

THE LANDINGS

SUBDIVISION NO. 2

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
APRIL, 1976

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. 2 AS SHOWN HEREON AND CONTAINING 13.384 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, 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 9.983
ACREAGE IN STREETS 3.401
TOTAL 13.384

Robert E. Kleinoeder
ROBERT E. KLEINOEDER REGISTERED SURVEYOR

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LANDINGS SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH TITLE FOUR (4) OF THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

Charles P. Waryn 4/11/77
AVON LAKE MUNICIPAL ENGINEER

SANITARY SEWER ASSESSMENT COVENANT

ALL SUBLOTS WITHIN THE LANDINGS SUBDIVISION NO. 2 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.

ORDINANCE 168-74

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LANDINGS SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

John E. Zarnoch
AVON LAKE LAW DIRECTOR

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT HERMAN R. / JOYCE L. KOPF DO HEREBY ACCEPT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 2 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE WINDWARD DR., SPINNAKER DR., WOODSTOCK ST. AND MARINERS CT. AS SHOWN HEREON. HERMAN R. / JOYCE KOPF FURTHER GRANT PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

Herman R. Kopf
HERMAN R. KOPF
Joyce L. 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. / JOYCE L. KOPF, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF THE LANDINGS SUBDIVISION NO. 2 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 8th DAY OF APRIL, 1977.

Patricia A. Turner
NOTARY PUBLIC

MY COMMISSION EXPIRES
PATRICIA A. TURNER, Notary Public
Lorain County, Ohio
My Commission Expires Aug. 29, 1977

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
APR 26 1977
JULIAN A. PUOR
LORAIN COUNTY AUDITOR

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CITIZENS FEDERAL SAVINGS & LOAN ASSN. MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE LANDINGS SUBDIVISION NO. 2 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE WINDWARD DR., SPINNAKER DR., WOODSTOCK ST. AND MARINERS CT. AS SHOWN HEREON.

FOR
CITIZEN'S FEDERAL SAVINGS & LOAN ASSN.
Walter F. Gribble
W.A. Pfeister and *V. P. 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 WALTER F. GRIBBLE, V. P. AND W.A. PFEISTER, ASST. V. P. REPRESENTING CITIZEN'S FEDERAL SAVINGS & LOAN ASSN. WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF THE LANDINGS SUBDIVISION NO. 2 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 7th DAY OF APRIL, 1977.

Edward H. Schaefer

MY COMMISSION EXPIRES
EDWARD H. SCHAEFER, NOTARY PUBLIC
STATE OF OHIO, LIFETIME COMMISSION

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 5th DAY OF APRIL 1977.

Donald S. Burbank
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 81-77 PASSED THE 11th DAY OF APRIL, 1977.

Harold A. Lynch
CLERK OF COUNCIL

UNDERGROUND CABLE EASEMENT

HERMAN R. / JOYCE L. KOPF, THE OWNERS 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 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.

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

NOTE

THE AREA DENOTED "RECREATION AREA" TO BE CONVEYED TO A PROPERTY OWNERS ASSOCIATION COMPRISED OF SUBLOT OWNERS SUBJECT TO EASEMENTS FOR DITCH MAINTENANCE AND THE INSTALLATION AND MAINTENANCE OF ANY UTILITIES WHICH MAY CROSS SAME.

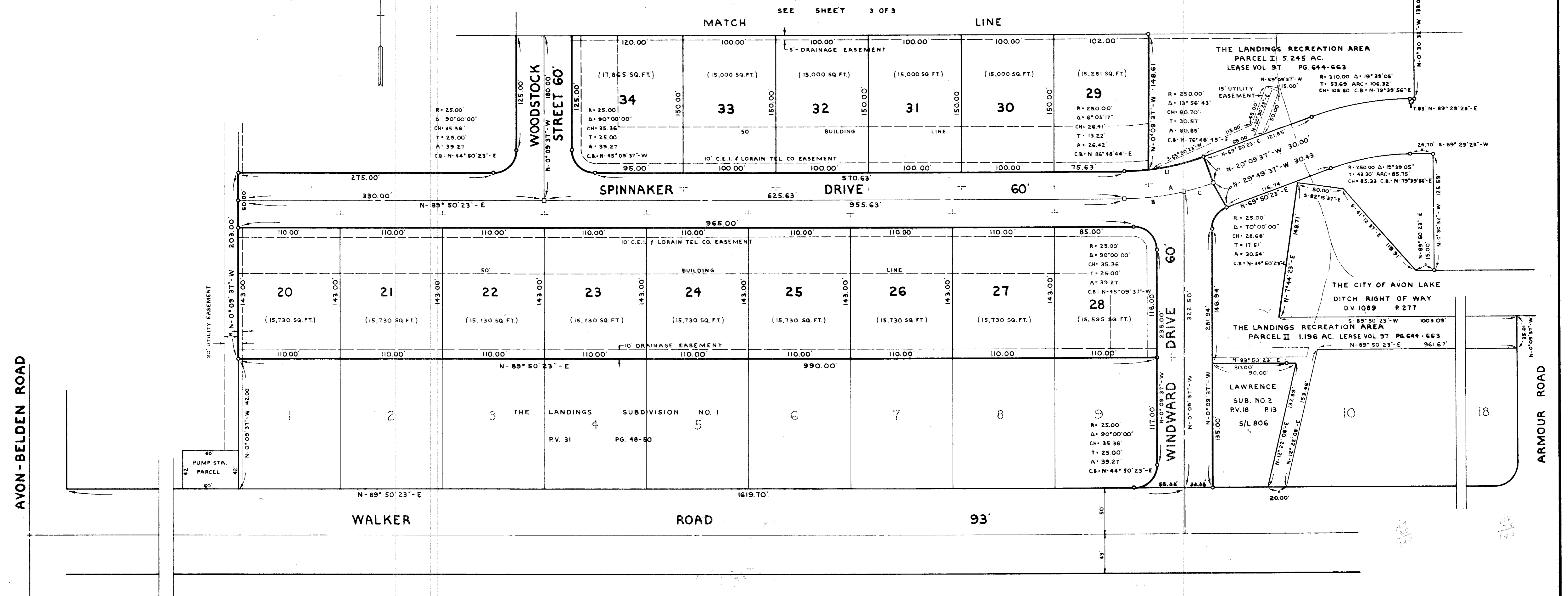
APR 26 1977
Notary Public
31-31

69-12

Box: Lorain County 25th

ok

CURVE	RADIUS	Δ	CHORD	TAN.	ARC	C.B.
A	280.00	20°00'00"	97.24	49.37	97.74	N-79°50'23"-E
B	280.00	13°17'27"	64.81	32.62	64.95	N-83°11'39"-E
C	280.00	6°42'33"	32.77	16.41	32.79	N-73°11'40"-E
D	250.00	20°00'00"	86.82	44.08	87.27	N-79°50'23"-E



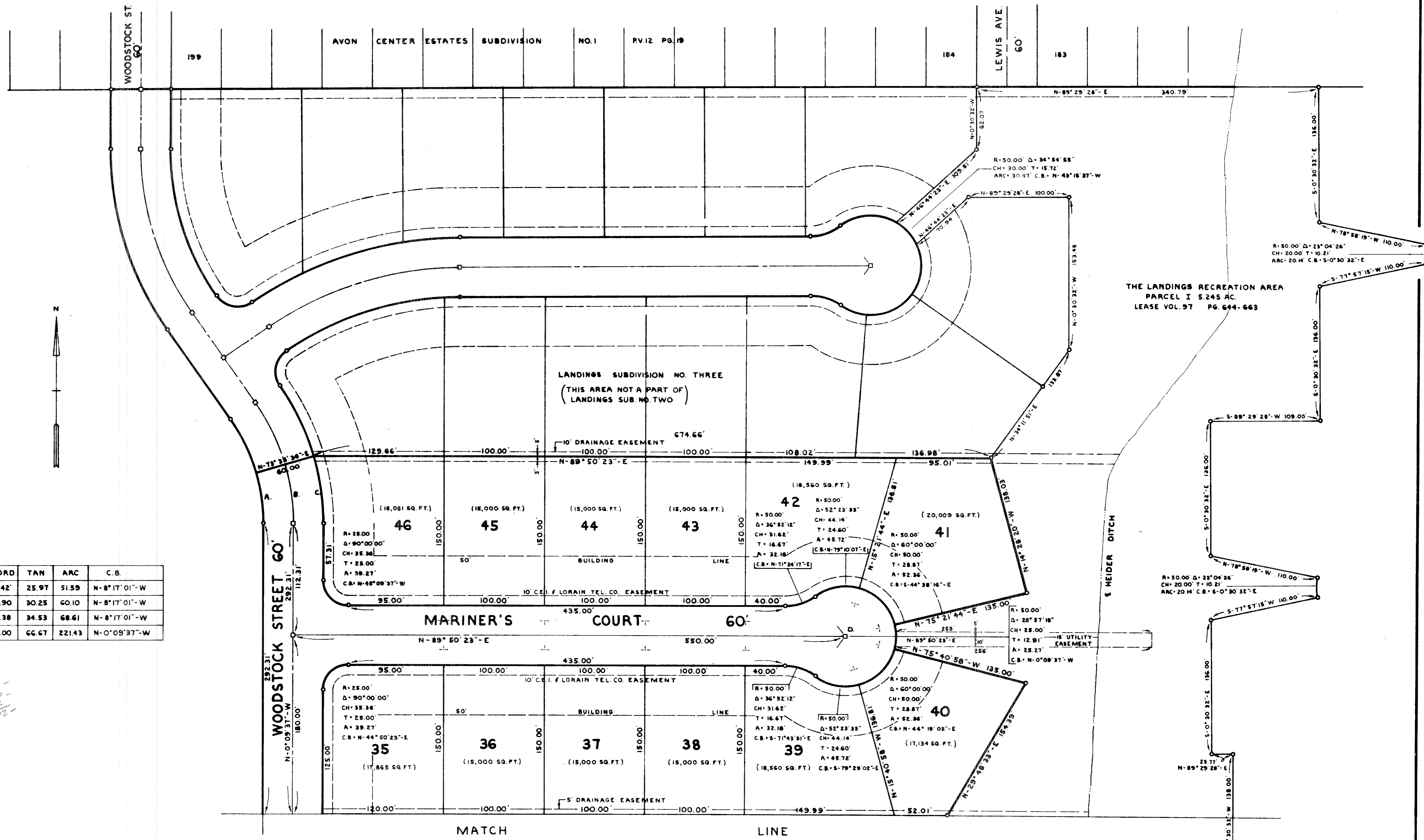
SCALE: 1" = 50'

330
626
956

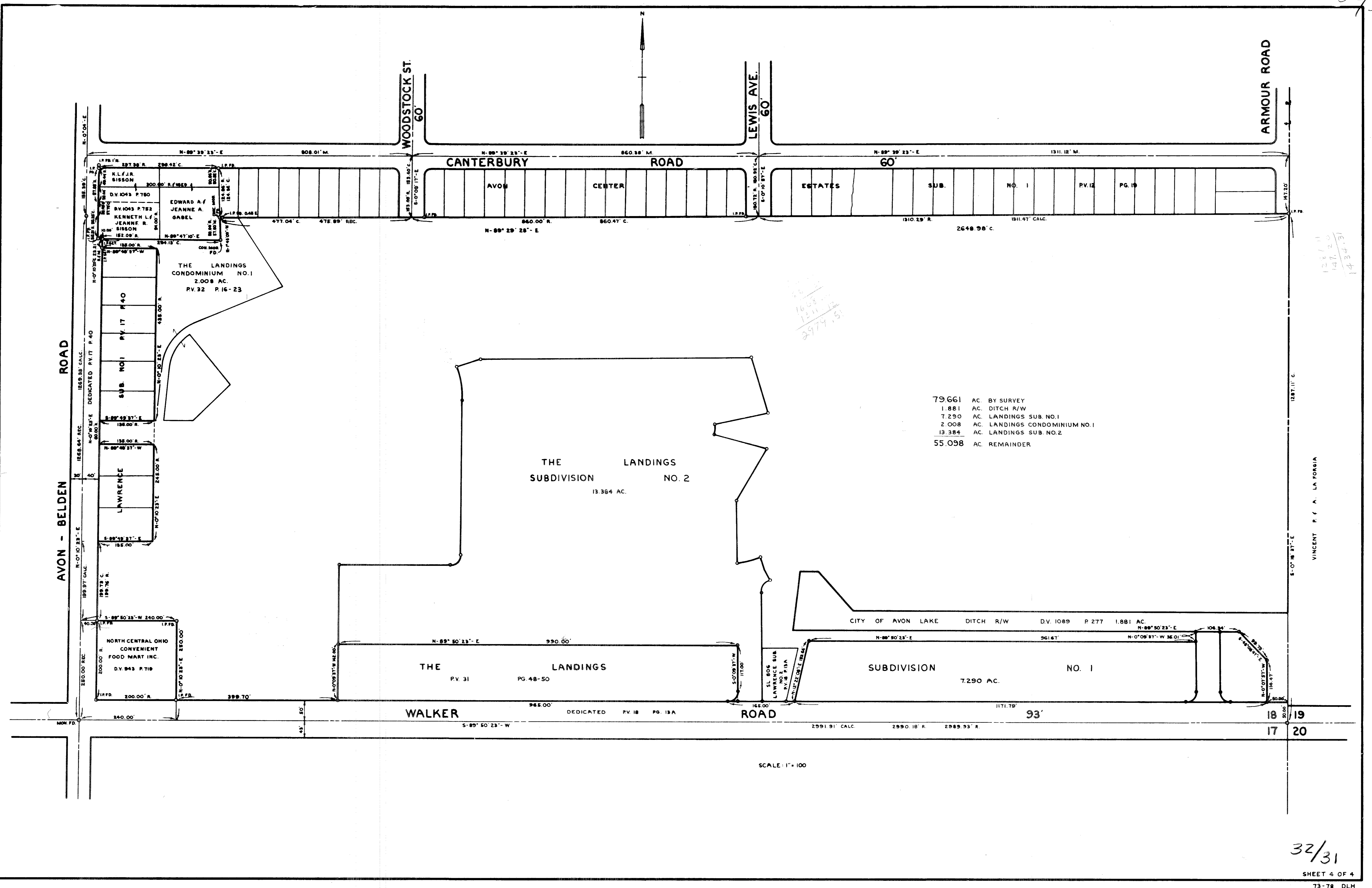
119
142

CURVE	RADIUS	Δ	CHORD	TAN	ARC	C.B.
A	181.95	16° 14' 47"	51.42'	25.97	51.55	N-8° 17' 01"-W
B	211.95	16° 14' 47"	59.90	30.25	60.10	N-8° 17' 01"-W
C	241.95	16° 14' 47"	68.38	34.53	68.61	N-8° 17' 01"-W
D	50.00	253° 44' 24"	80.00	66.67	221.43	N-0° 09' 37"-W

180 -
360 -
112 -
272 -



SEE SHEET 2 OF 3
SCALE: 1"=50'



79.661	AC. BY SURVEY
1.881	AC. DITCH R/W
7.290	AC. LANDINGS SUB. NO. 1
2.008	AC. LANDINGS CONDOMINIUM NO. 1
13.384	AC. LANDINGS SUB. NO. 2
55.098	AC. REMAINDER

16.58
12.11
28.69

12.81
11.11
14.72
43.64

VINCENT P. A. LA FORGIA

SCALE: 1" = 100'