

435944

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# WOODMORE ESTATES SUBDIVISION

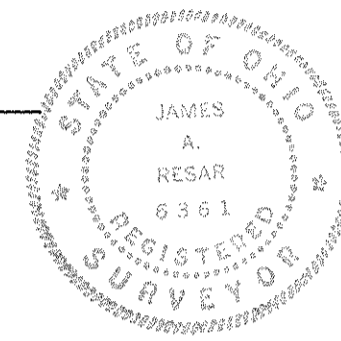
CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TWP. SECTION NO. 23  
ALL OF SUBLOTS NO. 6, 7, 8, AND 9 IN THE PETER SCHWARTZ SUBDIVISION NO. 2 (VOL. 24, PG. 18).

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 23, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND CONTAINING 67.0667 ACRES OF LAND OF WHICH 10.3171 ACRES ARE IN STREETS AND 54.2874 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 TO 114, INCLUSIVE, AND 2.4622 ACRES ARE WITHIN BLOCKS "A" & "B" & "C", AND BEING THE SAME TRACT AS CONVEYED TO J.W.A. PROPERTIES, INC., DESCRIBED IN O.R. VOLUME 1210, PAGE 831, VOLUME 1003, PAGE 883 LORAIN COUNTY DEED RECORDS RAYMOUND SCHWARTZ VOLUME 1003, PAGE 883 AND PAUL AND RUTH ANN MALLASCH VOLUME 1312, PAGE 453 IN LORAIN COUNTY DEED RECORDS.

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. ALL OF WHICH I CERTIFY TO BE CORRECT.

RESAR & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
24629 DETROIT ROAD  
WESTLAKE, OH. 44145

*James A. Resar*  
JAMES A. RESAR, P.E., P.S.  
REG. OHIO SURVEYOR #6361



- LEGEND
- IRON PIN SET
  - IRON PIN FOUND
  - ◆ MONUMENT BOX SET
  - ◇ MONUMENT BOX FOUND

## OWNERS CERTIFICATE FOR ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, J.W.A. PROPERTIES, LTD., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS WOODMORE ESTATES SUBDIVISION, A SUBDIVISION OF LOTS 1 TO 114 INCLUSIVE AND BLOCKS "A" & "B" & "C", AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS SPRUCE COURT 60 FT. WIDE, BEECH LANE 60 FT. WIDE, HICKORY COURT 60 FT. WIDE, PERSIMMON LANE 60 FT. WIDE AND SANDY LANE 60 FT. WIDE. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, WE, J.W.A. PROPERTIES, LTD., BY R.R. RADACHI, HAVE HEREUNTO SET OUR HANDS THIS 4th DAY OF August 1996.

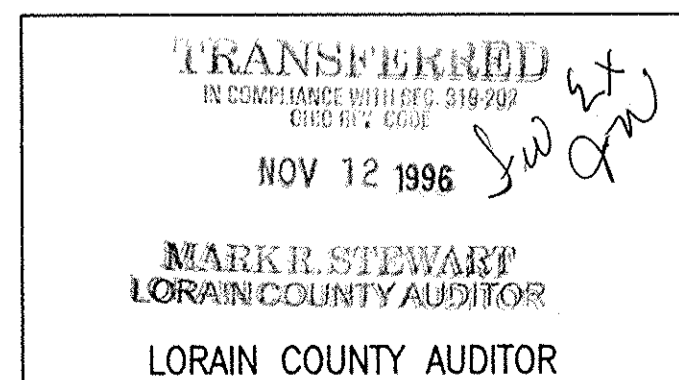
*R.R. Radachi*  
J.W.A. PROPERTIES, LTD.  
BY: RICHARD R. RADACHI, MEMBER

NOTARIAL SEAL  
STATE OF OHIO  
COUNTY OF LORAIN S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF August 1996.

NOTARY PUBLIC *Grace Lawson*  
MY COMM. EXPIRES 10/16/96

GRACE LAWSON  
Notary Public, State of Ohio  
My Commission Expires October 16, 1996  
Recorded in Cuyahoga County

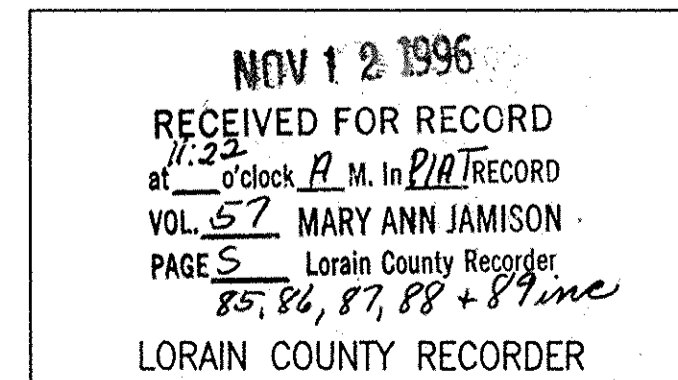


*R.R. Radachi*  
J.W.A. PROPERTIES, LTD.  
BY: RICHARD R. RADACHI, MEMBER

*Donald R. Chadden*  
OHIO EDISON

*Richard R. Radachi*  
CABLEVISION

*Donna J. ...*  
CENTURY TELEPHONE



LORAIN COUNTY TAX MAP DEPARTMENT COPY

## APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 8th DAY OF July 1996.  
*Paul ...*  
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT APPROVED BY THE CITY OF AVON FOR RECORDING PURPOSES BY ORDINANCE NO. 91-96 ON THIS 8th DAY OF July 1996.  
*Paul ...*  
COUNCIL PRESIDENT PRO TEM

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF AVON FOR RECORDING PURPOSES ONLY THIS 8th DAY OF July 1996.  
*Peter C. Zwick*  
CITY ENGINEER

## UTILITY EASEMENT

DRAINAGE, SEWER AND UTILITY EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND AND DO HEREBY GRANT UNTO THE CITY OF AVON, AN OHIO MUNICIPAL CORPORATION (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTH AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE OR BELOW GROUND TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES THE RIGHT TO CLEAN, DEEPEN, WIDEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT.

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT PREMIER BANK & TRUST AS MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF "WOODMORE ESTATES SUBDIVISION" TO BE CORRECT AND DOES DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

*R.R. Radachi*  
WITNESS  
*Bruce Stevens*  
BRUCE STEVENS - SENIOR V.P.  
WITNESS

NOTARIAL SEAL  
STATE OF OHIO  
COUNTY OF LORAIN S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED MORTGAGEE WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED. IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF September 1996.

*Cheryl L. Miller*  
NOTARY PUBLIC  
MY COMM. EXPIRES 3-23-97

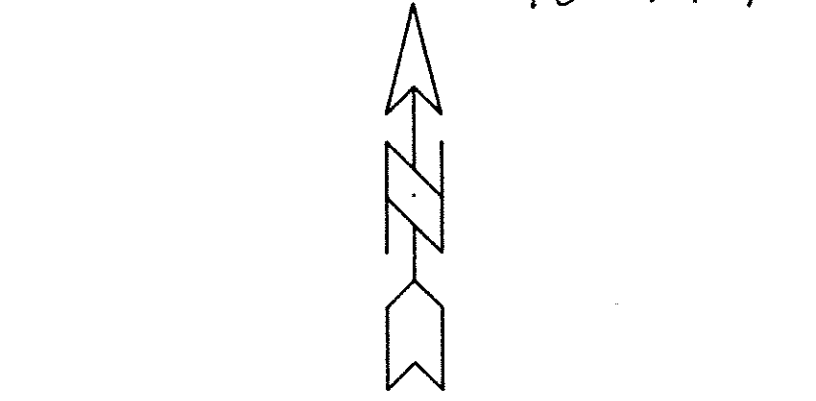
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57/85

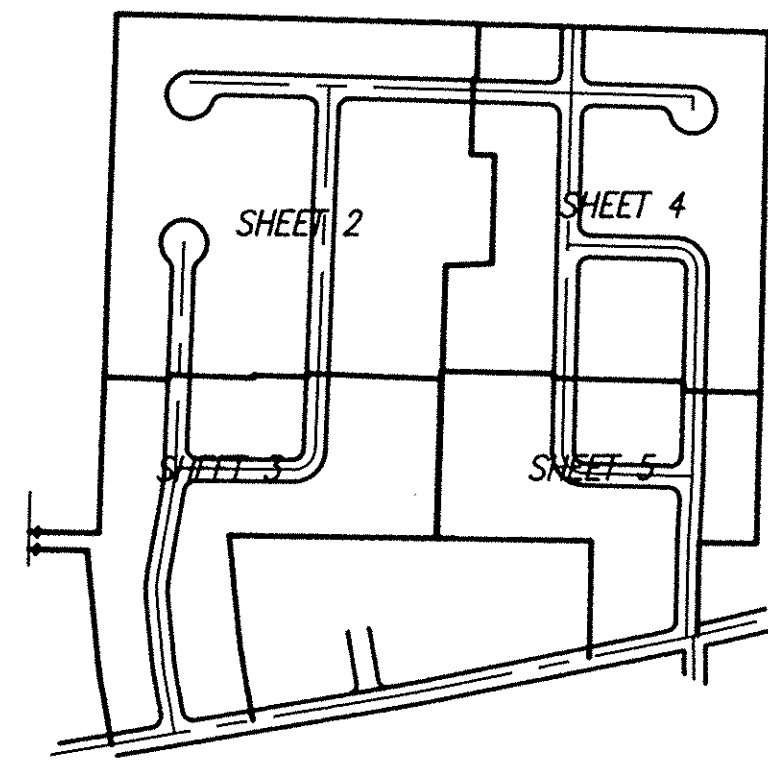


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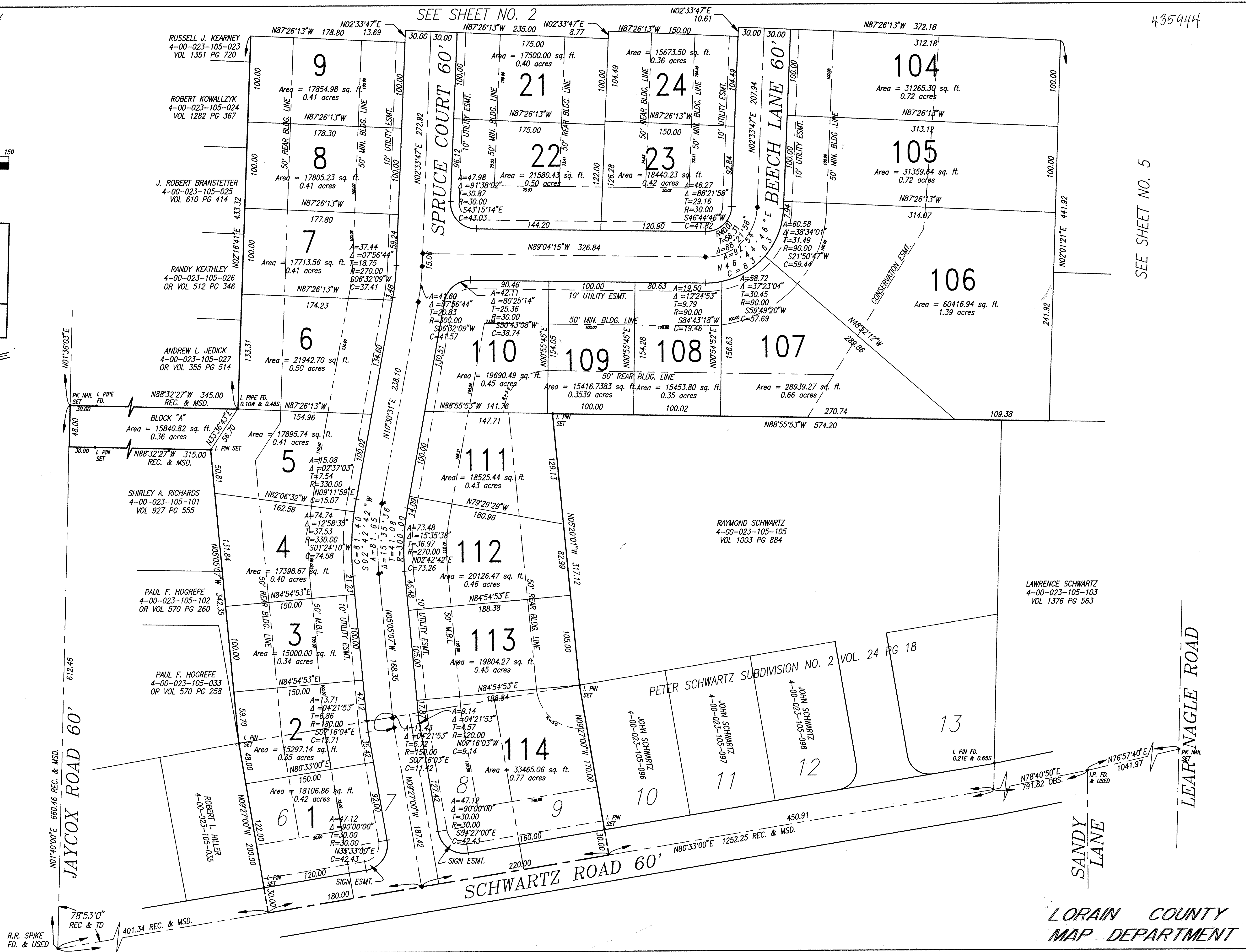
Scale 1" = 50 ft



KEY MAP

SEE SHEET NO. 2

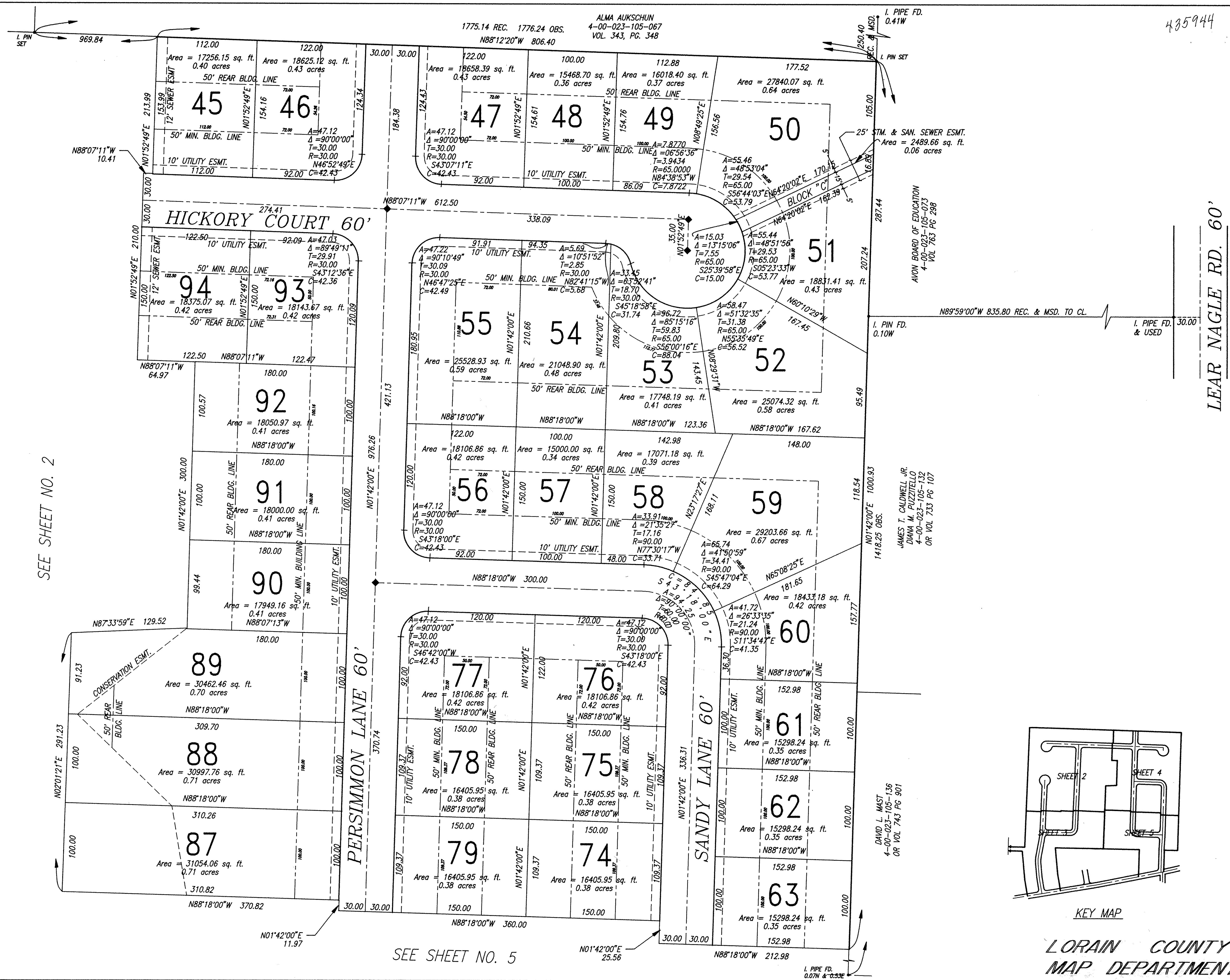
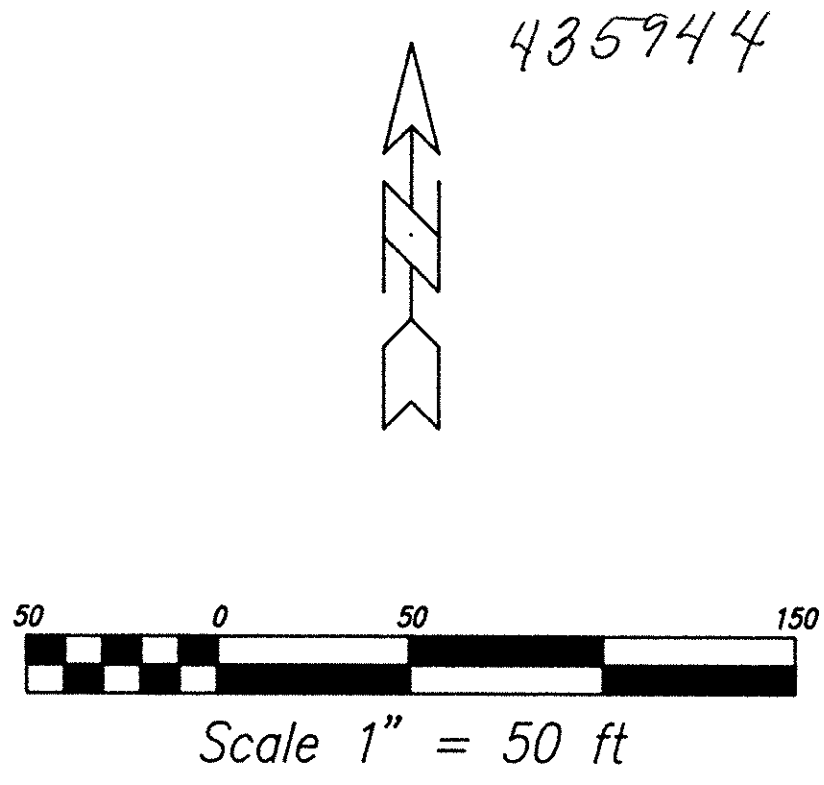
SEE SHEET NO. 5



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08/96	
Resar & Associates CONSULTING ENGINEERS & SURVEYORS 24629 DETROIT ROAD, WESTLAKE, OHIO 44145 Phone: (216) 871-8545	
WOODMORE SUBDIVISION SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN & STATE OF OHIO & KNOWN AS BEING PART OF ORIGINAL AVON TWP. SECTION NO. 23.	
6-14-96	ADDED SIGN ESMTS.
8-6-96	ADDED S/L 114
10-30-96	REVISED ENTRANCE WAY
	REVISED SECTION NO. & ADDED OLD S/L NOS.
REVISIONS	

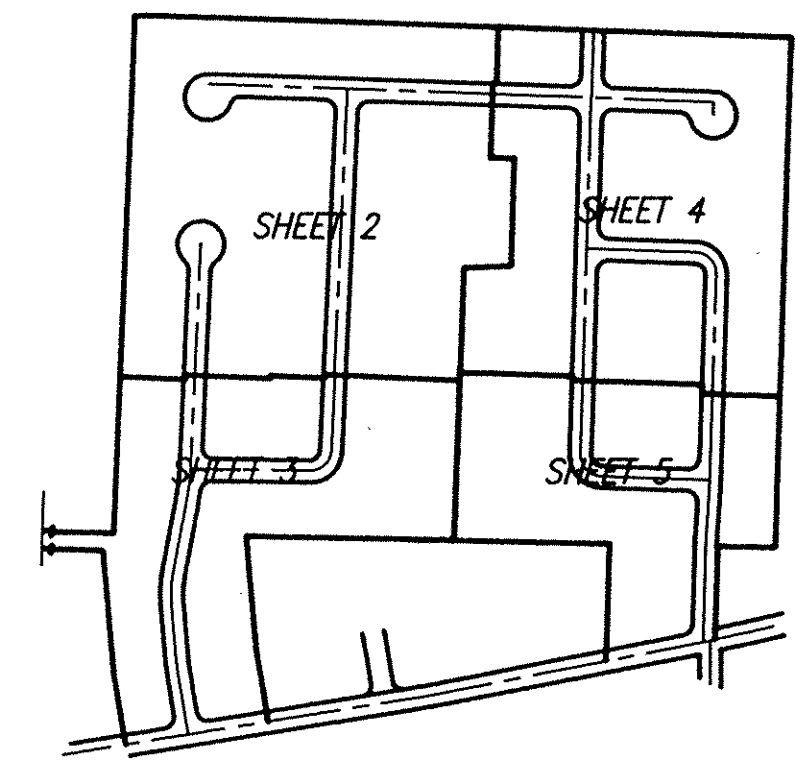
LORAIN COUNTY TAX MAP DEPARTMENT COPY

57/87



SEE SHEET NO. 2

SEE SHEET NO. 5



KEY MAP

LORAIN COUNTY TAX MAP DEPARTMENT COPY

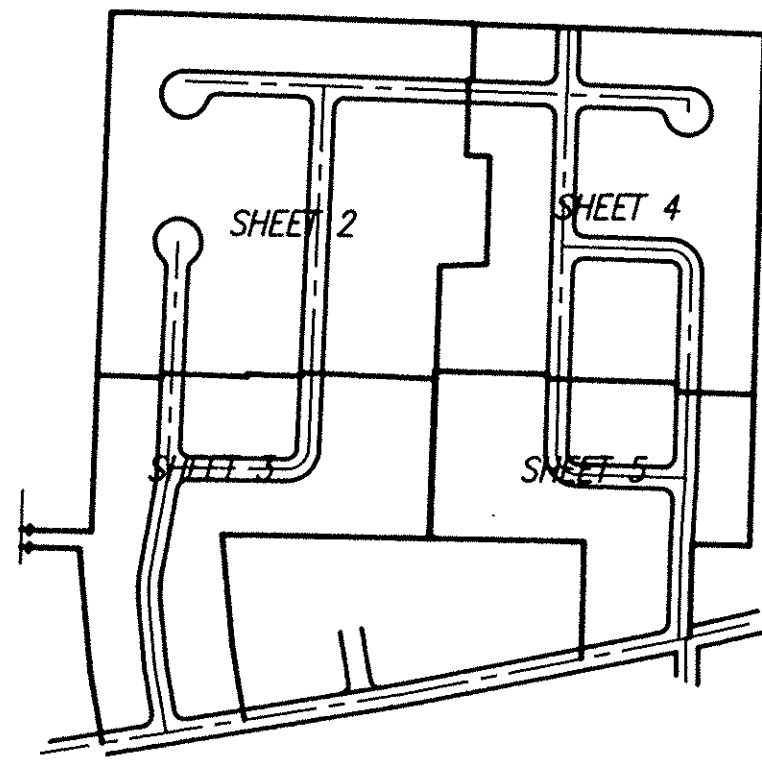
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08/96

**Resar & Associates**  
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24629 DETROIT ROAD, WESTLAKE, OHIO 44145  
Phone: (216) 871-8345

**WOODMORE SUBDIVISION**  
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN & STATE OF OHIO & KNOWN AS BEING PART OF ORIGINAL AVON TWP.  
SECTION NO. 23.

6-14-96 ADDED DIM. ON BLOCK "C"  
ADDED SEWER ESMTS.  
10-30-96 ADDED CURVE DATA & REVISED SECTION NO.

REVISIONS

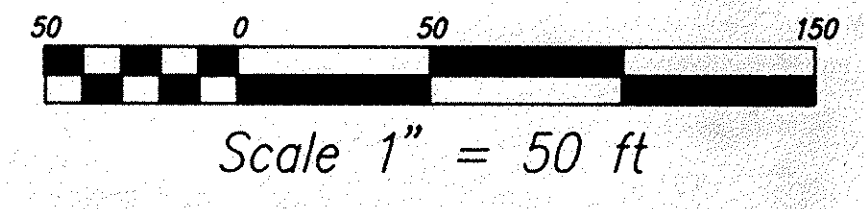
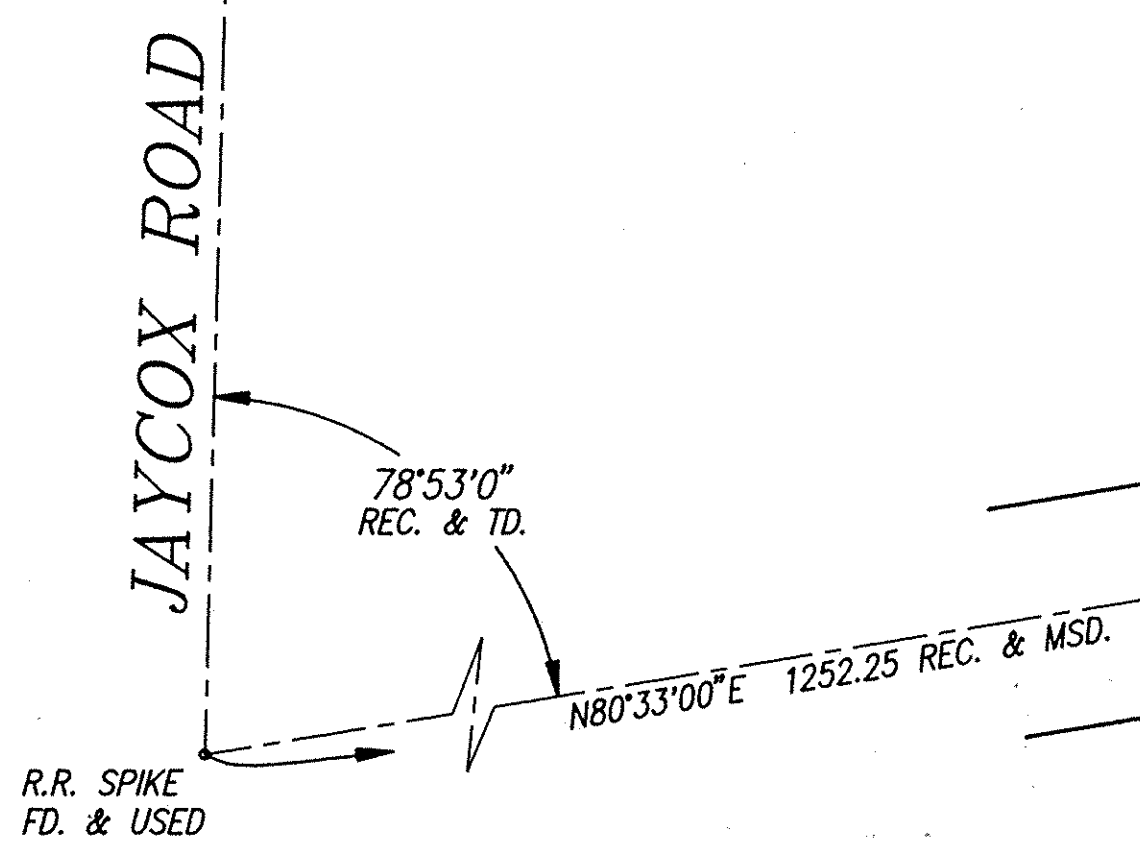
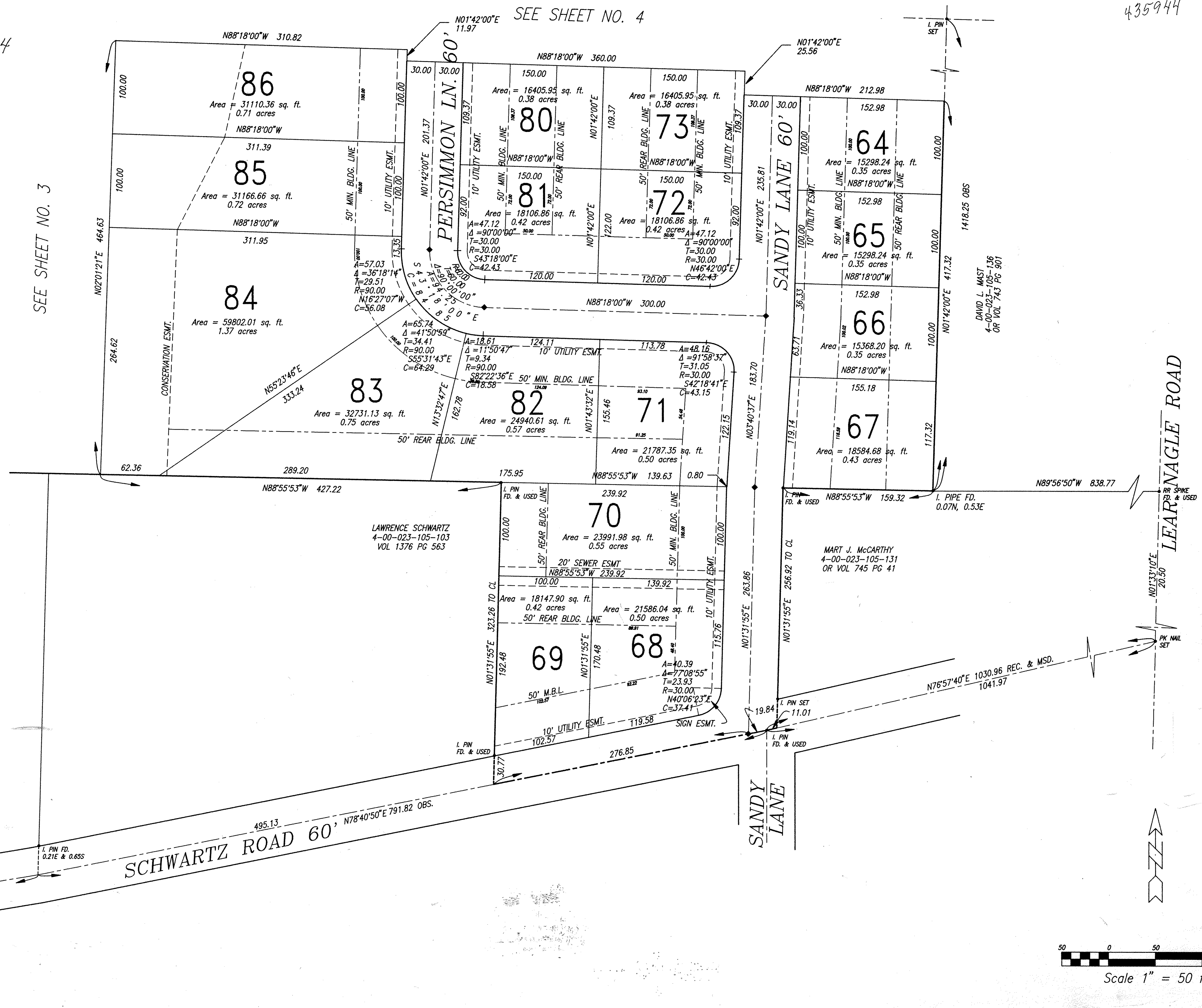


KEY MAP

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SEE SHEET NO. 3

SEE SHEET NO. 4



Scale 1" = 50 ft

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SECTION NO. 23.

REVISIONS
6-14-96 ADDED SIGN ESMT.
8-6-96 REVISED ENTRANCE
10-30-96 REVISED SECTION NO.