

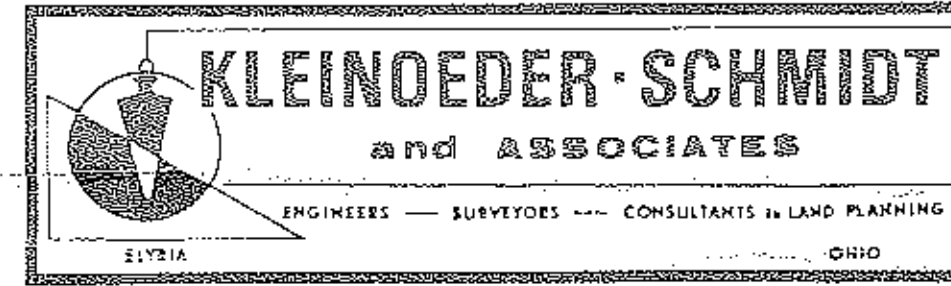
SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, KOPF CONSTRUCTION CORPORATION, I HAVE APPROVED AND PLATTED BRITANNIA ESTATES SUBDIVISION NO. 1, AS SHOWN HEREON AND CONTAINING 22,488 ACRES IN AVON TOWNSHIP SECTION NO. 19, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.
 AT ALL POINTS INDICATED BY _____, IRON PIPER MONUMENTS WERE EITHER FOUND OR SET.
 MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BLANKETS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING AREAS ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT.

BRITANNIA ESTATES SUBDIVISION No 1

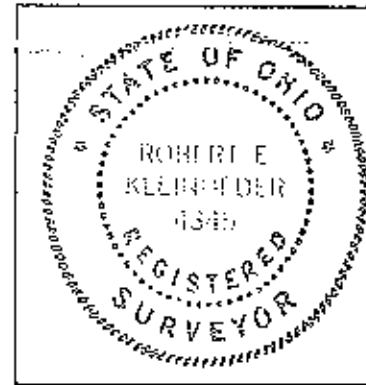
**PART OF ORIGINAL AVON TOWNSHIP SECTION No 19
 CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO**

PREPARED BY



ACREAGE IN LOTS 18,381 AC.
 ACREAGE IN STREET 3,544 AC.
 ACREAGE IN BLOCK "A" 0,226 AC.
 ACREAGE IN BLOCK "B" 0,337 AC.

TOTAL ACREAGE 22,488 AC.



Robert E. Kleinoeder
 REGISTERED SURVEYOR NO. 4345

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 2nd DAY OF December, 1986.

Richard P. Tanferno
 SECRETARY

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

James J. ...
 AVON LAKE LAW DIRECTOR

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 201-86, PASSED THE 1 DAY OF January, 1986.

Katherine S. ...
 CLERK OF COUNCIL

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 1 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.

Paul J. Singh Kaloupek
 AVON LAKE MUNICIPAL ENGINEER

UNDERGROUND CABLE EASEMENT

KOPF CONSTRUCTION CORPORATION, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTRAL TELEPHONE COMPANY OF OHIO, AND CATV FACILITIES, 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, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT 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 SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE. THE SUBJECTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

H.R. Kopf
 H.R. KOPF, PRESIDENT
 KOPF CONSTRUCTION CORPORATION

NOTE

THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON DOES HEREBY SUBJECT THE SAME TO THE RIGHTS, DUTIES AND OBLIGATIONS CONTAINED IN A CERTAIN INDEMNITY AGREEMENT WITH THE CITY OF AVON LAKE RE: THE BRITANNIA ESTATES ENHANCE PUBLIC RIGHT OF WAY AS FURTHER DESCRIBED IN THE BRITANNIA ESTATES DECLARATION OF RESTRICTIONS, RESERVATIONS AND COVENANTS DATED AUGUST 14, 1986, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORPORATION DOES HEREBY ACCEPT THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 1 TO BE CONVEYED AND DEDICATED FOREVER TO PUBLIC USE BRITANNIA PARKWAY, REGENCY COURT, JAYCOX ROAD AND WALKER ROAD AS SHOWN HEREON. KOPF CONSTRUCTION CORPORATION FURTHER GRANTS PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

H.R. Kopf
 H.R. KOPF, PRESIDENT
 KOPF CONSTRUCTION CORPORATION

NOTARY PUBLIC

STATE OF OHIO
 COUNTY OF LORAIN

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR H.R. KOPF, PRESIDENT OF KOPF CONSTRUCTION CORPORATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 1 AND THAT IT WAS HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID KOPF CONSTRUCTION CORPORATION. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF October, 1986.

David ...
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Dec. 15, 1986

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT LOUIS FODOR, TRUSTEE, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BRITANNIA ESTATES 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 BRITANNIA PARKWAY, REGENCY COURT, JAYCOX ROAD AND WALKER ROAD, AS SHOWN HEREON.

FOR LOUIS FODOR, TRUSTEE Louis Fodor, Trustee

NOTARY PUBLIC

STATE OF OHIO
 COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Louis Fodor, Trustee REPRESENTING LOUIS FODOR, TRUSTEE, WHO ACKNOWLEDGED THAT he DID SIGN THE FOREGOING PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 1 AND THAT IT WAS his OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Cleveland, OHIO, THIS 29th DAY OF October, 1986.

Karen L. Fischer
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-13-91

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT SUNRISE DEVELOPMENT CO., MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BRITANNIA ESTATES 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 BRITANNIA PARKWAY, REGENCY COURT, JAYCOX ROAD AND WALKER ROAD AS SHOWN HEREON.

FOR SUNRISE DEVELOPMENT CO. Keith ...

NOTARY PUBLIC

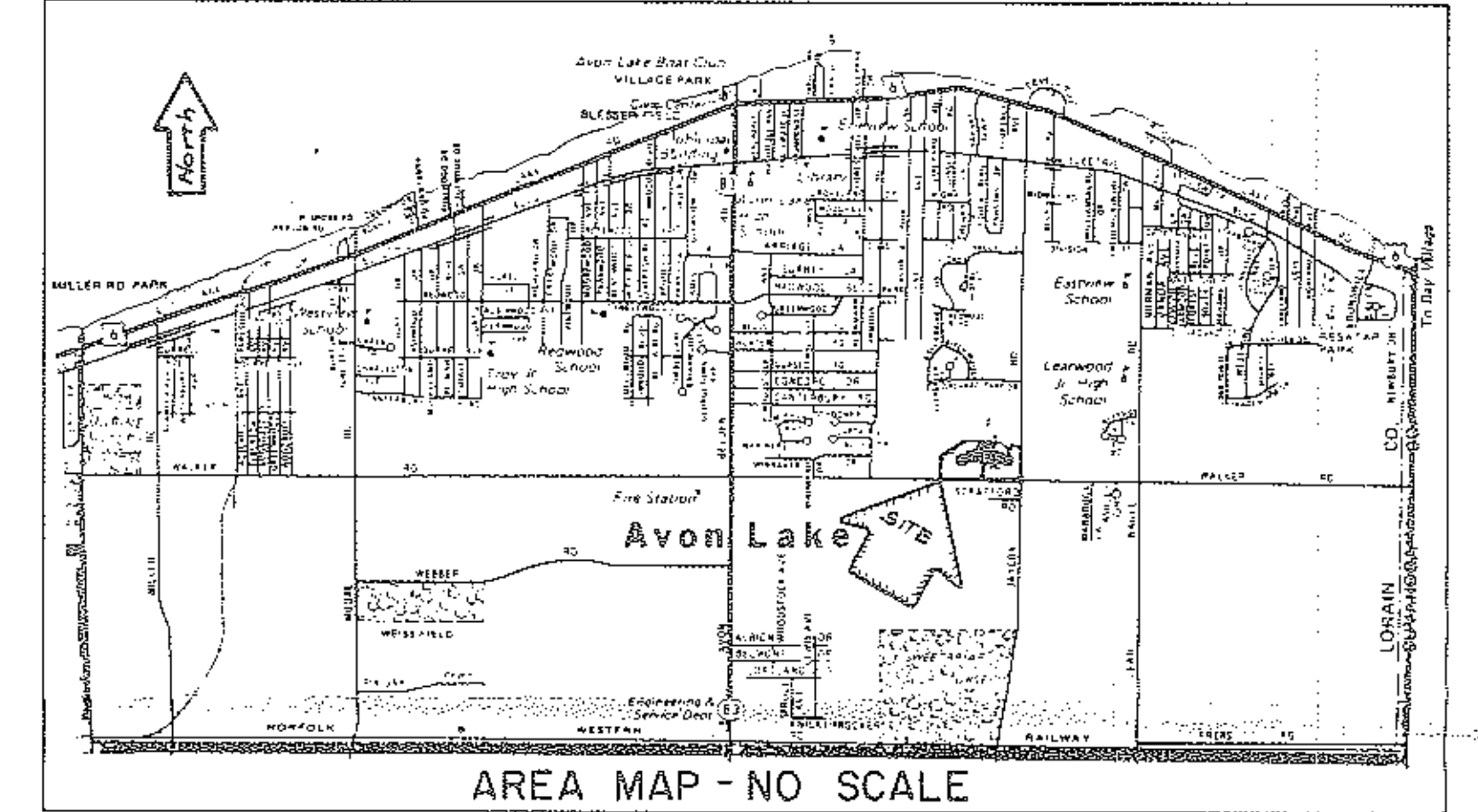
STATE OF OHIO
 COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED SUNRISE DEVELOPMENT CO. BY Robert F. ... ITS V. President AND BY _____ ITS _____ WHO ACKNOWLEDGED THAT he DID SIGN THE FOREGOING PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 1 AND THAT IT WAS his OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID SUNRISE DEVELOPMENT CO.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 27th DAY OF October, 1986.

David ...
 NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec. 15, 1986



MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT TRANSHIO SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BRITANNIA ESTATES 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 BRITANNIA PARKWAY, REGENCY COURT, JAYCOX ROAD AND WALKER ROAD AS SHOWN HEREON.

FOR TRANSHIO SAVINGS BANK Raymond ...

NOTARY PUBLIC

STATE OF OHIO
 COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR TRANSHIO SAVINGS BANK BY Raymond B. Butera ITS Asst. V.P. AND BY _____ ITS _____ WHO ACKNOWLEDGED THAT _____ DID SIGN THE FOREGOING PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 1 AND THAT IT WAS his OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID TRANSHIO SAVINGS BANK.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 23rd DAY OF October, 1986.

David ...
 NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec. 15, 1986

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT SOCIETY HOMES, INC., MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BRITANNIA ESTATES 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 BRITANNIA PARKWAY, REGENCY COURT, JAYCOX ROAD AND WALKER ROAD, AS SHOWN HEREON.

FOR SOCIETY HOMES, INC. David ...

NOTARY PUBLIC

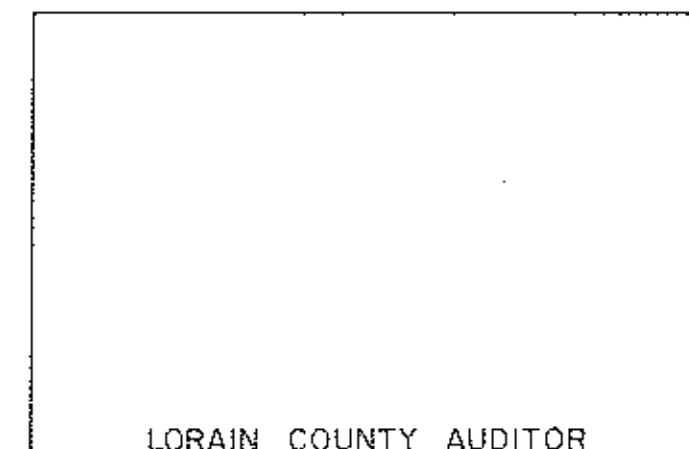
STATE OF OHIO
 COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR SOCIETY HOMES, INC. BY Louis Fodor ITS Liquidating Trustee WHO ACKNOWLEDGED THAT he DID SIGN THE FOREGOING PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 1 AND THAT IT WAS his OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID SOCIETY HOMES, INC.

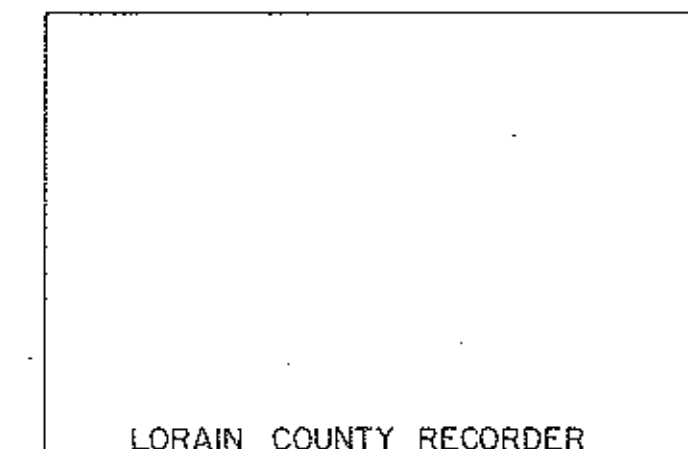
IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Cleveland, OHIO, THIS 29th DAY OF October, 1986.

Karen L. Fischer
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-13-91



LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER

42

KOPF CONSTRUCTION CORPORATION
DV 1375 P 137

KOPF CONSTRUCTION CORPORATION
DV 1375 P 137

KOPF CONSTRUCTION CORPORATION
DV 1375 P 135

KOPF CONSTRUCTION CORPORATION
DV 1375 P 135

(NOT A PART OF THIS SUBDIVISION)

(NOT A PART OF THIS SUBDIVISION)

OUT OF 04-00-019-143-042	9.57 A.
043	9.57 A.
070	17.41 A.
226	23.79 A.
AREA IN STREETS	3.554 AC.
AREA IN COMMON AREA BLOCK "A"	0.226 AC.
AREA IN COMMON AREA BLOCK "B"	0.322 AC.
AREA IN SUBLOTS	18.381 AC.
TOTAL AREA	22.483 AC.
INTO PLAT	22.48 A.
REM. → 04-00-019-143-248	37.86 AC.

BRITANNIA ESTATES SUBDIVISION No 1
PART OF ORIGINAL AVON TOWNSHIP SECTION No 19
CITY OF AVON LAKE COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 1985
SCALE: 1" = 60'

#17198

APPROVED
LORAIN CO.
MAP DEPT.
DATE 1-7-87
PAGE 4-00-019-1
BY T. HOLLIS
VOID AFTER 1/1/98

LORAIN COUNTY
TAX MAP DEPARTMENT

PREPARED BY
KLEINODER-SCHMIDT
and ASSOCIATES
ENGINEERS - SURVEYORS - CONSULTANTS IN LAND PLANNING
OHIO

42/798

85837
SHEET 2 OF 2

NOTE: THE BRITANNIA ESTATES DECLARATION OF RESTRICTIONS, RESERVATIONS, AND COVENANTS, IN SOME INSTANCES HAS A GREATER SETBACK REQUIREMENT THAN THE FIFTY FOOT SETBACK LINE SHOWN ON THIS PLAT.

NOTE: IRON PINS SHOWN WITHIN THE RIGHT OF WAY ARE OFFSET 16.00' FROM R/W @ PL PRODUCED TOWARDS &

