

# THE COLONIES SUBDIVISION FINAL PLAT

BEING PART OF  
AVON TOWNSHIP SECTION NO. 17  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS SUBJECT TO HOMEOWNER'S ASSOCIATION, RESERVATIONS  
AND RESTRICTIONS OF WHICH TO BE FILED WITH CITY AND COUNTY

BLOCK "A" OWNED BY KOPF CONSTRUCTION CORP.

RIGHT OF ENTRY AND MAINTENANCE OF BLOCK "A" IS  
SUBJECT TO TERMS AND CONDITIONS OF "RIGHT OF  
ENTRY AND INDEMNITY AGREEMENT WITH THE CITY OF AVON  
LAKE RE: BLOCK "A" OF THE COLONIES SUBDIVISION."

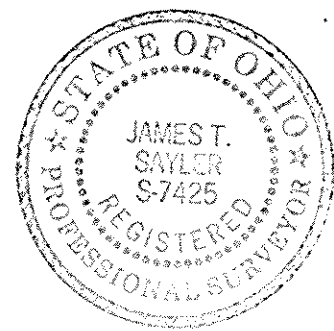
### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, KOPF CONSTRUCTION CORP., I HAVE SURVEYED AND PLATTED THE COLONIES SUBDIVISION AS SHOWN HEREON AND CONTAINING 27.7205 ACRES IN AVON TOWNSHIP SECTION NO. 17, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED  $\diamond$  5/8" CAPPED IRON PIN MONUMENTS IN BOXES WERE SET. AT ALL POINTS INDICATED  $\bullet$  5/8" CAPPED IRON PINS WERE 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.

OCTOBER, 1993



ACREAGE IN LOTS 20.5939  
ACREAGE IN BLOCK "A" 3.7391  
ACREAGE IN STREETS 3.3875

TOTAL 27.7205

THE HENRY G. REITZ ENGINEERING COMPANY  
BY: JAMES T. SAYLER, V. PRES., REGISTERED SURVEYOR

### 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 STORM DRAINAGE AND SEWER EASEMENTS UNDER, OVER AND THROUGH THE LANDS AS SHOWN HEREON. NO BUILDINGS OR TREES 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 FOX CHAPPEL LANE AND DEER RUN LANE.

*H. R. Kopf*  
KOPF CONSTRUCTION CORP.  
BY: H. R. KOPF, PRESIDENT

### NOTARY PUBLIC

COUNTY OF LORAIN )  
STATE OF OHIO ) SS  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR KOPF CONSTRUCTION CORP. BY H. R. KOPF, PRESIDENT WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF THE COLONIES SUBDIVISION AND THAT IT WAS HIS OWN FREE ACT AND DEED. AND FREE ACT AND DEED OF SAID CORPORATION.

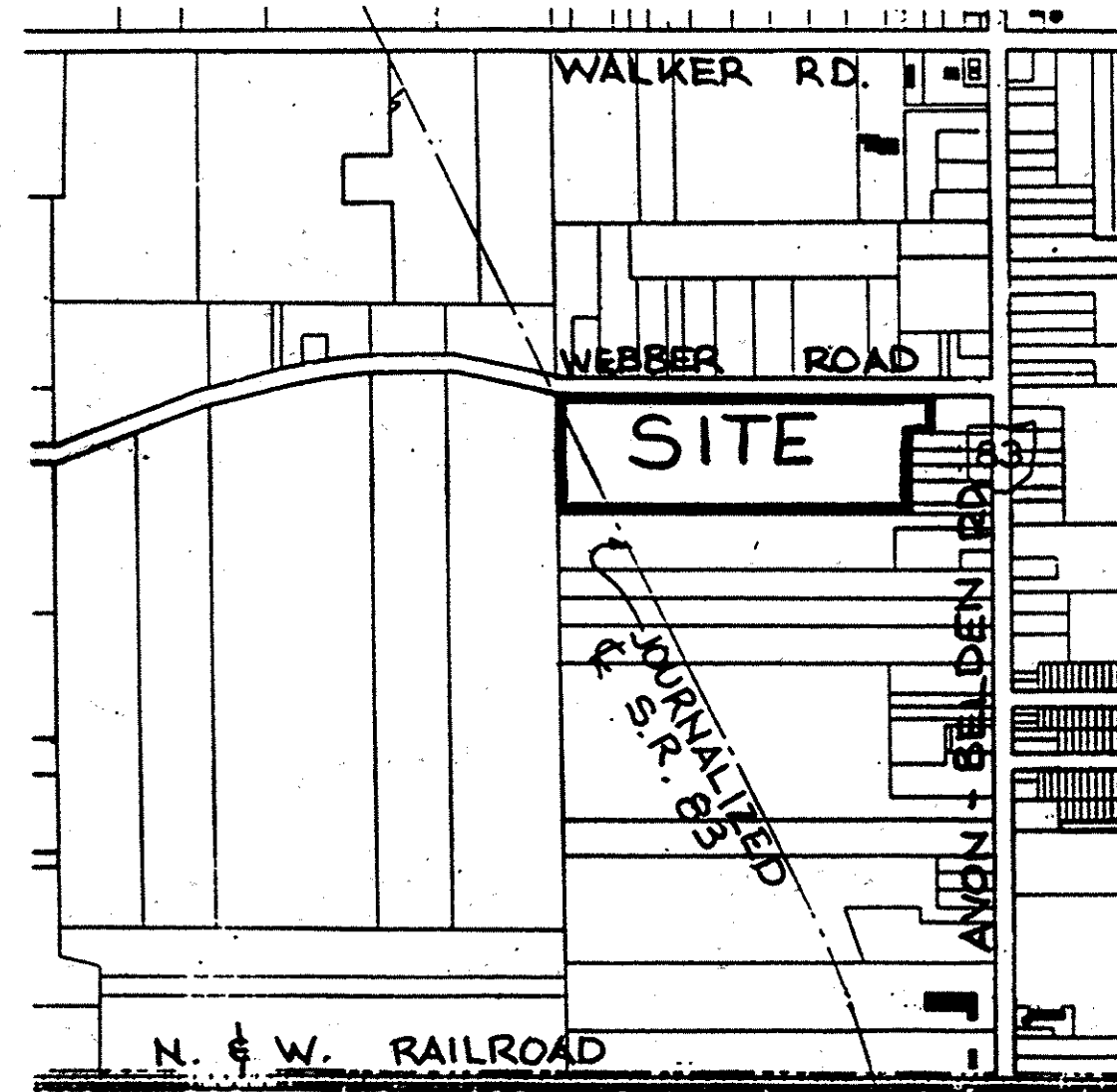
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL  
THIS 6 DAY OF June 19 94

*Christine L. Doehr*  
NOTARY PUBLIC Christine L. Doehr

MY COMMISSION EXPIRES 11-25-96



### AREA MAP



SCALE 1" = 1000'

### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE COLONIES SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND THAT THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

*Waide M. Mertz*  
AVON LAKE MUNICIPAL ENGINEER  
WAIDE M. MERTZ, P.E.

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE COLONIES SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 21st DAY OF June 19 94

*Albert J. Dispenza, Jr.*  
AVON LAKE PLANNING COMMISSION SECRETARY  
ALBERT J. DISPENZA, JR.

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE COLONIES SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 120-94 PASSED THE 27 DAY OF June 1994

*Kathleen Lynch*  
CLERK OF COUNCIL  
KATHLEEN LYNCH

### LAW DIRECTOR

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

*Geoffrey R. Smith*  
AVON LAKE LAW DIRECTOR  
GEOFFREY R. SMITH

### 10' UTILITY EASEMENT

KOPF CONSTRUCTION CORP., 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 ASSIGNS (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 ALL STREETS LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATION 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES 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 GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

*H. R. Kopf*  
KOPF CONSTRUCTION CORP.  
BY: H. R. KOPF, PRESIDENT

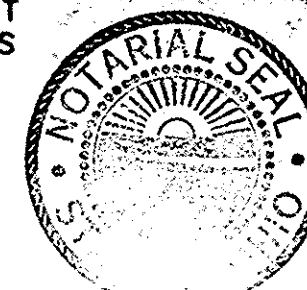
### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT CHARTER ONE BANK F.S.B., MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE COLONIES SUBDIVISION AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, WE DO HEREBY GRANT UNTO THE CITY OF AVON LAKE STORM DRAINAGE AND SEWER EASEMENTS UNDER, OVER AND THROUGH THE LANDS AS SHOWN HEREON. NO BUILDINGS OR TREES 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 FOX CHAPPEL LANE AND DEER RUN LANE.

FOR CHARTER ONE BANK F.S.B. BY: *L. E. Helm* Vice president  
NOTARY PUBLIC

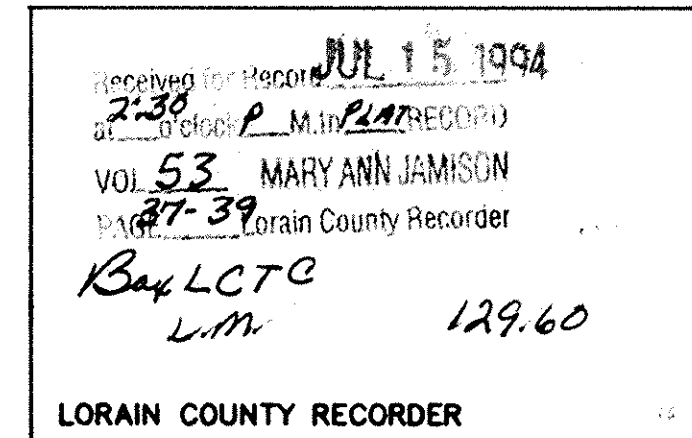
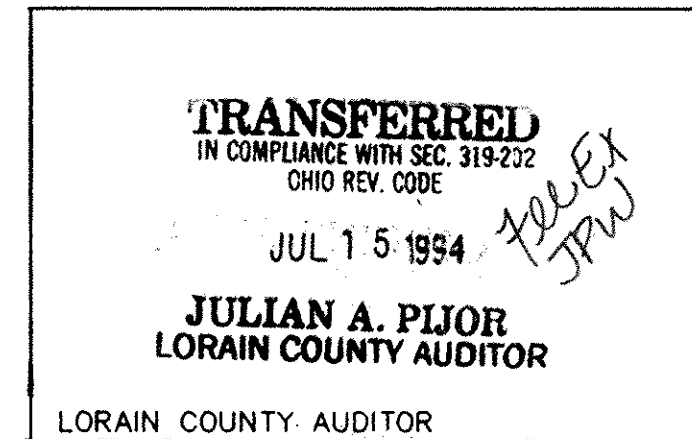
COUNTY OF LORAIN )  
STATE OF OHIO ) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR *L. E. Helm* Vice President REPRESENTING CHARTER ONE BANK F.S.B. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF THE COLONIES SUBDIVISION AND THAT IT WAS HIS OWN FREE ACT AND DEED, AND FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 6th DAY OF June 19 94



*Paul J. Maloney*  
NOTARY PUBLIC

MY COMMISSION EXPIRES September 29, 1994



6/2/94	REVISED PER ENGINEERING COMMENTS DATED MAY 26, 1994

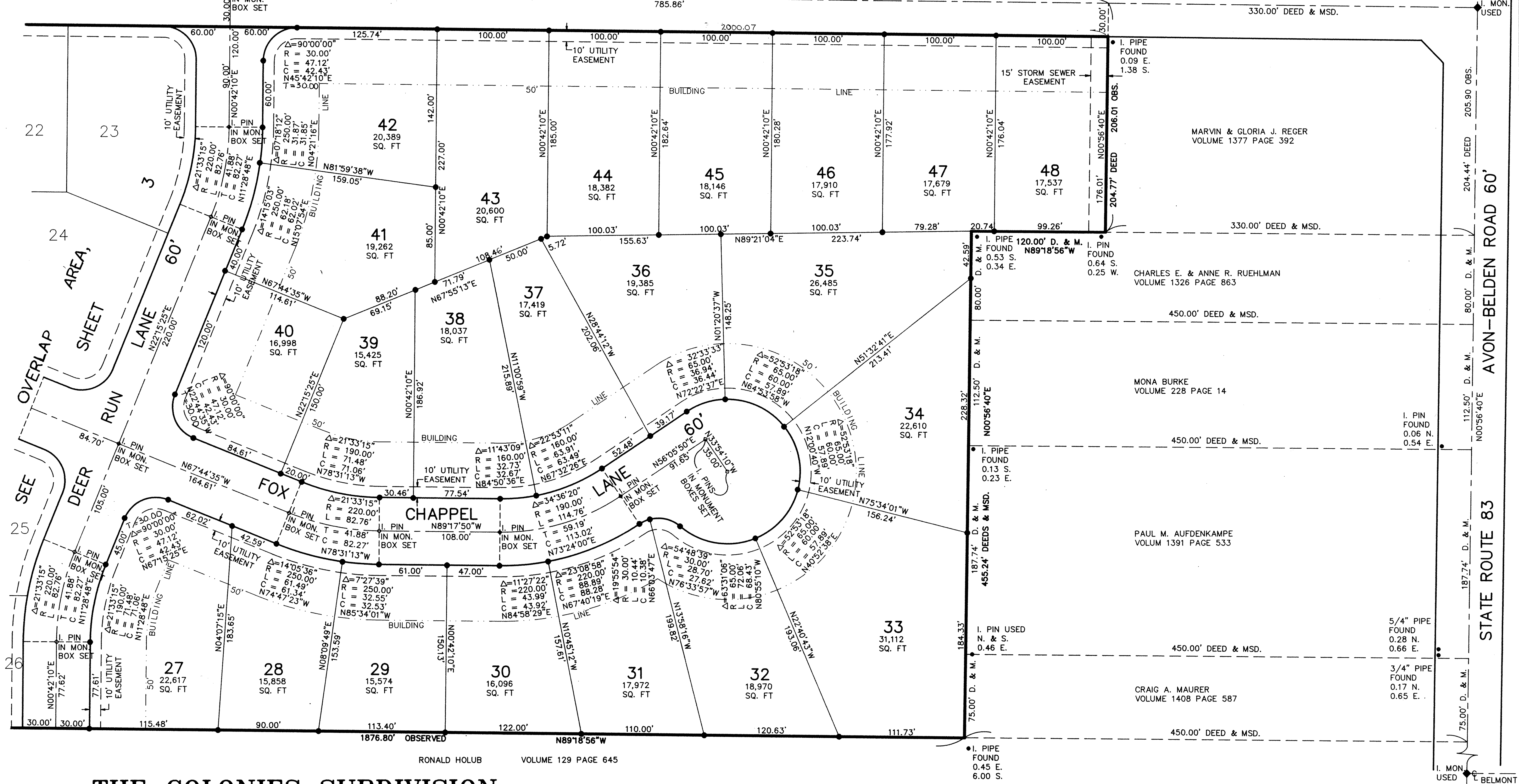
# THE COLONIES SUBDIVISION FINAL PLAT

THE HENRY G. REITZ ENGINEERING COMPANY  
4214 ROCKY RIVER DRIVE  
CLEVELAND, OHIO 44135  
PHONE: (216) 251-3033

1  
3  
OCTOBER  
1993

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

WEBBER ROAD DEDICATION PLAT VOLUME 38, PAGES 72-74  
N89°17'50"W 785.86' 2000.05 REC. 2000.22' OBS.



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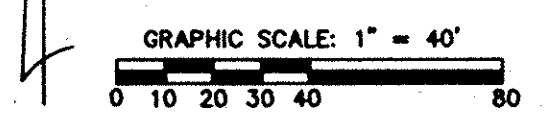
LORAIN COUNTY TAX  
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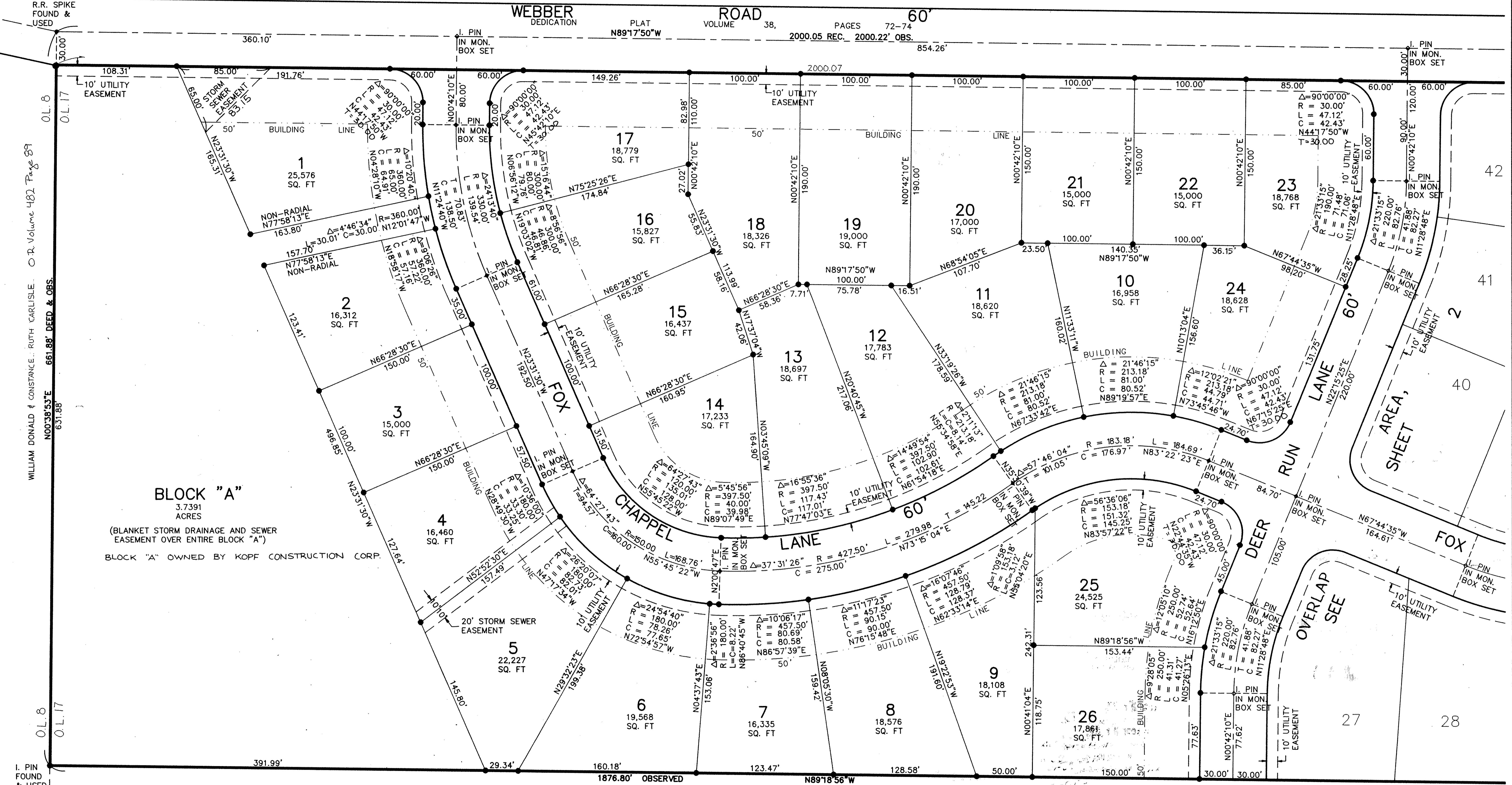
REVISIONS	6/2/94	REVISED PER ENGINEERING COMMENTS DATED 5/26

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ENGINEERING COMPANY**  
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PHONE: (216) 251-3033

2  
3  
OCTOBER  
1993





**BLOCK "A"**  
3.7391 ACRES  
(BLANKET STORM DRAINAGE AND SEWER EASEMENT OVER ENTIRE BLOCK "A")  
BLOCK "A" OWNED BY KOPF CONSTRUCTION CORP.

WILLIAM DONALD & CONSTANCE, RUTH CARLISLE, O.R. Volume 482 Page 89  
N00°38'53"E 631.88'  
661.88' DEED & OBS.

RONALD HOLUB VOLUME 129 PAGE 645

**THE COLONIES SUBDIVISION**  
FINAL PLAT

**LORAIN COUNTY TAX**  
**MAP DEPARTMENT COPY**

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**THE COLONIES**  
**SUBDIVISION**  
FINAL PLAT

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