

# FAIRWAYS SUBDIVISION NUMBER 1

## PART of AVON TOWNSHIP SECTION No. 20

CITY of AVON LAKE COUNTY of LORAIN STATE of OHIO

PREPARED BY  
KS ASSOCIATES, INC.  
CONSULTING ENGINEERS & SURVEYORS  
ELYRIA OHIO

### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORPORATION DOES HEREBY ACCEPT THIS PLAT OF FAIRWAYS SUBDIVISION NO. 1 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: JAYCOX ROAD AND ACACIA COURT, 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

COUNTY OF LORAIN  
STATE OF OHIO S.S.

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR H.R. KOPF WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING PLAT OF THE FAIRWAYS SUBDIVISION NUMBER 1 AND THAT IT WAS HIS OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10th DAY OF June, 1987.

*Christine L. Gieck*  
NOTARY PUBLIC

MY COMMISSION EXPIRES                     

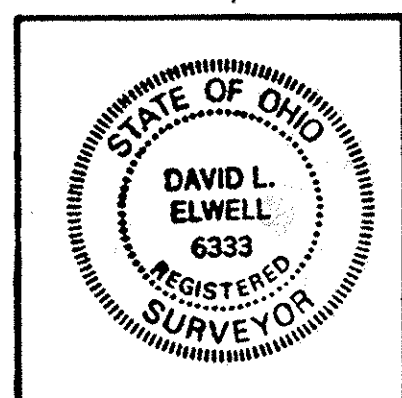


### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, KOPF CONSTRUCTION CORPORATION, I HAVE SURVEYED AND PLATTED THE FAIRWAYS SUBDIVISION NUMBER 1 AS SHOWN HEREON AND CONTAINING 8.8246 ACRES IN AVON TOWNSHIP SECTION 20 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 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	7.2672 ACRES
ACREAGE IN STREETS	1.5574 ACRES
TOTAL	8.8246 ACRES



*David L. Elwell*  
DAVID L. ELWELL - REGISTERED SURVEYOR

### UNDERGROUND CABLE EASEMENT

KOPF CONSTRUCTION CORPORATION, THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTRAL TELEPHONE OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEEES) 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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 EASEMENTS RIGHTS INDICATED HEREIN. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES 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 GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

*H.R. Kopf*  
H.R. KOPF - PRESIDENT  
KOPF CONSTRUCTION CORPORATION

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT TRANSOHIO SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF FAIRWAYS 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 ROAD AND ACACIA COURT, AS SHOWN HEREON.

FOR TRANSOHIO SAVINGS BANK:  
*Chris A. Bender*  
CHRIS A. BENDER, SENIOR VICE PRESIDENT  
*Raymond B. Butkus*  
RAYMOND B. BUTKUS, ASST. VICE PRESIDENT

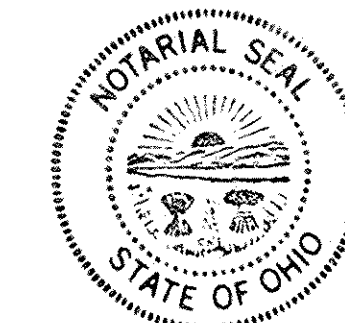
### NOTARY PUBLIC

COUNTY OF LORAIN  
STATE OF OHIO S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR CHRIS A. BENDER, SR. VICE PRES. AND RAYMOND B. BUTKUS, ASST. VICE PRES. REPRESENTING TRANSOHIO SAVINGS BANK WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF FAIRWAYS SUBDIVISION NO. 1 AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON LAKE OHIO, THIS 12 DAY OF JUNE, 1987.

*Carly Ann*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-19-91



### NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE FAIRWAYS SUBDIVISION NUMBER 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*Donald J. ...*  
AVON LAKE LAW DIRECTOR

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE FAIRWAYS SUBDIVISION NUMBER 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 22nd DAY OF JUNE, 1987.

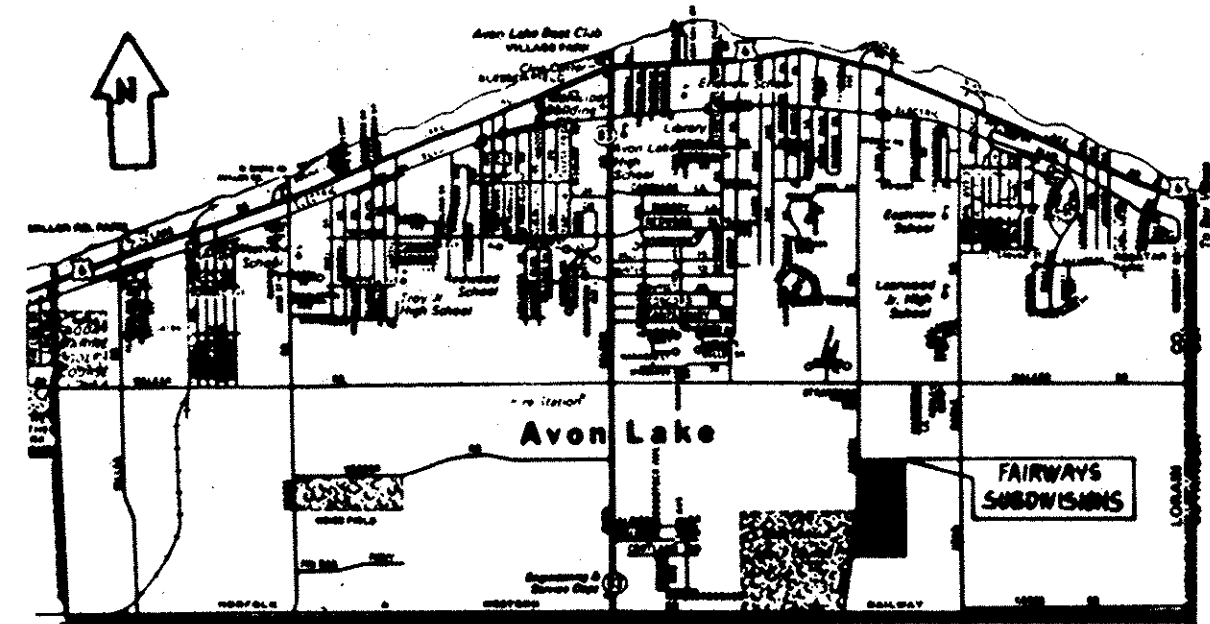
*Justin Singh Kaloupek*  
SECRETARY

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE FAIRWAYS SUBDIVISION NUMBER 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 167-87, PASSED THE 13 DAY OF July, 1987.

*Richard B. Lynch*  
CLERK OF COUNCIL

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
JUL 17 1987  
JULIAN A. PIJOR  
LORAIN COUNTY AUDITOR



AREA MAP - NO SCALE

Received for Record  
JUL 17 1987  
VOL 42  
PAGE 1748  
Lorain County Recorder

LORAIN COUNTY RECORDER

### ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE FAIRWAYS SUBDIVISION NUMBER 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.

*Justin Singh Kaloupek, P.E.*  
AVON LAKE MUNICIPAL ENGINEER

LORAIN COUNTY  
TAX MAP DEPARTMENT

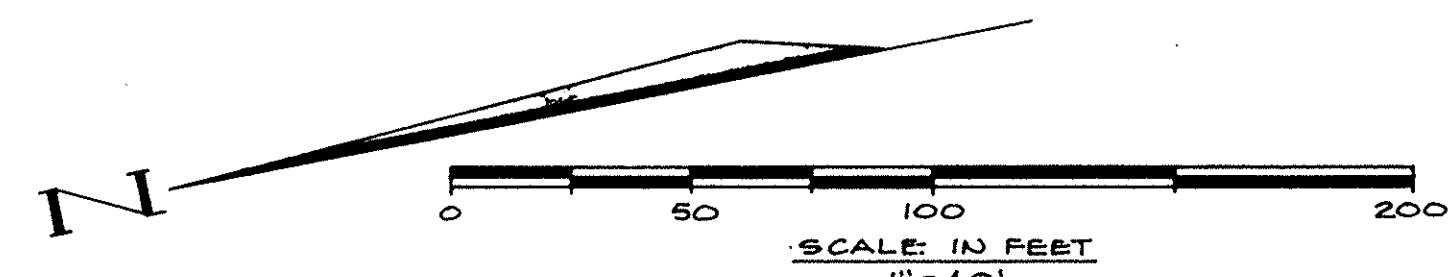
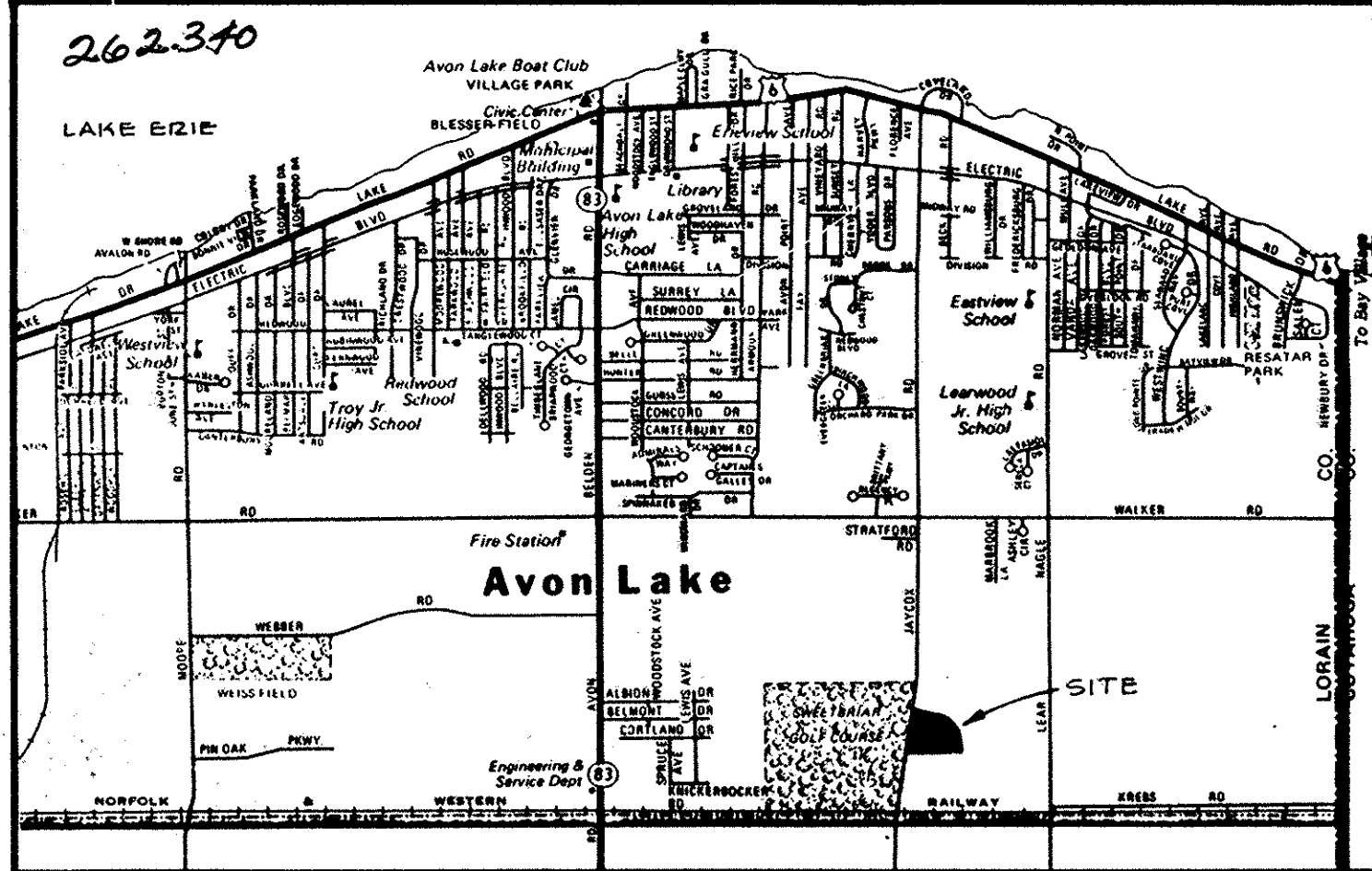
### NOTE

OWNERS OF LOTS ON THIS PLAT ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS AS SHOWN BY THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR FAIRWAYS SUBDIVISION NO. 1 AS RECORDED IN DEED VOLUME PAGE            et. seq. OF LORAIN COUNTY DEED RECORDS.

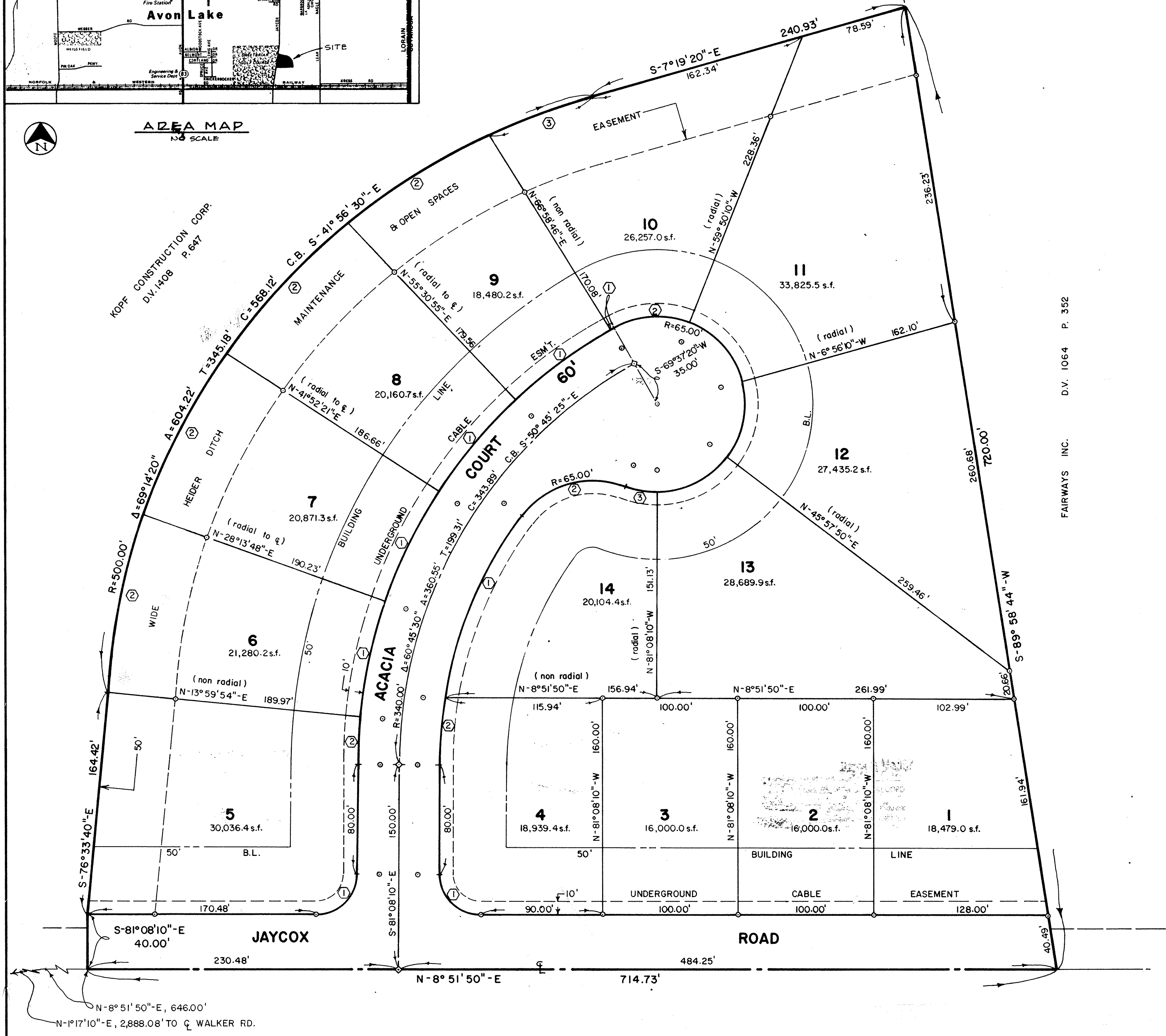
Box: Lorain County Title Co.  
S.K.

262340

262340



**AREA MAP**  
SCALE



CURVE DATA							
SUBLOT	CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
4	①	30.00'	90°00'00"	47.12'	30.00'	42.43'	N-53°51'50"-E
4	②	310.00'	9°16'55"	50.22'	25.17'	50.16'	N-76°29'43"-W
5	①	30.00'	90°00'00"	47.12'	30.00'	42.43'	N-36°08'10"-W
5	②	370.00'	5°43'25"	36.96'	18.50'	36.95'	N-78°16'28"-W
6	①	370.00'	13°38'33"	88.10'	44.26'	87.89'	N-68°35'29"-W
6	②	500.00'	15°30'57"	135.40'	68.12'	134.99'	N-68°48'11"-W
7	①	370.00'	13°38'33"	88.10'	44.26'	87.89'	N-54°56'55"-W
7	②	500.00'	15°15'06"	133.10'	66.94'	132.70'	N-53°25'09"-W
8	①	370.00'	13°38'33"	88.10'	44.26'	87.89'	N-41°18'22"-W
8	②	500.00'	15°07'18"	131.96'	66.37'	131.58'	N-38°13'57"-W
9	①	370.00'	13°38'33"	88.10'	44.26'	87.89'	N-27°39'49"-W
9	②	500.00'	14°09'54"	123.61'	62.12'	123.30'	N-23°35'21"-W
10	①	370.00'	0°27'52"	3.00'	1.50'	3.00'	N-20°36'36"-W
10	②	65.00'	50°32'30"	57.34'	30.69'	55.50'	N-4°53'35"-E
10	③	500.00'	9°11'05"	80.15'	40.16'	80.07'	N-11°54'52"-W
11		65.00'	52°54'00"	60.01'	32.34'	57.90'	N-56°36'50"-E
12		65.00'	52°54'00"	60.01'	32.34'	57.90'	N-70°29'10"-W
13		65.00'	52°54'00"	60.01'	32.34'	57.90'	N-17°35'10"-W
14	①	310.00'	27°07'18"	146.74'	74.77'	145.38'	N-58°17'37"-W
14	②	65.00'	75°21'36"	85.49'	50.20'	79.46'	N-7°03'10"-W
14	③	65.00'	21°45'48"	24.69'	12.50'	24.54'	N-19°44'44"-E

AREA IN SUBLOTS 7.2672 AC.  
 AREA IN STREETS 1.5574 AC.  
 TOTAL AREA 8.8246 AC.

NOTE: IRON PINS SET WITHIN THE RIGHT-OF-WAY OF ACACIA COURT ARE OFFSET 16.00' FROM RIGHT-OF-WAY LINE, ON PROPERTY LINE BEARING PRODUCED TOWARDS CENTERLINE.

FAIRWAYS INC. D.V. 1064 P. 352

FAIRWAYS SUBDIVISION NUMBER 1  
 PART OF AVON TOWNSHIP SECTION 20  
 CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LORAIN COUNTY TAX MAP DEPARTMENT