

RESUBDIVISION OF BLOCK 3 IN WOODHAVEN BEACH SUBDIVISION NO. 1

(REC. PLAT VOL. 7 P. 12)

BEING PART OF AVON TOWNSHIP SECTION NO. 18

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

SURVEYOR'S CERTIFICATE - ENGINEER'S CERTIFICATE

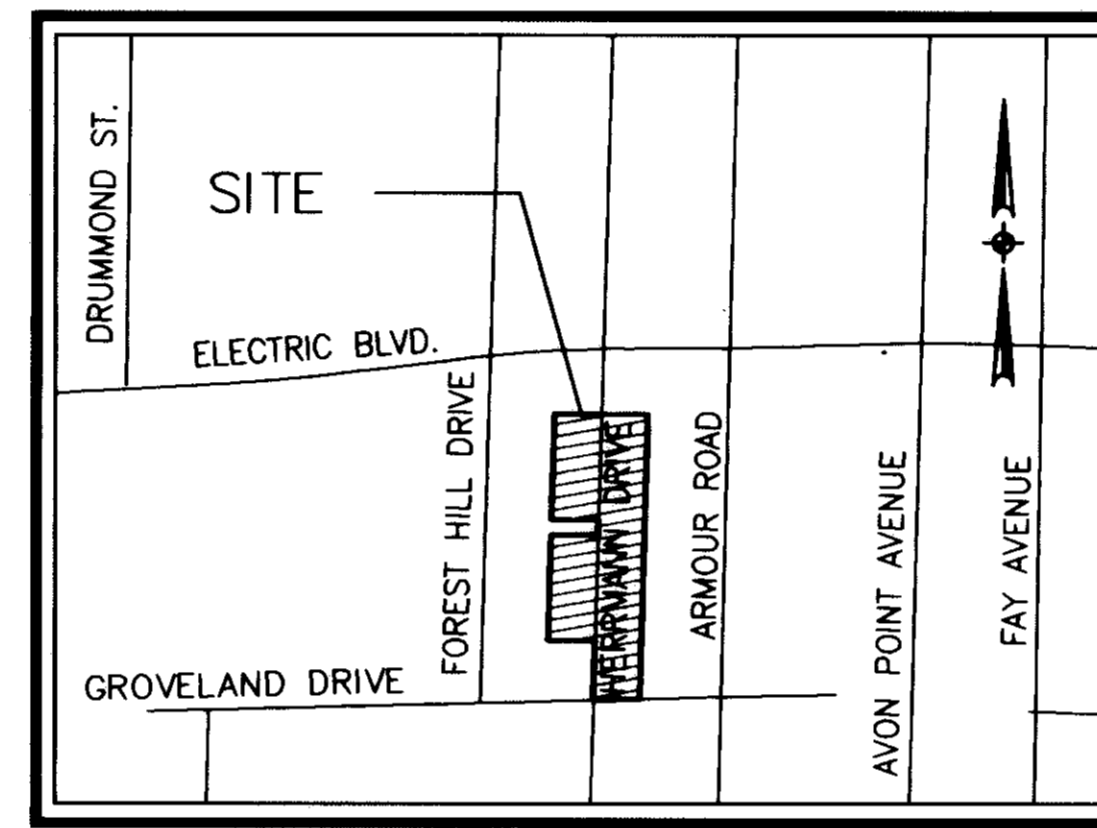
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE SURVEYED AND PLATTED THE RESUBDIVISION OF BLOCK 3 IN WOODHAVEN BEACH SUBDIVISION NO.1 AS SHOWN HEREON AND CONTAINING 3.7296 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NO. 18, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO. 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. Ellwell
DAVID L. ELWELL
REGISTERED SURVEYOR NO. 6333



BY: Mark Skellenger
MARK SKELLENGER
REGISTERED ENGINEER NO. 46461



AREA MAP
NO SCALE

LEGEND

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

AREA IN 19 SUBLOTS 3.5117 ACRES
 AREA OF BLOCK A 0.0574 ACRES
 AREA IN RIGHT-OF-WAY 0.1605 ACRES
 TOTAL AREA IN SUBDIVISION 3.7296 ACRES

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT H.R. KOPF, MANAGING MEMBER OF WATERSIDE CROSSINGS, LTD. DOES HEREBY ACCEPT THIS PLAT OF THE RESUBDIVISION OF BLOCK 3 IN WOODHAVEN BEACH SUBDIVISION NO. 1 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE HERRMANN DRIVE AND GROVELAND DRIVE AS SHOWN HEREON.

BY: H.R. Kopf
H.R. KOPF
MANAGING MEMBER
WATERSIDE CROSSINGS, LTD.

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, REPRESENTING WATERSIDE CROSSINGS, LTD., WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF RESUBDIVISION OF BLOCK 3 IN WOODHAVEN BEACH 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 7TH DAY OF DECEMBER, 1998.

BY: Sharon L. Britton
SHARON L. BRITTON
NOTARY PUBLIC
COMMISSION EXPIRES: 3/29/00

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
MANAGING MEMBER
WATERSIDE CROSSINGS, LTD.

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT METROPOLITAN BANK AND TRUST COMPANY

MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WOODHAVEN BEACH SUBDIVISION NO. 1, 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: James J. Masterson
James J. Masterson VP
Metropolitan Bank and Trust Company

NOTARY PUBLIC

STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR James J. Masterson REPRESENTING Metropolitan Bank and Trust Company 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 Metropolitan Bank and Trust Company IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Mayfield Hts, OHIO, THIS 9th DAY OF December, 1998.

BY: Robert
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-5-2002

R J Luehrs - Notary Public
State of Ohio
My Commission Expires November 5, 2002
Residence in Cuyahoga County

DATE	REVISIONS
08-21-98	
12-04-98	ADDED BANK NAME
08-21-98	ORIGINAL ISSUE

RESUBDIVISION OF BLOCK 3 IN WOODHAVEN BEACH SUBDIVISION NO. 1 P.V. 11 P. 12

PART OF AVON TOWNSHIP SECTION No. 18
CITY OF AVON LAKE * LORAIN COUNTY * STATE OF OHIO

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036
ELYRIA (440) 322-6317 * LORAIN (440) 244-5757



SHEET 1 OF 2
JOB NO 95363

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF RESUBDIVISION OF BLOCK 3 IN WOODHAVEN BEACH 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.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE RESUBDIVISION OF BLOCK 3 IN WOODHAVEN SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 134-99 PASSED THE 12 DAY OF July, 1999.

BY: Vincent M. Urban Mayor
Kathleen Lynch Clerk of Council
VINCENT M. URBAN
KATHLEEN LYNCH

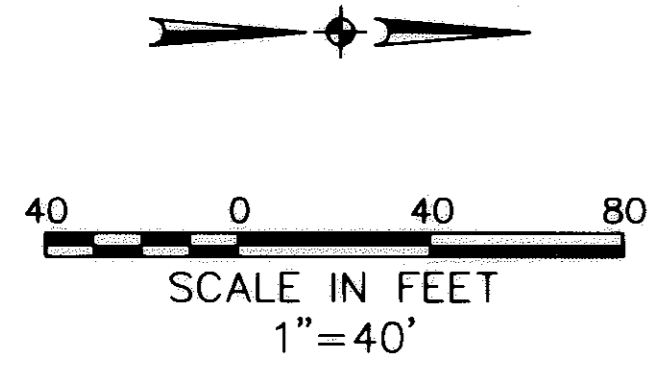
LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE RESUBDIVISION OF BLOCK 3 IN WOODHAVEN BEACH SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

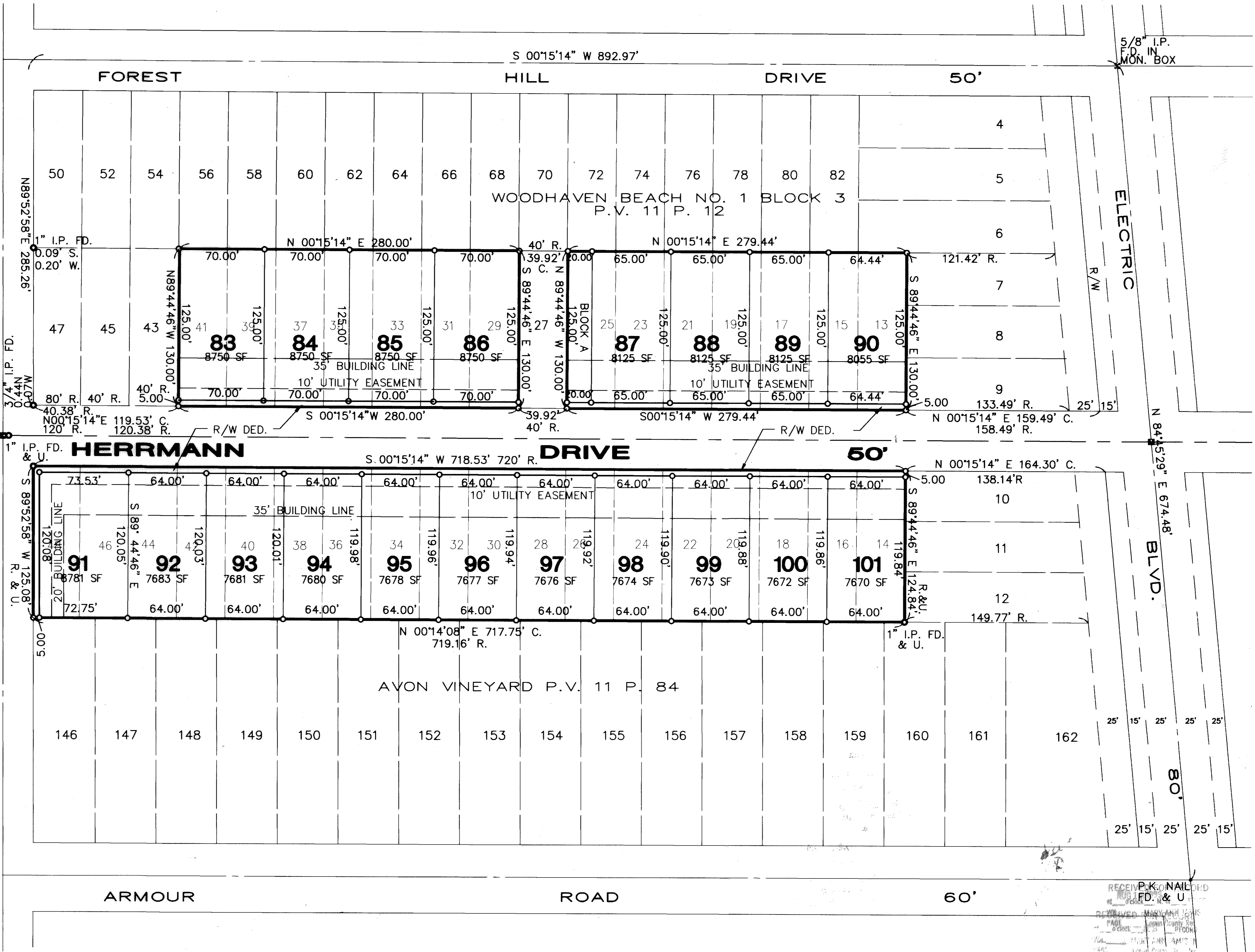
BY: Geoffrey R. Smith
AVON LAKE LAW DIRECTOR
GEOFFREY R. SMITH

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
AUG 18 1999
MARK R. STEWART
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

AUG 18 1999
RECEIVED FOR RECORD
at 1:11 o'clock P.M. in PLAT RECORD
VOL. 63 MARY ANN JAMISON
PAGE 5253 Lorain County Recorder
Box: LRTC/LUER 88
LORAIN COUNTY RECORDER



GROVELAND DRIVE 50'



AREA IN 19 SUBLOTS 3.5117 ACRES
 AREA OF BLOCK A 0.0574 ACRES
 AREA IN RIGHT-OF-WAY 0.1605 ACRES
 TOTAL AREA IN SUBDIVISION 3.7296 ACRES

LEGEND

- EXISTING MONUMENT BOX
- MONUMENT BOX SET
- IRON PIN/PIPE FOUND
- IRON PIN/PIPE SET

ARMOUR ROAD 60'

DRIVE 50'

DRIVE 50'

RECEIVED P.K. ONAIL
 ENGINEERS & SURVEYORS
 424 Middle Avenue
 P.O. Box 89
 Elyria, Ohio 44036
 PHONE (440) 322-6317 * FAX: (440) 284-0623

DATE: 08-21-98	
DRAWN BY: TMC	
CHK'D BY:	
F.B.:	
DWG. NAME: 85332-PLAT01	
REVISIONS	12-03-98 CHANGED FRONT SETBACK
	08-21-98 ORIGINAL ISSUE

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SHEET 2 OF 2
 JOB NO. 95363