

038248

038248 43/58

# BRITANNIA ESTATES SUBDIVISION NO. 2

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 19

## CITY OF AVON LAKE, LORAIN COUNTY, OHIO.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE PLATTED BRITANNIA ESTATES SUBDIVISION NO. 2 FROM THE RECORD OF A SURVEY PERFORMED IN MARCH, 1985 BY KLEINDEDER-SCHMIDT AND ASSOCIATES, CONSULTING ENGINEERS AND SURVEYORS OF ELYRIA, OHIO, AND THAT SAID SUBDIVISION, AS SHOWN HEREON CONTAINS 12.150 ACRES OF LAND IN A PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 19, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO.

AT ALL POINTS INDICATED I.P. (REC.) OR I.P. SET, IRON PIN MONUMENTS EITHER EXIST AS A MATTER OF RECORD OR WILL BE SET UPON THE COMPLETION OF CONSTRUCTION. DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF, BEARINGS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE VALUE OF ANGLES, ALL OF WHICH I CERTIFY TO BE CORRECT.

ACREAGE IN STREET 1.882 AC.  
ACREAGE IN BLOCK "C" 0.151 AC.  
ACREAGE IN LOTS 10.117 AC.  
TOTAL ACREAGE 12.150 AC.

*David R. Hoops*  
DAVID R. HOOPS  
REGISTERED SURVEYOR NO. 6514

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 30 DAY OF AUGUST, 1988.

*James James Cha, P.E.*  
SECRETARY

### NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*Donald D. ...*  
AVON LAKE LAW DIRECTOR

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 144-88, PASSED THE 25 DAY OF AUGUST, 1988.

*Harold ...*  
CLERK OF COUNCIL

### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 2 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.

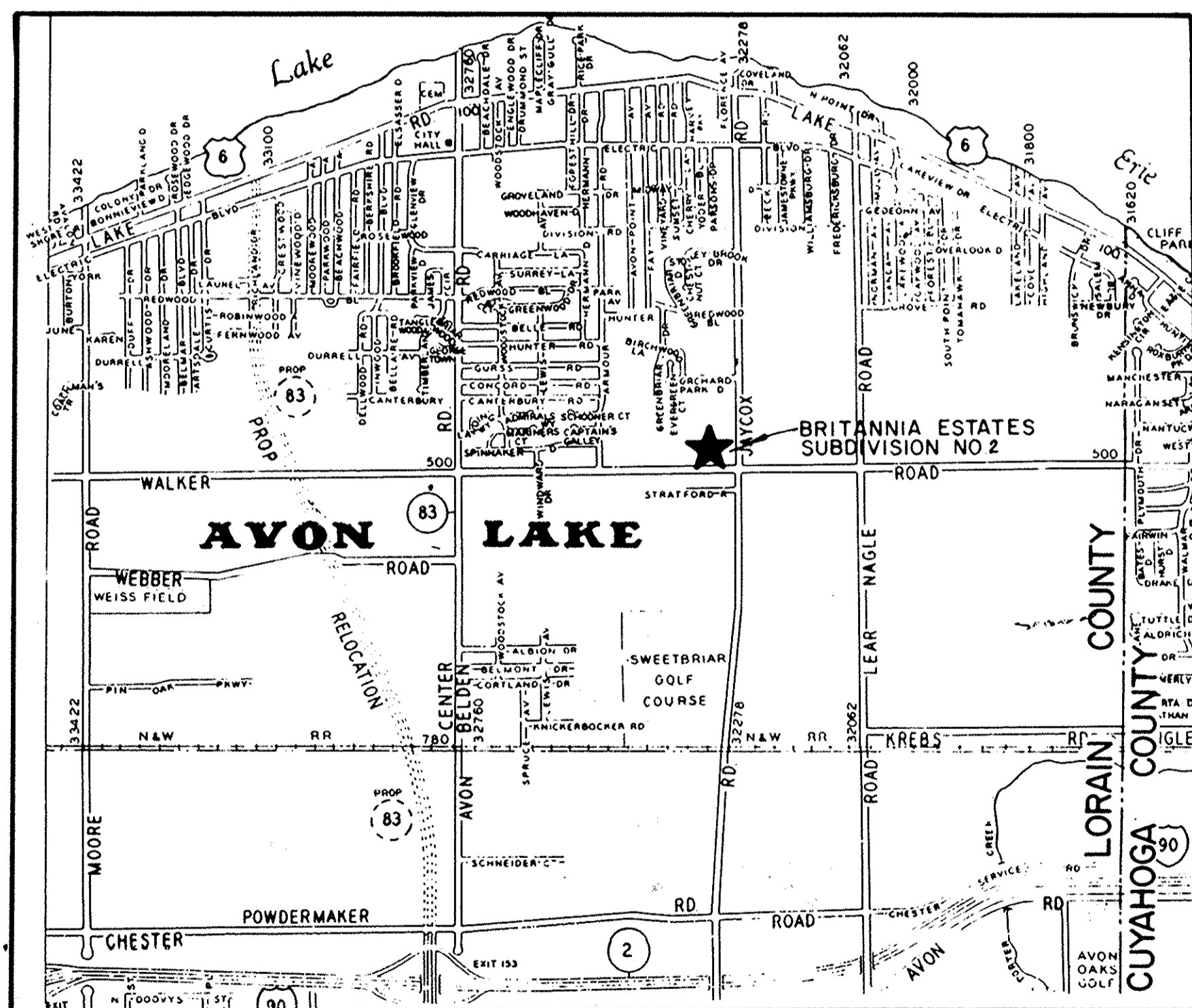
*James James Cha, P.E.*  
AVON LAKE MUNICIPAL ENGINEER

### 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 CITY 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 SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

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

**CT Consultants, Inc.**  
Engineers • Architects • Planners  
Willoughby • Mentor • North Canton • Steubenville • Lorain



VICINITY MAP

NO SCALE

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
OCT 5 1988  
JULIAN A. FJOR  
LORAIN COUNTY AUDITOR

Received for Record OCT 5 - 1988  
at 2:44 clock P.M. in Plat RECORD.  
VOL 43  
Dorothy L. Esser  
PAGE 58, 59 Lorain County Records

48640 Conf

LORAIN COUNTY  
TAX MAP DEPARTMENT

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

### OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY GRANT UNTO THE CITY OF AVON LAKE PERPETUAL UTILITY EASEMENTS OF THE WIDTHS AND LOCATIONS SHOWN UNDER, OVER, AND THROUGH THE SUBLOTS AND LAND AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. NO BUILDINGS OR TREES ARE TO BE INSTALLED IN EASEMENTS. THE CITY OF AVON LAKE IS TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN EASEMENTS EXCEPT GRASS. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON, AND DESIGNATED AS: BRITANNIA PARKWAY, NOTTINGHAM DRIVE AND THE 10' WIDENING OF JAYCOX ROAD.

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

### NOTARY PUBLIC

STATE OF OHIO )  
COUNTY OF LORAIN ) SS

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. 2 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 HEREBY SET MY HAND AND OFFICIAL SEAL THIS 25 DAY OF AUGUST, 1988.

*Christine L. ...*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-91

NOTE: OWNERS OF LOTS ON THIS PLAT WILL BE SUBJECT TO THE SAME RESTRICTIONS, RESERVATIONS AND COVENANTS AS SHOWN BY THE DECLARATION OF RESTRICTIONS, RESERVATIONS AND COVENANTS FOR BRITANNIA ESTATES SUBDIVISION NO. 1, AS RECORDED IN DEED VOLUME 1413, PAGE 846 ET. SEQ. OF THE LORAIN COUNTY DEED RECORDS, WHEN SAID DECLARATION IS AMENDED TO SPECIFICALLY ADD THE LOTS ON THIS PLAT.

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT TRANSCHID SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 2 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, NOTTINGHAM DRIVE AND JAYCOX ROAD AS SHOWN HEREON.

FOR TRANSCHID SAVINGS BANK

*Chris A. Beale* SVP  
*Joseph B. ...* V.P.

### NOTARY PUBLIC

STATE OF OHIO )  
COUNTY OF LORAIN ) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR TRANSCHID SAVINGS BANK BY CHRIS A. BEALE, ITS SENIOR VICE PRESIDENT AND BY JOSEPH B. ... ITS VICE PRESIDENT WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 2 AND THAT IT WAS HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID TRANSCHID SAVINGS BANK. IN TESTIMONY WHEREOF, I HAVE HEREBY SET MY HAND AND OFFICIAL SEAL AT AVON LAKE, OHIO, THIS 29 DAY OF AUGUST, 1988.

*Jane C. ...*  
NOTARY PUBLIC

MY COMMISSION EXPIRES July 31, 1992

43/58

BRITANNIA ESTATES  
SUBDIVISION NO. 2 PLAT

Box: Lorain County Title

S.K.

038248

038248 43 59

KOPF CONSTRUCTION CORP.  
VOL. 1417 PG. 746

### BRITANNIA ESTATES SUBDIVISION No. 2

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 19

CITY OF AVON LAKE COUNTY OF LORAIN

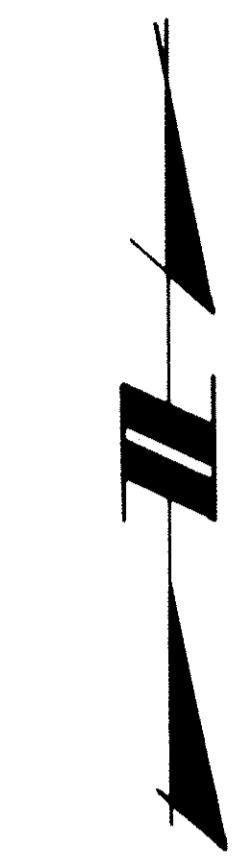
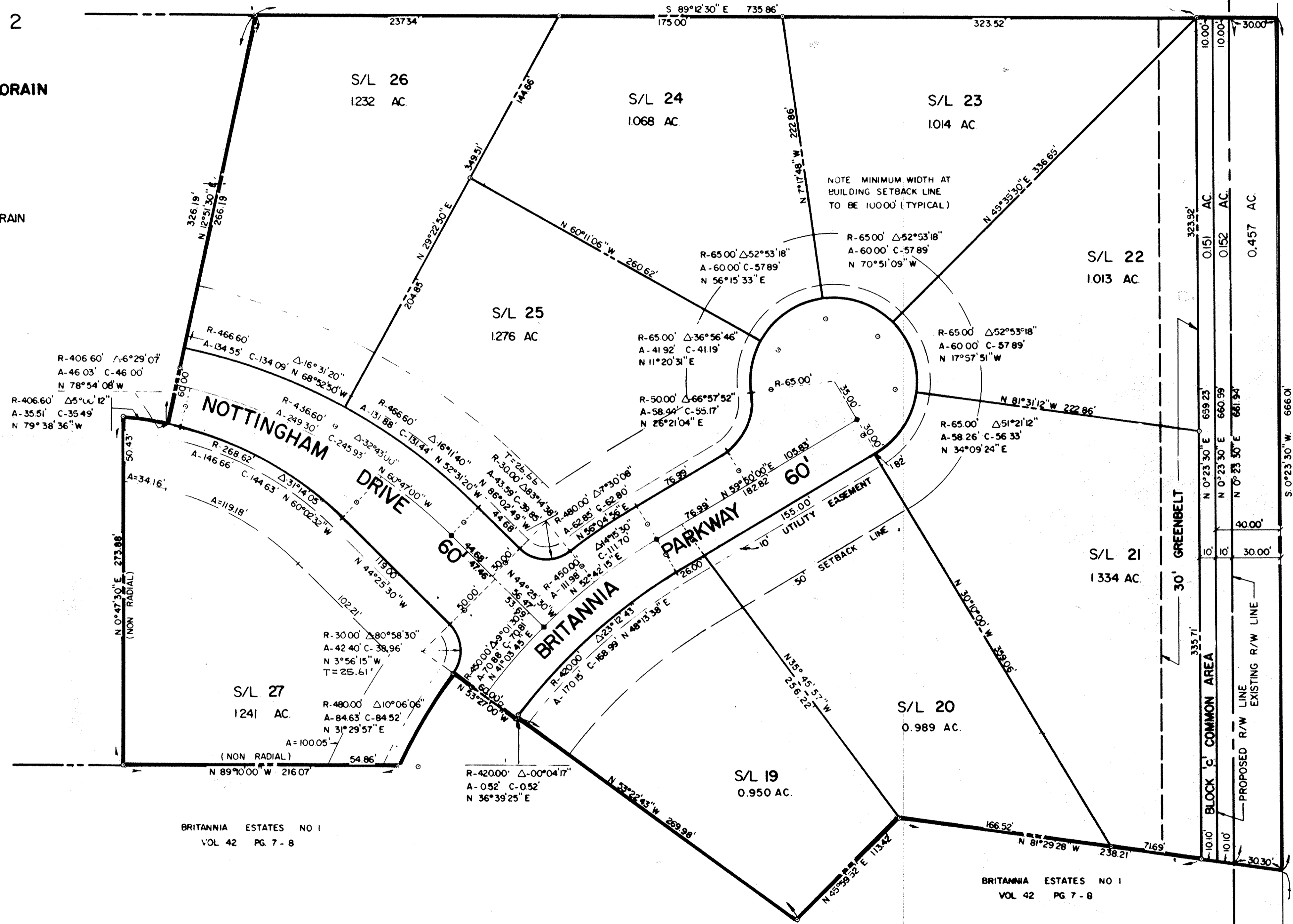
STATE OF OHIO

PREPARED BY:

COLPETZER - THOMAS, INC.

WILLOUGHBY - MENTOR - NORTH CANTON - STEUBENVILLE - LORAIN

KOPF CONSTRUCTION CORP.  
VOL. 1375 PG. 132



SCALE 1" = 50'

REFER TO RESTRICTIONS, RESERVATIONS AND COVENANTS AS RECORDED IN VOL. 1413 PG. 846 ET. SEQ. OF LORAIN CO. DEED RECORDS FOR CONDITIONS AND USE OF BLOCK "C" AND GREENBELT AREAS.

AREAS	
AREA IN STREETS	1.882 ACRES
AREA IN BLOCK "C"	0.151 ACRES
AREA IN SUBLOTS	10.117 ACRES
<b>TOTAL AREA</b>	<b>12.150 ACRES</b>

BRITANNIA ESTATES NO 1  
VOL 42 PG 7 - 8

BRITANNIA ESTATES NO 1  
VOL 42 PG 7 - 8

○ IRON PIN FOUND OR SET  
 NOTE: IRON PINS SHOWN WITHIN THE RIGHT OF WAY ARE OFFSET 16.00' FROM R/W AT & PROJECTED TOWARD &  
 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.

LORAIN COUNTY  
TAX MAP DEPARTMENT

BRITANNIA ESTATES SUBDIVISION No. 2 PLAT

43 59 2