

#122024

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# GREEN POINTE SUBDIVISION NO. 8

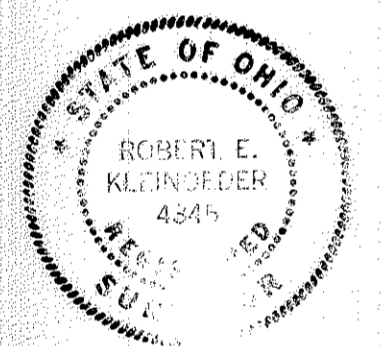
PART OF AVON TOWNSHIP SECTION 19  
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

PREPARED BY  
**KLEINOEDER-SCHMIDT & ASSOC.**  
CONSULTING ENGINEERS AND SURVEYORS

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, HERMAN R. KOPF, I HAVE SURVEYED AND PLATTED GREEN POINTE SUBDIVISION NO. 8 AS SHOWN HEREON AND CONTAINING 5.619 ACRES IN AVON TOWNSHIP SECTION 19, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO.  
AT ALL POINTS INDICATED -O-, IRON PINS 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	4.474 AC.
ACREAGE IN STREETS	1.145 AC.
TOTAL	5.619 AC.



Robert E. Kleinoeder 12/8/82  
ROBERT E. KLEINOEDER, REGISTERED SURVEYOR

### ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GREEN POINTE SUBDIVISION NO. 8 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.

Jasbir Singh Kalouria  
AVON LAKE MUNICIPAL ENGINEER

### NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GREEN POINTE SUBDIVISION NO. 8 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Bill C. Bamard  
AVON LAKE LAW DIRECTOR

### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT HERMAN R. KOPF DOES HEREBY ACCEPT THIS PLAT OF GREEN POINTE SUBDIVISION NO. 8 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE GREENBRIAR DRIVE AND ORCHARD PARK DRIVE AS SHOWN HEREON. HERMAN R. KOPF FURTHER GRANTS PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.  
REPRESENTING KOPF CONSTRUCTION CORP.

Herman R. Kopf pres.  
HERMAN R. KOPF, PRES.

### 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 GREEN POINTE SUBDIVISION NO. 8 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF December, 1982.

Monica Dubler  
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 5, 1987

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF GREEN POINTE SUBDIVISION NO. 8 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 24<sup>th</sup> DAY OF January, 1983.

Jasbir Singh Kalouria  
SECRETARY

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT UNION COMMERCE BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF GREENPOINTE SUBDIVISION NO. 8 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, GREENBRIAR DRIVE, AND ORCHARD PARK DRIVE, AS SHOWN HEREON.

FOR  
UNION COMMERCE BANK  
James R. Logan vice President  
JAMES R. LOGAN

### 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 JAMES R. LOGAN WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF GREEN POINTE SUBDIVISION NO. 8 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF DECEMBER, 1982.

Donna B. Buckley  
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 22, 1983

### CITY COUNCIL

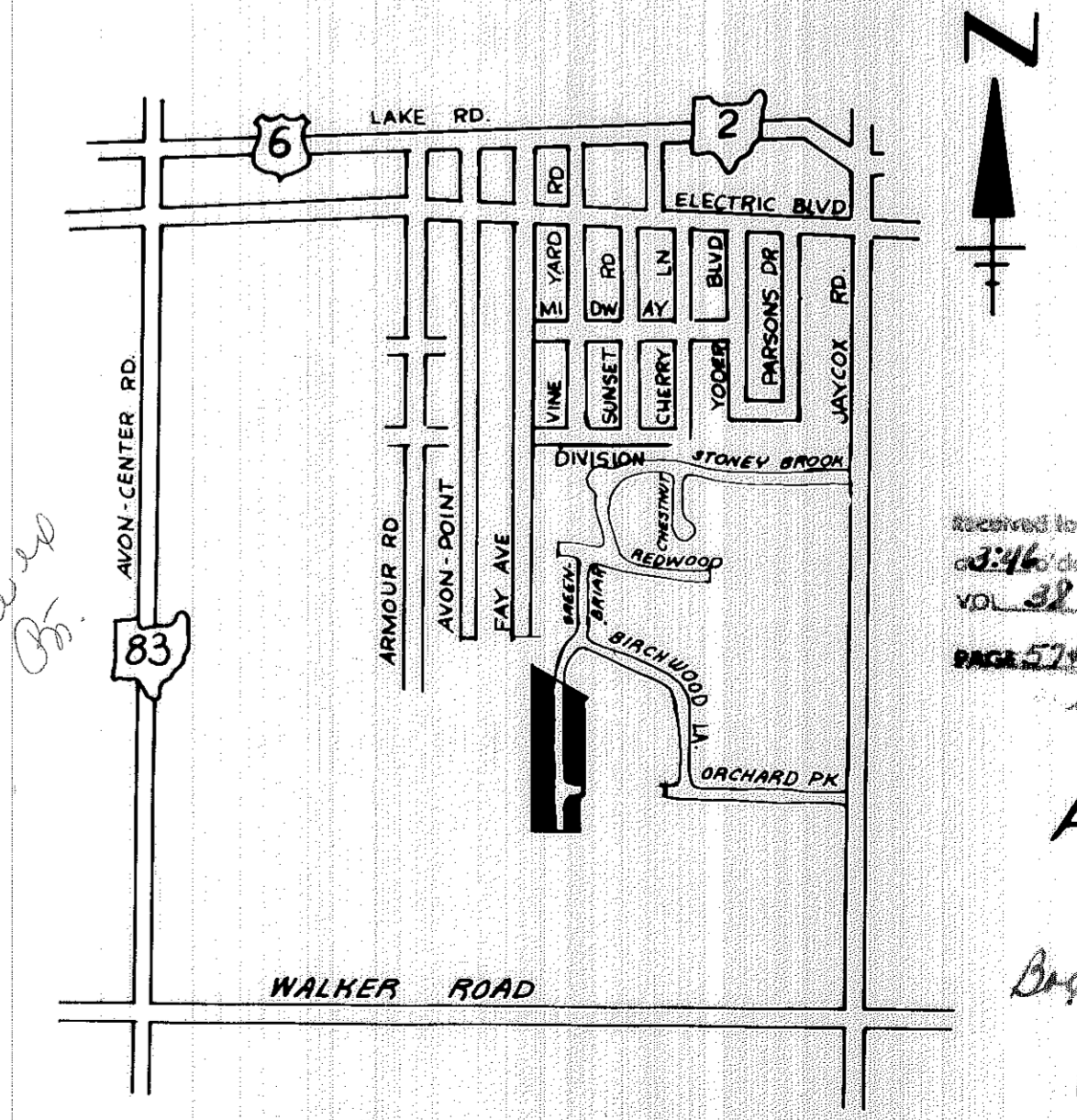
THIS IS TO CERTIFY THAT THIS PLAT OF GREEN POINTE SUBDIVISION NO. 8 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE NO. 10-23, PASSED THE 24 DAY OF January, 1983.

Kathleen Logan  
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, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') 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 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 LIABILITY THEREOF SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SAID ELECTRIC AND COMMUNICATIONS 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 GRANT AND ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

REPRESENTING KOPF CONSTRUCTION CORP.:  
Herman R. Kopf pres.  
HERMAN R. KOPF



Recorded for Record FEB 10 1983  
3:46 P.M. in REC. RECORD  
VOL. 22  
Donna B. Buckley  
Lorain County Recorder  
mev 34.56 LKW

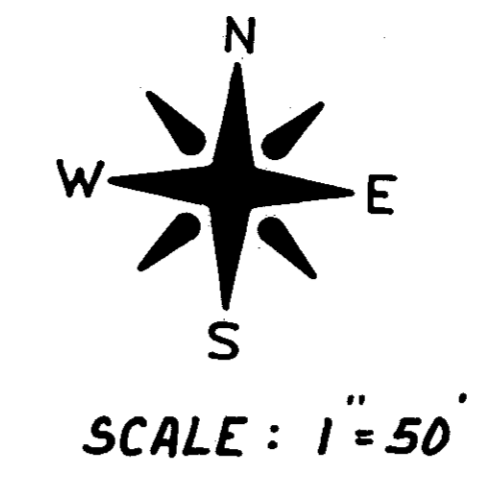
AREA MAP  
NO SCALE

By: Lorain Co. Clerk  
(K. Buckley)

SHEET 1 OF 2

#122024

#122024



GREEN POINTE SUBDIVISION NO. 6  
P.V. 37 P.P. 34, 35

**CURVE DATA**

	RADIUS	DELTA	ARC	CHORD	BEARING	TANGENT
A	250.00'	33°26'00"	145.88'	143.82'	N-17°29'36"-E	75.08'
1	280.00'	15°06'19"	73.82'	73.60'	N-26°39'26.5"-E	37.12'
2	280.00'	17°21'45"	84.85'	84.52'	N-10°25'25"-E	42.75'
3	280.00'	0°61'56"	4.72'	4.72'	N-1°15'34"-E	2.36'
4	220.00'	30°26'07"	116.86'	115.49'	N-18°59'32.5"-E	59.85'
5	220.00'	2°59'53"	11.51'	11.51'	N-2°16'32.5"-E	5.76'
6	25.00'	90°00'00"	39.27'	35.36'	N-44°13'24"-W	25.00'
7	25.00'	90°00'00"	39.27'	35.36'	N-45°46'36"-W	25.00'

- LEGEND:
- = IRON PIN SET
  - ⊕ = DRILL HOLE SET
  - ◆ = IRON PIN FOUND
  - = MONUMENT BOX SET
  - = MONUMENT BOX FOUND

ALVERA LAFORGIA  
D.V. 1299 P. 89

ALVERA LAFORGIA  
D.V. 1299 P. 89

KOFF CONSTRUCTION CORP.  
D.V. 1265 P. 182  
5,858 AC. REM.

D.H. POWERS, TRUSTEE, & SUNRISE DEVELOPMENT CO.  
D.V. 1221 P. 110

SOCIETY HOMES, INC.  
D.V. 660 P. 240

GREEN POINTE SUBDIVISION NO. 8