

THE LANDINGS

SUBDIVISION NO. 3

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
JULY, 1977

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, HERMAN R. AND JOYCE L. KOPF, I HAVE SURVEYED AND PLATTED THE LANDINGS SUBDIVISION NO. 3 AS SHOWN HEREON AND CONTAINING 7.377 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, 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 5.934
ACREAGE IN STREETS 1.443
TOTAL 7.377

J. Schmidt
JAMES H. SCHMIDT REGISTERED SURVEYOR

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LANDINGS SUBDIVISION NO. 3, 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. Wayne
AVON LAKE MUNICIPAL ENGINEER

SANITARY SEWER ASSESSMENT COVENANT

ALL SUBLOTS WITHIN THE LANDINGS SUBDIVISION NO. 3 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

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT HERMAN R. AND JOYCE L. KOPF DO HEREBY ACCEPT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 3 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, WOODSTOCK STREET AND ADMIRALS WAY, AS SHOWN HEREON. HERMAN R. AND JOYCE L. KOPF FURTHER GRANT PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

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

NOTARY PUBLIC

COUNTY OF LORAIN } SS
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. AND JOYCE L. KOPF, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF THE LANDINGS SUBDIVISION NO. 3 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 9th DAY OF AUGUST, 1977.

Patricia A. Turner
NOTARY PUBLIC

MY COMMISSION EXPIRES Aug 20, 1978

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LANDINGS SUBDIVISION NO. 3 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Edith E. Barnard
AVON LAKE LAW DIRECTOR

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CITIZENS FEDERAL SAVINGS & LOAN MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE LANDINGS SUBDIVISION NO. 3 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, WOODSTOCK STREET, AND ADMIRALS WAY AS SHOWN HEREON.

FOR
William J. Minto PRESIDENT
Mildred H. Bugh SECRETARY
CITIZENS FEDERAL SAVINGS & LOAN

NOTARY PUBLIC

CUYAHOGA } SS
COUNTY OF LORAIN
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 (PRESIDENT) AND MILDRED H. BUGH (SECRETARY) REPRESENTING CITIZENS FEDERAL SAVINGS & LOAN WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF THE LANDINGS SUBDIVISION NO. 3 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 9th DAY OF AUGUST, 1977.

Walter R. Fugate
NOTARY PUBLIC

MY COMMISSION EXPIRES June 21-1982

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 2nd DAY OF August, 1977.

Donald S. Burbank
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 3 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 109-77 PASSED THE 12th DAY OF September 1977.

Kathleen C. Lynch
CLERK OF COUNCIL

STORM SEWER AND WATERMAIN EASEMENT

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OHIO AND BEING KNOWN AS PART OF ORIGINAL AVON TOWNSHIP LOT NO. 18, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LEWIS AVE., 60' WIDE, AT THE SOUTHEAST CORNER OF SUBLT 184 AS RECORDED IN AVON CENTER ESTATES SUBDIVISION NO. 1, VOLUME 12, PAGE 19 OF THE LORAIN COUNTY PLAT RECORDS; THENCE SOUTH 0° 30' 32" EAST ALONG THE EASTERLY LINE OF SUBLT 54 OF THE LANDINGS SUBDIVISION NO. 3, A DISTANCE OF 51.07' TO THE PRINCIPAL PLACE OF BEGINNING; THENCE CONTINUING SOUTH 0° 30' 32" EAST, A DISTANCE OF 11.00' TO A POINT; THENCE SOUTH 46° 44' 23" WEST ALONG THE SOUTHEASTERLY LINE OF SUBLT 54, A DISTANCE OF 109.81' TO A POINT ON THE RIGHT-OF-WAY LINE OF ADMIRALS WAY; THENCE IN THE ARC OF A CURVE WHICH DEFLECTS TO THE RIGHT, A DISTANCE OF 30.47' TO A POINT; SAID CURVE HAVING A RADIUS OF 50.00', A CENTRAL ANGLE OF 34° 54' 55" AND A CHORD OF 30.00' WHICH BEARS SOUTH 43° 15' 37" EAST; THENCE NORTH 46° 44' 23" EAST ALONG THE NORTHWESTERLY LINE OF SUBLT 53, A DISTANCE OF 70.94' TO A POINT; THENCE NORTH 89° 29' 28" EAST ALONG THE NORTHERLY LINE OF SUBLT 53 AND ITS EASTERLY EXTENSION, A DISTANCE OF 310.00' TO A POINT; THENCE NORTH 0° 30' 32" WEST, A DISTANCE OF 60.00' TO A POINT; THENCE SOUTH 89° 29' 28" WEST, A DISTANCE OF 302.00' TO THE PRINCIPAL PLACE OF BEGINNING; CONTAINING WITHIN SAID BOUNDS 0.48 ACRES TO BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

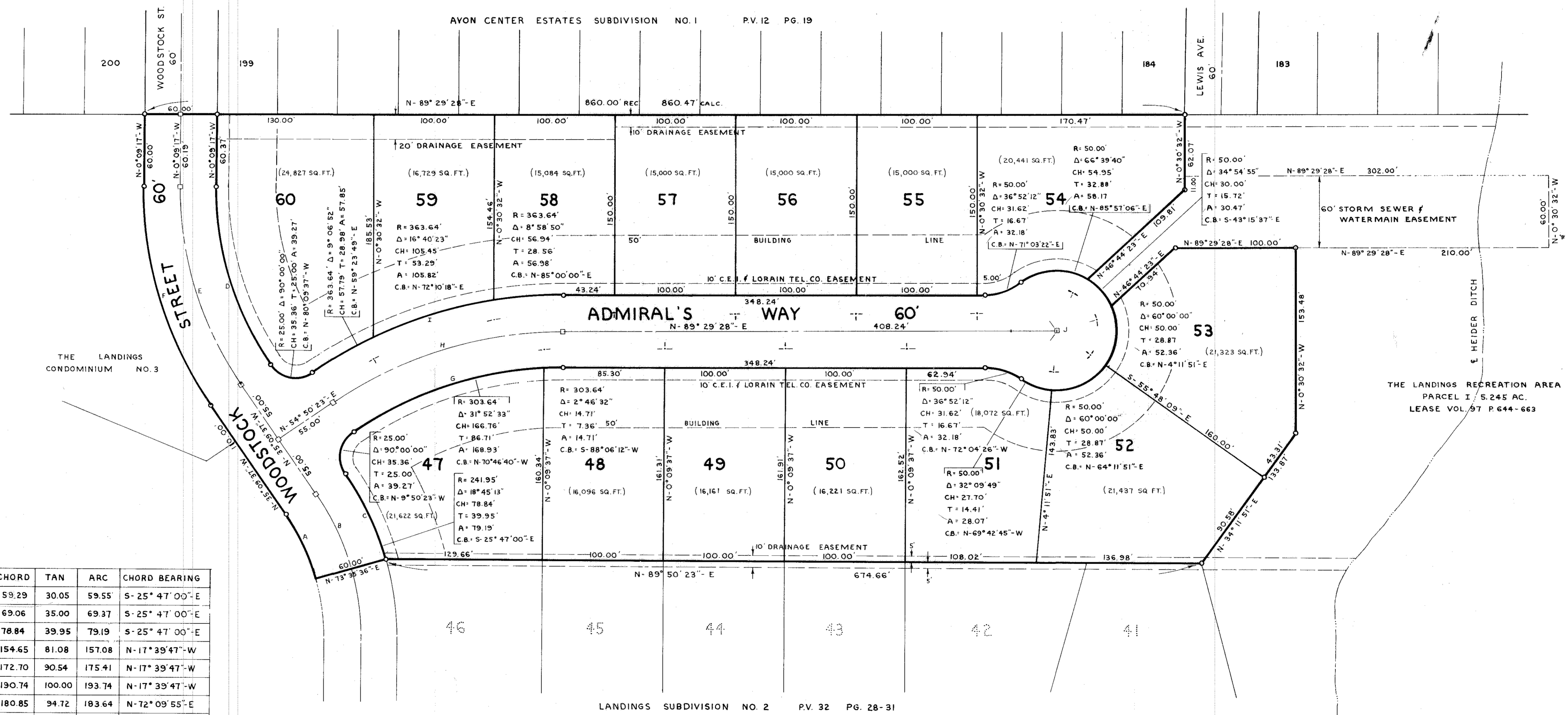
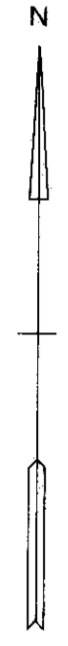
UNDERGROUND CABLE EASEMENT

HERMAN R. AND 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 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 PEDESTALLS, 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 COMMUNICATIONS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED 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.

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

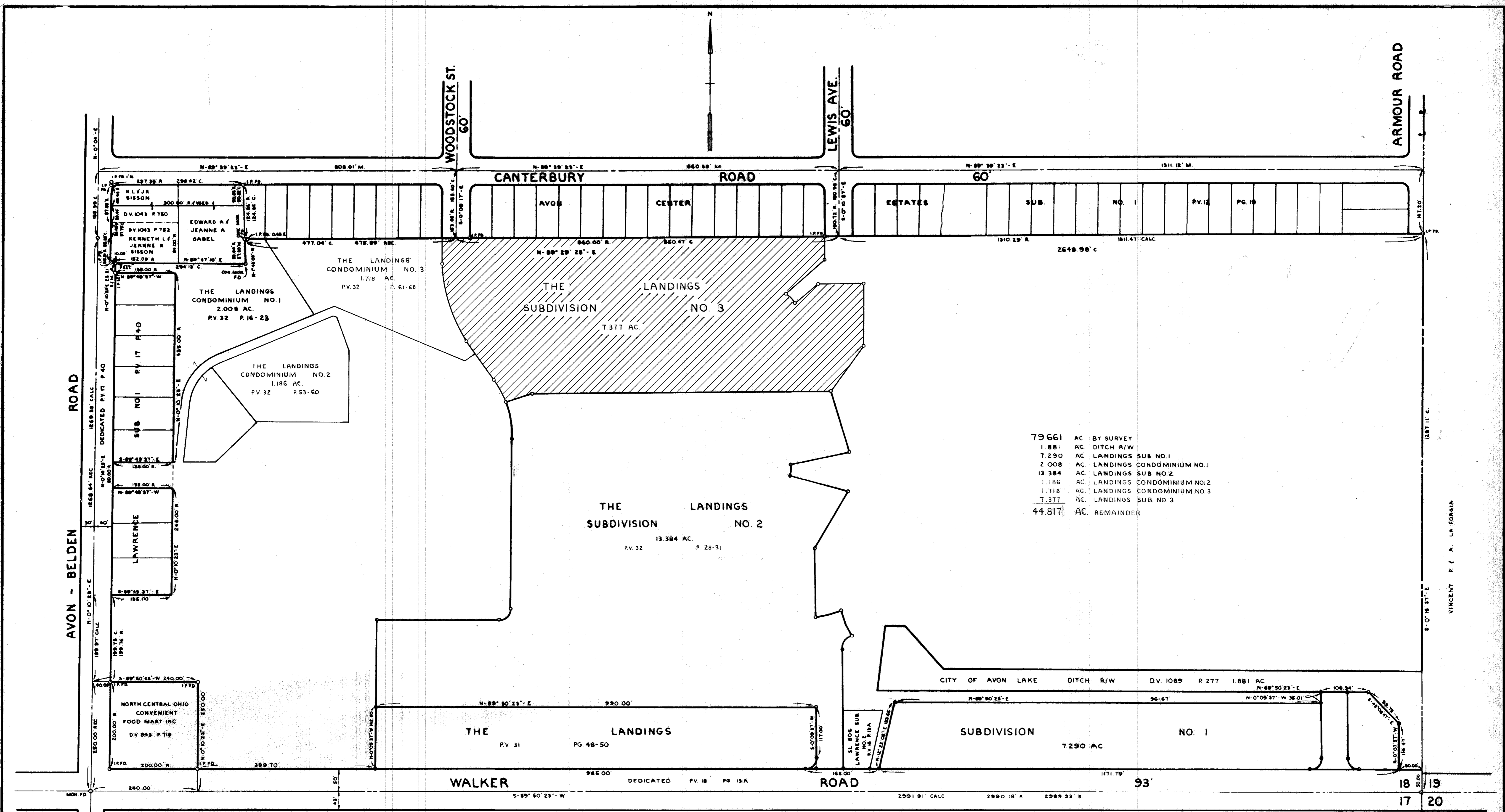
OCT 25 1977
RECEIVED FOR RECORD
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TRANSPORTED
OCT 25 1977
JULIAN A. BLOOM
LIBRARIAN

CURVE	RADIUS	Δ	CHORD	TAN	ARC	CHORD BEARING
A	181.95	18°45'13"	59.29	30.05	59.55'	S-25°47'00"E
B	211.95	18°45'13"	69.06	35.00	69.37'	S-25°47'00"E
C	241.95	18°45'13"	78.84	39.95	79.19'	S-25°47'00"E
D	257.11	35°00'20"	154.65	81.08	157.08'	N-17°39'47"W
E	287.11	35°00'20"	172.70	90.54	175.41'	N-17°39'47"W
F	317.11	35°00'20"	190.74	100.00	193.74'	N-17°39'47"W
G	303.64	34°39'05"	180.85	94.72	183.64'	N-72°09'55"E
H	333.64	34°39'05"	198.72	104.08	201.78'	N-72°09'55"E
I	363.64	34°39'05"	216.59	113.44	219.92'	N-72°09'55"E
J	50.00	253°44'24"	80.00	66.67	221.43'	N-0°30'32"W



LORAIN CO. MAR. DEPT.

TRANSFERRED
IN COMPLIANCE WITH
OHIO REV. CODE
OCT 25 1977
JULIAN A. PLOCH
LORAIN COUNTY AGENT



79661	AC.	BY SURVEY
1.881	AC.	DITCH R/W
7.250	AC.	LANDINGS SUB NO. 1
2.008	AC.	LANDINGS CONDOMINIUM NO. 1
13.384	AC.	LANDINGS SUB NO. 2
1.186	AC.	LANDINGS CONDOMINIUM NO. 2
1.718	AC.	LANDINGS CONDOMINIUM NO. 3
7.377	AC.	LANDINGS SUB NO. 3
44.817	AC.	REMAINDER

SCALE: 1" = 100'

TRANSFERRED
 BY COMPLETION OF 1772 SUB 319-212
 1990 REV. CODE
 OCT 25 1977
 JULIAN A. PLOTKY
 LORAIN COUNTY AUDITOR

LORAIN CO.
 MASS DEPT.