

# 47459

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# STORM SEWER EASEMENT TO THE CITY OF AVON LAKE

KOPF CONSTRUCTION CORPORATION, THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT TO THE CITY OF AVON LAKE THE FOLLOWING PERMANENT RIGHT OF WAY EASEMENT: A 20-FOOT WIDE STORM DRAINAGE EASEMENT BETWEEN SUBLOTS 19 AND 20. SAID EASEMENT BEING ON THE SOUTHERLY 10 FEET OF SUBLot 19, AND ON THE NORTHERLY 10 FEET OF SUBLot 20, IN GREEN POINTE SUBDIVISION NO. 2, AS SHOWN HEREON. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREOF, TO REMOVE ALL TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE MAINTENANCE OF SAID UTILITIES.

REPRESENTING KOPF CONSTRUCTION CORP

*Herman R. Kopf*  
HERMAN R. KOPF, PRESIDENT

# GREEN POINTE SUBDIVISION NO. 2

PART OF AVON TOWNSHIP SECTION 19  
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

PREPARED BY  
**KLEINOEDER-SCHMIDT & ASSOCIATES**  
CONSULTING ENGINEERS & SURVEYORS

## SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, KOPF CONSTRUCTION CORP., I HAVE SURVEYED AND PLATTED GREEN POINTE SUBDIVISION NO. 2, AS SHOWN HEREON AND CONTAINING 8.361 ACRES IN AVON TOWNSHIP SECTION 19, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

AT ALL POINTS INDICATED  $\odot$ , 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	6.880
ACREAGE IN STREETS	1.481
TOTAL	8.361

*Robert E. Kleinoder*  
ROBERT E. KLEINOEDER, REGISTERED SURVEYOR

## MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CITIZENS FEDERAL SAVINGS & LOAN Assoc. of Cleveland, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF GREEN POINTE 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, STONEY BROOK DRIVE AND CHESTNUT COURT, AS SHOWN HEREON.

FOR

CITIZENS FEDERAL SAVINGS & LOAN ASSOCIATION OF CLEVELAND

*Edward H. Schnepfer*  
EDWARD H. SCHNEPFER,  
VICE PRESIDENT

## OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORP DOES HEREBY ACCEPT THIS PLAT OF GREEN POINTE SUBDIVISION NO. 2 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, STONEY BROOK DRIVE AND CHESTNUT COURT AS SHOWN HEREON. KOPF CONSTRUCTION CORP FURTHER GRANTS PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

REPRESENTING KOPF CONSTRUCTION CORP

*Herman R. Kopf*  
HERMAN R. KOPF, PRESIDENT

## UNDERGROUND CABLE EASEMENT

KOPF CONSTRUCTION CORP, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND THE LORAIN TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER 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 COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION 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 LIABILITY THEREOF SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC OR COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT, AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED PREMISES AND 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 GRANT THAT ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

REPRESENTING KOPF CONSTRUCTION CORP.

*Herman R. Kopf*  
HERMAN R. KOPF, PRESIDENT

## ENGINEERS CERTIFICATE

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

*Edward C. Buehl*  
AVON LAKE MUNICIPAL ENGINEER

## NOTARY PUBLIC

COUNTY OF LORAIN }  
STATE OF OHIO } SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Edward H. Schnepfer, REPRESENTING CITIZENS FEDERAL SAVINGS & LOAN ASSOC. OF CLEVELAND, WHO ACKNOWLEDGED THAT He DID SIGN THE FOREGOING PLAT OF GREEN POINTE SUBDIVISION NO. 2, AND THAT IT WAS His OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 21st DAY OF SEPTEMBER, 1979.

*Silvan M. Hendricks*  
NOTARY PUBLIC  
SILVAN M. HENDRICKS, Notary Public  
State of Ohio, Cuyahoga County  
My Commission Expires Jan. 17, 1984

MY COMMISSION EXPIRES: January 17, 1984

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF GREEN POINTE SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 2nd DAY OF OCTOBER, 1979.

*Donald S. Bursbank*  
SECRETARY

## NOTARY PUBLIC

COUNTY OF LORAIN }  
STATE OF OHIO } SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR HERMAN R. KOPF, REPRESENTING KOPF CONSTRUCTION CORP, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF GREEN POINTE SUBDIVISION NO. 2, AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 21st DAY OF SEPTEMBER, 1979.

*Patricia A. Turner*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 20, 1983

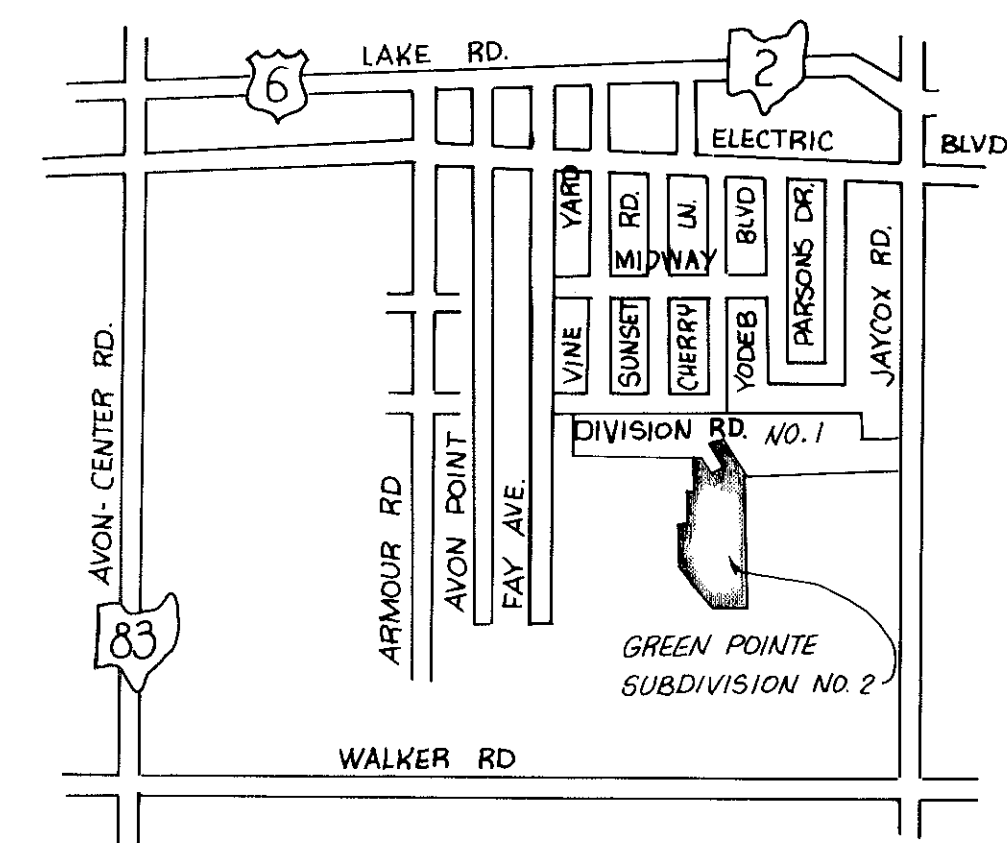
## CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF GREEN POINTE SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, AND THE STREETS SHOWN HEREON WERE ACCEPTED FOR PUBLIC USE BY ORDINANCE NO. 134-79 PASSED THE 8th DAY OF OCTOBER, 1979.

*Kathleen Lynch*  
CLERK OF COUNCIL

Received for Record  
NOV - 8 1979  
2:24 P.M. in Plat RECORD  
VOL. 35  
PAGE 67-70  
Lorain County Recorder  
Donnelly L. Cades  
5-184

Bob Lorain Co. Sols. (Ken Handley)



AREA MAP  
NO SCALE

## NOTE

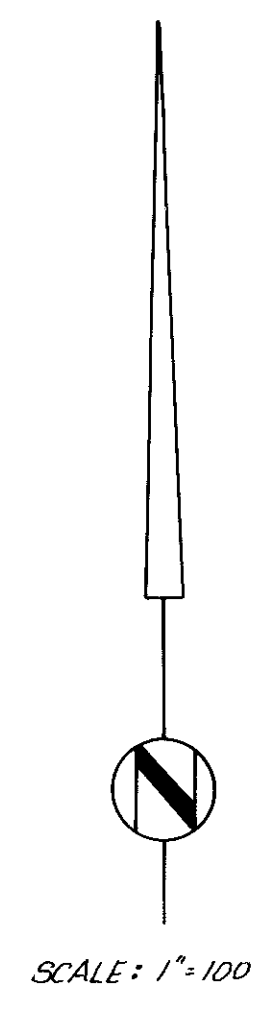
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GREEN POINTE SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*Del C. Bonad*  
AVON LAKE LAW DIRECTOR

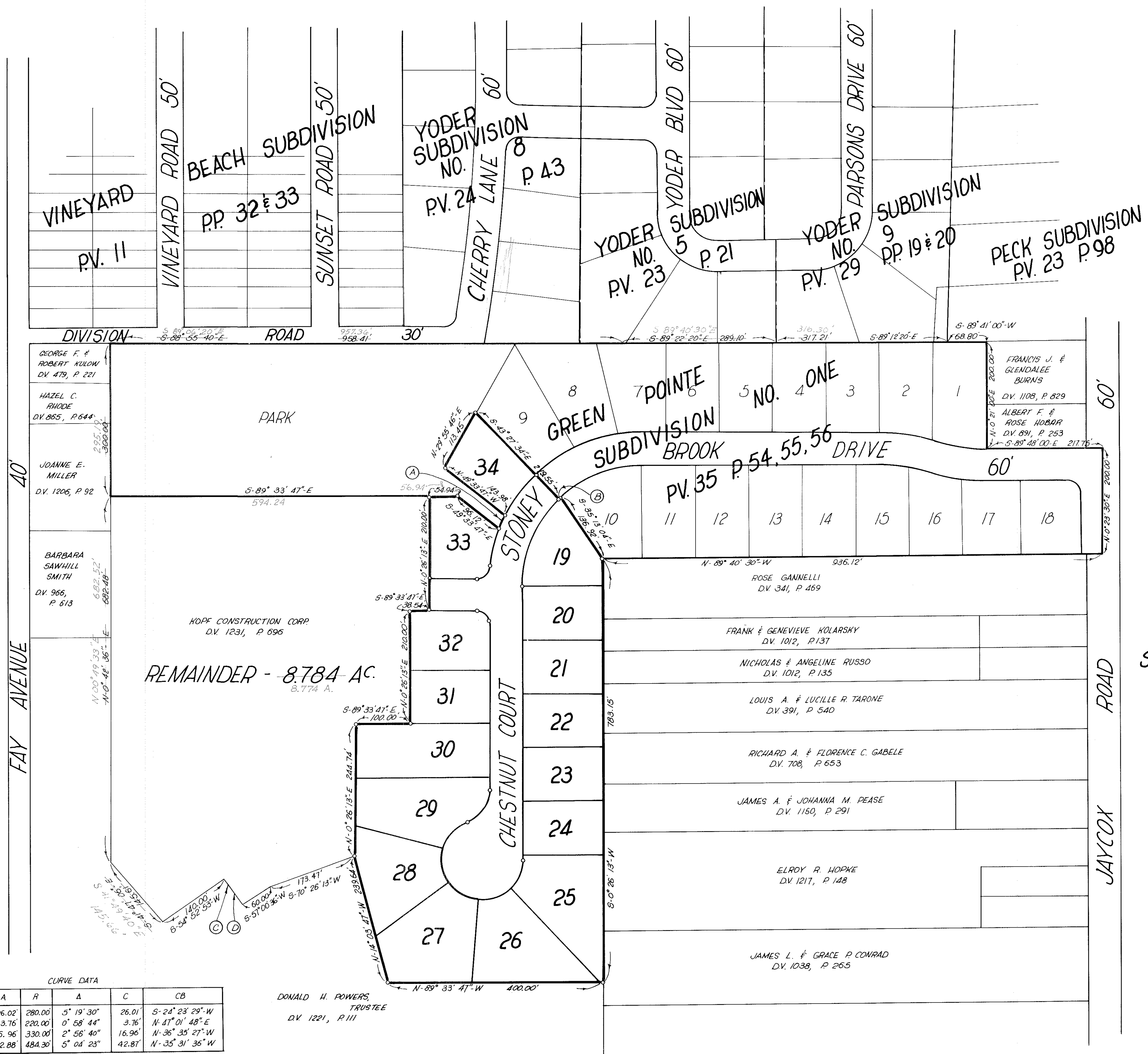
TRANSFERRED  
TO COMPLIANCE WITH SEC. 319.02  
NOV 8 1979  
JULIAN A. FLOR  
LORAIN COUNTY AUDITOR

#47459

#47459



SCALE: 1" = 100'



REMAINDER - 8.784 AC.  
8.774 A.

GREEN POINTE  
SUBDIVISION NO. 2

NOTE: RED INK DENOTES CORRECTION  
PER CERTIFICATE OF CORRECTION  
No. 054874 FEBRUARY, 1980.

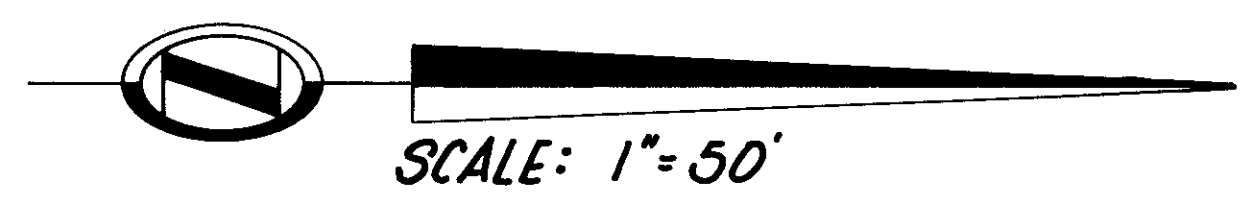
	A	R	Δ	C	CB
A	26.02	280.00	5° 19' 30"	26.01	S-24° 23' 29"-W
B	3.76	220.00	0° 58' 44"	3.76	N-17° 01' 48"-E
C	16.96	330.00	2° 56' 40"	16.96	N-36° 35' 27"-W
D	42.88	484.30	5° 04' 23"	42.87	N-35° 31' 36"-W

DONALD H. POWERS,  
TRUSTEE  
DV. 1221, P. 111

TRANSFERRED  
TO COMPLIANCE WITH SEC. 215-216  
AND REG. CODE  
JAN 8 1980  
DORIS A. PLYCH  
LEHIGH COUNTY CLERK

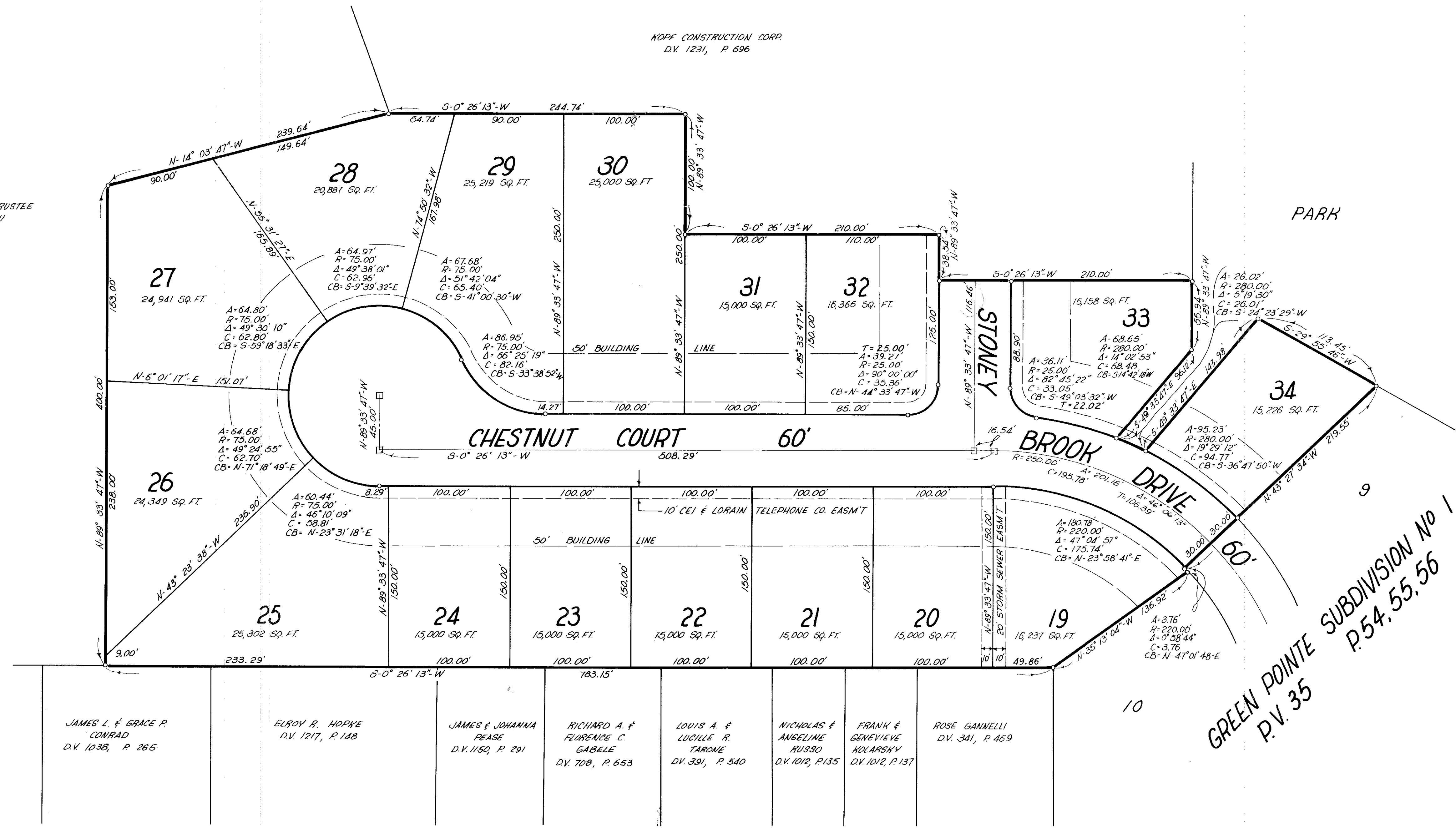
# 47459

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HOPK CONSTRUCTION CORP.  
DV. 1231, P. 696

DONALD H. POWERS, TRUSTEE  
DV. 1221, P. 111



JAMES L & GRACE P.  
CONRAD  
DV. 1038, P. 265

ELROY R. HOPKE  
DV. 1217, P. 128

JAMES & JOHANNA  
PEASE  
DV. 1150, P. 291

RICHARD A. &  
FLORENCE C.  
GABELE  
DV. 708, P. 653

LOUIS A. &  
LUCILLE R.  
TARONE  
DV. 391, P. 540

NICHOLAS &  
ANGELINE  
RUSSO  
DV. 1012, P. 135

FRANK &  
GENEVIEVE  
KOLARSKY  
DV. 1012, P. 137

ROSE GANNELLI  
DV. 341, P. 469

GREEN POINTE SUBDIVISION No 1  
P.V. 35  
P.54, 55, 56

### GREEN POINTE SUBDIVISION No 2

TRANSFERRED  
RECORDED WITH REC. 11-1-01  
CITY REC. CODE  
NOV 1 1971  
JAMES A. PLETCHER  
COUNTY CLERK

35/71

78-308