

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

NOTE: OWNERS OF LOTS ON THIS PLAT ARE SUBJECT TO THE SAME COVENANTS AND RESTRICTIONS AS SHOWN BY THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WOODLANDS SUBDIVISION NO. 1 AS RECORDED IN V. 1415 P. 552 ET SEQ OF THE LORAIN COUNTY DEED RECORDS.

THE WOODLANDS SUBDIVISION NO. 4

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.

SCALE 1" = 50'
OCTOBER, 1986



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

SURVEYOR'S 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. 4 AS SHOWN HEREON AND CONTAINING 7.5633 ACRES IN AVON TOWNSHIP SECTION NO. 19 NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.
AT ALL POINTS INDICATED • IRON PIN MONUMENTS WERE EITHER FOUND OR SET.
MEASUREMENTS SHOWN IN 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	5.2885 AC.
ACREAGE IN GREEN AREA "C"	0.4011 AC.
ACREAGE IN GREEN AREA "D"	0.0617 AC.
ACREAGE IN STREETS	2.2116 AC.
TOTAL	7.9633 AC.

P.T. Saylor
PAUL T. SAYLOR JR., REGISTERED SURVEYOR

OWNER'S 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, ACKNOWLEDGING THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZING 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. NO BUILDINGS OR TREES TO BE INSTALLED IN EASEMENTS. CITY TO BE HELD FREE FROM REPAIR OR ANYTHING PLACED IN THE EASEMENT EXCEPT GRASS. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON DESIGNATED AS SYCAMORE CIRCLE, HICKORY LANE, COTTONWOOD COURT AND JAYCOX ROAD.

J. & W. DEVELOPMENT CO.
BY *Thomas Beal*

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. 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 STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR OR RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS AND PIPES, SURFACE AND BELOW GROUND MOUNTED TRANSFORMERS, AND PEDESTALS, CONCRETE PADS AND OR OTHER FACILITIES AS PER DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES 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 LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, AND COMMUNICATION FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES, PIPE 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 Mulica* DATE 12-15-87
CLEVELAND ELECTRIC ILLUMINATING CO.
BY *Paul Kalerbacher* DATE 12-17-87
LORAIN TELEPHONE CO.
BY *Joanading* DATE 12-15-87
CONTINENTAL CABLEVISION INC.

J. & W. DEVELOPMENT CO.
BY *Thomas Beal*

NOTARY PUBLIC
COUNTY OF LORAIN } ss.
STATE OF OHIO } ss.
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE SIGNED J. & W. DEVELOPMENT CO. BY *Thomas Beal* WHO ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS 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 Cleveland, OHIO THIS 11th DAY OF November, 1987.

Linda S. Perko LINDA S. PERKO, Notary Public
State of Ohio & Cuyahoga County
My Commission Expires Feb. 21, 1992

MORTGAGEE'S CERTIFICATE
THIS IS TO CERTIFY THAT Elyria Savings & Trust NA, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WOODLANDS SUBDIVISION NO. 4 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THE PLAT OF SAME TO BE CORRECT AND DEDICATED FOREVER TO PUBLIC USE, SYCAMORE CIRCLE, HICKORY LANE, COTTONWOOD COURT AND JAYCOX ROAD AS SHOWN HEREON.
FOR Elyria Savings & Trust NA
Thomas Beal

NOTARY PUBLIC
COUNTY OF LORAIN } ss.
STATE OF OHIO } ss.
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED

Thomas Beal REPRESENTING Elyria Savings & Trust NA WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WOODLANDS SUBDIVISION NO. 4 AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF December, 1987.
Kronenberger NOTARY PUBLIC
MY COMMISSION EXPIRES April 24, 1991

COUNCIL
THIS PLAT ACCEPTED BY MOTION OF COUNCIL OF THE CITY OF AVON LAKE, OHIO FOR RECORDING PURPOSES ONLY THIS 25th DAY OF January, 1988.
BY ORDINANCE NO. 30-88
Karlson CLERK

PLANNING COMMISSION
THIS PLAT ACCEPTED BY PLANNING COMMISSION OF THE CITY OF AVON LAKE, OHIO FOR RECORDING PURPOSE ONLY THIS 5th DAY OF JANUARY, 1988.
Justin Sufis Kalouris SECRETARY

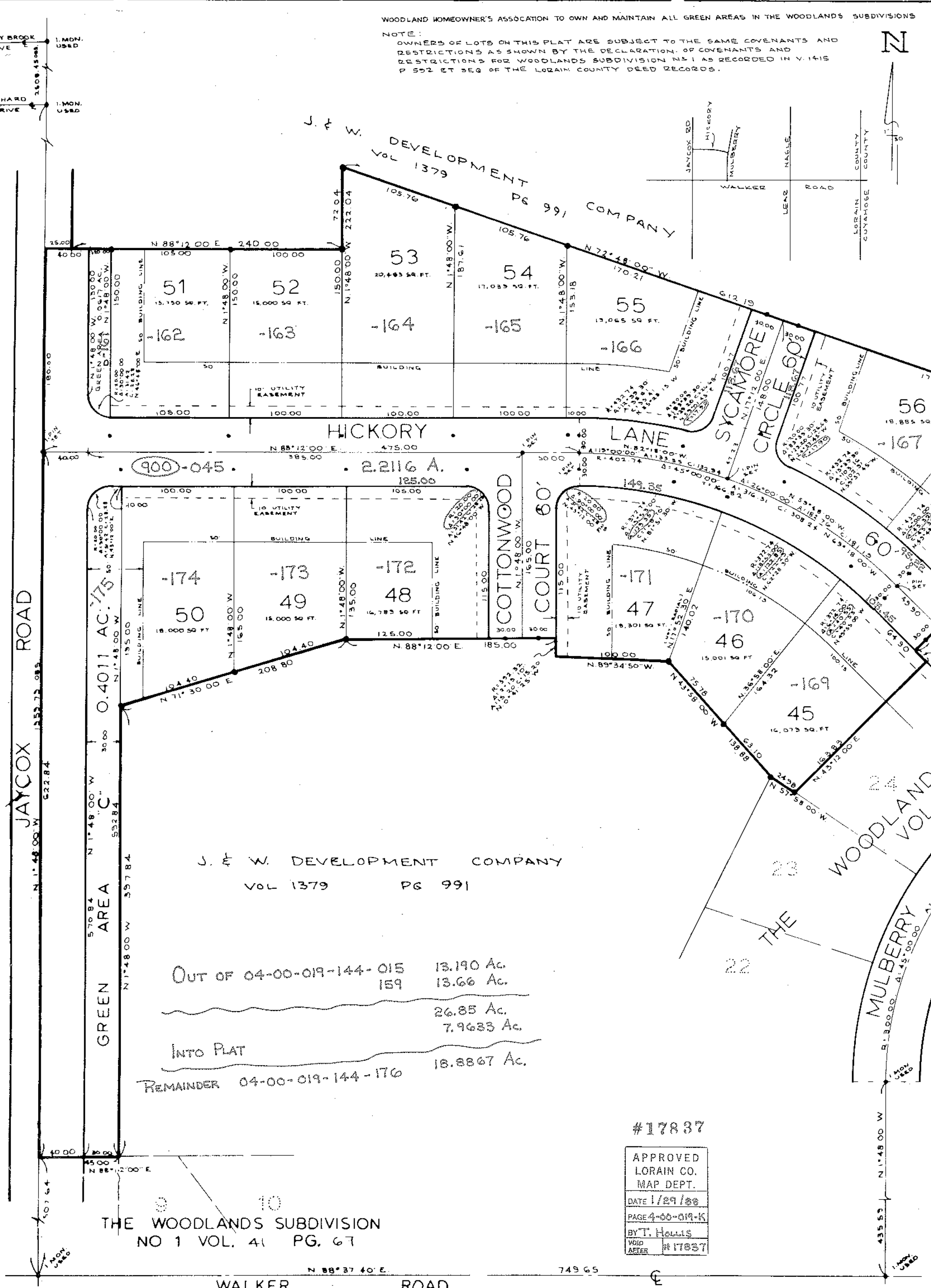
ENGINEER
THIS PLAT APPROVED BY THE ENGINEER OF THE CITY OF AVON LAKE, OHIO ON THE 4th DAY OF January, 1988.
Justin Sufis Kalouris ENGINEER

DIRECTOR OF LAW
THIS PLAT APPROVED BY THE DIRECTOR OF LAW OF THE CITY OF AVON LAKE, OHIO FOR RECORDING PURPOSES ONLY THIS 11th DAY OF JANUARY, 1988.
Samuel DIRECTOR OF LAW

NOTE: • DENOTES IRON PIN SET 15.00 FEET OFF RIGHT OF WAY LINE. (TYPICAL THROUGHOUT)

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER



J. & W. DEVELOPMENT COMPANY
VOL 1379 PG 991

OUT OF 04-00-019-144-015 13.190 Ac.
159 13.66 Ac.

26.85 Ac.
7.9633 Ac.

INTO PLAT

REMAINDER 04-00-019-144-176 18.8867 Ac.

#17837
APPROVED
LORAIN CO.
MAP DEPT.
DATE 1/29/88
PAGE 4-00-019-K
BY T. HOLLIS
VOID AFTER #17837

THE WOODLANDS SUBDIVISION
NO 1 VOL. 41 PG. 67

43/4