

004631

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THE LANDINGS

SUBDIVISION NO. 5

PART OF AVON TOWNSHIP

SECTION NUMBER 18

CITY OF AVON LAKE

COUNTY OF LORAIN

STATE OF OHIO

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. 5 AS SHOWN HEREON AND CONTAINING 8.268 ACRES IN AVON TOWNSHIP, SECTION 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 6.711
ACREAGE IN STREETS 1.557
TOTAL 8.268

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. 5, 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. Wagon
AVON LAKE MUNICIPAL ENGINEER

SANITARY SEWER ASSESSMENT COVENANT

ALL SUBLOTS WITHIN THE LANDINGS SUBDIVISION NO. 5 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. 5 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, ARMOUR ROAD AND CAPTAIN'S GALLEY AS SHOWN HEREON. HERMAN R. KOPF FURTHER GRANTS PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

Herman 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. 5 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL THIS 1ST DAY OF August 1978.

Patricia A. Turner
NOTARY PUBLIC
PATRICIA A. TURNER, Notary Public
State of Ohio
MY COMMISSION EXPIRES 8/20/82 My Commission Expires Aug. 20, 1978

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LANDINGS SUBDIVISION NO. 5 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Alan C. Bernard
AVON LAKE LAW DIRECTOR

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT ~~CITIZENS FEDERAL SAVINGS & LOAN ASSN. OF CLEVELAND~~ MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE LANDINGS SUBDIVISION NO. 5 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 AND CAPTAIN'S GALLEY AS SHOWN HEREON.

FOR
Citizens Federal Savings & Loan Assn. of Cleve.
W.A. Peister *Earl H. Anderson*
V.P. V.P.

NOTARY PUBLIC

COUNTY OF ~~Cuyahoga~~ } SS
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR *W.A. PEISTER - V.P. and Edward A. Schaefer - V.P.* REPRESENTING *Citizens Federal Savings & Loan Assn. of Cleve.* WHO ACKNOWLEDGED THAT *they* DID SIGN THE FOREGOING PLAT OF THE LANDINGS SUBDIVISION NO. 5 AND THAT IT WAS *their* OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL THIS 1 DAY OF *Aug.*, 1978.

Margaret D. Swartz
NOTARY PUBLIC
MY COMMISSION EXPIRES August 15, 1982

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 5 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 11th DAY OF July 1978.

Ronald S. Burbank
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE LANDINGS SUBDIVISION NO. 5 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 164-78 PASSED THE 28 DAY OF August 1978.

James Joyce
CLERK OF COUNCIL

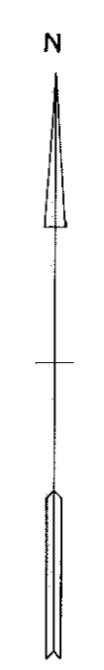
UNDERGROUND CABLE EASEMENT

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 GRANTEE) 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 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 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.

Herman R. Kopf
HERMAN R. KOPF

TRANSFERRED
IN COMPLIANCE WITH RES. 55-202
OHIO REV. CODE
SEP 27 1978
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

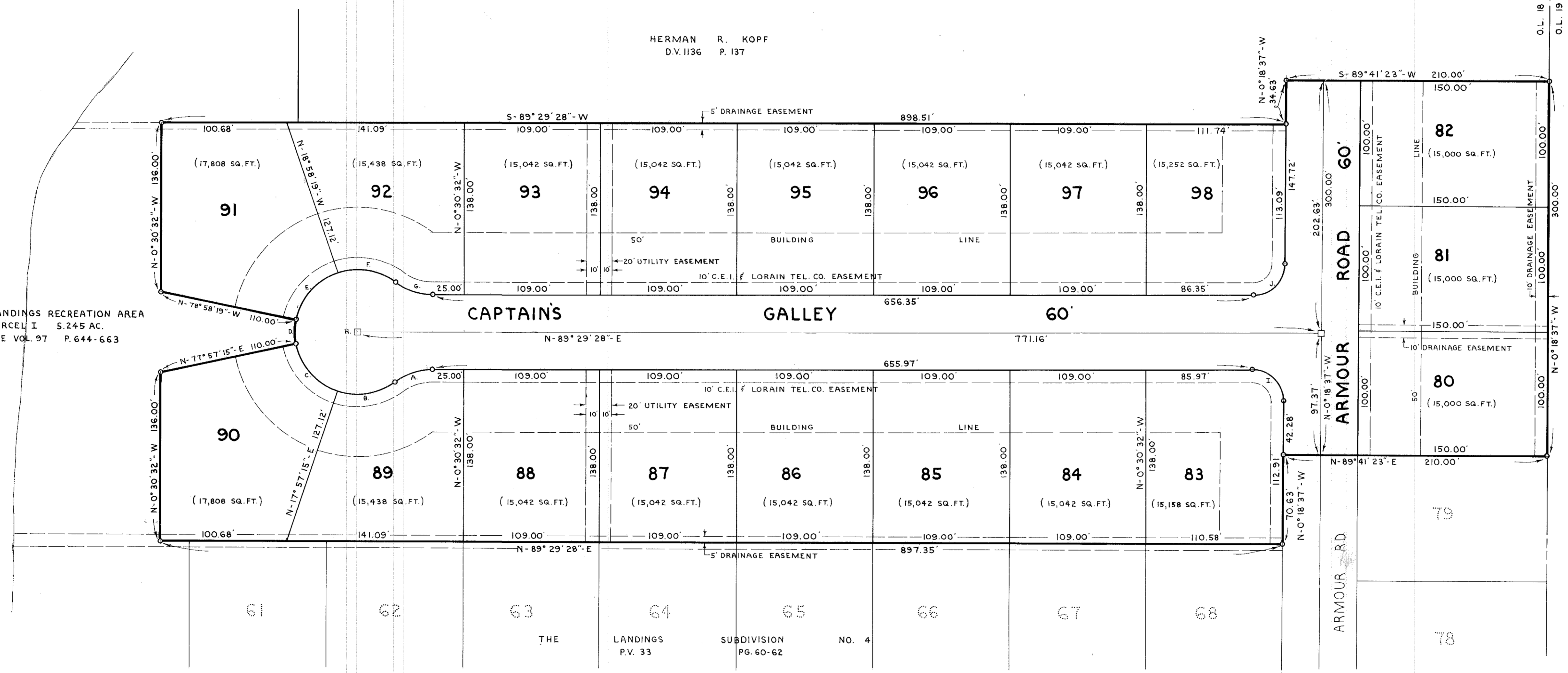
Received for Record
SEP 27 1978
VOL. 34
PAGE 33
Dorothy L. Essex
Lorain County Recorder



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

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

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



THE LANDINGS SUBDIVISION NO. 4
P.V. 33 PG. 60-62

SCALE: 1" = 50'

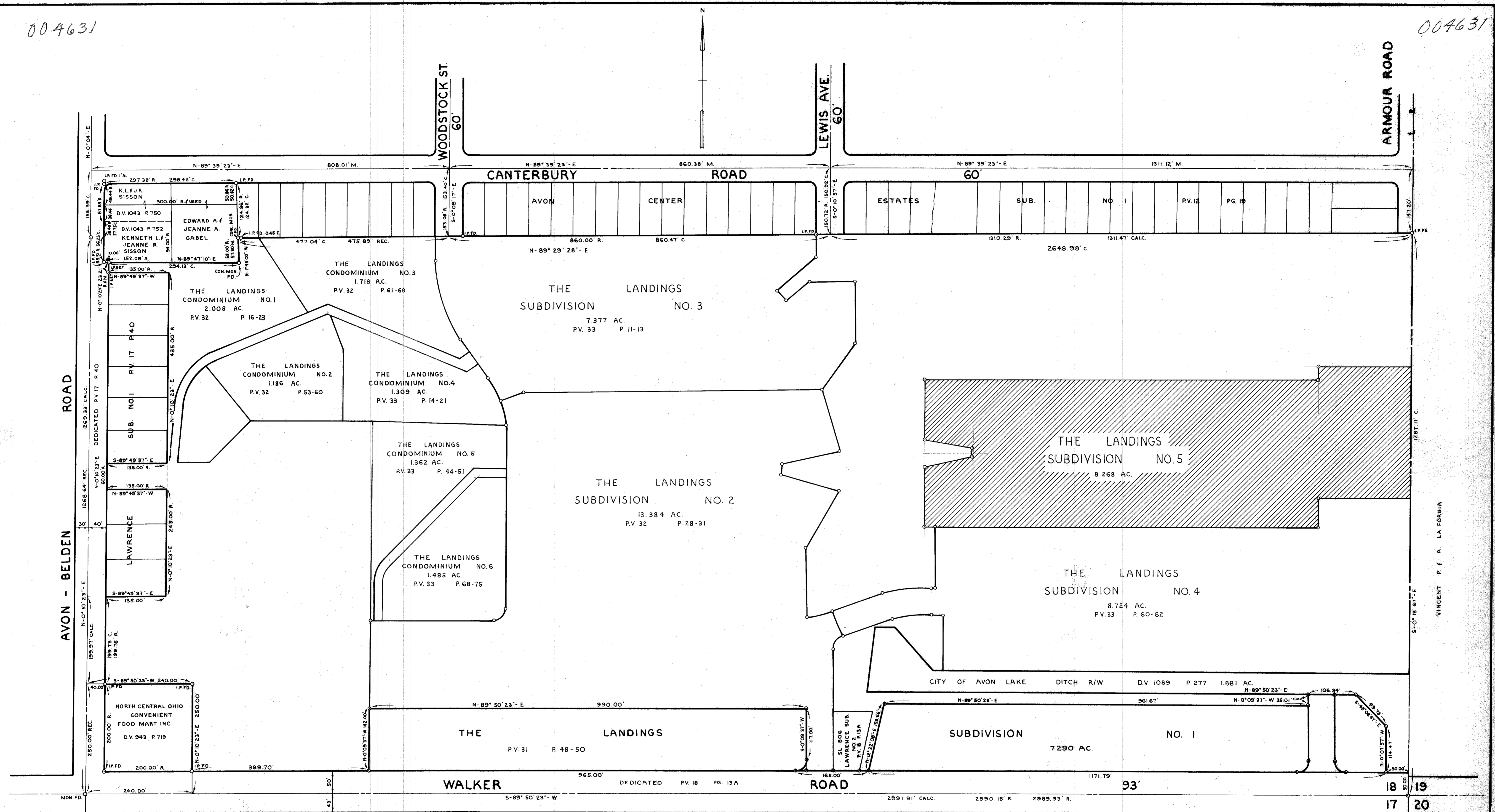
CURVE	RADIUS	Δ	CHORD	TAN	ARC	C.B.
A	50.00'	36° 52' 12"	31.62'	16.67'	32.18'	S-71° 03' 22" - W
B	50.00'	55° 19' 59"	46.43'	26.21'	48.29'	S-80° 17' 15" - W
C	50.00'	60° 00' 00"	50.00'	28.87'	52.36'	N-42° 02' 45" - W
D	50.00'	23° 04' 26"	20.00'	10.21'	20.14'	N-0° 30' 32" - W
E	50.00'	60° 00' 00"	50.00'	28.87'	52.36'	S-41° 01' 41" - W
F	50.00'	55° 19' 59"	46.43'	26.21'	48.29'	N-81° 18' 19" - W
G	50.00'	36° 52' 12"	31.62'	16.67'	32.18'	N-72° 04' 26" - W
H	50.00'	253° 44' 24"	80.00'	66.67'	221.43'	N-0° 30' 32" - W
I	25.00'	90° 11' 55"	35.42'	25.09'	39.36'	N-45° 24' 35" - W
J	25.00'	89° 48' 05"	35.29'	24.91'	39.18'	S-44° 35' 26" - W

TRANSFERRED
IN COMPLIANCE WITH
OHIO REV. CODE
SEP 27 1978
JULIAN / LORAIN COUNTY

004631

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34/32



AVON - BELDEN ROAD

WOODSTOCK ST. 60'

LEWIS AVE. 60'

ARMOUR ROAD

CANTERBURY CENTER ROAD

WALKER ROAD

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
1.485	AC.	LANDINGS CONDOMINIUM NO. 6
8.268	AC.	LANDINGS SUB. NO. 5
23.669	AC.	REMAINDER

TRANSFERRED
IN COMPLIANCE WITH
R.S. 17:27
SEP 27 2018
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

34/32