

COUNCIL
THIS PLAT ACCEPTED BY MOTION OF COUNCIL OF THE CITY OF AVON LAKE,
OHIO FOR RECORDING PURPOSES ONLY THIS 21 DAY OF October,
1986. BY ORDINANCE NO. 179-86

#237516

THE WOODLANDS SUBDIVISION

NO. 1

#237516

41/67

PLANNING COMMISSION
THIS PLAT ACCEPTED BY PLANNING COMMISSION OF THE CITY OF AVON LAKE,
OHIO FOR RECORDING PURPOSES ONLY THIS 7 DAY OF October,
1986.

OF PART OF ORIGINAL AVON TOWNSHIP, SECTION NO. 19 NOW
IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.
MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED
HEREON. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS
THEREOF. ALL OF WHICH WE CERTIFY TO BE CORRECT.

ENGINEER
THIS PLAT APPROVED BY THE ENGINEER OF THE CITY OF AVON LAKE,
OHIO THIS 28 DAY OF October, 1986.

SCALE: 1" = 50'
FEBRUARY, 1986

THE HENRY G. REITZ ENGINEERING CO.
BY P.T. Saylor SECY. & TREAS.

DIRECTOR OF LAW
THIS PLAT APPROVED BY THE DIRECTOR OF LAW FOR RECORDING
PURPOSES ONLY THIS 28 DAY OF October, 1986.

SURVEYORS CERTIFICATE

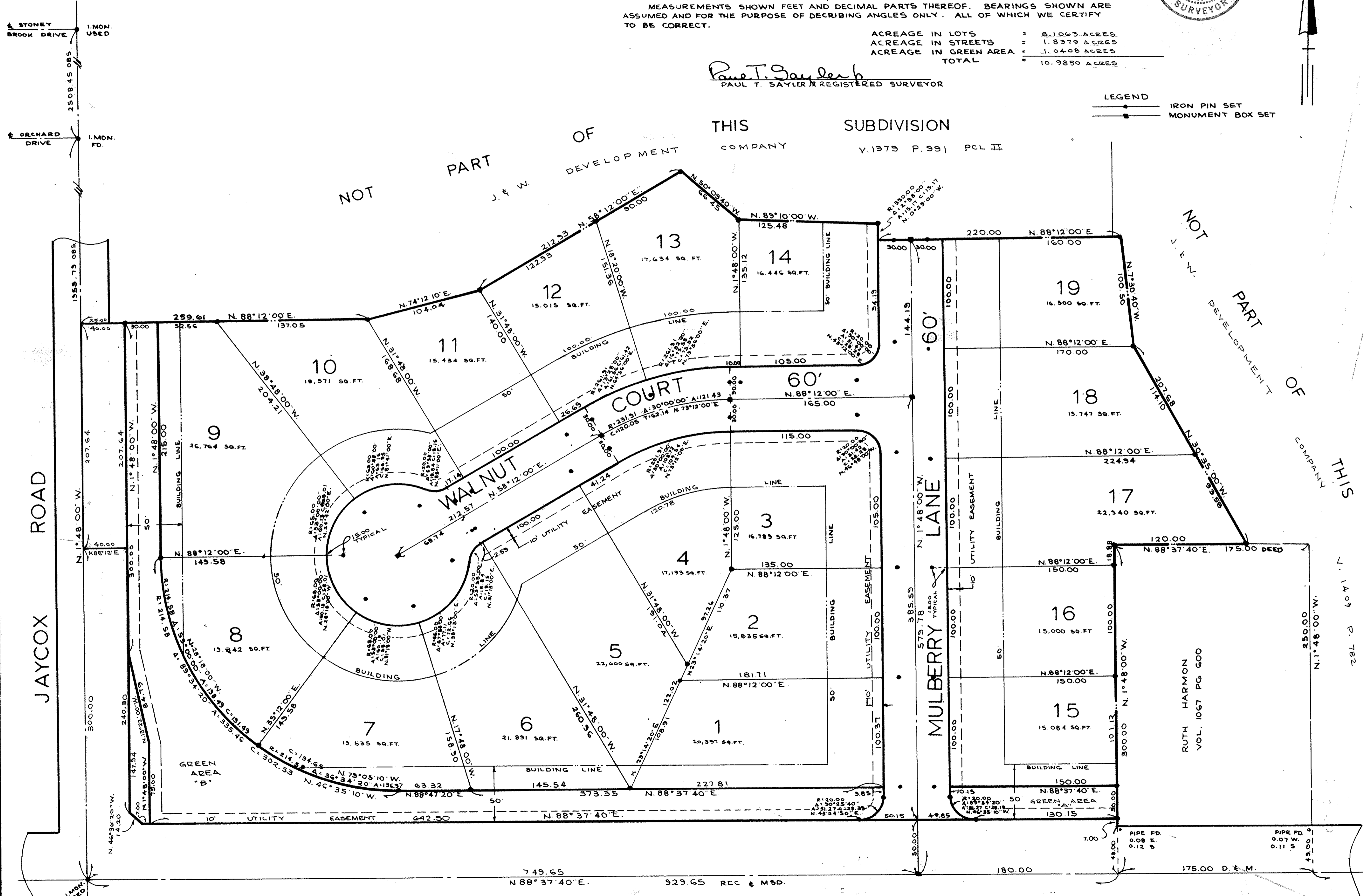
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, J. & W. DEVELOPMENT CO.
I HAVE SURVEYED AND PLATTED THE WOODLANDS SUBDIVISION NO. 1 AS SHOWN HEREON AND
CONTAINING 10.985 ACRES IN AVON TOWNSHIP SECTION NO. 19 NOW IN THE CITY OF AVON LAKE,
COUNTY OF LORAIN, STATE OF OHIO.
AT ALL POINTS INDICATED, IRON PIN MONUMENTS WERE EITHER FOUND OR SET.
MEASUREMENTS SHOWN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE
ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH WE CERTIFY
TO BE CORRECT.



ACREAGE IN LOTS	= 8.1063 ACRES
ACREAGE IN STREETS	= 1.8979 ACRES
ACREAGE IN GREEN AREA	= 1.0408 ACRES
TOTAL	= 10.9850 ACRES

Paul T. Saylor
PAUL T. SAYLER REGISTERED SURVEYOR

LEGEND
● IRON PIN SET
■ MONUMENT BOX SET



OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY DO HEREBY
ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGED THAT THE SAME WAS
AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY GRANT UNTO THE CITY OF AVON
LAKE SWALE, DRAINAGE AND SEWER EASEMENTS OF THE WIDTHS AND LOCATIONS SHOWN UNDER
OVER AND THROUGH THE SUBLOTS AND LANDS AS SHOWN HEREON. WE DO HEREBY DEDICATE
TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS PART OF JAYCOX
ROAD AND ALL OF MULBERRY LANE AND ALL OF WALNUT DRIVE.

J. & W. DEVELOPMENT COMPANY
BY James Henderson

UNDERGROUND CABLE EASEMENT

WE, J. & W. DEVELOPMENT COMPANY THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER
REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING
COMPANY, CONTINENTAL CABLEVISION INC., COLUMBIA GAS COMPANY AND THE LORAIN TELEPHONE
COMPANY, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED
TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY AND EASEMENT TEN (10) FEET IN WIDTH
UNDER, OVER AND THROUGH ALL SUBLOTS AND LANDS OWNED BY THE GRANTOR SHOWN HEREON
AND PARALLEL WITH AND CONTIGUOUS TO ALL STREETS LINES TO CONSTRUCT, PLACE, OPERATE,
MAINTAIN, REPAIR OR RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND
COMMUNICATIONS CABLES, DUCTS, CONDUITS AND PIPES, SURFACE AND BELOWGROUND MOUNTED
TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS PER DEEMED
NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING AND
TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE
USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS
SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT
LIABILITY THEREFOR TO REMOVE TREES AND LANDSCAPING INCLUDING LAWN, WITHIN AND
WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION,
MAINTENANCE REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION FACILITIES
THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES, PIPES AND
DUCTS OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES FOR THE RIGHT OF ACCESS,
INGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY
OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL
BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

BY Ed Mulesa DATE 4/21/86 J. & W. DEVELOPMENT COMPANY
CLEVELAND ELECTRIC ILLUMINATING CO.
BY LL DATE 5-81 CONTINENTAL CABLEVISION INC.
BY LL DATE 11/2/86

NOTARY PUBLIC

COUNTY OF LORAIN } S.S.
STATE OF OHIO }
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE PERSONALLY APPEARED THE ABOVE SIGNED J. & W. DEVELOPMENT COMPANY
BY WHO ACKNOWLEDGE THE SIGNING OF THE
FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED, AND FREE ACT AND DEED OF
SAID CORPORATION.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT
Columbus, OHIO THIS 27th DAY OF Sept, 1986.
Praga Rodack NOTARY PUBLIC
My commission expires Apr 25, 1990

HOME OWNERS AGREEMENT

WOODLANDS HOMEOWNER'S ASSOCIATION
TO OWN AND MAINTAIN ALL GREEN AREAS
IN THE WOODLANDS SUBDIVISIONS.

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT ELYRIA SAVINGS & TRUST NATIONAL BANK,
MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE WOODLANDS
SUBDIVISION NO. 1 AS SHOWN HEREON, AND REPRESENTED BY THE
UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT
AND DEDICATES FOREVER TO PUBLIC USE JAYCOX RD, MULBERRY
LANE, WALNUT DRIVE.
FOR ELYRIA SAVINGS & TRUST NATIONAL BANK
Thomas Beal, Mgr.

NOTARY PUBLIC

COUNTY OF LORAIN } S.S.
STATE OF OHIO }
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, DID PERSONALLY APPEAR Thomas Beal, Mgr.
REPRESENTING ELYRIA SAVINGS & TRUST NATIONAL BANK WHO ACKNOWLEDGED
THAT He DID SIGN THE FOREGOING PLAT OF THE WOODLANDS SUBD. NO. 1
AND THAT IT WAS His OWN FREE ACT AND DEED IN TESTIMONY
WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS
2nd DAY OF November, 1986
Kristen Rene Mater
NOTARY PUBLIC
MY COMMISSION EXPIRES April 24, 1991

Received for Record NOV 20 1986
at 2:30 o'clock P.M. in Plat Record
VOL 44
PAGE 67
Dorothy L. Essex
Lorain County Recorder

#17097
LORAIN COUNTY
TAX MAP DEPARTMENT

Br. Lorain Co. Title 43-20 W
(Sarah Keller)

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
NOV 20 1986
JULIAN A. PUOR
LORAIN COUNTY AUDITOR

41/67