

FAIRWAYS SUBDIVISION NUMBER 5

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, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY GRANT UNTO THE CITY OF AVON LAKE WATERLINE AND DRAINAGE EASEMENTS OF THE WIDTHS AND LOCATIONS SHOWN UNDER, OVER, AND THROUGH THE SUBLOTS AND LANDS AS SHOWN HEREON. NOTHING IS TO BE PLACED IN AN EASEMENT AREA EXCEPT GRASS. THE CITY IS TO BE HELD FREE FROM REPAIR OF ANYTHING EXCEPT GRASS. THE CITY SHALL HAVE THE RIGHTS OF INGRESS AND EGRESS ON SUCH EASEMENT AND ACROSS ANY SUBLOT ADJACENT TO SUCH EASEMENT FOR THE PURPOSE OF EXERCISING EASEMENT RIGHTS WHICH SHALL INCLUDE RIGHTS TO INSPECT, INSTALL, OPERATE, MAINTAIN, REPAIR, AND REPLACE ANY CONDUITS OR APPURTENANCES THERETO. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON, AND DESIGNATED AS PINEHURST DRIVE, WEDGEWOOD DRIVE, AND LANDERWOOD LANE.

[Signature]
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 5 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, 1989.

[Signature]
NOTARY PUBLIC

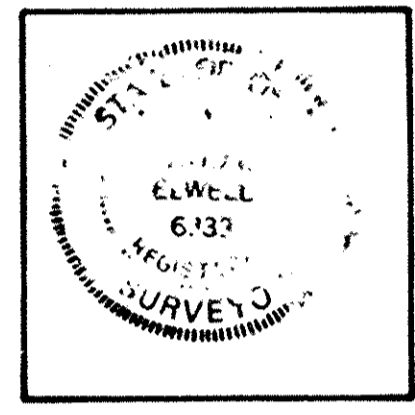
MY COMMISSION EXPIRES _____

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 5, AS SHOWN HEREON AND CONTAINING 15.8178 ACRES IN AVON TOWNSHIP SECTION 20 NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED —o—, 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 & BLOCKS	12.6536	ACRES
ACREAGE IN STREETS	3.1642	ACRES
TOTAL	15.8178	ACRES



[Signature]
DAVID L. ELWELL - REGISTERED SURVEYOR

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT TRANSOHIO SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF FAIRWAYS SUBDIVISION NO. 5 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: PINEHURST DRIVE, WEDGEWOOD DRIVE, AND LANDERWOOD LANE, AS SHOWN HEREON.

FOR TRANSOHIO SAVINGS BANK:

[Signature]
[Signature]

NOTARY PUBLIC

COUNTY OF ~~LORAIN~~ CUYAHOGA
STATE OF OHIO S.S.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Raymond B. Turner, Vice President and M. Ceppolillo, Cashier REPRESENTING TRANSOHIO SAVINGS BANK WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF FAIRWAYS SUBDIVISION NO. 5 AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND OHIO, THIS 27 DAY OF APRIL, 1989.

[Signature]
NOTARY PUBLIC
R. J. LUEHR, Notary Public
STATE OF OHIO
M, Commission Expires Nov. 5, 1992

MY COMMISSION EXPIRES _____

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.

[Signature]
H.R. KOPF - PRESIDENT
KOPF CONSTRUCTION CORPORATION

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE FAIRWAYS SUBDIVISION NUMBER 5 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature]
AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE FAIRWAYS SUBDIVISION NUMBER 5 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 13th DAY OF June, 1989.

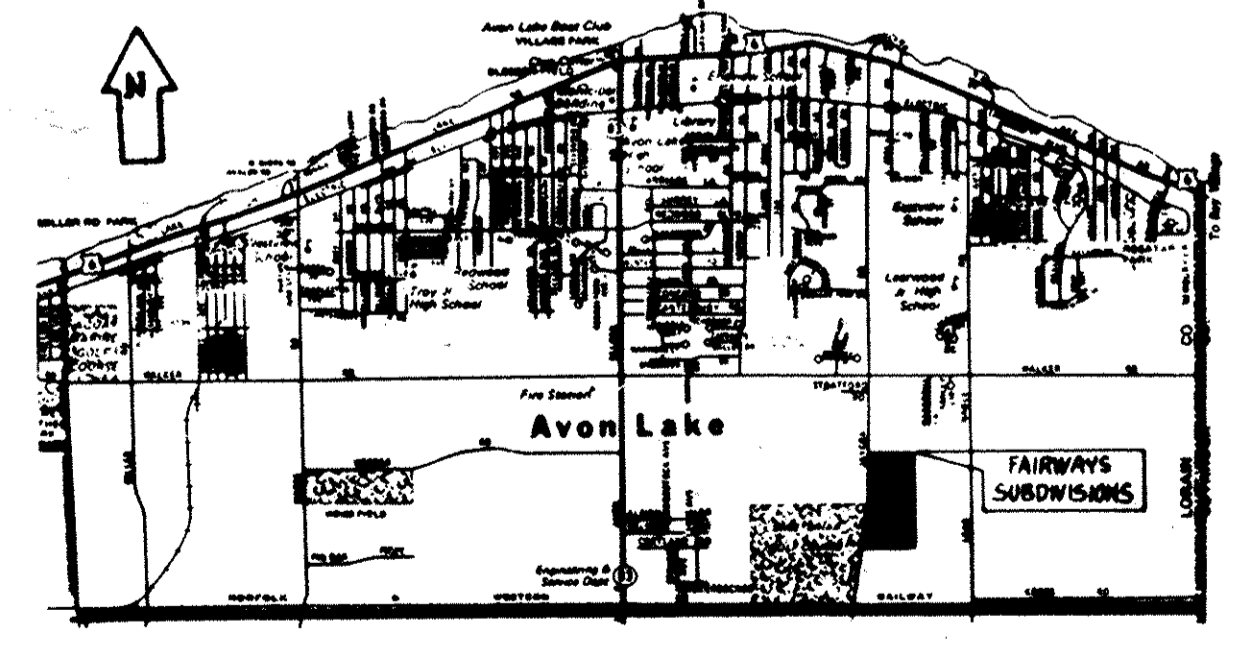
[Signature]
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE FAIRWAYS SUBDIVISION NUMBER 5 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE No. 112-89, PASSED THE 12 DAY OF June, 1989.

[Signature]
CLERK OF COUNCIL

TRANSFERRED
IN COMPLIANCE WITH SEC. 519-202
OHIO REV. CODE
JUN 23 1989
JULIAN A. FJOR
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR



AREA MAP - NO SCALE

LORAIN COUNTY RECORDER

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE FAIRWAYS SUBDIVISION NUMBER 5 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.

[Signature]
AVON LAKE MUNICIPAL ENGINEER

LORAIN COUNTY
TAX MAP DEPARTMENT

Approved for Record
JUN 23 1989
Dorothy L. Essex
Lorain County Recorder

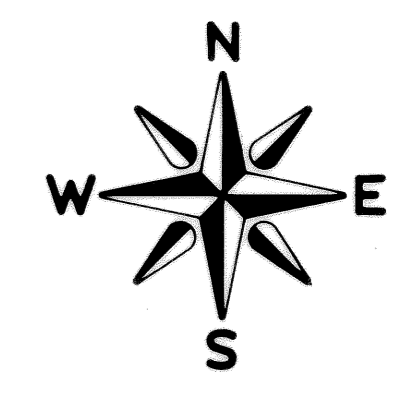
Box LTC SK #3640

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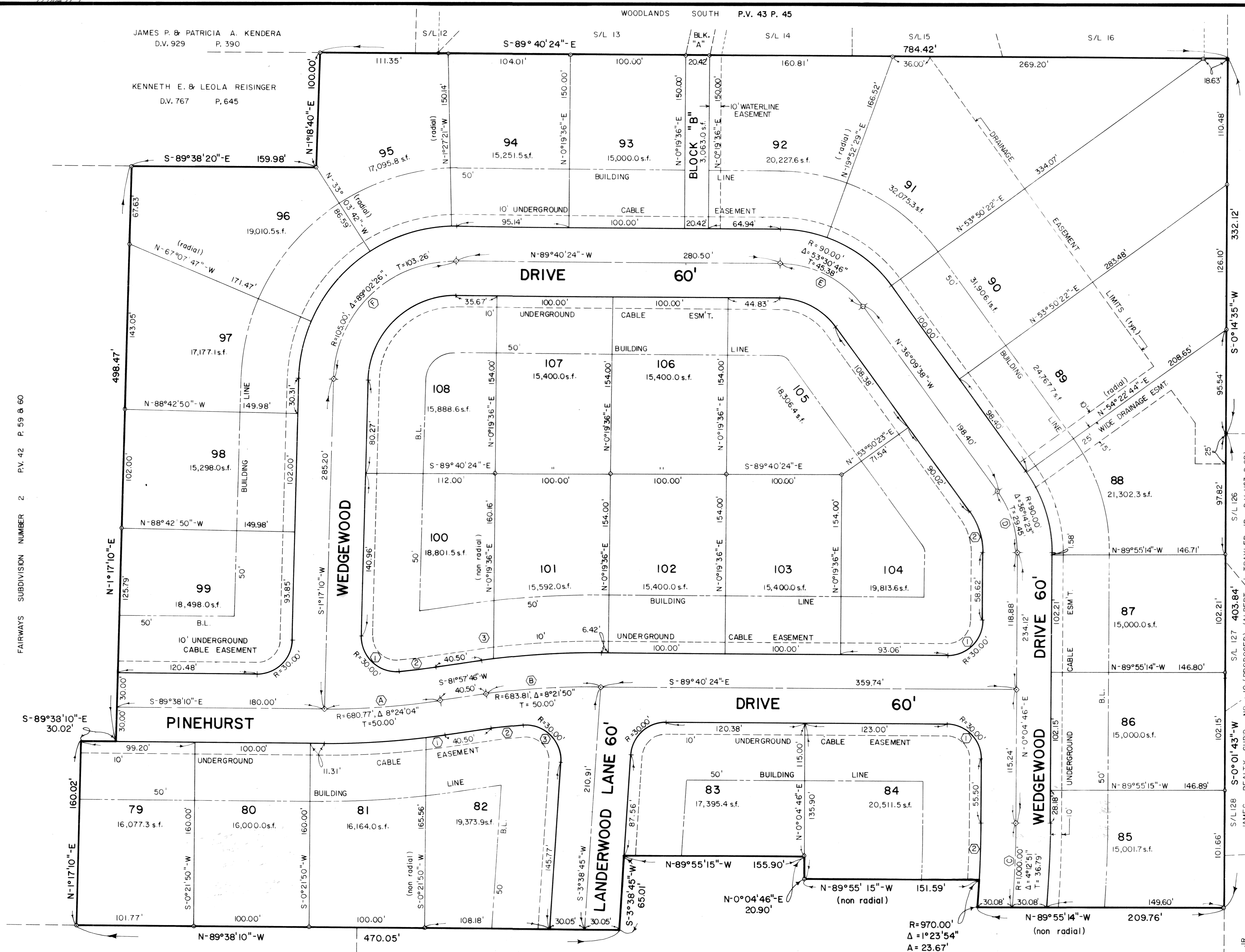
SCALE: 1" = 40'



AREA IN SUBLOTS AND BLOCKS	12.6536 AC.
AREA IN STREET R/W	3.1642 AC.
TOTAL AREA	15.8178 AC.

BETTY P. SIMPSON
D.V. 1196 P.676

FAIRWAYS SUBDIVISION NUMBER 2 P.V. 42 P. 59 & 60



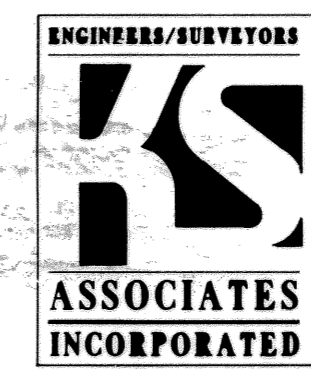
CURVE DATA						
¢ CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
A	680.77'	8°24'04"	99.82'	50.00'	99.73'	N-86°09'48"-E
B	683.81'	8°21'50"	99.82'	50.00'	99.73'	N-86°06'41"-E
C	1,000.00'	4°12'51"	73.55'	36.79'	73.53'	N-2°11'11"-E
D	90.00'	36°14'23"	56.92'	29.45'	55.98'	N-18°02'26"-W
E	90.00'	53°30'46"	84.06'	45.38'	81.04'	N-62°55'01"-W
F	105.00'	89°02'26"	163.18'	103.26'	147.24'	N-45°48'23"-E

S/L	CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
81	1	710.77'	7°10'06"	88.92'	44.52'	88.87'	N-86°46'47"-E
82	1	710.77'	1°13'59"	15.30'	7.65'	15.30'	N-82°34'49"-E
82	2	653.81'	2°29'48"	28.49'	14.25'	28.49'	N-83°12'38"-E
82	3	30.00'	99°11'12"	51.93'	35.24'	45.69'	N-45°56'51"-W
83		30.00'	86°40'51"	45.39'	28.31'	41.18'	N-46°59'11"-E
84	1	30.00'	89°45'10"	46.99'	29.87'	42.34'	N-44°47'49"-E
84	2	970.00'	2°56'48"	49.88'	24.95'	49.88'	N-1°33'10"-E
85		1,030.00'	4°05'28"	73.55'	36.79'	73.53'	N-2°07'30"-E
88		120.00'	35°42'01"	74.77'	38.64'	73.57'	N-17°46'16"-W
89		120.00'	0°32'21"	1.13'	0.56'	1.13'	N-35°53'27"-W
91		120.00'	33°57'53"	71.14'	36.65'	70.10'	N-53°08'35"-W
92		120.00'	19°32'53"	40.94'	20.67'	40.74'	N-79°53'58"-W
94		135.00'	1°46'57"	4.20'	2.10'	4.20'	N-89°26'08"-E
95		135.00'	31°36'21"	74.47'	38.21'	73.53'	N-72°44'28"-E
96		135.00'	34°04'05"	80.27'	41.36'	79.09'	N-39°54'15"-E
97		135.00'	21°35'03"	50.86'	25.73'	50.56'	N-12°04'42"-E
99		30.00'	89°04'40"	46.64'	29.52'	42.08'	N-45°49'30"-E
100	1	30.00'	96°33'50"	50.56'	33.65'	44.79'	N-46°59'45"-W
100	2	650.77'	2°45'36"	31.35'	15.68'	31.34'	N-83°20'35"-E
100	3	713.81'	0°49'51"	10.35'	5.18'	10.35'	N-82°23'57"-E
101		713.81'	7°31'59"	93.85'	46.99'	93.78'	N-86°33'28"-E
104	1	30.00'	90°14'51"	47.25'	30.13'	42.52'	N-45°12'11"-E
104	2	60.00'	36°14'23"	37.95'	19.63'	37.32'	N-18°02'26"-W
105		60.00'	53°30'46"	56.04'	30.25'	54.02'	N-62°55'01"-W
108		75.00'	89°02'26"	116.55'	73.76'	105.17'	N-45°48'23"-E

GEORGE W. SOUHRADA D.V. 1402 P. 222

KOPF CONSTRUCTION CORP.
D.V. 1408 P. 641

R=970.00'
 Δ=1°23'54"
 A=23.67'
 T=11.84'
 C=23.67'
 C.B. N-3°43'30"-E



LORAIN COUNTY TAX MAP DEPARTMENT

FAIRWAYS SUBDIVISION NUMBER 5
PART OF AVON TOWNSHIP SECTION 20
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

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