

039712

FAIRWAYS SUBDIVISION NUMBER 4

039712

43/60

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

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 UTILITY EASEMENTS OF THE WIDTHS AND LOCATIONS SHOWN UNDER, OVER, AND THROUGH THE SUBLOTS AND LAND AS SHOWN HEREON. NO BUILDINGS OR TREES ARE TO BE INSTALLED IN EASEMENTS. CITY TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN THE EASEMENTS EXCEPT GRASS. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS WEDGEWOOD DRIVE, AND PLUMBROOK COURT.

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 4 AND THAT IT WAS HIS OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 23 DAY OF June 1987

Christina L. Will
NOTARY PUBLIC

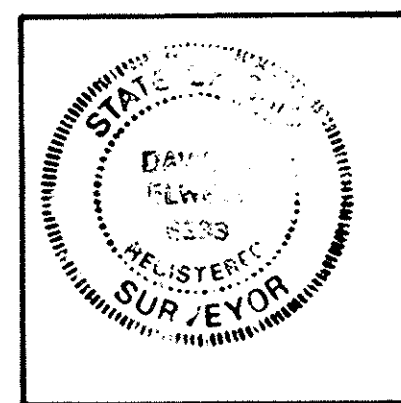
MY COMMISSION EXPIRES _____

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 4 AS SHOWN HEREON AND CONTAINING 6.7137 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	5.5461	ACRES
ACREAGE IN STREETS	1.1676	ACRES
TOTAL	6.7137	ACRES



David L. Elwell
DAVID L. ELWELL - REGISTERED SURVEYOR

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PROVIDENT BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF FAIRWAYS SUBDIVISION NO. 4 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: WEDGEWOOD DRIVE, AND PLUMBROOK COURT, AS SHOWN HEREON.

FOR THE PROVIDENT BANK:

G. E. Baker, Sec. V.P.
R. C. Sanctor, V.P.

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 G. E. Baker, Sec. V.P. & R. C. Sanctor, V.P. REPRESENTING THE PROVIDENT BANK WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF FAIRWAYS SUBDIVISION NO. 4 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 28 DAY OF Sept. 1987.

Christina L. Will
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-91

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 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 EASEMENTS 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, PRESIDENT
KOPF CONSTRUCTION CORPORATION

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE FAIRWAYS SUBDIVISION NUMBER 4 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

James A. Pijor
AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE FAIRWAYS SUBDIVISION NUMBER 4 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 4th DAY OF October, 1987.

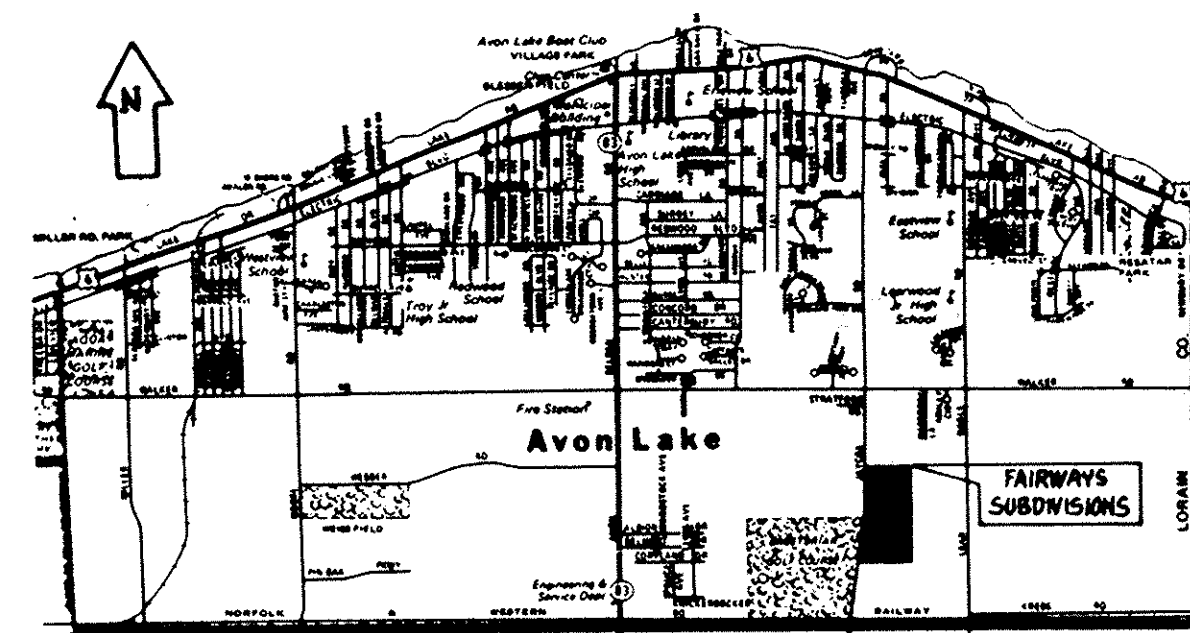
Thomas James Ciba, P.E.
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE FAIRWAYS SUBDIVISION NUMBER 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 177-88, PASSED THE 10th DAY OF October, 1987.

Kathleen Lopez
CLERK OF COUNCIL

TRANSFERRED
IN COMPLIANCE WITH REG. 318-008
OHIO REV. CODE
OCT 20 1988
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR



AREA MAP - NO SCALE

Received for Record OCT 20 1988
at 3:38 clock P.M. in PLAT RECORD.
VOL 43
PAGES 60 + 61 inc.
Dorothy L. Essex
Lorain County Recorder
86 40
M.E.
LORAIN COUNTY RECORDER

Box: Lorain Co. Title

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 FAIRWAYS SUBDIVISION NO. 1 AS RECORDED IN DEED VOLUME 1426 PAGE 211 et. seq. OF LORAIN COUNTY DEED RECORDS.

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE FAIRWAYS SUBDIVISION NUMBER 4 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.

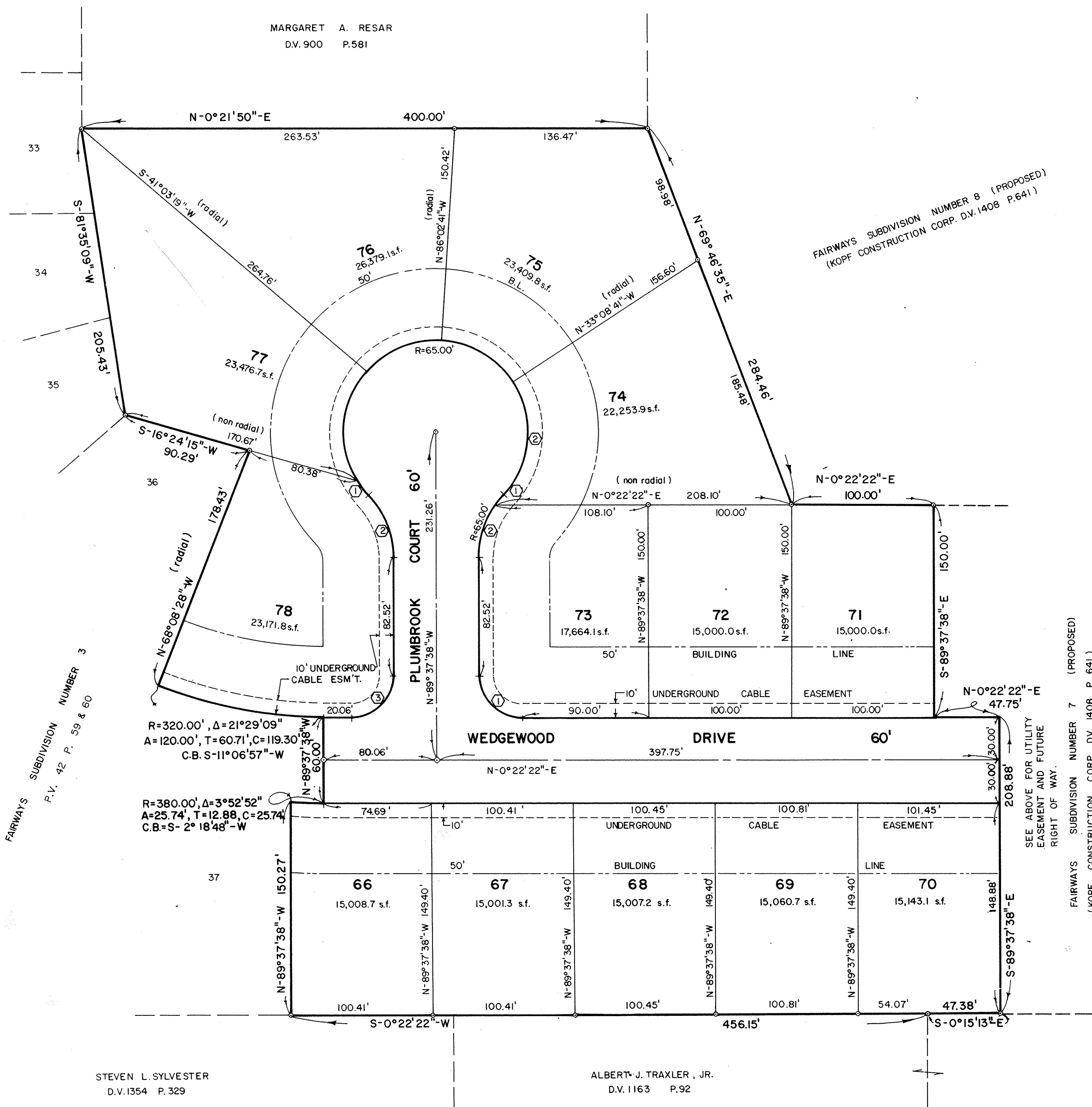
Thomas James Ciba, P.E.
AVON LAKE MUNICIPAL ENGINEER

LORAIN COUNTY
TAX MAP DEPARTMENT

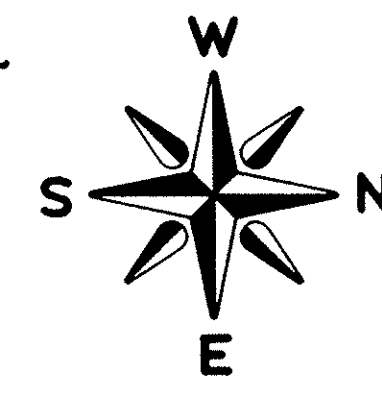
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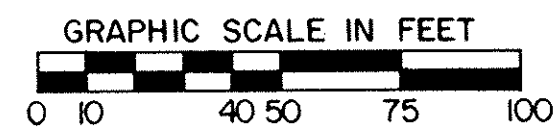
MARGARET A. RESAR
D.V. 900 P.581



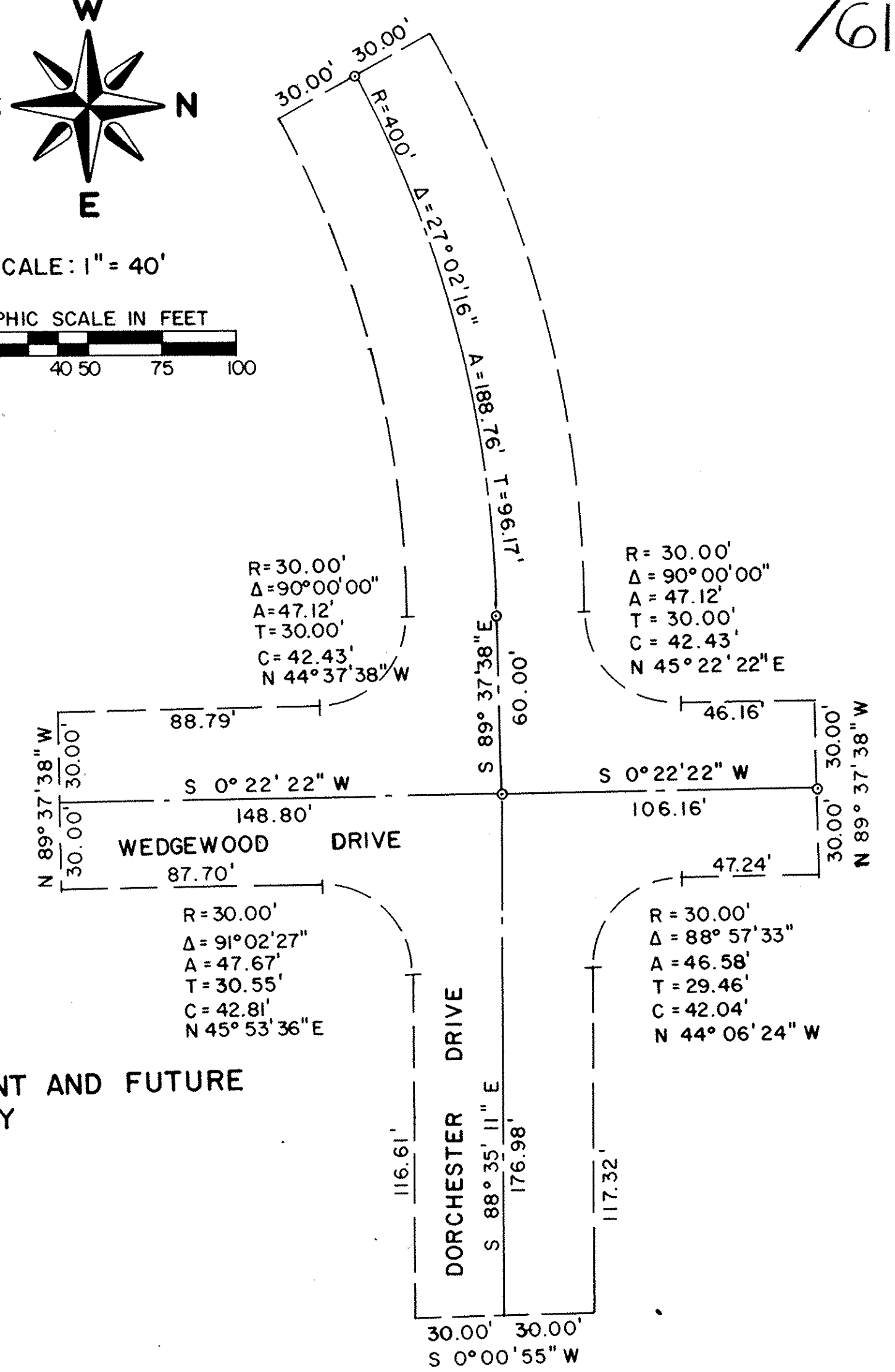
039712



SCALE: 1" = 40'



UTILITY EASEMENT AND FUTURE RIGHT-OF-WAY



CURVE DATA							
SUBLOT	CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
73	①	30.00'	90°00'00"	47.12'	30.00'	42.43'	N-45°22'22"-E
73	②	65.00'	35°13'04"	39.96'	20.63'	39.33'	N-72°01'05"-W
74	①	65.00'	7°49'52"	8.88'	4.45'	8.88'	N-50°29'37"-W
74	②	65.00'	76°34'00"	86.86'	51.30'	80.54'	N-84°51'41"-W
75		65.00'	52°54'00"	60.01'	32.34'	57.90'	N-30°24'19"-E
76		65.00'	52°54'00"	60.01'	32.34'	57.90'	N-22°29'41"-W
77		65.00'	73°27'30"	83.34'	48.50'	77.74'	N-85°40'26"-W
78	①	65.00'	10°16'23"	11.65'	5.84'	11.64'	N-52°27'37"-E
78	②	65.00'	43°02'57"	48.84'	25.64'	47.70'	N-68°50'54"-E
78	③	30.00'	90°00'00"	47.12'	30.00'	42.43'	N-44°37'38"-W

AREA IN SUBLOTS	5.5461 AC.
AREA IN STREETS	1.1676 AC.
TOTAL AREA	6.7137 AC.

FAIRWAYS SUBDIVISION NUMBER 4

PART OF AVON TOWNSHIP SECTION 20
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LORAIN COUNTY
TAX MAP DEPARTMENT

KS ASSOCIATES INCORPORATED
ENGINEERS/SURVEYORS
424 MIDDLE AVENUE
ELYRIA, OHIO