

#074486
1 of 2

BRITANNIA ESTATES SUBDIVISION NO. 4

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 19
CITY OF AVON LAKE, LORAIN COUNTY, OHIO

44/71
#074486
1 of 2

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE PLATTED BRITANNIA ESTATES NO. 4 FROM THE RECORD OF A SURVEY PERFORMED IN MARCH, 1985 BY KLEINOEDER-SCHMIDT AND ASSOCIATES, CONSULTING ENGINEERS AND SURVEYORS OF ELYRIA, OHIO, AND THAT SAID SUBDIVISION, AS SHOWN HEREON CONTAINS 14.645 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.

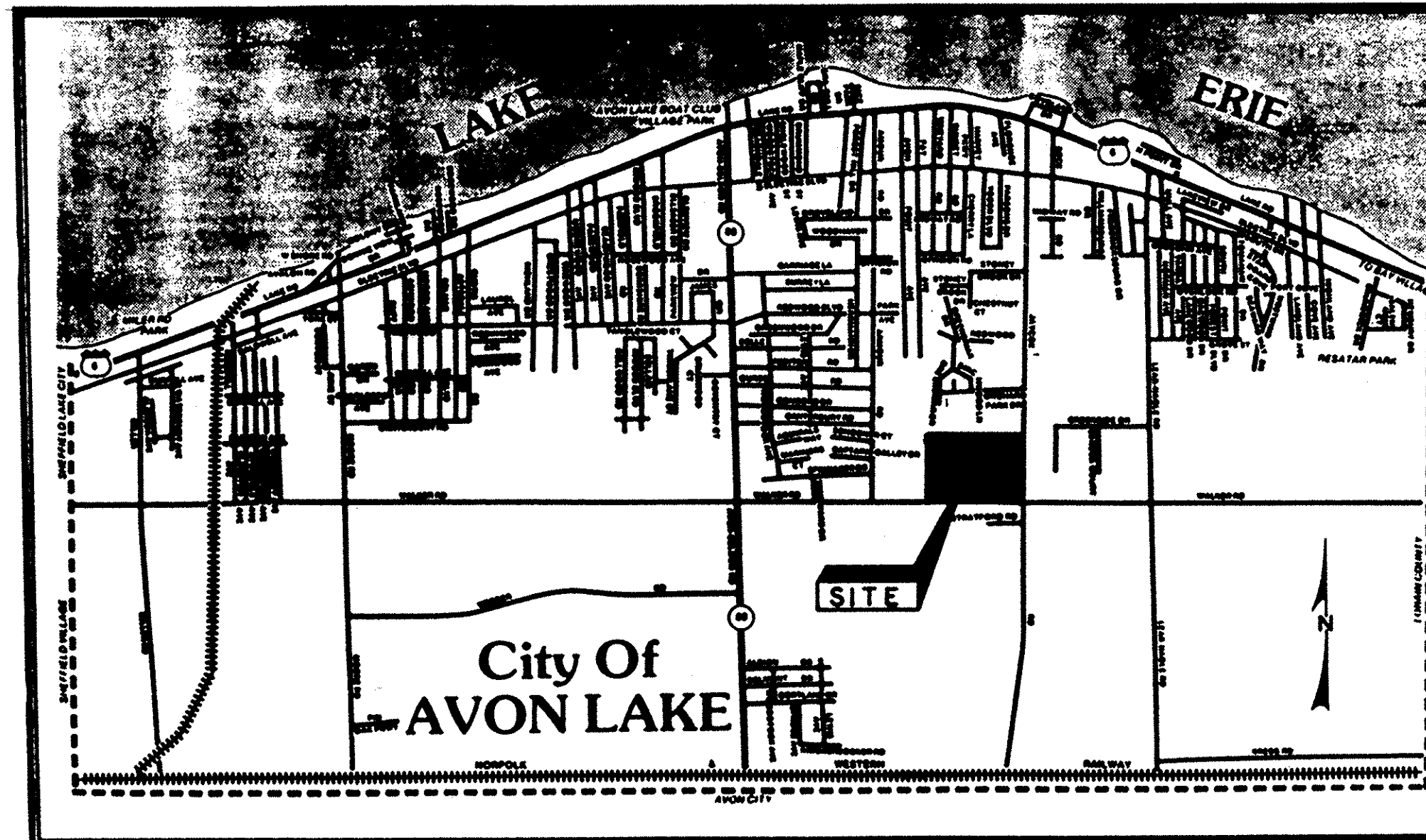
AT ALL POINTS INDICATED I.P. (REC.) OR I.P. SET, IRON PIN MONUMENTS EITHER EXIST AS A MATTER OF RECORD OR WILL BE SET UPON THE COMPLETION OF CONSTRUCTION. DISTANCES SHOWN ARE BASED UPON AN ASSUMED MERIDIAN FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE VALUE OF ANGLES ONLY, ALL OF WHICH I CERTIFY TO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

ACREAGE IN LOTS 11.111 AC. 13.166 AC. *
ACREAGE IN STREET 3.534 AC. 1.479 AC. *

TOTAL ACREAGE 14.645 AC.



WILLIAM LEE SPENCER
REGISTERED SURVEYOR NO. 6561



AREA MAP - NO SCALE

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 CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEES) 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 GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, 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 GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 4 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 5TH DAY OF SEPTEMBER, 1989.

Thomas James Aika, P.E.
SECRETARY

* FOR CERTIFICATE OF CORRECTION SEE O.R. VOL.252 PG.716

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 4 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Samuel D. ...
AVON LAKE LAW DIRECTOR

NOTARY PUBLIC

STATE OF OHIO SS
COUNTY OF LORAIN

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. 4 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 20 DAY OF July, 1989.

Christine L. Doehl
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-25-91

NOTARY PUBLIC
STATE OF OHIO SS
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED TRANSOHIO SAVINGS BANK CO. BY Donald B. Bikes ITS V.P. AND BY ... ITS ... WHO ACKNOWLEDGED THAT He DID SIGN THE FOREGOING PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 4 AND THAT IT WAS his OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID TRANSOHIO SAVINGS BANK. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 20 DAY OF July, 1989.

Christine L. Doehl
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-25-91

OWNER CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORPORATION DOES HEREBY ACCEPT THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 4 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE NOTTINGHAM DRIVE & BRANDON PLACE AS SHOWN HEREON. KOPF CONSTRUCTION CORPORATION FURTHER GRANTS PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES TO CITY OF AVON LAKE.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 194-89, PASSED THE 11 DAY OF Sept., 1989.

Richard Lopez
CLERK OF COUNCIL

ENGINEERS CERTIFICATE

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

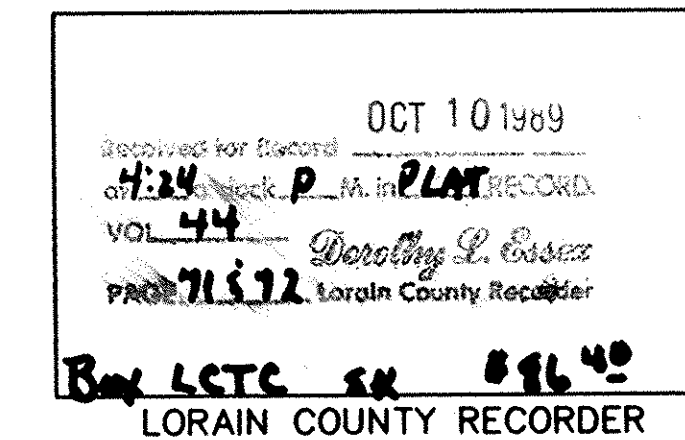
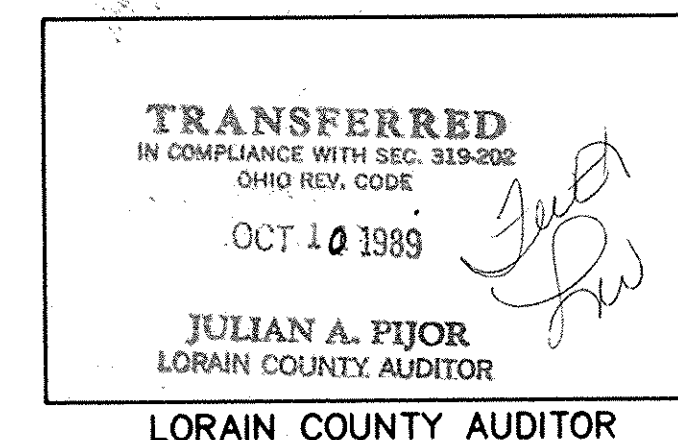
Thomas James Aika, P.E.
AVON LAKE MUNICIPAL ENGINEER

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT TRANSOHIO SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BRITANNIA ESTATES 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 NOTTINGHAM DRIVE & BRANDON PLACE AS SHOWN HEREON.

FOR TRANSOHIO SAVINGS BANK Joseph H. Steiner, V.P.

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.



LORAIN COUNTY
TAX MAP DEPARTMENT

R.E. WARNER & ASSOCIATES
Engineers
JOB NO. 11889

2001 CROCKER ROAD WESTLAKE, OHIO

DR. BY: JRK
CHK. BY: _____
APR. BY: _____
DATE: _____
SCALE: NONE

BRITANNIA ESTATES
SUBDIVISION NO. 4

PREPARED FOR
KOPF CONSTRUCTION CORP.

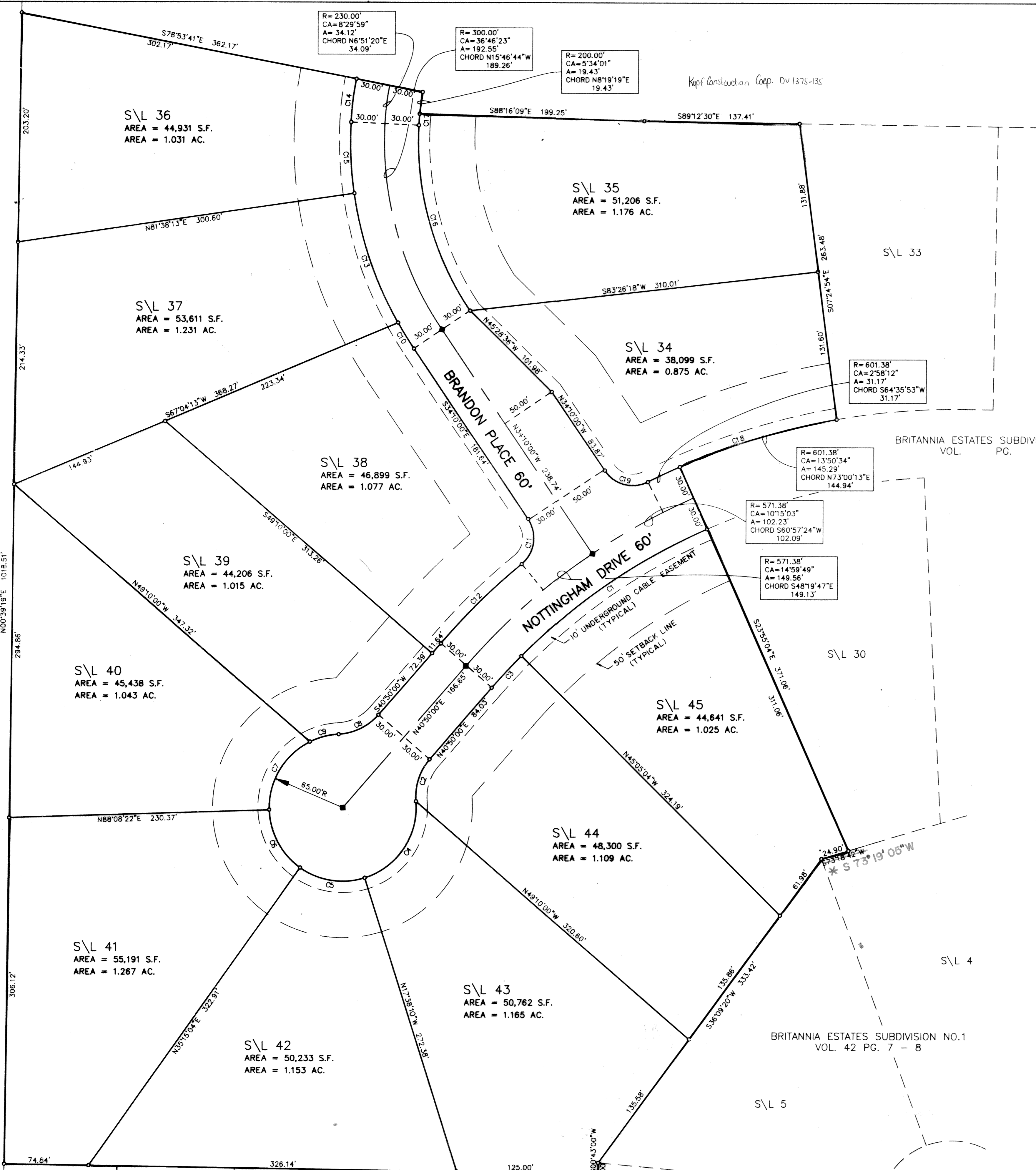
DRAWING NUMBER
44/71

NO.	DATE	DESCRIPTION	BY	REFERENCE DRAWINGS

4074486
2 of 2

44/72
4074486
2 of 2

VINCENT P. & ALVIRA LAFORGA
VOL. 1045 PG. 265
4.39 AC.
P.P.N. 4-00-019-143-059



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CH. BEARING	DISTANCE	TANGENT
C1	541.38'	211°0'00"	200.00'	N55°29'49"E	198.86'	101.15'
C2	50.00'	45°55'16"	40.07'	N17°52'22"E	39.01'	21.18'
C3	541.38'	04°04'55"	38.57'	N42°52'28"E	38.96'	19.29'
C4	65.00'	77°27'02"	87.86'	N33°38'15"E	61.33'	52.12'
C5	65.00'	52°53'18"	60.00'	S81°11'35"E	57.89'	32.33'
C6	65.00'	52°53'18"	60.00'	S28°18'17"E	57.89'	32.33'
C7	65.00'	65°18'50"	74.10'	S30°47'38"W	70.15'	41.66'
C8	50.00'	45°55'16"	40.07'	S63°47'38"W	39.01'	21.19'
C9	65.00'	23°18'04"	26.43'	S75°06'14"W	26.25'	13.40'
C10	330.00'	04°39'11"	26.80'	S31°49'17"E	26.79'	13.41'
C11	30.00'	84°32'50"	44.27'	S08°06'25"W	40.36'	27.28'
C12	601.38'	09°32'51"	100.21'	S45°36'25"W	100.09'	50.22'
C13	330.00'	21°08'57"	121.81'	S18°56'25"E	121.12'	61.61'
C14	260.00'	08°29'59"	38.57'	S06°51'20"W	38.53'	19.32'
C15	330.00'	10°58'10"	63.18'	S02°52'44"E	63.08'	31.69'
C16	270.00'	36°46'24"	173.29'	N15°46'43"W	170.33'	89.75'
C17	200.00'	02°56'01"	10.24'	N04°04'19"E	10.24'	5.12'
C18	601.38'	16°48'46"	176.47'	S71°31'08"W	175.83'	88.87'
C19	30.00'	82°43'14"	43.31'	N75°31'37"W	39.65'	26.41'

◆ MONUMENT BOX
○ IRON PIN FOUND OR SET
NOTE: IRON PINS WERE SET BY KS ASSOCIATES.

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.

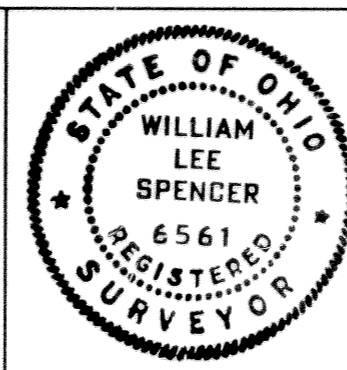
LORAIN COUNTY TAX MAP DEPARTMENT

* FOR CERTIFICATE OF CORRECTION SEE O.R. VOL. 259 PG. 793

R.E. WARNER & ASSOCIATES

Engineers

2001 CROCKER ROAD WESTLAKE, OHIO JOB NO. 11889



DR. BY: JRK
CHK. BY: WLS
APR. BY: _____
DATE: _____
SCALE: 1"=50'

BRITANNIA ESTATES
SUBDIVISION NO.4 PLAT

PREPARED FOR
KOPF CONSTRUCTION CORPORATION

DRAWING NUMBER
44/72