

# WOODFIELD ESTATES SUBDIVISION NO. 2

## PLAT

BEING PART OF AVON TOWNSHIP SECTION NO. 19  
CITY OF AVON LAKE \* COUNTY OF LORAIN \* STATE OF OHIO

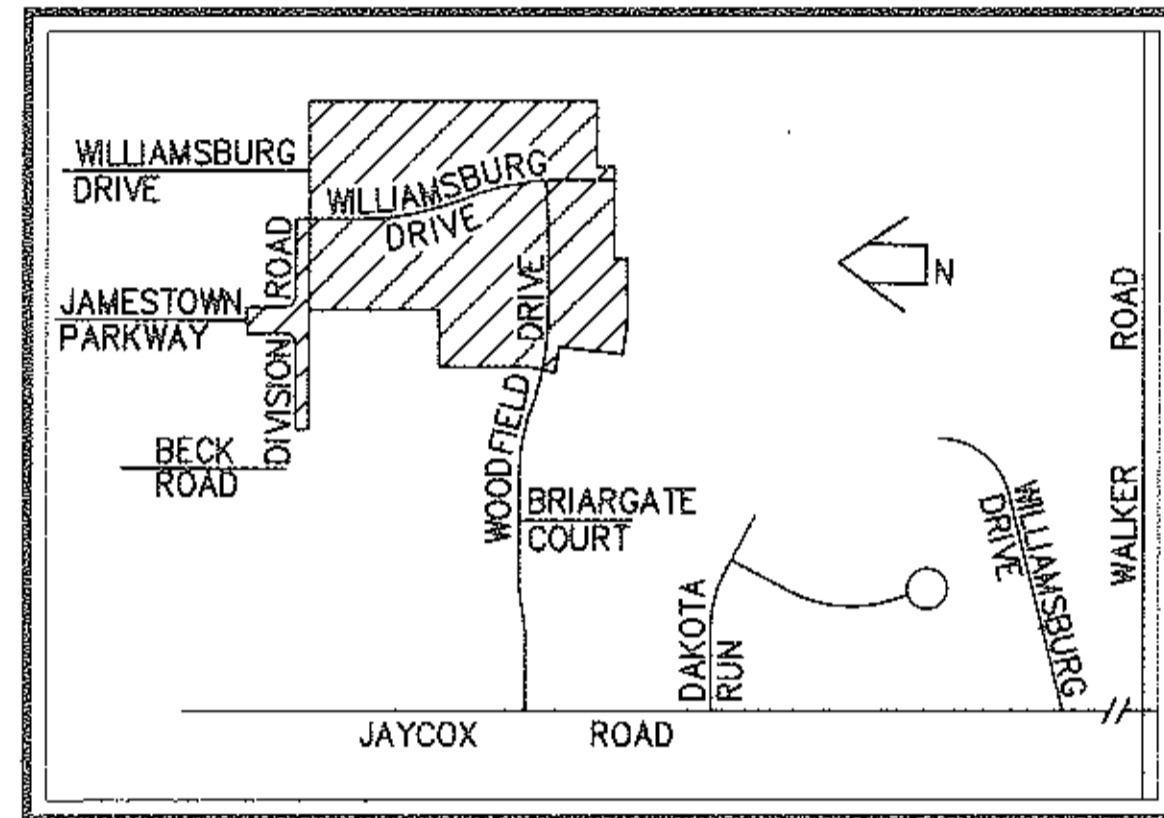
### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "WOODFIELD ESTATES SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 9.1199 ACRES OF LAND IN ORIGINAL SECTION NO. 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.



BY: David L. Elwell  
DAVID L. ELWELL  
REGISTERED SURVEYOR NO. 6333

AREA IN 15 SUBLOTS 6.8804 ACRES  
AREA IN STREET R/W 2.2395 ACRES  
TOTAL AREA IN SUBDIVISION 9.1199 ACRES



AREA MAP  
NO SCALE

### 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. 2 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE WOODFIELD DRIVE, WILLIAMSBURG DRIVE, DIVISION ROAD AND JAMESTOWN PARKWAY 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. 2 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 27<sup>th</sup> DAY OF OCTOBER, 1996.

BY: Sharon L. Britton  
NOTARY PUBLIC  
SHARON L. BRITTON  
MY COMMISSION EXPIRES: MARCH 29, 2000

### 10 FOOT UTILITY EASEMENT

THE OWNER OF THE WITHIN WOODFIELD ESTATES SUBDIVISION NO. 2 PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTURY TELEPHONE 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, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 2, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING OF THE STREETS AS SHOWN HEREON FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: Robert Sawitzke, Assistant Vice President

### NOTARY PUBLIC

STATE OF OHIO  
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Robert Sawitzke REPRESENTING National City Bank WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 2 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 AT Cleveland, OHIO, THIS 9<sup>th</sup> DAY OF September, 1996.



BY: Kim L. Kus  
NOTARY PUBLIC Kim L. Kus, State of Ohio, Recorded Cuyahoga County  
COMMISSION EXPIRES: Sept. 15, 1997

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE BROCK CORPORATION MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 2, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING OF THE STREETS SHOWN HEREON FROM THE OPERATION OF ITS MORTGAGE.

BY: The Brock Corp.  
John D. Walls, Vice President

### NOTARY PUBLIC

STATE OF OHIO  
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR John D. Walls REPRESENTING The Brock Corp. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 2 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 AT Avon Lake, OHIO, THIS 16<sup>th</sup> DAY OF September, 1996.



BY: Sharon L. Britton  
NOTARY PUBLIC  
SHARON L. BRITTON  
MY COMMISSION EXPIRES: MARCH 29, 2000

### NOTE:

OWNERS OF LOTS ON THIS PLAT ARE SUBJECT TO THE SAME RESTRICTIONS, RESERVATIONS, AND COVENANTS AS SHOWN BY THE DECLARATION OF RESTRICTIONS, RESERVATIONS AND COVENANTS FOR THE WOODFIELD ESTATES SUBDIVISION AS RECORDED IN OFFICIAL RECORD VOLUME 1249 PAGE 197 ET. SEQ. OF LORAIN COUNTY OFFICIAL RECORDS.

### CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 2 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.

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

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 11<sup>TH</sup> DAY OF NOVEMBER, 1996.

BY: Albert J. Dispensa, Jr.  
AVON LAKE PLANNING COMMISSION SECRETARY  
ALBERT J. DISPENZA, JR., AICP

### CITY COUNCIL

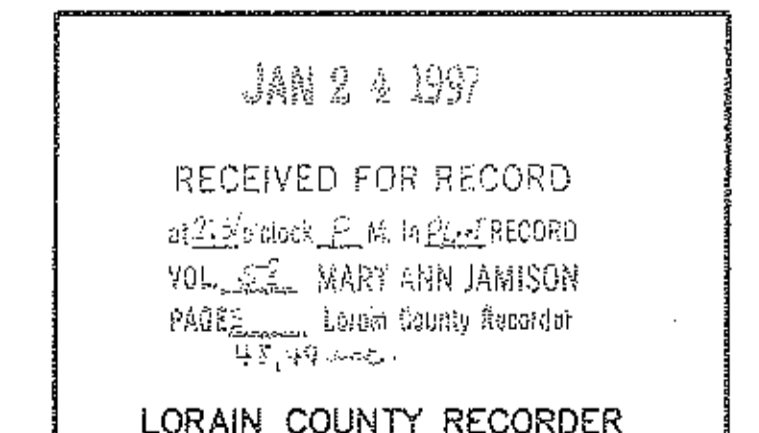
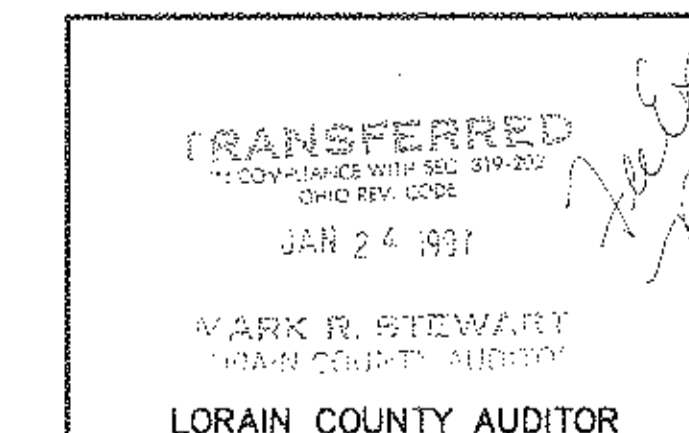
THIS IS TO CERTIFY THAT THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 21-96 PASSED THE 11 DAY OF November, 1996.

BY: Vincent M. Urbin, Mayor  
MAYOR VINCENT M. URBIN  
Kathleen Lynch, Clerk of Council  
CLERK OF COUNCIL KATHLEEN LYNCH

### LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

BY: Geoffrey R. Smith  
AVON LAKE LAW DIRECTOR  
GEOFFREY R. SMITH

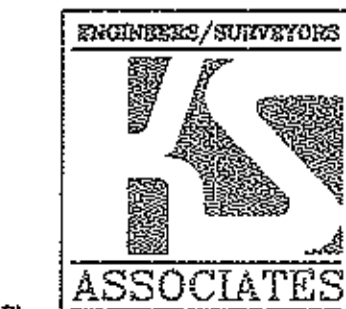


- LEGEND
- $\odot$  IRON PIN FOUND
  - $\ominus$  IRON PIN SET
  - $\odot$  MONUMENT FOUND
  - $\ominus$  MONUMENT SET

DATE: 09-24-96	REVISIONS	
DRAWN BY: ABR/MJC		
CHK'D BY:		
F.R. 244		
DWG. NAME: 83881-2/27112		

WOODFIELD ESTATES SUBDIVISION NO. 2  
RECORD PLAT  
RECEIVED OCT 22 1996

KS ASSOCIATES, INC.  
ENGINEERS/SURVEYORS  
424 Middle Avenue  
P.O. Box 89  
Elyria, Ohio 44038  
ELYRIA (216) 322-6317 • LORAIN (216) 244-5757



SHEET 1 OF 2  
JOB NO. 93684-2



Woodfield Estates Subdivision No. 1  
P.V. 56 PG. 64 & 65

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ◆ MONUMENT BOX FOUND
- ◇ MONUMENT BOX SET
- ▨ GREENSPACE AREA

AREA IN 15 SUBLOTS 6.8804 ACRES  
AREA IN RIGHT-OF-WAY 2.2395 ACRES  
TOTAL AREA IN SUBDIVISION 9.1199 ACRES

Kopf Construction Corp.  
O.R.V. 1035 P. 51  
1.7951 Acres Residual

Kopf Construction Corp.  
O.R.V. 1035 P. 51

Kopf Construction Corp.  
O.R.V. 1035 P. 51

Kopf Construction Corp.  
O.R.V. 1035 P. 54

Noel S. & Frances M. Ilg  
O.R.V. 529 P. 204

Kopf Construction Corporation  
O.R.V. 1356 P. 109

Kopf Construction Corporation  
O.R.V. 1356 P. 109

Subdivision No. 5-A  
PP. 43 & 44

James Realty  
P.V. 40

James Realty Subdivision No. 2  
P.V. 34 PP. 58 & 59

REMAINDER 44-00-019-134-096 1.65A  
DUT ΔF  
INTD PLAT - A.95A  
2.00A.

REMAINDER 44-00-019-144-305 28.72A  
DUT ΔF  
INTD PLAT - 8.17A  
36.89A.

DATE	09-24-96
DRAWN BY	ABR/MJC/ELK
CHK'D BY	
F.B.	244
DWG. NAME	WOODFIELD SUBDIVISION NO. 1

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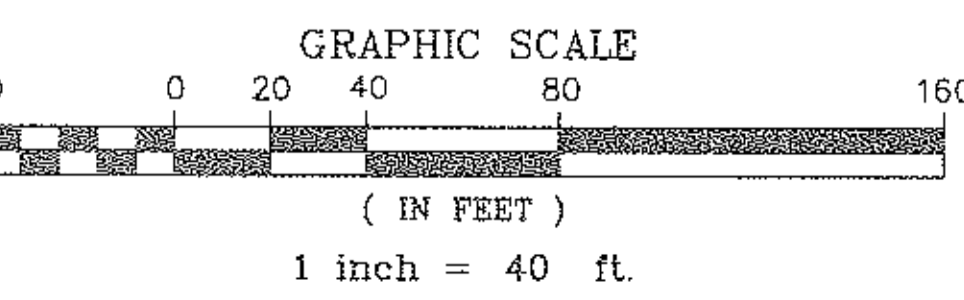
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CHK'D BY	
F.B.	244
DWG. NAME	WOODFIELD SUBDIVISION NO. 1

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

KS ASSOCIATES, INC.  
ENGINEERS/SURVEYORS  
424 Middle Avenue  
P.O. Box 299  
Avon, Ohio 44003  
Tel: (440) 244-1111

SHEET 2 OF 2  
JOB NO. 93684-2  
11-21-94

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	770.00'	54.25'	27.14'	54.24'	N 82°31'2" W	04°02'12"
B	25.00'	39.59'	25.32'	35.58'	S 43°27'00" W	90°43'36"
C	25.00'	38.89'	24.62'	35.08'	N 46°28'32" W	89°07'27"
D	800.00'	95.55'	47.83'	95.50'	S 85°59'36" E	06°50'36"
E	1472.72'	94.97'	47.50'	94.95'	N 86°44'15" E	03°41'41"
F	629.00'	238.36'	120.63'	238.93'	S 12°11'23" E	21°42'43"
G	629.00'	241.61'	122.31'	240.12'	S 12°02'30" E	22°00'28"
J	1502.72'	91.36'	45.70'	91.35'	N 86°50'36" E	03°29'01"
K	629.00'	196.90'	99.26'	196.10'	S 14°04'40" E	17°56'09"
L	629.00'	41.45'	20.73'	41.45'	S 03°13'18" E	03°46'34"
M	25.00'	40.83'	26.61'	36.44'	S 49°06'58" E	93°33'54"
N	770.00'	91.97'	46.04'	91.91'	N 87°59'36" W	06°50'36"
O	1442.72'	87.04'	43.53'	87.02'	S 86°51'24" W	03°27'24"
P	25.00'	41.77'	27.64'	37.08'	S 37°15'34" W	95°44'16"
Q	599.00'	130.01'	65.26'	129.76'	S 16°49'39" E	12°26'10"
R	659.00'	253.13'	128.14'	251.58'	N 12°02'30" W	22°00'28"
S	25.00'	39.27'	25.00'	35.38'	S 46°02'15" E	90°00'00"
T	25.00'	39.07'	24.80'	35.21'	S 43°43'49" W	89°32'09"
U	599.00'	230.08'	116.48'	228.67'	S 12°02'30" E	22°00'28"
V	659.00'	249.72'	126.38'	248.23'	S 12°11'23" E	21°42'43"
W	770.00'	100.85'	50.50'	100.78'	S 84°17'14" E	07°30'16"
X	770.00'	100.85'	50.50'	100.78'	N 88°43'19" W	03°22'32"
Y	599.00'	90.52'	45.35'	90.43'	S 14°56'19" E	08°39'30"
Z	599.00'	39.49'	19.75'	39.49'	S 21°09'24" E	03°46'40"
AA	659.00'	66.90'	33.48'	66.87'	S 20°08'14" E	05°49'00"
BB	659.00'	101.10'	50.65'	101.00'	S 12°50'02" E	08°47'23"
CC	659.00'	85.13'	42.62'	85.07'	S 04°44'18" E	07°24'05"
DD	659.00'	24.61'	12.30'	24.60'	N 02°24'14" W	02°08'22"
EE	659.00'	100.75'	50.47'	100.65'	N 07°51'10" W	08°45'34"
FF	659.00'	103.84'	52.03'	103.73'	S 16°44'42" E	09°01'41"
GG	659.00'	20.53'	10.27'	20.53'	N 22°09'11" W	01°47'06"
HH	599.00'	84.87'	42.51'	84.80'	S 18°59'11" E	08°07'06"
JJ	599.00'	99.74'	49.99'	99.63'	N 10°09'24" W	09°32'27"
KK	599.00'	45.46'	22.74'	45.45'	N 03°12'43" W	04°20'55"
LL	830.00'	99.13'	49.63'	99.08'	S 87°59'36" E	06°50'36"

#22035

58/48-149

58/49