGROUND CABLE EASEMENT

HERMAN R. & JOYCE L. KOPF, 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 (HEREIN AFTER REFERRED TO AS THE GRANTEEES) 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 GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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.

NOTE

THE LANDINGS SUBDIVISION NO. 1 CONTAINS 7.290 ACRES AS SHOWN HEREON, BEING KNOWN AS ALL OF SUBLOTS 794 THROUGH 805 INCLUSIVE, AND SUBLOTS 807 THROUGH 816 INCLUSIVE OF LAWRENCE SUBDIVISION NO. 2, AS RECORDED IN PLAT VOLUME 18 PAGE 13 A OF THE LORAIN COUNTY RECORDS, TOGETHER WITH A 2.090 ACRE PARCEL IN AVON TOWNSHIP SECTION NO. 18.

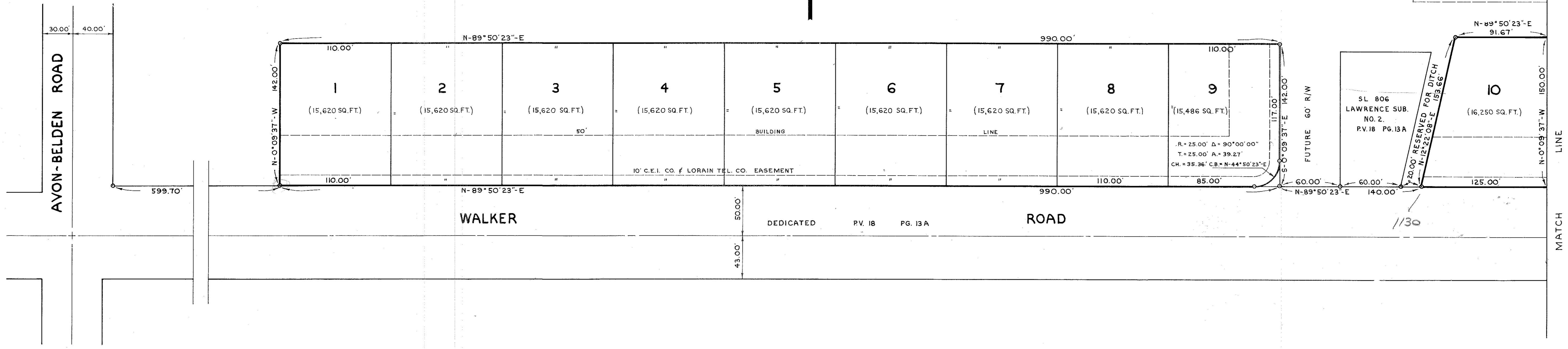
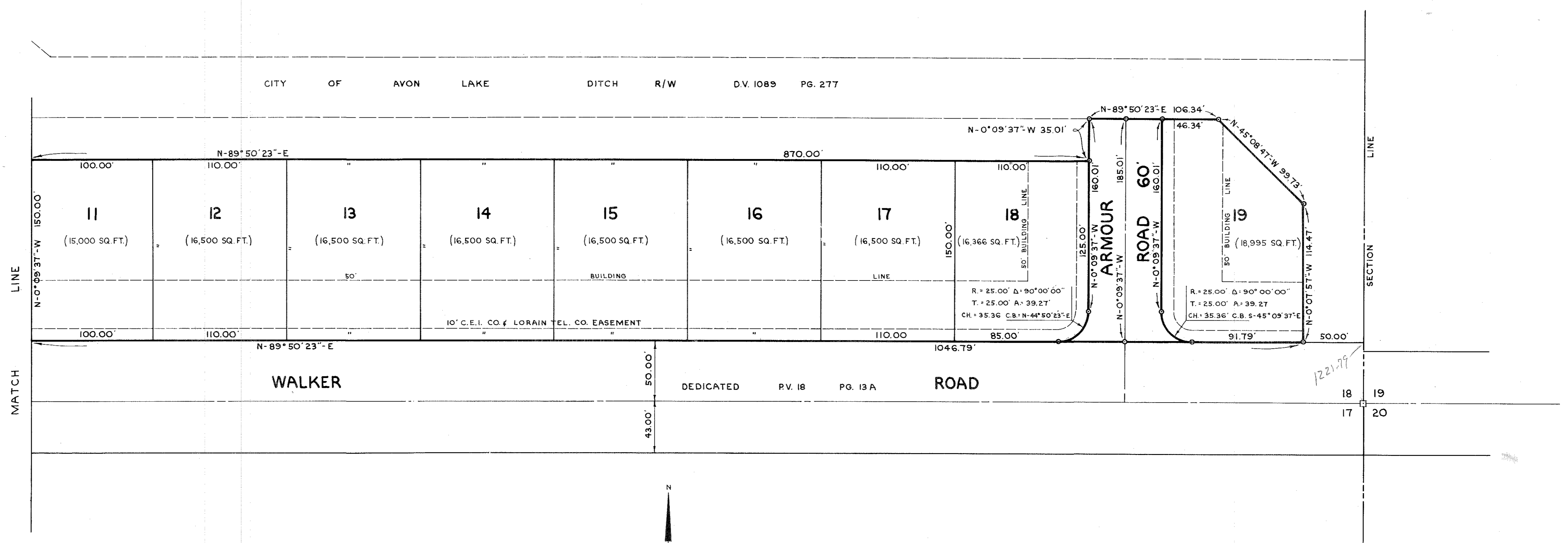
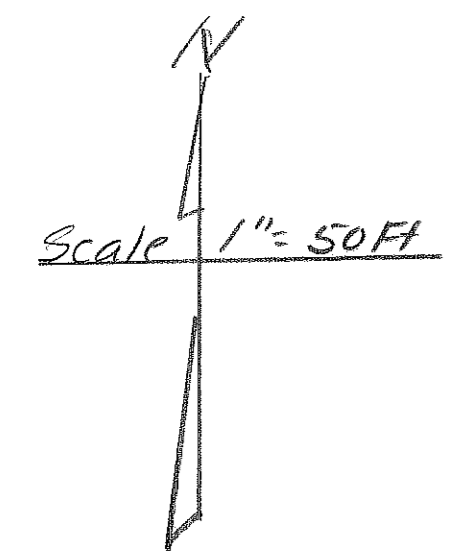
Received for Record SEPT. 1, 1976
11:13 a.m. in PLAT RECORD
VOL. 31
4349 *Dorothy E. Edger*
PLAT and 50 Lorain County Recorder

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-282
OHIO REV. CODE
SEP 1 1976
Julian A. Plon
JULIAN A. PLON
LORAIN COUNTY AUDITOR

Dep. Lorain County Auditor
SJK

Landing Sub Div

31/49



31/49

AVON - BELDEN ROAD

WOODSTOCK ST. 60'

LEWIS AVE. 60'

ARMOUR ROAD

CANTERBURY ROAD

AVON

CENTER

ESTATES

SUB.

NO. 1

PV. 12

PG. 19

79.661 AC. BY SURVEY
 - 1.881 AC. DITCH R/W
 - 7.290 AC. LANDINGS SUB. NO. 1
 70.490 AC. REMAINDER

WALKER ROAD

ROAD

SUBDIVISION

7.290 AC.

NO. 1

K.L. & J.R. SISSON
 D.V. 1043 P. 750
 KENNETH L. JEANNE R. SISSON
 D.V. 1043 P. 752
 EDWARD A. JEANNE A. GABEL
 D.V. 1043 P. 752

SUB. NO. 1
 PV. 17
 P. 40

LAWRENCE
 D.V. 943 P. 719

NORTH CENTRAL OHIO CONVENIENT FOOD MART INC.
 D.V. 943 P. 719

THE LANDINGS
 DEDICATED PV. 18 PG. 13 A

SL BOG LAWRENCE SUB
 PV. 18 P. 13 A

CITY OF AVON LAKE DITCH R/W
 D.V. 1089 P. 277 1.881 AC.
 N-89°50'23"-E

VINCENT P. F. A. LA FORGIA

SCALE: 1" = 100'