

**SURVEYORS CERTIFICATE:**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED WOODVIEW ESTATES SUBDIVISION NO 3 AS SHOWN HEREON AND CONTAINING 5925 ACRES IN ORIGINAL BROWNHELM TOWNSHIP LOT NO 4, NOW IN THE CITY OF VERMILION COUNTY OF LORAIN, AND STATE OF OHIO.

AT ALL POINTS INDICATED BY IRON PIN MONUMENTS WERE EITHER FOUND OR SET. DISTANCES 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.

- AREA WITHIN LOTS - 4.144 A
- AREA WITHIN STREETS - 0.797 A
- AREA WITHIN BLOCKS - 0.984 A

*James H. Schmidt*  
 JAMES H. SCHMIDT  
 REGISTERED SURVEYOR NO 4846

**OWNERS CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED H. R. KOPF,

OWNER OF LAND CONTAINED WITHIN THIS PLAT OF WOODVIEW ESTATES SUBDIVISION NO 3 HAS EXAMINED THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES FOREVER TO PUBLIC USE THE STREETS, EASEMENTS, AND BLOCKS AS SHOWN HEREON.

*H. R. Kopf*  
 H. R. 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 THE ABOVE SIGNED

*H. R. Kopf*  
H. R. KOPF

WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 21th DAY OF November, 1977.

*Lynn Radase*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES  
 LYNN RADASE, Notary Public  
 For Lorain County, Ohio  
 My commission expires Mar. 23, 1980

**MORTGAGEE'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED REPRESENTING

LEBANON NATIONAL BANK  
MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF WOODVIEW ESTATES SUBDIVISION NO 3 HAS EXAMINED THE SAME, ACCEPTS IT TO BE CORRECT, AND DEDICATES TO PUBLIC USE THE STREETS, EASEMENTS, AND BLOCKS AS SHOWN HEREON.

*R. B. Bacon*  
 R. B. BACON  
 C. TICKLE

**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 THE ABOVE SIGNED

*R. B. Bacon*  
R. B. BACON  
C. TICKLE

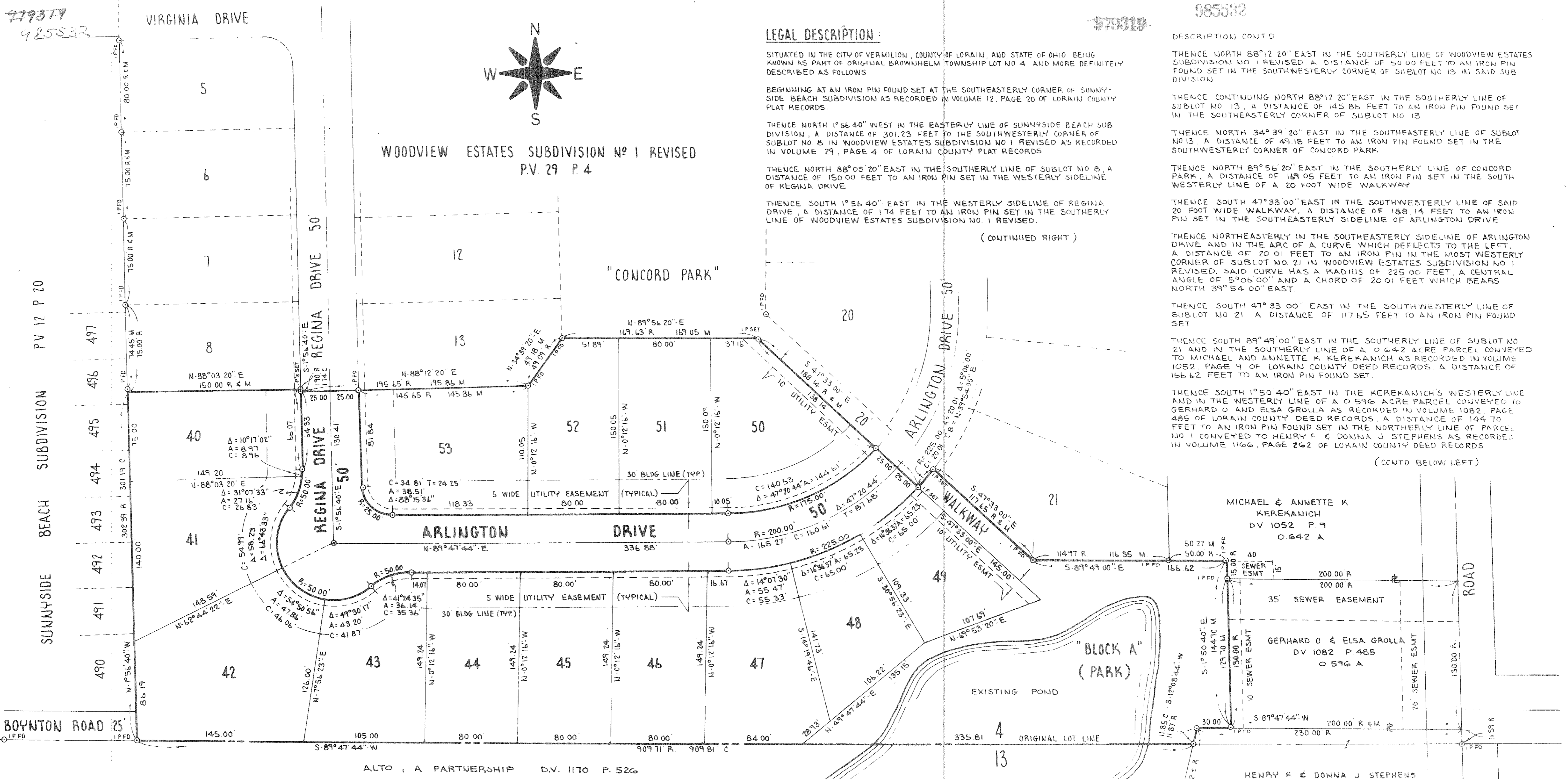
WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT AND THAT IT WAS THEIR OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 21 DAY OF NOVEMBER 1977.

*William L. Blumson, Jr.*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES  
 William L. Blumson, Jr. Notary Public  
 Lorain County, Ohio  
 My Commission Expires Oct. 30, 1981

**CITY COUNCIL:**

THIS IS TO CERTIFY THAT THE FOREGOING PLAT OF WOODVIEW ESTATES SUBDIVISION NO 3 WAS APPROVED AND ACCEPTED FOR RECORDING PURPOSES ONLY ON THIS 21 DAY OF Nov. 1977, BY ORDINANCE NO. 77-23.

*Jim O'Neil*  
 Pres. Council  
*James R. Brien*  
 CLERK



**LEGAL DESCRIPTION:**

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, AND STATE OF OHIO BEING KNOWN AS PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NO 4, AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND SET AT THE SOUTHEASTERLY CORNER OF SUNNYSIDE BEACH SUBDIVISION AS RECORDED IN VOLUME 12, PAGE 20 OF LORAIN COUNTY PLAT RECORDS.

THENCE NORTH 1°56'40" WEST IN THE EASTERLY LINE OF SUNNYSIDE BEACH SUBDIVISION, A DISTANCE OF 301.23 FEET TO THE SOUTHWESTERLY CORNER OF SUBLOT NO 8 IN WOODVIEW ESTATES SUBDIVISION NO 1 REVISED AS RECORDED IN VOLUME 29, PAGE 4 OF LORAIN COUNTY PLAT RECORDS.

THENCE NORTH 88°08'20" EAST IN THE SOUTHERLY LINE OF SUBLOT NO 8, A DISTANCE OF 150.00 FEET TO AN IRON PIN SET IN THE WESTERLY SIDELINE OF REGINA DRIVE.

THENCE SOUTH 1°56'40" EAST IN THE WESTERLY SIDELINE OF REGINA DRIVE, A DISTANCE OF 174 FEET TO AN IRON PIN SET IN THE SOUTHERLY LINE OF WOODVIEW ESTATES SUBDIVISION NO 1 REVISED.

(CONTINUED RIGHT)

**DESCRIPTION CONT'D**

THENCE NORTH 88°12'20" EAST IN THE SOUTHERLY LINE OF WOODVIEW ESTATES SUBDIVISION NO 1 REVISED, A DISTANCE OF 50.00 FEET TO AN IRON PIN FOUND SET IN THE SOUTHWESTERLY CORNER OF SUBLOT NO 13 IN SAID SUBDIVISION.

THENCE CONTINUING NORTH 88°12'20" EAST IN THE SOUTHERLY LINE OF SUBLOT NO 13, A DISTANCE OF 145.86 FEET TO AN IRON PIN FOUND SET IN THE SOUTHEASTERLY CORNER OF SUBLOT NO 13.

THENCE NORTH 34°39'20" EAST IN THE SOUTHEASTERLY LINE OF SUBLOT NO 13, A DISTANCE OF 49.18 FEET TO AN IRON PIN FOUND SET IN THE SOUTHWESTERLY CORNER OF CONCORD PARK.

THENCE NORTH 89°56'20" EAST IN THE SOUTHERLY LINE OF CONCORD PARK, A DISTANCE OF 169.05 FEET TO AN IRON PIN SET IN THE SOUTHWESTERLY LINE OF A 20 FOOT WIDE WALKWAY.

THENCE SOUTH 47°33'00" EAST IN THE SOUTHWESTERLY LINE OF SAID 20 FOOT WIDE WALKWAY, A DISTANCE OF 188.14 FEET TO AN IRON PIN SET IN THE SOUTHEASTERLY SIDELINE OF ARLINGTON DRIVE.

THENCE NORTHEASTERLY IN THE SOUTHEASTERLY SIDELINE OF ARLINGTON DRIVE AND IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 20.01 FEET TO AN IRON PIN IN THE MOST WESTERLY CORNER OF SUBLOT NO 21 IN WOODVIEW ESTATES SUBDIVISION NO 1 REVISED. SAID CURVE HAS A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 5°06'00" AND A CHORD OF 20.01 FEET WHICH BEARS NORTH 39°54'00" EAST.

THENCE SOUTH 47°33'00" EAST IN THE SOUTHWESTERLY LINE OF SUBLOT NO 21, A DISTANCE OF 117.65 FEET TO AN IRON PIN FOUND SET.

THENCE SOUTH 89°49'00" EAST IN THE SOUTHERLY LINE OF SUBLOT NO 21 AND IN THE SOUTHERLY LINE OF A 0.642 ACRE PARCEL CONVEYED TO MICHAEL AND ANNETTE K. KEREKANICH AS RECORDED IN VOLUME 1052, PAGE 9 OF LORAIN COUNTY DEED RECORDS, A DISTANCE OF 166.62 FEET TO AN IRON PIN FOUND SET.

THENCE SOUTH 1°50'40" EAST IN THE KEREKANICH'S WESTERLY LINE AND IN THE WESTERLY LINE OF A 0.596 ACRE PARCEL CONVEYED TO GERHARD O AND ELSA GROLLA AS RECORDED IN VOLUME 1082, PAGE 485 OF LORAIN COUNTY DEED RECORDS, A DISTANCE OF 144.70 FEET TO AN IRON PIN FOUND SET IN THE NORTHERLY LINE OF PARCEL NO 1 CONVEYED TO HEAVY F & DONNA J STEPHENS AS RECORDED IN VOLUME 1166, PAGE 262 OF LORAIN COUNTY DEED RECORDS.

(CONT'D BELOW LEFT)

**APPROVALS:**

CITY ENGINEER  
APPROVED FOR RECORDING PURPOSES ONLY ON THIS 21 DAY OF NOV 1977.

*Robert L. Sumner, P.E.*  
 VERMILION CITY ENGINEER

PLANNING COMMISSION  
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF VERMILION, OHIO, FOR RECORDING PURPOSES ONLY ON THIS 21 DAY OF NOV 1977.

SECRETARY  
*Robert L. Sumner, P.E.*  
 CHAIRMAN

VERMILION BOARD OF HEALTH  
THIS IS TO CERTIFY THAT UPON EXAMINATION THE FOREGOING PLAT IS APPROVED FOR RECORDING PURPOSES ONLY BY THE VERMILION BOARD OF HEALTH.

*Thomas C. Keagy*  
 SANITARIAN

NOTE: SANITARY SEWERS AND CITY WATER SHALL BE AVAILABLE TO ALL BUILDING SITES SHOWN ON THIS PLAT.

*James R. Brien*  
 SERVICE DIRECTOR

**DESCRIPTION CONT'D:**

THENCE SOUTH 89°47'44" WEST IN THE STEPHENS NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO THE STEPHENS NORTHWESTERLY CORNER.

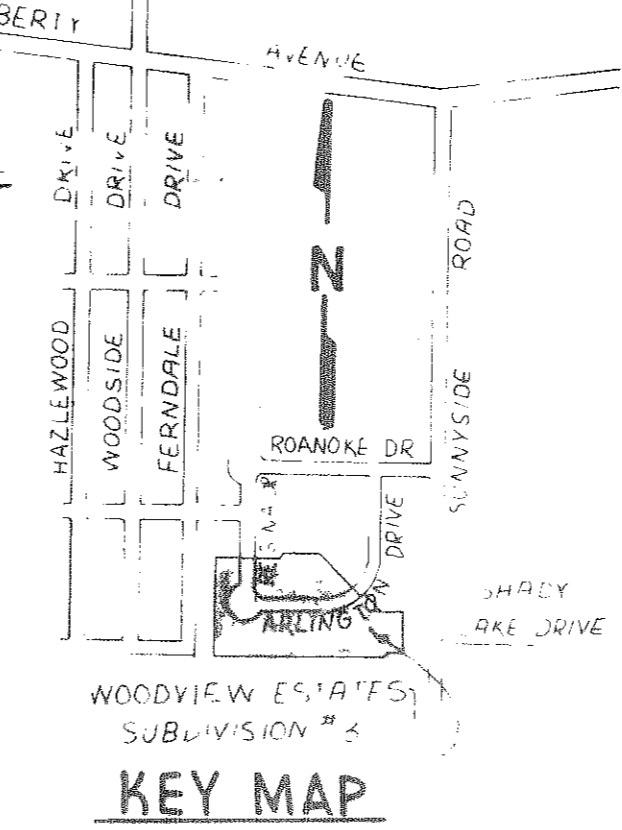
THENCE SOUTH 12°03'44" WEST IN THE STEPHENS WESTERLY LINE, A DISTANCE OF 11.85 FEET TO A POINT IN THE SOUTHERLY LINE OF ORIGINAL BROWNHELM TOWNSHIP LOT NO 4.

THENCE SOUTH 89°47'44" WEST IN THE SOUTHERLY LINE OF ORIGINAL LOT NO 4, A DISTANCE OF 909.80 FEET TO THE PLACE OF BEGINNING.

ENCLOSING A PARCEL CONTAINING 5925 ACRES OF LAND BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD, AS SURVEYED BY KLEINOEDER, SCHMIDT AND ASSOCIATES, CONSULTING ENGINEERS AND SURVEYORS IN AUGUST OF 1977.

TRANSEFERRED  
 JULIAN K. RYAN  
 LORAIN COUNTY AUDITOR

RECORDED  
 JULIAN K. RYAN  
 LORAIN COUNTY RECORDER



**WOODVIEW ESTATES SUBDIVISION NO 3**

PART OF BROWNHELM TOWNSHIP ORIG. LOT NO 4  
CITY OF VERMILION COUNTY OF LORAIN STATE OF OHIO

SCALE: 1"=50' AUG. 31, 1977

PREPARED BY  
KLEINOEDER - SCHMIDT & ASSOC.  
CONSULTING ENGINEERS & SURVEYORS - ELYRIA