

988461

#988461

THE LANDINGS

SUBDIVISION NO. 4

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
JANUARY 1978

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, HERMAN R. KOPF, I HAVE SURVEYED AND PLATTED THE LANDINGS SUBDIVISION NO. 4 AS SHOWN HEREON AND CONTAINING 8.724 ACRES IN AVON TOWNSHIP, SECTION 18, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS INDICATED BY 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 6.656
ACREAGE IN STREETS 2.068
TOTAL 8.724

James H. Schmidt
JAMES H. SCHMIDT REGISTERED SURVEYOR

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LANDINGS SUBDIVISION NO. 4, 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. Waryne
AVON LAKE MUNICIPAL ENGINEER

SANITARY SEWER ASSESSMENT COVENANT

ALL SUBLOTS WITHIN THE LANDINGS SUBDIVISION NO. 4 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. KOPF DOES HEREBY ACCEPT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 4 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, SPINNAKER DRIVE AND ARMOUR ROAD AS SHOWN HEREON. HERMAN R. KOPF FURTHER GRANTS PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

H. R. Kopf
HERMAN 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 HERMAN R. KOPF, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF THE LANDINGS SUBDIVISION NO. 4 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL THIS 24th DAY OF FEBRUARY, 1978.

Patricia A. Turner
NOTARY PUBLIC
PATRICIA A. TURNER, Notary Public
State of Ohio
My Commission Expires Aug. 20, 1978

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LANDINGS SUBDIVISION NO. 4 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Bill E. Bonard
AVON LAKE LAW DIRECTOR

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CITIZENS FEDERAL SAVINGS AND LOAN ASSOC. OF CLEV. MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE LANDINGS SUBDIVISION NO. 4 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, SPINNAKER DRIVE AND ARMOUR ROAD AS SHOWN HEREON.

FOR
CITIZENS FEDERAL SAVINGS AND LOAN ASSOC. OF CLEVELAND
Walter R. Geiger V.P. *W. A. Pfister V.P.*

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 WALTER R. GEIGER V.P. AND W. A. PFISTER V.P. REPRESENTING CITIZENS FEDERAL SAVINGS AND LOAN ASSOC. OF CLEV. WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF THE LANDINGS SUBDIVISION NO. 4 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL THIS 24th DAY OF FEBRUARY, 1978.

Edward H. Schaefer
NOTARY PUBLIC
EDWARD H. SCHAEFER, NOTARY PUBLIC
STATE OF OHIO, LIFETIME COMMISSION

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 4 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 7th DAY OF MARCH, 1978.

Donald S. Burbank
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 74-78 PASSED THE 10th DAY OF APRIL, 1978.

Kathleen A. Lynen
CLERK OF COUNCIL

UNDERGROUND CABLE EASEMENT

HERMAN R. 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 AND ALL LANDS SHOWN HEREON AND PARALLEL WITH, AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND 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 COMMUNICATION 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

Box: Lorain Co title
K.N.

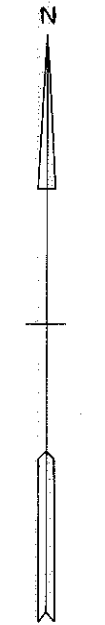
Received for Record
MAY 23 1978
at 4:46 clock P.M. in PLAT RECORDS
VOL. 33
PAGE 60, 61
Dorothy L. Esser
Lorain County Recorder
5184
462

TRANSFERRED
IN COMPLIANCE WITH SEC. 513-202
OHIO REV. CODE
MAY 23 1978
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

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CURVE	RADIUS	Δ	CHORD	TAN	ARC	C.B.
A	310.00	19° 39' 05"	105.80	53.89	106.32	S-79° 39' 55"-W
B	280.00	19° 39' 05"	95.56	48.49	96.03	S-79° 39' 55"-W
C	250.00	19° 39' 05"	85.32	43.30	85.74	S-79° 39' 55"-W
D	25.00	95° 56' 13"	37.14	27.73	41.86	S-42° 32' 26"-E
E	25.00	89° 48' 05"	35.29	24.91	39.18	S-44° 35' 26"-W



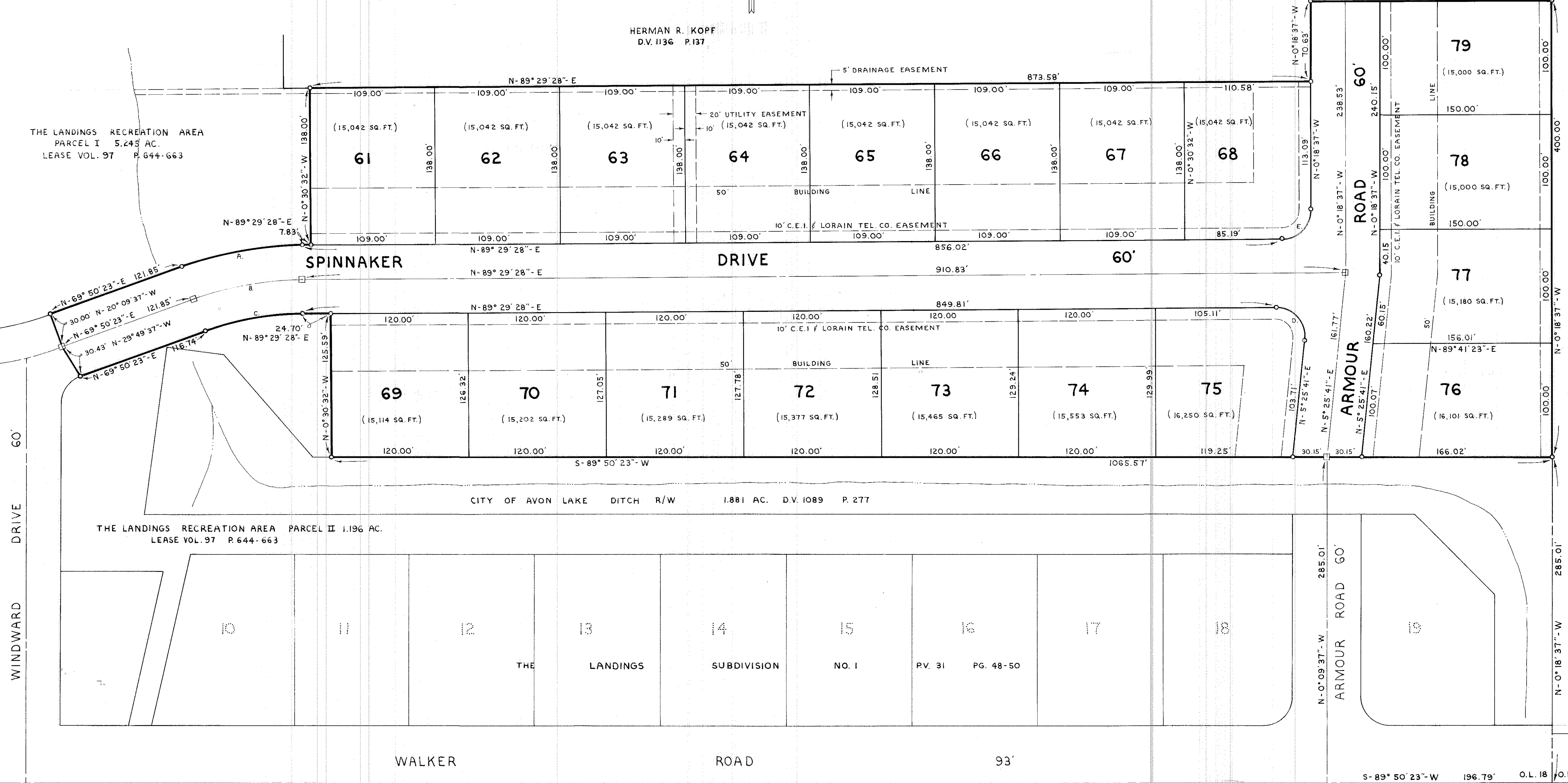
HERMAN R. KOPF
D.V. 1136 P. 137

THE LANDINGS RECREATION AREA
PARCEL I 5.245 AC.
LEASE VOL. 97 P. 644-663

THE LANDINGS RECREATION AREA PARCEL II 1.196 AC.
LEASE VOL. 97 P. 644-663

CITY OF AVON LAKE DITCH R/W 1.881 AC. D.V. 1089 P. 277

VINCENT P. LA FORGIA
D.V. 571 P. 576



SCALE: 1" = 50'

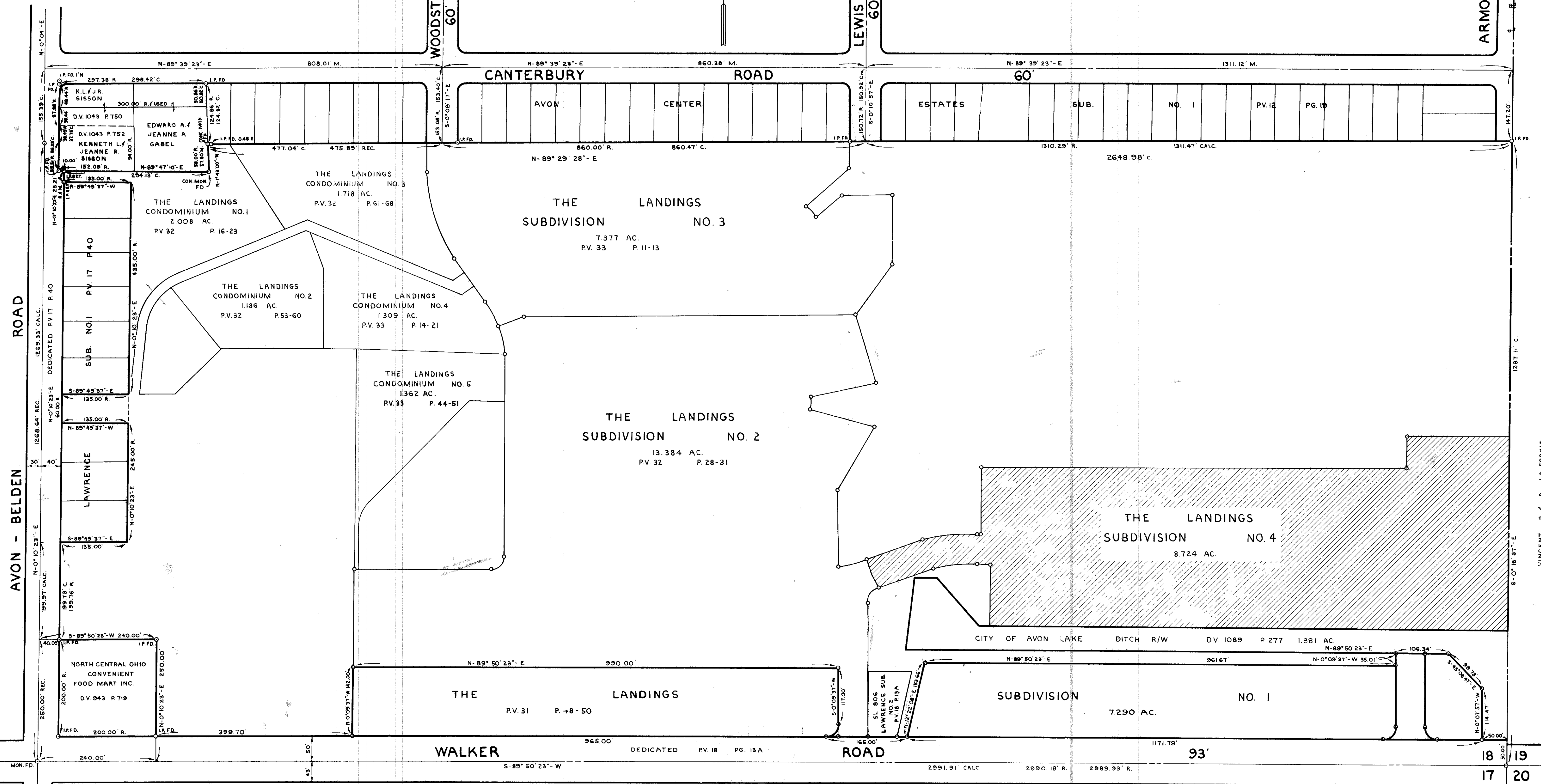
TRANSFERRED
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AVON - BELDEN ROAD



SCALE: 1" = 100'

79.661	AC.	ORIGINAL PARCEL PER 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
1.186	AC.	LANDINGS CONDOMINIUM NO. 2
1.718	AC.	LANDINGS CONDOMINIUM NO. 3
7.377	AC.	LANDINGS SUB. NO. 3
1.309	AC.	LANDINGS CONDOMINIUM NO. 4
1.362	AC.	LANDINGS CONDOMINIUM NO. 5
8.724	AC.	LANDINGS SUB. NO. 4
33.422	AC.	REMAINDER

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 MAY 23 1978
 JULIAN A. PIJOR
 LORAIN COUNTY AUDITOR

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