

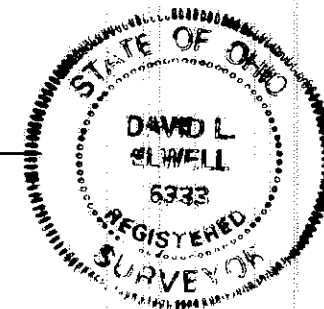
WOODFIELD ESTATES SUBDIVISION NO 4 PLAT

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 OWNER I HAVE SURVEYED AND PLATTED WOODFIELD ESTATES SUBDIVISION NO. 4 AS SHOWN HEREON AND CONTAINING 10.2882 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NO. 19, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO. AT ALL POINTS THUSLY INDICATED -O- OR -O-, IRON PIN MONUMENTS WERE EITHER FOUND OR SET. DISTANCES SHOWN ARE 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 18 SUBLOTS 8.2898 ACRES
AREA IN RIGHT-OF-WAY 1.9984 ACRES
TOTAL AREA IN SUBDIVISION 10.2882 ACRES

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. 4 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE WILLIAMSBURG DRIVE AND DAKOTA RUN, AS SHOWN HEREON.

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

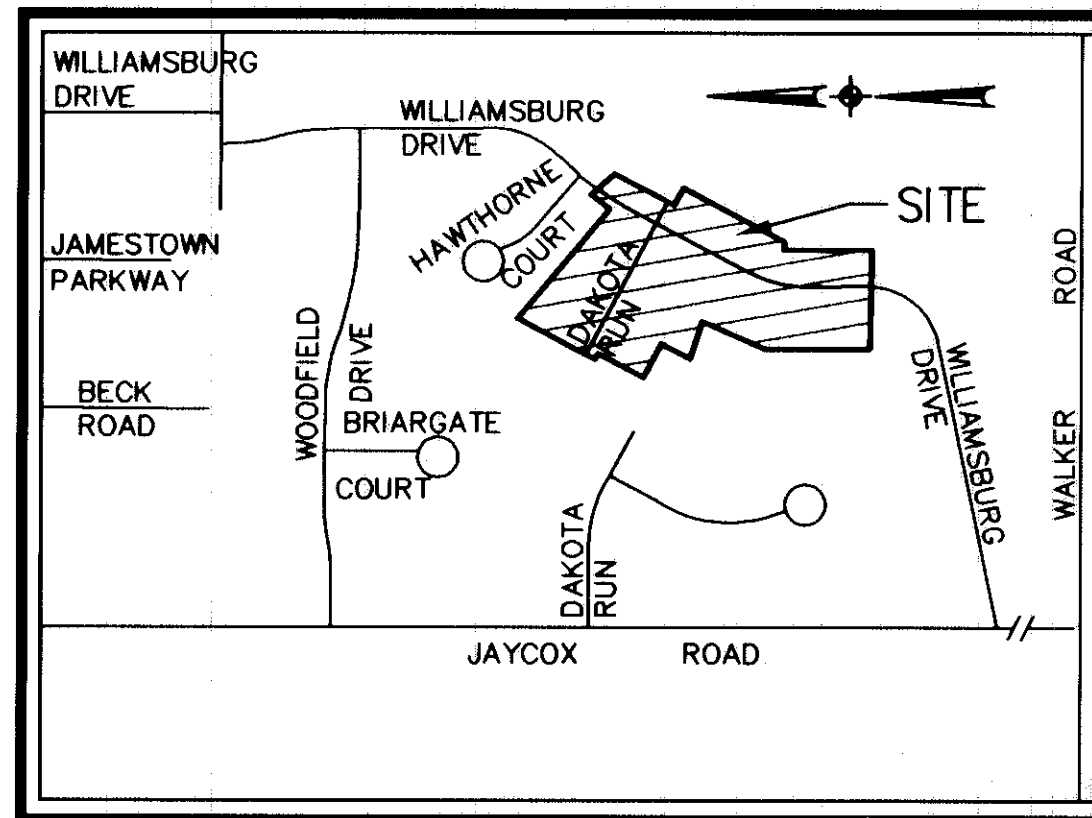
NOTARY PUBLIC

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 CORPORATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 4 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 7TH DAY OF MAY, 19 98.

Sharon L. Britton
NOTARY PUBLIC
Sharon L. Britton

MY COMMISSION EXPIRES: 3-29-00



LEGEND

- O- IRON PIN FOUND
- O- IRON PIN SET
- MONUMENT BOX FOUND
- MONUMENT BOX SET

AREA MAP

NO SCALE

10 FOOT UTILITY EASEMENT

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, (HEREIN AFTER 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 CORPORATION

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE BROCK CORPORATION

MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 4, 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 HERON, FROM LIEN AND OPERATION OF ITS MORTGAGE.

BY: Brock P. Walls
BROCK P. WALLS

NOTARY PUBLIC

STATE OF OHIO
SS

LORAIN COUNTY
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Brock P. Walls REPRESENTING THE BROCK CORPORATION WHO ACKNOWLEDGED THAT He DID SIGN THE FOREGOING PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 4 AND THAT IT WAS HIS OWN FREE ACT AND DEED ON BEHALF OF THE BROCK CORPORATION IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 8TH DAY OF May, 19 98.

Sharon L. Britton
NOTARY PUBLIC
Sharon L. Britton

MY COMMISSION EXPIRES: 3/29/00

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT NATIONAL CITY BANK

MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 4, 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 HERON, FROM LIEN AND OPERATION OF ITS MORTGAGE.

BY: Robert Sawitzke
ROBERT SAWITZKE

NOTARY PUBLIC

STATE OF OHIO
SS

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. 4 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 Avon Lake, OHIO, THIS 12TH DAY OF May, 19 98.

Sharon L. Britton
NOTARY PUBLIC
Sharon L. Britton

MY COMMISSION EXPIRES: 3-29-00

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. 4 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.

Michael C. Bramhall
ACTING AVON LAKE MUNICIPAL ENGINEER
MICHAEL C. BRAMHALL PE.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 4 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 9TH DAY OF August, 19 98.

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

CITY COUNCIL

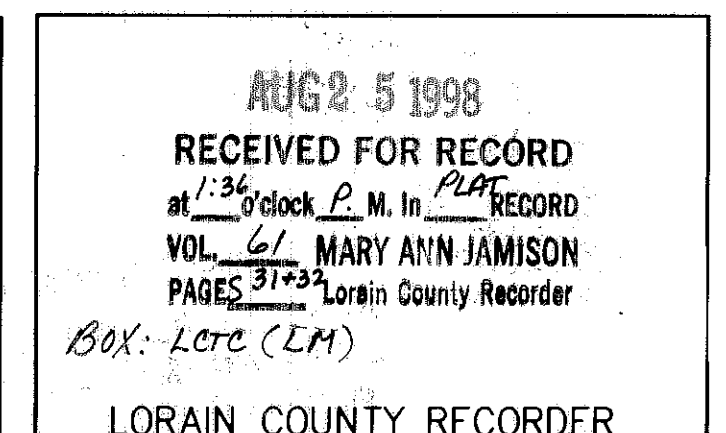
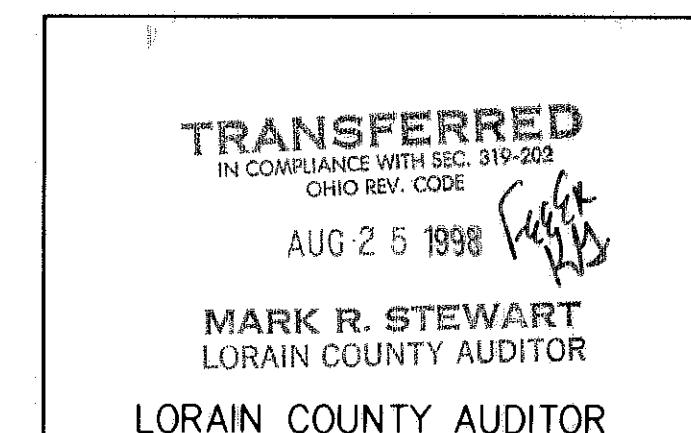
THIS IS TO CERTIFY THAT THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 127-98 PASSED THE 17 DAY OF August, 19 98.

Vincent M. Urdin Mayor
Kathleen Lynch Clerk of Council
VINCENT M. URDIN
KATHLEEN LYNCH

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WOODFIELD ESTATES SUBDIVISION NO. 4 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



DATE:	04-16-98
DRAWN BY:	RGR
CHKD BY:	
F.B.:	
DWG NAME:	3389-1/4-TBLD
REVISIONS:	
04-16-98	ORIGINAL ISSUE

WOODFIELD ESTATES SUBDIVISION NO 4
RECORD PLAT

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 88
Elyria, Ohio 44036
ELYRIA (216) 322-6317 * LORAIN (216) 244-5757

KS ASSOCIATES INCORPORATED

SHEET 1 OF 2
JOB NO 93684-4C

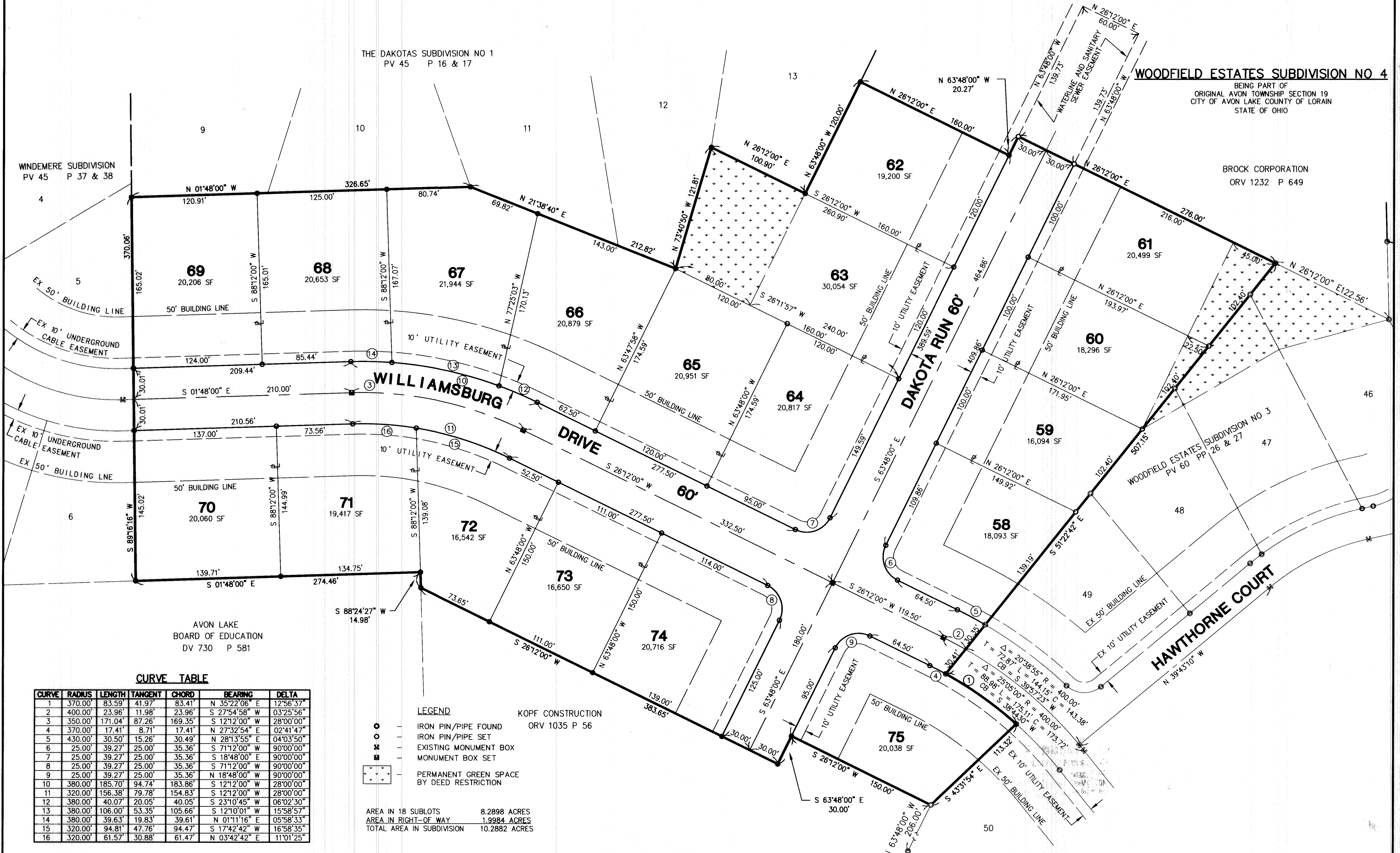
THE DAKOTAS SUBDIVISION NO 1
PV 45 P 16 & 17

WOODFIELD ESTATES SUBDIVISION NO 4

BEING PART OF
ORIGINAL AVON TOWNSHIP SECTION 19
CITY OF AVON LAKE COUNTY OF LORAIN
STATE OF OHIO

BROCK CORPORATION
ORV 1232 P 649

WINDEMERE SUBDIVISION
PV 45 P 37 & 38

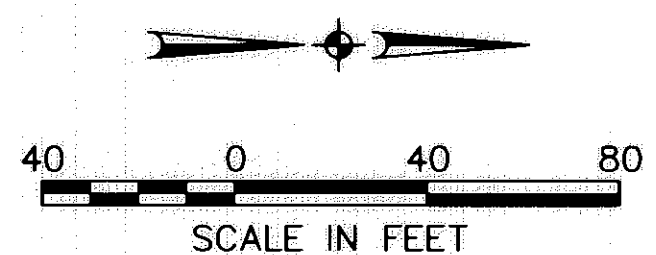


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	370.00'	83.59'	41.97'	83.41'	N 35°22'06" E	12°56'37"
2	400.00'	23.96'	11.98'	23.96'	S 27°54'58" W	03°25'56"
3	350.00'	171.04'	87.26'	169.35'	S 12°12'00" W	28°00'00"
4	370.00'	17.41'	8.71'	17.41'	N 27°32'54" E	02°41'47"
5	430.00'	30.50'	15.26'	30.49'	N 28°13'55" E	04°03'50"
6	25.00'	39.27'	25.00'	35.36'	S 71°12'00" W	90°00'00"
7	25.00'	39.27'	25.00'	35.36'	S 18°48'00" E	90°00'00"
8	25.00'	39.27'	25.00'	35.36'	S 71°12'00" W	90°00'00"
9	25.00'	39.27'	25.00'	35.36'	N 18°48'00" W	90°00'00"
10	380.00'	185.70'	94.74'	183.86'	S 12°12'00" W	28°00'00"
11	320.00'	156.38'	79.78'	154.83'	S 12°12'00" W	28°00'00"
12	380.00'	40.07'	20.05'	40.05'	S 23°10'45" W	06°02'30"
13	380.00'	106.00'	53.35'	105.66'	S 12°10'01" W	15°58'57"
14	380.00'	39.63'	19.83'	39.61'	N 01°11'16" E	05°58'33"
15	320.00'	94.81'	47.76'	94.47'	S 17°42'42" W	16°58'35"
16	320.00'	61.57'	30.88'	61.47'	N 03°42'42" E	11°01'25"

- LEGEND**
- IRON PIN/PIPE FOUND
 - IRON PIN/PIPE SET
 - ⊠ EXISTING MONUMENT BOX
 - ⊠ MONUMENT BOX SET
 - PERMANENT GREEN SPACE BY DEED RESTRICTION
- KOPF CONSTRUCTION
ORV 1035 P 56

AREA IN 18 SUBLOTS 8.2898 ACRES
AREA IN RIGHT-OF-WAY 1.9984 ACRES
TOTAL AREA IN SUBDIVISION 10.2882 ACRES



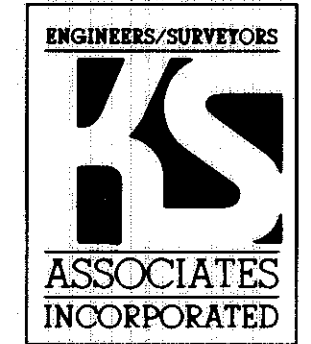
SCALE: 1" = 40'

DATE	REVISIONS
04-16-98	
04-16-98	ORIGINAL ISSUE

WOODFIELD ESTATES SUBDIVISION NO 4
RECORD PLAT

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
JOB NO 93684-4C