

# WOODFIELD ESTATES SUBDIVISION NO. 1

BEING PART OF AVON TOWNSHIP SECTION NO. 19

CITY OF AVON LAKE \* COUNTY OF LORAIN \* STATE OF OHIO

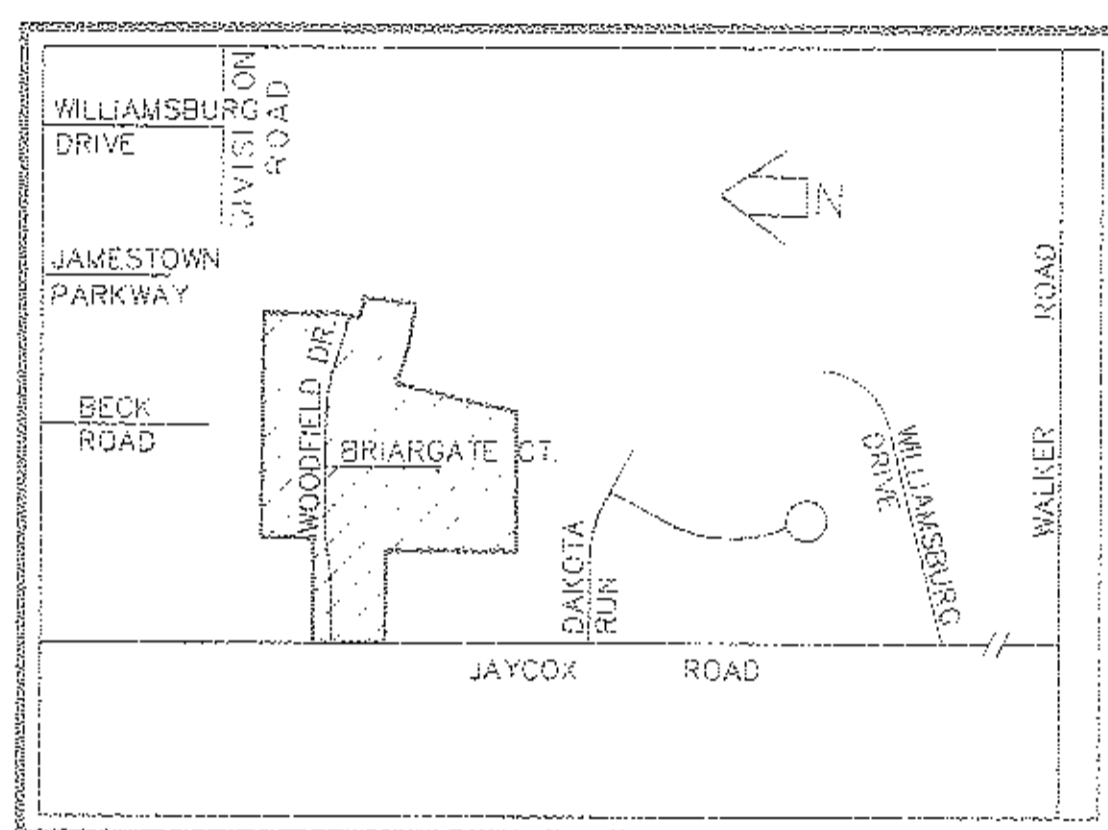
## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "WOODFIELD ESTATES SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 10.1796 ACRES OF LAND IN SECTION 19 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED  $\odot$ , IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED  $\ominus$ , IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

AREA IN 19 SUBLOTS	7.9965 ACRES
AREA IN BLOCK A	0.5860 ACRES
AREA IN STREET R/W	2.0971 ACRES
TOTAL AREA IN SUBDIVISION	10.1796 ACRES

### LEGEND

- $\odot$  IRON PIN FOUND
- $\ominus$  IRON PIN SET
- $\boxplus$  MONUMENT BOX FOUND
- $\boxminus$  MONUMENT BOX SET



AREA MAP

NO SCALE

LOTS ARE SUBJECT TO HOMEOWNERS ASSOCIATION DECLARATION OF RESTRICTIONS, RESERVATIONS, AND COVENANTS WHICH ARE TO BE FILED WITH THE CITY OF AVON LAKE AND COUNTY OF LORAIN.

## 10 FOOT UTILITY EASEMENT

KOPF CONSTRUCTION CORPORATION, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTURY TELEPHONE COMPANY OF OHIO, INC. AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS, (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, EXCEPT WHERE SHOWN OTHERWISE, 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.

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

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT NATIONAL CITY BANK BY DENIS G. LAVELLE, VICE PRESIDENT MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 1, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE WOODFIELD DRIVE AND BRIARGATE COURT, AS SHOWN HEREON.

BY: Dennis G. Lavelle, Vice President

## NOTARY PUBLIC

STATE OF OHIO  
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR DENIS G. LAVELLE, VICE PRESIDENT REPRESENTING NATIONAL CITY BANK WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 1 AND THAT IT WAS HIS OWN FREE ACT AND DEED ON BEHALF OF NATIONAL CITY BANK. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT CLEVELAND, OHIO, THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 1995.

Richard D. Wicks  
NOTARY PUBLIC

MY COMMISSION EXPIRES: DECEMBER 19, 1998

## CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 1 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.

Waide M. Mertz 3-13-96  
AVON LAKE MUNICIPAL ENGINEER  
WAIDE M. MERTZ, P.E.

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 12<sup>TH</sup> DAY OF February, 1996.

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

## CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 44-46 PASSED THE 12<sup>TH</sup> DAY OF February, 1996.

Vincent M. Urbini Mayor  
VINCENT M. URBIN  
Kathleen Lynch Clerk of Council  
KATHLEEN LYNCH

## LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 1 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

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

Phil A. Rosebeck  
PHIL A. ROSEBECK, REGISTERED SURVEYOR NO. 6595

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT H.R. KOPF, PRESIDENT OF KOPF CONSTRUCTION CORP. DOES HEREBY ACCEPT THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 1 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE WOODFIELD DRIVE AND BRIARGATE COURT, AS SHOWN HEREON.

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

## NOTARY PUBLIC

COUNTY OF LORAIN  
STATE OF OHIO

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 CORP., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 1 AND THAT IT WAS HIS OWN FREE ACT AND DEED ON BEHALF OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 12<sup>TH</sup> DAY OF September, 1995.

Candice A. Lewis  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-96

1	10.1796	10.1796	10.1796
2	0.5860	0.5860	0.5860
3	2.0971	2.0971	2.0971
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WOODFIELD ESTATES  
SUBDIVISION NO. 1  
FINAL PLAT

KS ASSOCIATES, INC.  
ENGINEERS/SURVEYORS  
484 Middle Avenue  
P.O. Box 89  
Elyria, Ohio 44038

ELYRIA (216) 322-6317 \* LORAIN (216) 244-5757

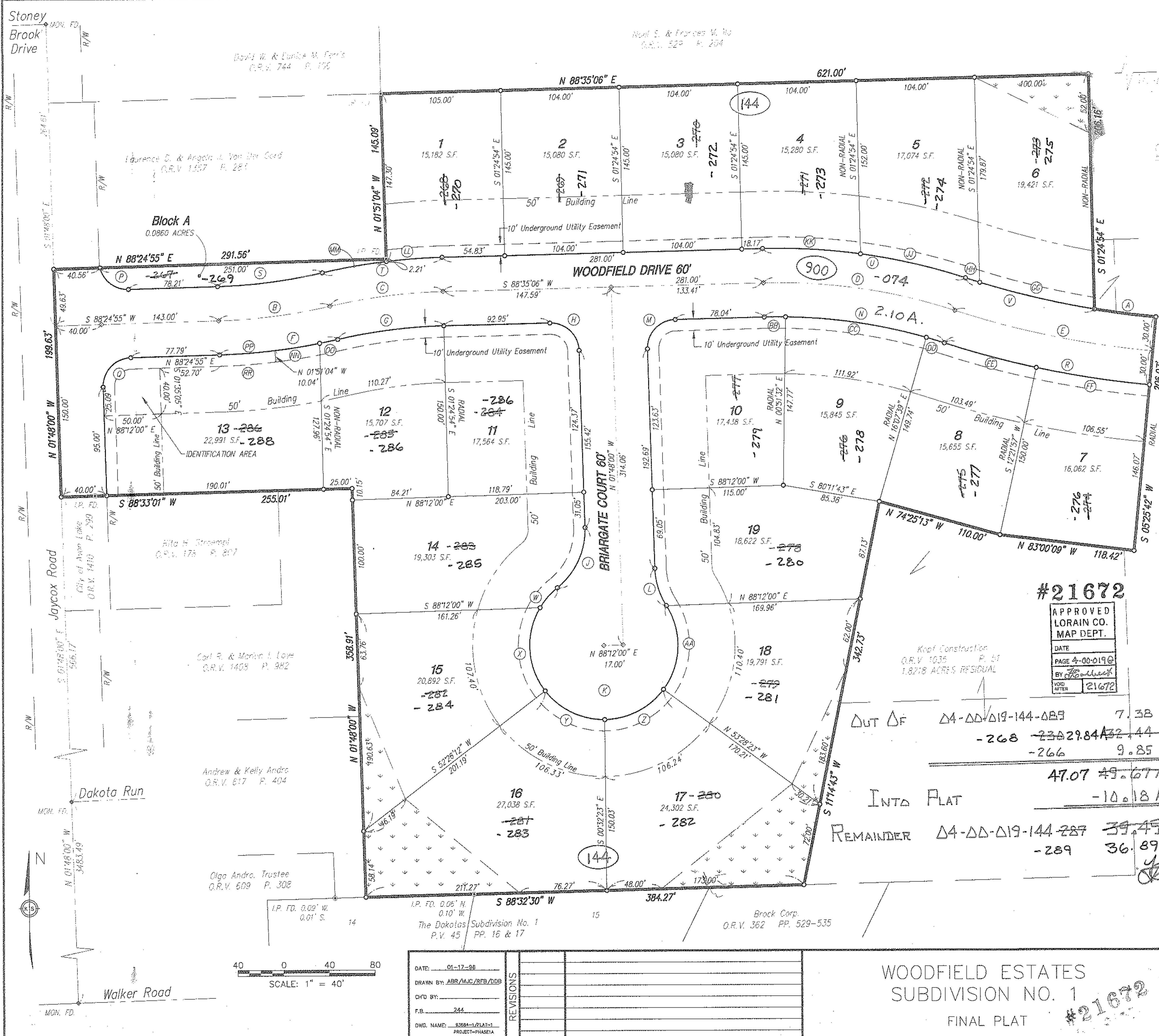
ENGINEERS/SURVEYORS  
**KS**  
ASSOCIATES  
INCORPORATED

SHEET 1 OF 2  
JOB NO. 93684-1

LORAIN COUNTY TAX DEPARTMENT COPY

WOODFIELD ESTATES SUBDIVISION 1  
 FINAL PLAT  
 PART OF AVON TOWNSHIP SECTION NO. 19  
 CITY OF AVON LAKE • COUNTY OF LORAIN • OHIO

#21672



Kepl Construction  
 O.R.V. 1035 P. 54  
 2,262 ACRES RESIDUAL

Kepl Construction  
 O.R.V. 1035 P. 56  
 29,732 ACRES RESIDUAL

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - ◆ MONUMENT BOX FOUND
  - ◇ MONUMENT BOX SET
  - GREENSPACE AREA

AREA IN 19 SUBLOTS 7.9965 ACRES  
 AREA IN BLOCK "A" 0.0860 ACRES  
 AREA IN RIGHT-OF-WAY 2.0971 ACRES  
 TOTAL AREA IN SUBDIVISION 10.1796 ACRES

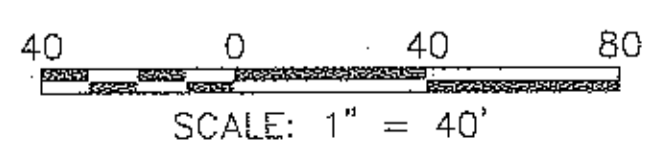
**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	770.00'	54.25'	27.13'	54.24'	S 82°33'12" E	04°02'12"
AA	65.00'	78.09'	44.54'	73.48'	S 02°06'30" W	68°50'14"
B	495.00'	98.59'	49.46'	98.43'	N 82°42'33" E	11°24'43"
BB	470.00'	18.65'	9.33'	18.65'	S 89°43'19" W	02°16'27"
C	495.00'	100.06'	50.20'	99.89'	N 82°47'39" E	11°34'54"
CC	470.00'	125.25'	63.00'	124.88'	S 81°30'24" E	15°16'06"
D	500.00'	170.67'	86.17'	169.84'	S 81°38'11" E	19°33'26"
DD	470.00'	16.53'	8.26'	16.53'	S 72°51'55" E	02°00'53"
E	800.00'	177.52'	89.13'	177.15'	S 78°12'53" E	12°42'50"
EE	830.00'	83.68'	41.87'	83.64'	N 74°44'45" W	05°46'34"
F	525.00'	104.57'	52.46'	104.40'	N 82°42'33" E	11°24'43"
FF	830.00'	100.50'	50.31'	100.44'	N 81°06'11" W	06°56'15"
G	465.00'	93.99'	47.16'	93.83'	N 82°47'39" E	11°34'54"
GG	770.00'	103.48'	51.82'	103.40'	S 76°41'07" E	07°41'58"
H	25.00'	39.10'	24.83'	35.24'	S 46°36'27" E	89°36'54"
HH	770.00'	13.14'	6.57'	13.14'	S 72°20'48" E	00°58'39"
J	65.00'	60.27'	32.50'	58.14'	S 24°45'54" W	53°07'48"
JJ	530.00'	94.70'	47.47'	94.57'	S 76°58'35" E	10°47'14"
KK	65.00'	299.10'	72.64'	98.88'	S 80°29'24" E	283°38'54"
L	530.00'	86.21'	43.20'	86.12'	N 86°45'18" W	09°19'12"
LL	65.00'	34.61'	17.73'	34.21'	S 17°03'18" E	30°30'37"
LL	525.00'	49.12'	24.58'	49.10'	N 85°54'17" E	05°21'37"
M	25.00'	39.44'	25.17'	35.47'	S 43°23'33" W	90°23'06"
MM	525.00'	57.01'	28.53'	56.98'	N 80°06'50" E	06°13'17"
N	470.00'	160.43'	81.00'	159.65'	S 81°38'11" E	19°33'26"
NN	525.00'	88.37'	44.29'	88.26'	N 83°35'36" E	09°58'39"
OO	525.00'	16.20'	8.10'	16.20'	S 77°53'14" W	01°46'05"
P	25.00'	33.85'	20.10'	31.33'	N 52°47'26" W	77°35'17"
PP	525.00'	48.81'	24.42'	48.79'	S 85°45'07" W	05°19'36"
Q	25.00'	39.36'	25.09'	35.42'	N 43°18'27" E	90°12'55"
R	830.00'	184.18'	92.47'	183.80'	N 78°12'53" W	12°42'50"
RR	535.00'	48.85'	24.44'	48.84'	N 85°47'58" E	05°13'55"
S	465.00'	92.62'	46.46'	92.46'	N 82°42'33" E	11°24'43"
T	525.00'	106.12'	53.24'	105.94'	S 82°47'39" W	11°34'54"
U	530.00'	180.91'	91.34'	180.03'	N 81°38'11" E	19°33'26"
V	770.00'	116.61'	58.42'	116.50'	S 76°11'47" E	08°40'38"
W	65.00'	23.25'	11.75'	23.13'	N 41°04'53" E	20°29'51"
X	65.00'	77.59'	44.17'	73.07'	N 03°21'55" W	88°23'45"
Y	65.00'	60.10'	32.39'	57.98'	N 64°03'06" W	52°58'36"
Z	65.00'	60.05'	32.36'	57.94'	S 62°59'37" W	52°56'00"

#21672  
 APPROVED  
 LORAIN CO.  
 MAP DEPT.  
 DATE: \_\_\_\_\_  
 PAGE 4-00-0196  
 BY: [Signature]  
 VOID AFTER: 21672

OUT OF  
 INTO PLAT  
 REMAINDER

7.38 A  
 47.07 49.67 A  
 -268 -230 29.84 32.44 A  
 -266 9.85 A  
 -10.18 A  
 39.49 A  
 -289 36.89 A



DATE: 01-17-98  
 DRAWN BY: ABR/MJC/RFB/DDP  
 CHD BY:  
 F.B.: 244  
 DWG. NAME: S388-1/PLAT-1  
 PROJECT: PHASE1A

REVISIONS	DATE	DESCRIPTION

WOODFIELD ESTATES  
 SUBDIVISION NO. 1  
 FINAL PLAT #21672

LORAIN COUNTY TAX  
 MAP DEPARTMENT COPY

KS ASSOCIATES, INC.  
 ENGINEERS/SURVEYORS  
 424 Middle Avenue  
 P.O. Box 89  
 Elyria, Ohio 44036  
 ELYRIA (216) 322-6317 • LORAIN (216) 244-5757

SHEET 2 OF 2  
 56/64+65  
 11-14-94