

#115453

40/4

BRITANNIA ESTATES SUBDIVISION NO. 5

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

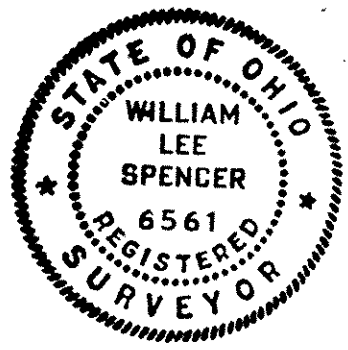
#115453

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE PLATTED BRITANNIA ESTATES NO. 5 FROM THE RECORD OF A SURVEY PERFORMED IN AUGUST 1989 BY R.E. WARNER & ASSOCIATES, CONSULTING ENGINEERS OF WESTLAKE, OHIO AND THAT SAID SUBDIVISION, AS SHOWN HEREON CONTAINS 20.100 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 16.441 AC.
ACREAGE IN STREET 3.525 AC.
ACREAGE IN BLOCK "D" 0.067 AC.
ACREAGE IN BLOCK "E" 0.067 AC.
TOTAL ACREAGE 20.100 AC.



William Lee Spencer
WILLIAM LEE SPENCER
REGISTERED SURVEYOR NO. 6561

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 5 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 3rd DAY OF October, 1990.

Stephen J. Schmitt
SECRETARY

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 5 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Donald D. Brown
AVON LAKE LAW DIRECTOR

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 5 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 179-90, PASSED THE 10 DAY OF Sept., 1990.

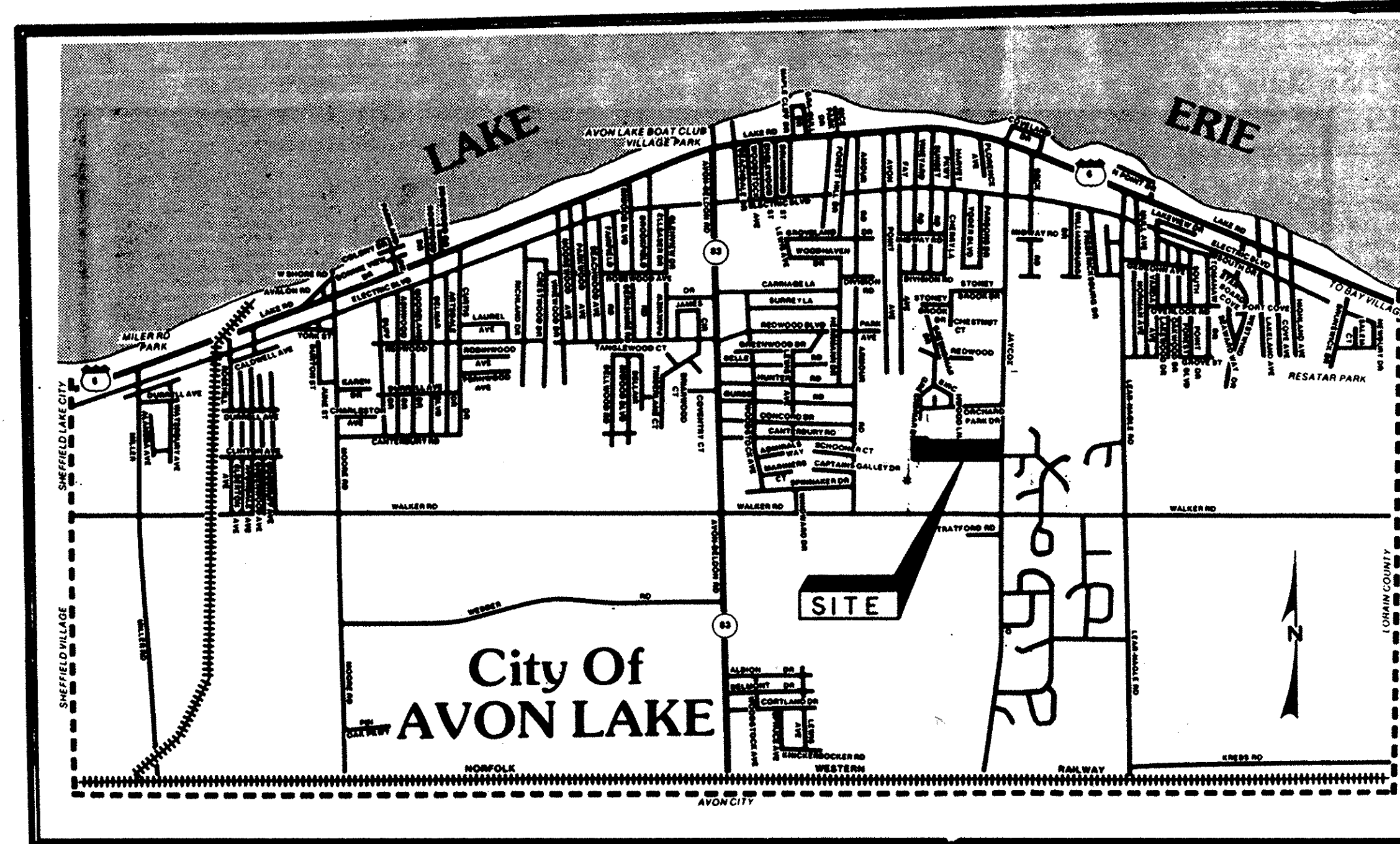
Harold L. Lynch
CLERK OF COUNCIL

ENGINEERS CERTIFICATE

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

James James Clark, P.E.
AVON LAKE MUNICIPAL ENGINEER
10-3-90

LORAIN COUNTY TAX
MAP DEPARTMENT COPY



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 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

MORTGAGES CERTIFICATE

THIS IS TO CERTIFY THAT SOCIETY NATIONAL BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BRITANNIA ESTATES 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 GREENBRAIR DRIVE, BRANDON PLACE AND JAYCOX ROAD AS SHOWN HEREON.

SOCIETY NATIONAL BANK

Kurt L. Reiser
Richard R. Hedrick

NOTARY PUBLIC
STATE OF OHIO
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE NAMED SOCIETY NATIONAL BANK BY KURT L. REISER ITS VICE PRESIDENT AND BY RICHARD R. HEDRICK ITS VICE PRESIDENT WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF BRITANNIA ESTATES SUBDIVISION NO. 5 AND THAT IT WAS THEIR OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID SOCIETY NATIONAL BANK IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO, THIS 2nd DAY OF OCTOBER, 1990.

Audrey M. DeBarto
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-3-91

NOTARY PUBLIC
STATE OF OHIO
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. 5 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 OFFICIAL SEAL AT CLEVELAND, OHIO, THIS 1st DAY OF October, 1990.

Andrea M. Valentine
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 27th, 1995

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.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
OCT 3 1990
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR



OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNER 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 DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON, AND DESIGNATED AS BRANDON PLACE, GREENBRAIR DRIVE AND JAYCOX ROAD.

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

O.	DATE	DESCRIPTION	BY	REFERENCE DRAWINGS

R.E. WARNER & ASSOCIATES
Engineers
JOB NO. 11889
2001 CROCKER ROAD WESTLAKE, OHIO

DR. BY: JRK
CHK. BY: W.L.S.
APR. BY:
DATE: 07-10-1990
SCALE: NONE

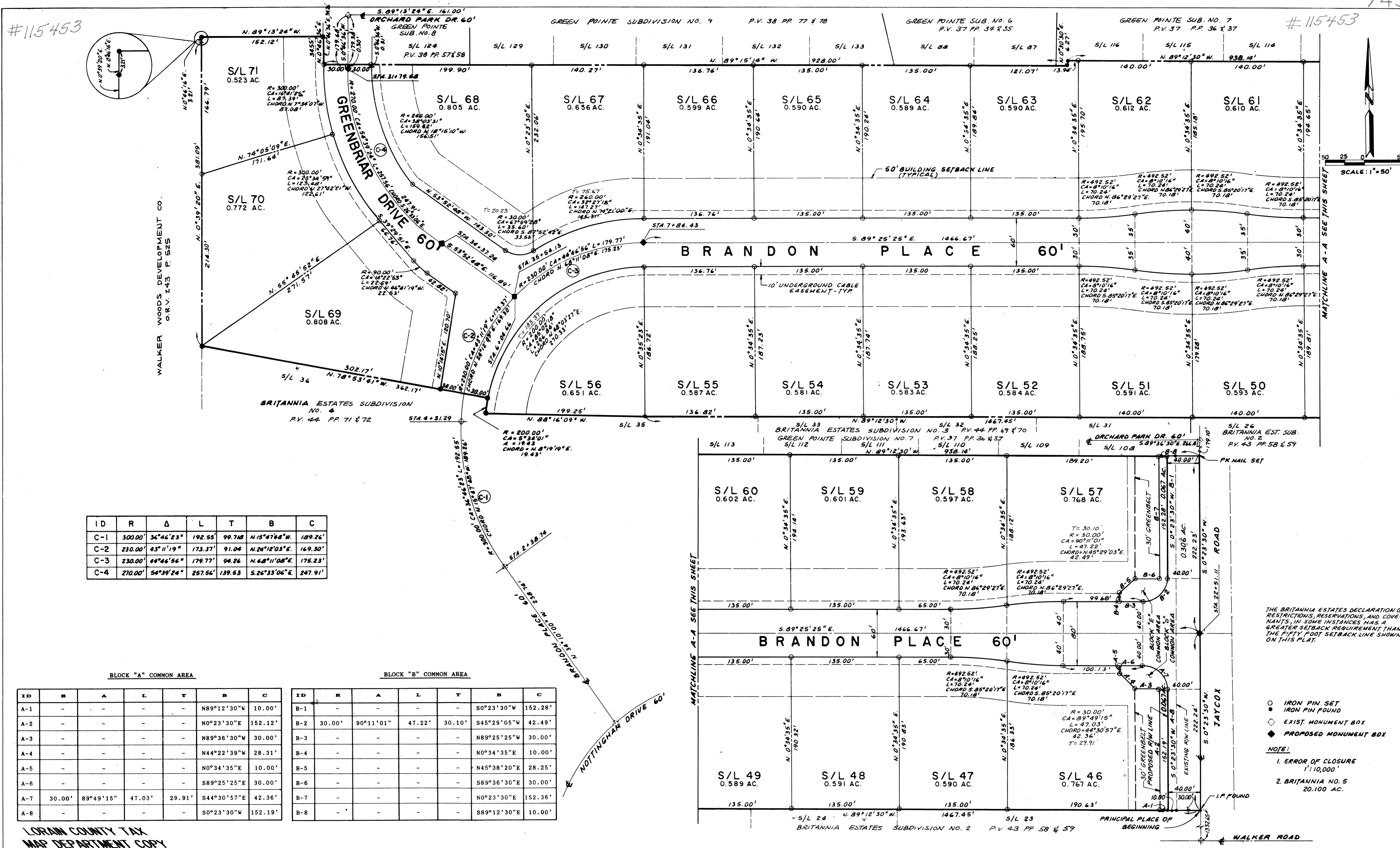
BRITANNIA ESTATES
SUBDIVISION NO. 5
CITY OF AVON LAKE, OHIO

PREPARED FOR
KOPF CONSTRUCTION CORP.
DRAWING NUMBER
SHEET 1 OF 2

46/44

#115453

#115453



ID	R	Δ	L	T	B	C
C-1	300.00'	36°46'23"	192.55'	99.718'	N.15°47'48"W	189.26'
C-2	230.00'	43°11'19"	173.37'	91.04'	N.24°18'03"E	169.30'
C-3	230.00'	44°46'56"	179.77'	94.26'	N.68°11'08"E	175.23'
C-4	270.00'	54°39'24"	257.56'	139.63'	S.26°33'06"E	247.91'

BLOCK "A" COMMON AREA

BLOCK "B" COMMON AREA

ID	R	A	L	T	B	C
A-1	-	-	-	-	N89°12'30"W	10.00'
A-2	-	-	-	-	N0°23'30"E	152.12'
A-3	-	-	-	-	N89°36'30"W	30.00'
A-4	-	-	-	-	N44°22'39"W	28.31'
A-5	-	-	-	-	N0°34'35"E	10.00'
A-6	-	-	-	-	S89°25'25"E	30.00'
A-7	30.00'	89°49'15"	47.03'	29.91'	S44°30'57"E	42.36'
A-8	-	-	-	-	S0°23'30"W	152.19'

ID	R	A	L	T	B	C
B-1	-	-	-	-	S0°23'30"W	152.28'
B-2	30.00'	90°11'01"	47.22'	30.10'	S45°29'05"W	42.49'
B-3	-	-	-	-	N89°25'25"W	30.00'
B-4	-	-	-	-	N0°34'35"E	10.00'
B-5	-	-	-	-	N45°38'20"E	28.25'
B-6	-	-	-	-	S89°36'30"E	30.00'
B-7	-	-	-	-	N0°23'30"E	152.36'
B-8	-	-	-	-	S89°12'30"E	10.00'

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 PLAN.

- IRON PIN SET
 - IRON PIN FOUND
 - ⊙ EXIST. MONUMENT BOX
 - ◆ PROPOSED MONUMENT BOX
- NOTE:
1. ERROR OF CLOSURE 1':10,000'
 2. BRITANNIA NO. 5 20.100 AC.

LORAIN COUNTY TAX MAP DEPARTMENT COPY

NO.	DATE	DESCRIPTION	BY	REFERENCE DRAWINGS

R.E. WARNER & ASSOCIATES ENGINEERS

GEMINI TOWERS II
2001 CROCKER ROAD
WESTLAKE, OHIO 44145
(216) 835-9400



DR. BY: S.S.M.
CHK. BY: W.L.S.
APR. BY:
DATE: 07.10.1990
SCALE: 1" = 50'

BRITANNIA ESTATES SUBDIVISION NO. 5
CITY OF AVON LAKE, OHIO

PREPARED FOR
KOPF CONSTRUCTION CORPORATION
DRAWING NUMBER
SHEET 2 OF 2