

055405

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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 EASEMENTS: A TWENTY FOOT (20') STORM DRAINAGE EASEMENT BETWEEN SUBLOTS 21 AND 22; SAID EASEMENT BEING THE SOUTHERLY TEN (10) FEET OF SUBLOT 21 AND THE NORTHERLY TEN (10) FEET OF SUBLOT 22, AND A STORM DRAINAGE EASEMENT FOR THE GABLE DITCH; SAID EASEMENT BEING ALONG THE WESTERLY LINE OF SUBLOTS 21 AND 22, IN GREEN POINTE SUBDIVISION NO. 3, 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

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

# GREEN POINTE

## SUBDIVISION NO. 3

PART OF AVON TOWNSHIP SECTION 19

CITY OF AVON LAKE

COUNTY OF LORAIN

STATE OF OHIO

PREPARED BY

**KLEINOEDER - SCHMIDT & ASSOCIATES**  
CONSULTING ENGINEERS AND SURVEYORS

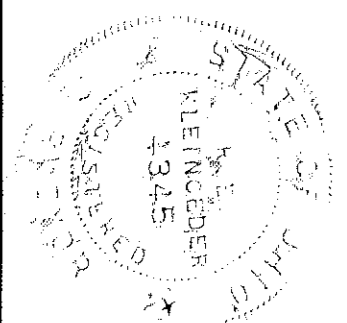
### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, KOPF CONSTRUCTION CORP, I HAVE SURVEYED AND PLATTED GREEN POINTE SUBDIVISION NO. 3, AS SHOWN HEREON, AND CONTAINING 8.774 ACRES IN AVON TOWNSHIP SECTION 19, 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 7.298 AC.  
ACREAGE IN STREETS 1.476 AC.  
TOTAL 8.774 AC.

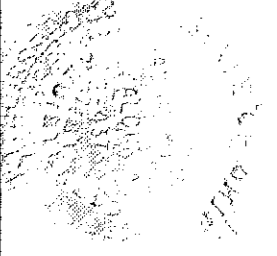
*Robert E. Kleinoeder*  
ROBERT E. KLEINOEDER, REGISTERED SURVEYOR



### ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GREEN POINTE SUBDIVISION NO. 3 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.

*Jas. Singh Kalsia P.E.*  
AVON LAKE MUNICIPAL ENGINEER #E-43733



### NOTE

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

*Adel E. Bernad*  
AVON LAKE LAW DIRECTOR

### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORP DOES HEREBY ACCEPT THIS PLAT OF GREEN POINTE SUBDIVISION NO. 3 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, STONEY BROOK DRIVE AND GREENBRIAR DRIVE, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

REPRESENTING KOPF CONSTRUCTION CORP

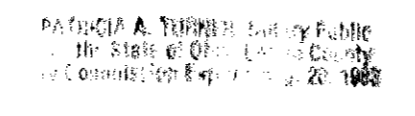
*H.R. Kopf*  
HERMAN R. KOPF, PRESIDENT

### 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, REPRESENTING KOPF CONSTRUCTION CORP., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF GREEN POINTE SUBDIVISION NO. 3, AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL THIS 22<sup>nd</sup> DAY OF January, 1980.

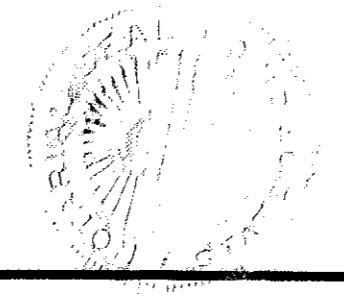
*Patricia A. Turner*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 2/20/83



### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF GREEN POINTE SUBDIVISION NO. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 13<sup>th</sup> DAY OF November, 1979.

*Donald S. Burbank*  
SECRETARY



### 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. 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, STONEY BROOK DRIVE AND GREENBRIAR DRIVE, AS SHOWN HEREON.

FOR

CITIZENS FEDERAL SAVINGS & LOAN ASSOC. OF CLEVELAND

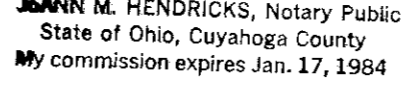
*Gloria H. Schaefer* *Gary E. Herman*

### 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 Edward J. Schaefer, Sr. Vice Pres. / Gary E. Herman, Vice Pres., REPRESENTING Citizens Federal Savings & Loan Assoc. of Cleveland, WHO ACKNOWLEDGED THAT they DID SIGN THE FOREGOING PLAT OF GREEN POINTE SUBDIVISION NO. 3, AND THAT IT WAS their OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL THIS 24<sup>th</sup> DAY OF January, 1980.

*John M. Hendricks*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1/17/84



### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF GREEN POINTE SUBDIVISION NO. 3 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. 153-79, PASSED THE 10<sup>th</sup> DAY OF December, 1979.

*Kathleen Lopez*  
CLERK OF COUNCIL

*Bob: Lorain Co. Seale (Ken Sandley)*

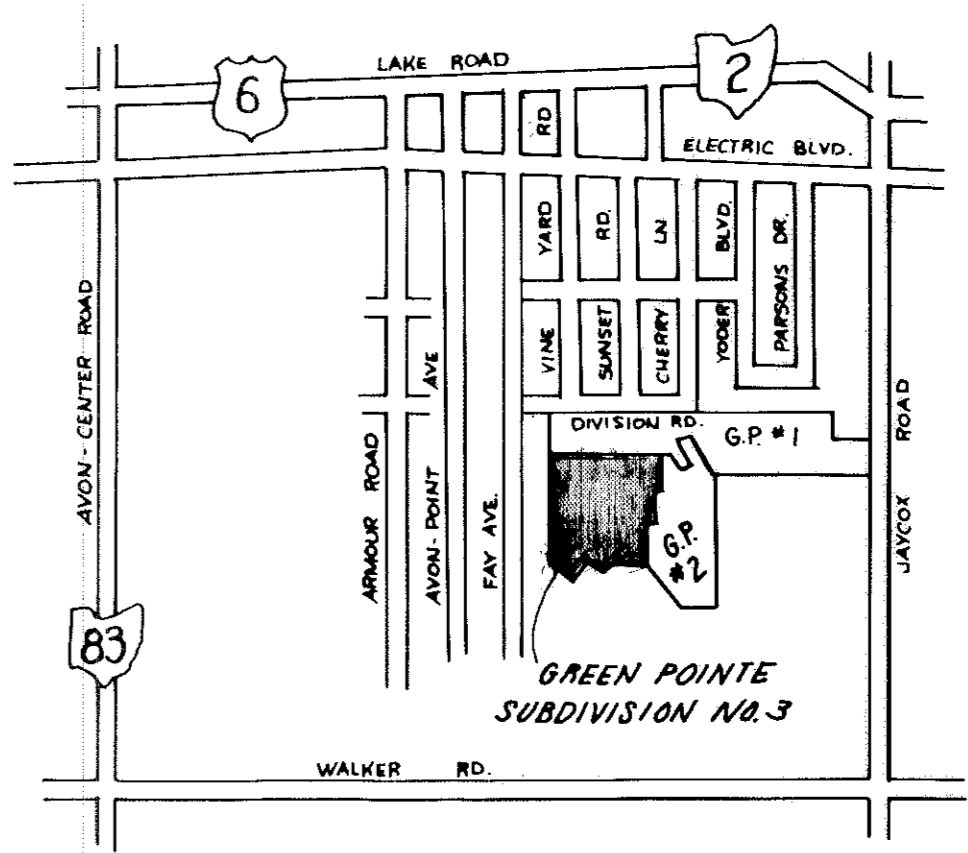
Received for Record  
FEB 19 1980  
1:32 o'clock P.M. in Plat RECORD  
VOL. 36  
PAGE 14  
Lorain County Record

### 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 GRANTEE(S)) A PERMANENT RIGHT OF WAY EASEMENT, TEN 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 GRANTEE(S) FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE(S) 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 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 AND ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

REPRESENTING KOPF CONSTRUCTION CORP.

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



TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
FEB 19 1980  
JULIAN A. PIJOR  
LORAIN COUNTY AUDITOR

AREA MAP  
NO SCALE

# 055405

# 055405

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

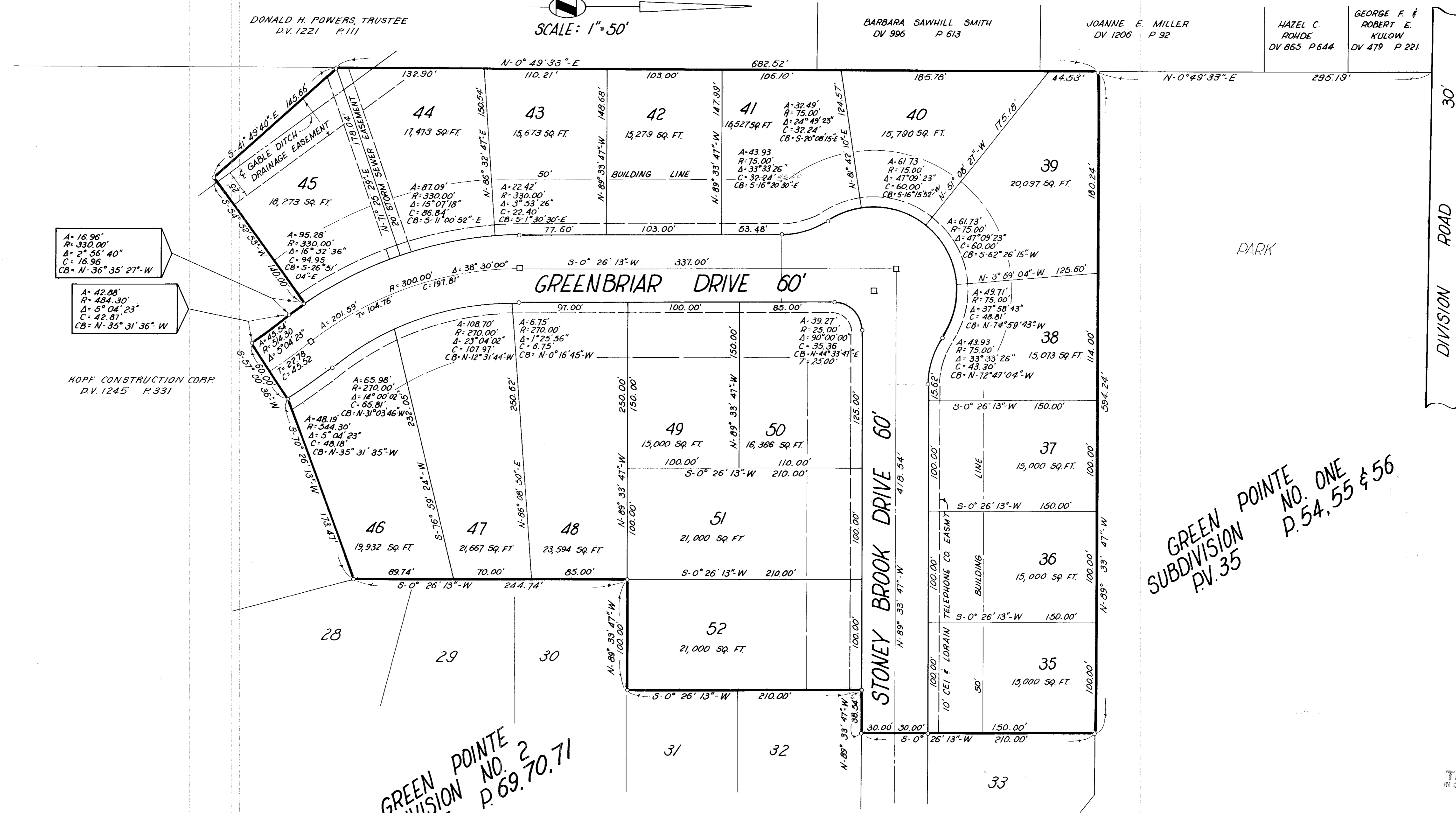
SCALE: 1" = 50'

BARBARA SAWHILL SMITH  
DV 996 P 613

JOANNE E. MILLER  
DV 1206 P 92

HAZEL C. ROHDE  
DV 865 P 644

GEORGE F. & ROBERT E. KULOW  
DV 479 P 221



A: 16.96'  
R: 330.00'  
Δ: 2° 56' 40"  
C: 16.96'  
CB: N-36° 35' 27"-W

A: 42.88'  
R: 484.30'  
Δ: 5° 04' 23"  
C: 42.87'  
CB: N-35° 31' 36"-W

HOPF CONSTRUCTION CORP  
D.V. 1245 P. 331

GREEN POINTE  
SUBDIVISION  
PV. 35

GREEN POINTE  
SUBDIVISION  
NO. 2  
PV. 35  
P. 69.70.71

### GREEN POINTE SUBDIVISION NO. 3

TRANSFERRED  
IN COMPLIANCE WITH SEC. 339-202  
OHIO REV. CODE

FEB 19 1980

JULIAN A. PIJOR  
LORAIN COUNTY AUDITOR