

999424

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WINDING RIVER ESTATES

PART OF ORIGINAL BROWNHelm TOWNSHIP LOT 17

CITY OF VERMILION COUNTY OF LORAIN STATE OF OHIO

Situated in the City of Vermilion, County of Lorain, State of Ohio and being known as part of Original Brownhelm Township Lot 17 and bounded and described as follows:

Beginning at a point in the centerline of West River Road, 40 feet wide at the southwesterly corner of land conveyed to Winding River Park Company, Parcel B, recorded in Volume 1198, Page 674 of the Lorain County Deed Records;

Thence North 74° 04' East, a distance of 20.00 feet to a point on the easterly sideline of West River Road; said point also being known as a point of curvature;

Thence in the arc of a curve which deflects to the left, a distance of 39.27 feet to a point of tangency; said curve having a radius of 25.00 feet, central angle of 90°, chord of 35.65 feet which bears South 60° 56' East;

Thence North 74° 04' East, along the southerly line of the aforementioned Winding River Park Company, Parcel B and its easterly extension, a distance of 165.00 feet to a point of curvature;

Thence in the arc of a curve which deflects to the left, a distance of 213.80 feet to a point of reverse curve; said curve having a radius of 500.00 feet, central angle of 24° 30', chord of 212.18 feet, which bears North 61° 49' East;

Thence in the arc of a curve which deflects to the right, a distance of 186.81 feet to a point of tangency; said curve having a radius of 701.09 feet, central angle of 15° 16', chord of 186.26 feet which bears North 57° 12' East;

Thence North 64° 40' East, a distance of 1.09 feet to a point;

Thence North 25° 10' West, a distance of 230.00 feet to a point;

Thence North 20° 09' 46" West, a distance of 114.00 feet to a point;

Thence North 33° 13' 31" East, a distance of 55.00 feet to a point;

Thence North 38° 18' 16" East, a distance of 53.00 feet to a point;

Thence North 6° 46' 55" East, a distance of 133.00 feet to a point;

Thence North 83° 22' 17" East, a distance of 90.00 feet to a point;

Thence South 61° 07' 43" East, a distance of 340.06 feet to a point;

Thence South 42° 45' East, a distance of 167.00 feet to a point;

Thence South 37° 15' West, a distance of 60.20 feet to a point of curvature;

Thence in the arc of a curve which deflects to the right, a distance of 52.53 feet to a point; said curve having a radius of 120.00 feet, central angle of 25° 05', chord of 52.12 feet which bears South 49° 47' 30" West;

Thence South 62° 20' West, a distance of 83.27 feet to a point;

Thence South 27° 40' East, a distance of 46.98 feet to a point;

Thence South 52° 45' East, a distance of 53.68 feet to a point of curvature;

Thence in the arc of a curve which deflects to the right, a distance of 50.21 feet to a point of tangency; said curve having a radius of 25.00 feet, central angle of 115° 05', chord of 42.19 feet which bears North 4° 47' 30" East;

Thence North 62° 20' East, a distance of 37.87 feet to a point of curvature;

Thence in the arc of a curve which deflects to the left, a distance of 78.80 feet to the point of tangency; said curve having a radius of 180.00 feet, central angle of 25° 05', chord of 78.17 feet which bears North 49° 47' 30" East;

Thence North 37° 15' East, a distance of 96.18 feet to a point;

Thence South 51° 44' 24" East, a distance of 421.51 feet to a point;

Thence South 55° 31' 13" East, a distance of 310.36 feet to a point;

Thence South 37° 15' West, a distance of 250.00 feet to a point;

Thence South 52° 45' East, a distance of 10.00 feet to a point of curvature;

Thence in the arc of a curve which deflects to the right, a distance of 48.65 feet to a point; said curve having a radius of 800.00 feet, central angle of 3° 29' 03", chord of 48.64 feet which bears South 51° 08' 29" East;

Thence North 37° 15' East, a distance of 251.48 feet to a point;

Thence South 58° 52' 54" East, a distance of 152.69 feet to a point;

Thence South 42° 26' 59" East, a distance of 694.22 feet to a point on the northerly line of land conveyed to the State of Ohio, recorded in Volume 1008, Page 40 of the Lorain County Deed Records;

Thence South 84° 01' 08" West along the State of Ohio's northerly line, a distance of 884.64 feet to an angle point;

Thence South 35° 07' West along the State of Ohio's westerly line, a distance of 140.15 feet to a point on the southerly line of Original Lot 17; said point being on the northerly line of land conveyed to Bernice C. Shook, recorded in Volume 1091, Page 51 of the Lorain County Deed Records;

Thence North 89° 51' West along the southerly line of Original Lot 17, a distance of 1044.98 feet to a point at the southeasterly corner of land conveyed to the Vermilion Recreation Park Company, Parcel I, recorded in Volume 1198, Page 680 of the Lorain County Deed Records;

Thence North 9° 49' West along the easterly line of Parcel I, a distance of 198.10 feet to a point at the northeasterly corner of said parcel I;

Thence South 80° 11' West along the northerly line of Parcel I, a distance of 80.00 feet to a point of curvature;

Thence in the arc of a curve which deflects to the left, a distance of 39.27 feet to a point of tangency; said point being on the easterly line of land conveyed to the State of Ohio, recorded in Volume 1008, Page 42 of the Lorain County Deed Records; said curve having a radius of 25.00 feet, central angle of 90°, chord of 35.65 feet which bears South 35° 11' West;

Thence North 9° 49' West along the easterly line of land conveyed to the State of Ohio, a distance of 17.78 feet to the northeasterly corner of said State of Ohio Parcel; said point being on the easterly right-of-way line of West River Road, 40 feet wide;

Thence South 80° 11' West, a distance of 20.00 feet to a point in the centerline of West River Road;

Thence North 9° 49' West along the centerline of West River Road a distance of 82.22 feet to a point;

Thence North 80° 11' East, a distance of 20.00 feet to a point in the easterly sideline of West River Road; said point also being on the westerly line of land conveyed to the Vermilion Recreation Park Company, as aforementioned, Parcel H;

Thence in the arc of a curve which deflects to the left, a distance of 39.27 feet to a point of tangency; said curve having a radius of 25.00 feet, central angle of 90°, chord of 35.65 feet which bears South 54° 49' East;

Thence North 80° 11' East along the southerly line of Parcel H, a distance of 145.00 feet to the southeasterly corner of Parcel H;

Thence North 9° 49' West along the easterly line of Parcels H, G, and F, conveyed to the Vermilion Recreation Park Company, as aforementioned, a distance of 303.17 feet to an angle point;

Thence North 15° 56' West along the easterly line of Parcel F, a distance of 10.52 feet to a point at the southeasterly corner of land conveyed to Winding River Park Company, recorded in Volume 1198, Page 674 of the Lorain County Deed Records, Parcel D;

Thence continuing North 15° 56' West, a distance of 205.00 feet to a point at the northeasterly corner of Parcel C, conveyed to Winding River Park Company, recorded in Volume 1198, Page 674 of the Lorain County Deed Records;

Thence South 74° 04' West along the northerly line of Parcel C, a distance of 145.00 feet to a point of curvature;

Thence in the arc of a curve which deflects to the left, a distance of 39.27 feet to a point; said curve having a radius of 25.00 feet, central angle of 90°, chord of 35.65 feet which bears South 29° 04' West;

Thence South 74° 04' West, a distance of 20.00 feet to a point in the centerline of West River Road;

Thence North 15° 56' West along the centerline of West River Road, a distance of 100.00 feet to the place of beginning;

Containing within said bounds 42.471 acres to be the same more or less, but subject to all legal highways, and easements of record.

The Owners of the within platted land does hereby grant unto the City of Vermilion, a permanent right-of-way easement, five (5) feet in width over, under, and through all sublots and all lands shown hereon and parallel with and contiguous to all street lines, for the construction of sidewalks and utilities as deemed necessary by the City of Vermilion.

NOTE: ALL EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO PUBLIC USE AND TO THE CITY OF VERMILION, OHIO.

SURVEYOR'S CERTIFICATE

This is to certify that at the request of the Owner, I have surveyed and platted Winding River Estates, as shown hereon and containing 42.471 acres of land in Original Lot No. 17 in Brownhelm Township now in the City of Vermilion and Township of Brownhelm, County of Lorain, and State of Ohio.

At all points so indicated - 6" iron pin monuments were either found or set. Distances are shown in feet and decimal parts thereof Bearings shown are assumed and for the purpose of describing angles only all of which I certify to be correct.

Acreege within lots - 38.108
Acreege within streets - 4.363

James H. Schmidt
James H. Schmidt, Registered Surveyor No. 4846

CITY ENGINEER

Approved for recording purposes only on this 17 day of April, 1978.

Robert C. Swank, P.E.
Vermilion City Engineer

UTILITY CERTIFICATE

This is to certify that sanitary sewers and city water will be available to the lots on this plat.

George Co. Sunkat, P.E.

OWNER'S CERTIFICATE

This is to certify that Vermilion Recreation Park Co. Owner of land contained within this plat of Winding River Estates has examined the same, accepts it to be correct, and dedicated forever to public use the streets and easements as shown hereon.

Vermilion Recreation Park Co.
Russell Condit - General Partner

NOTARY PUBLIC

County of SS
State of Ohio

This is to certify that before me, a Notary Public, in and for said county and state, did personally appear the above signed Vermilion Recreation Park Co. Russell Condit - General Partner who acknowledged that he did sign the foregoing plat and that it was his own free act and deed in testimony whereof I have hereunto set my hand and official seal on this 30th day of March, 1978.

Robert L. Gault
Notary Public

My commission expires: May 16, 1979

PLANNING COMMISSION

Approved for recording purposes only on this 23 day of March, 1978.

J.R. Sharpnack
Secretary

Richard E. ...
Chairman

CITY COUNCIL

This is to certify that this plat of Winding River Estates has been approved for recording purposes only by the Council of the City of Vermilion by Ordinance No. 17-78, passed the 17th day of April, 1978.

Gene Bress
Clerk of Council

Al C. ...
President of Council

MORTGAGEE'S CERTIFICATE

This is to certify that THE LORAIN COUNTY SAVINGS & TRUST Co. Mortgagee of land contained within this plat of Winding River Estates has been examined the same, accepts it to be correct, and dedicates forever to public use the streets and easements as shown hereon.

LORAIN COUNTY SAVINGS & TRUST CO.
Blackman - EXEC. VICE PRES.

NOTARY PUBLIC

County of SS
State of Ohio

This is to certify that before me, a Notary Public in and for said county and state did personally appear the above signed The Lorain County Savings & Trust Co. By: OS Workman Executive V.P. who acknowledged that he did sign the foregoing plat and that it was his own free act and deed in testimony whereof I have hereunto set my hand and official seal on this 31st day of March, 1978.

Capital Vesp
Notary Public

My commission expires: August 30, 1982

Received for Record 1038 Book A M. in Plat RECORD
VOL. 34 Dorothy L. Esser
PAGE 129 Lorain County Recorder

Box: City Title
XAB

10.11

86.40

34/7

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
AUG 17 1978
JULIAN A. FLJOR
LORAIN COUNTY AUDITOR

JULIUS A. MOES
D.V. 458 P. 336

WINDING RIVER PARK CO.
D.V. 1152 P. 594
10.72 AC. REMAINDER

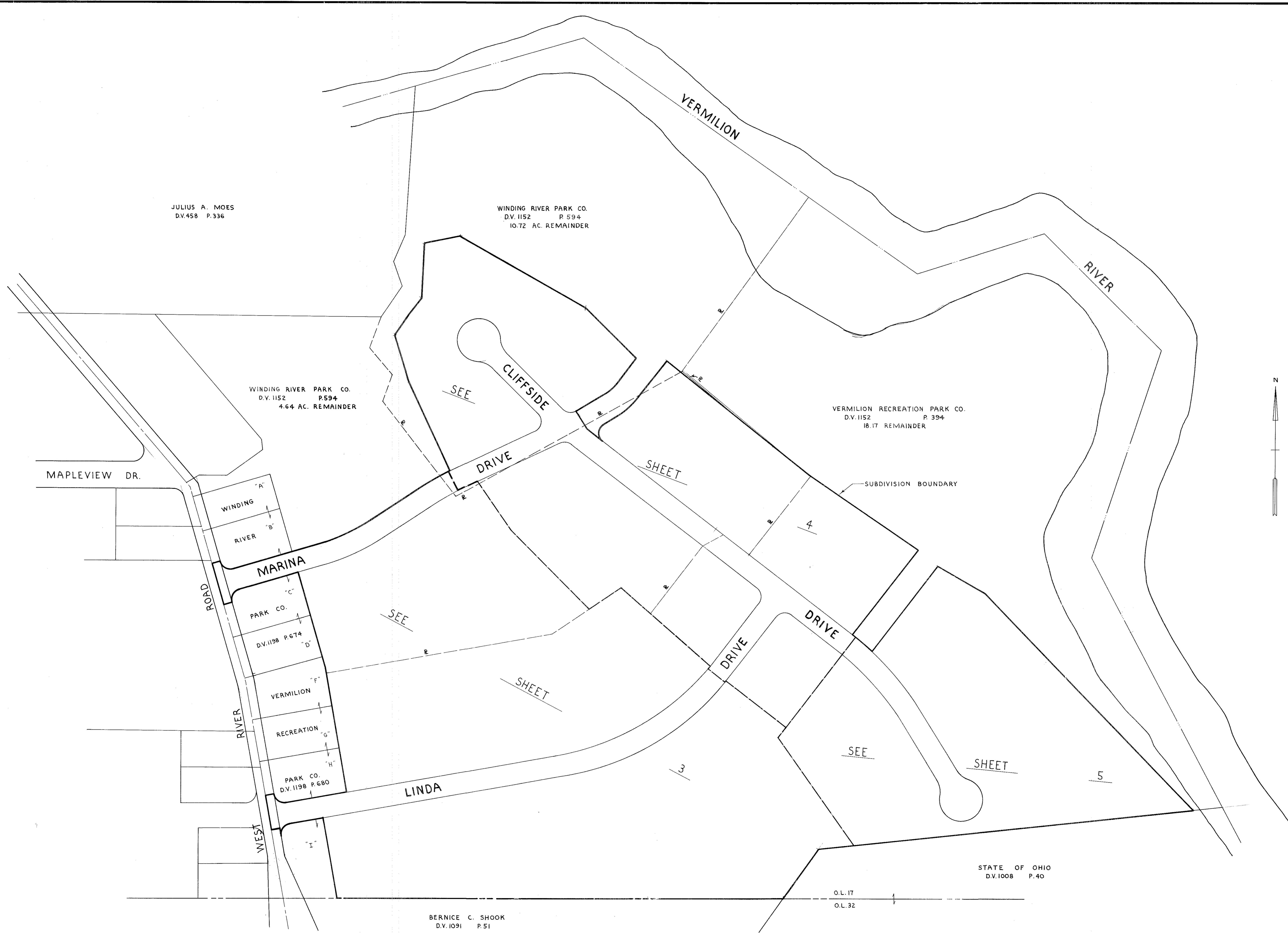
WINDING RIVER PARK CO.
D.V. 1152 P. 594
4.64 AC. REMAINDER

VERMILION RECREATION PARK CO.
D.V. 1152 P. 394
18.17 REMAINDER

TRANSFERRED
IN COMPLIANCE WITH SEC. 219-202
OF THE REV. CODE

AUG 17 1978

JULIAN A. PIJOR, JR.
COUNTY AUDITOR



MAPLEVIEW DR.

WINDING RIVER MARINA PARK CO.
D.V. 1198 P. 674
VERMILION RECREATION PARK CO.
D.V. 1198 P. 680

SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

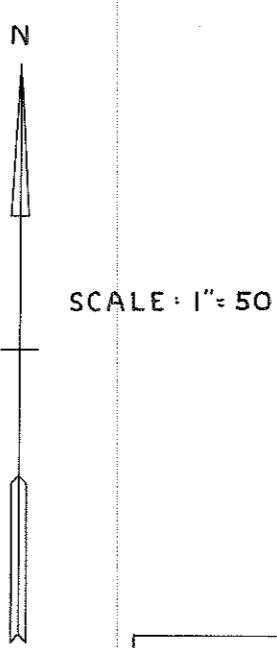
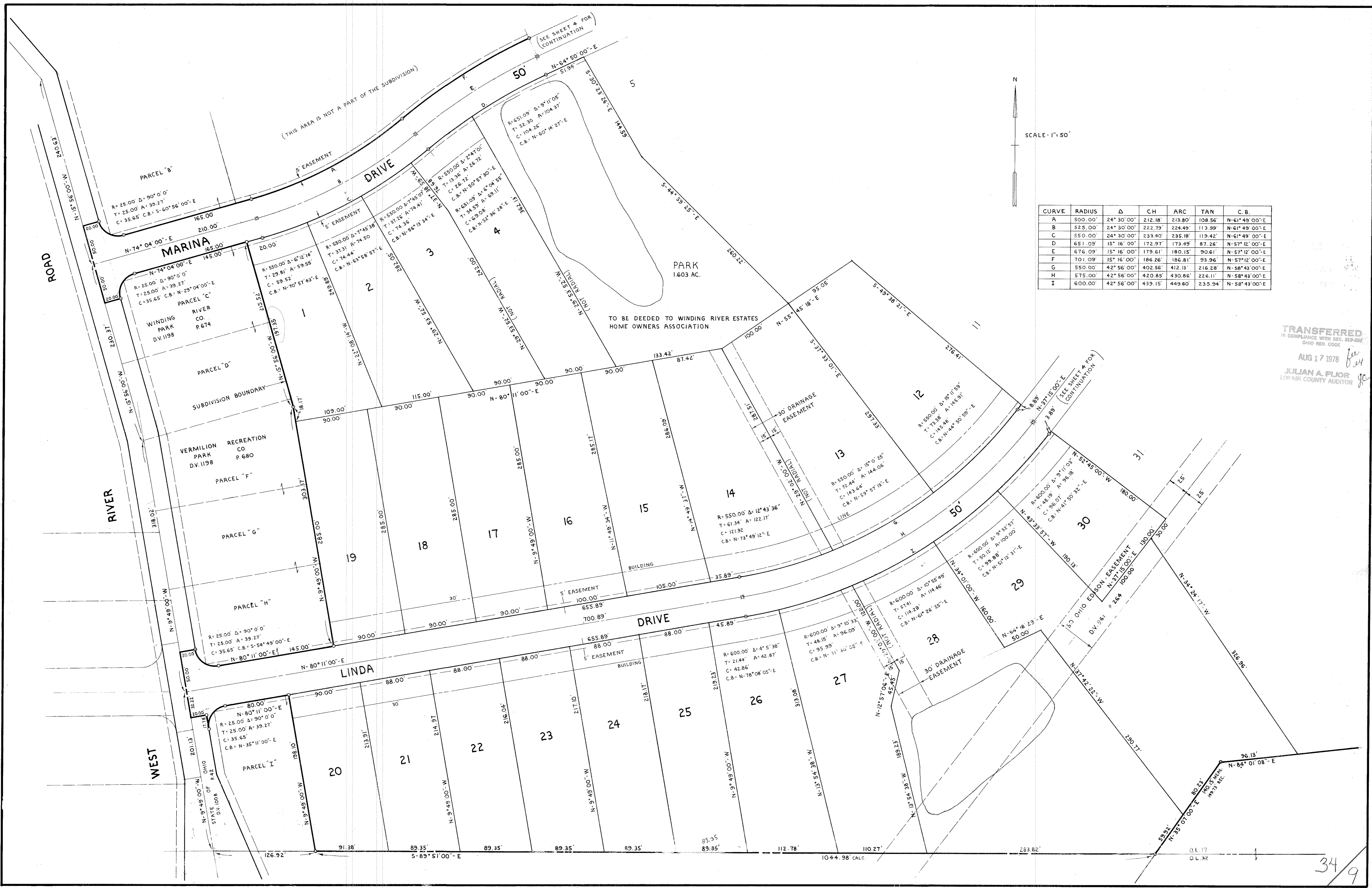
SEE SHEET 3

SEE SHEET 4

STATE OF OHIO
D.V. 1008 P. 40

O.L. 17
O.L. 32

BERNICE C. SHOOK
D.V. 1091 P. 51



CURVE	RADIUS	Δ	CH	ARC	TAN	C.B.
A	500.00'	24° 30' 00"	212.18'	213.80'	108.56'	N-61° 49' 00"-E
B	525.00'	24° 30' 00"	222.79'	224.49'	113.99'	N-61° 49' 00"-E
C	550.00'	24° 30' 00"	233.40'	235.18'	119.42'	N-61° 49' 00"-E
D	651.09'	15° 16' 00"	172.97'	173.49'	87.26'	N-57° 12' 00"-E
E	676.09'	15° 16' 00"	179.61'	180.15'	90.61'	N-57° 12' 00"-E
F	701.09'	15° 16' 00"	186.26'	186.81'	93.96'	N-57° 12' 00"-E
G	550.00'	42° 56' 00"	402.56'	412.13'	216.28'	N-58° 43' 00"-E
H	575.00'	42° 56' 00"	420.85'	430.86'	226.11'	N-58° 43' 00"-E
I	600.00'	42° 56' 00"	439.15'	449.60'	235.94'	N-58° 43' 00"-E

TRANSFERRED
 IN COMPLIANCE WITH REC. 319-202
 OHIO REV. CODE
 AUG 17 1978
 JULIAN A. FLJOR
 LORAIN COUNTY AUDITOR

MORTGAGEE'S CERTIFICATE

This is to certify that THE CENTRAL SECURITY NATIONAL BANK OF LORAIN COUNTY, LORAIN, OHIO

Mortgagee of land contained within this plat of Winding River Estates has been examined the same, accepts it to be correct, and dedicates forever to public use the streets and easements as shown hereon.

THE CENTRAL SECURITY NATIONAL BANK OF LORAIN COUNTY

By: Andrew J. Buckart, Vice President

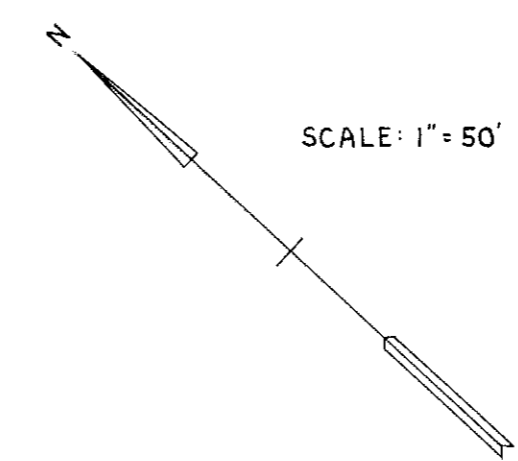
NOTARY PUBLIC

County of SS
State of Ohio

This is to certify that before me, a Notary Public in and for said county and state did personally appear the above signed ANDREW J. BUCKART, VICE PRESIDENT OF THE CENTRAL SECURITY NATIONAL BANK OF LORAIN COUNTY who acknowledged that he did sign the foregoing plat and that it was his own free act and deed in testimony whereof I have hereunto set my hand and official seal on this 31st day of MARCH, 1978.

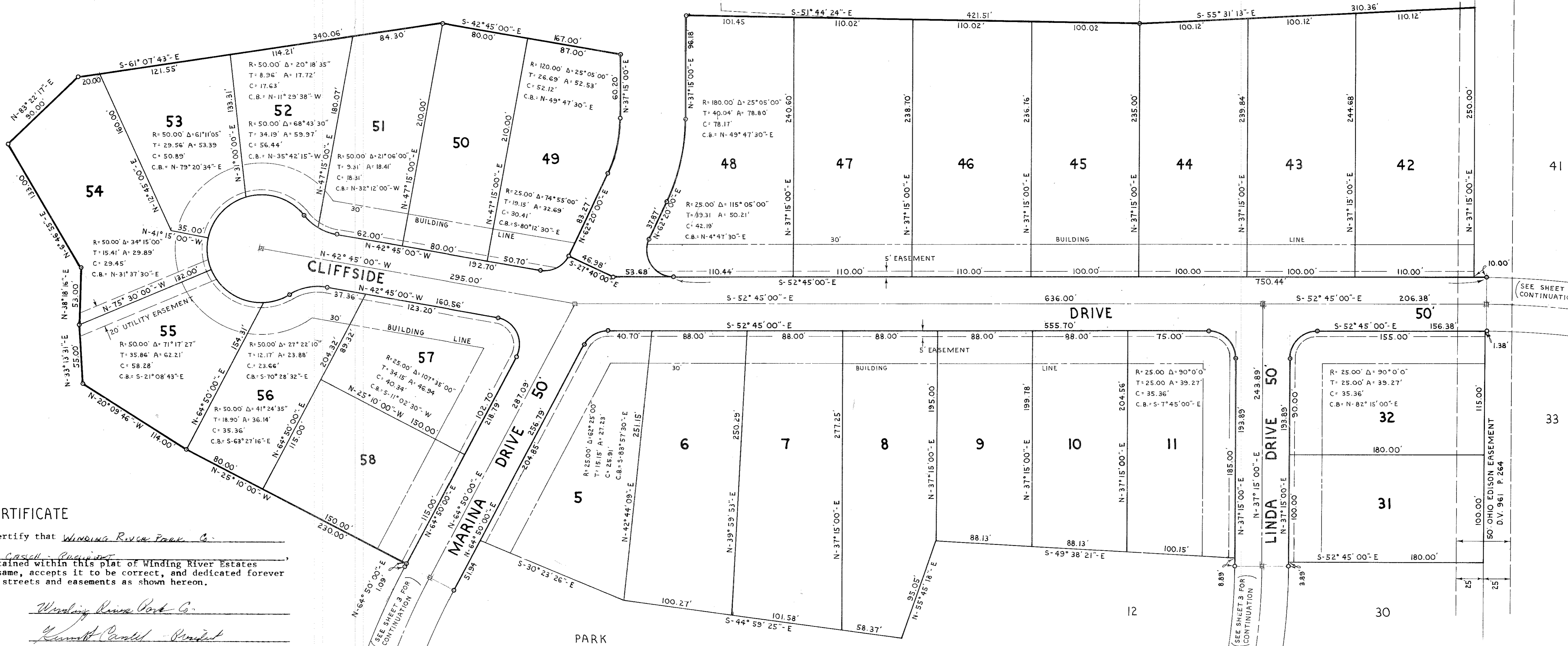
Paul P. Kahl
Notary Public

My commission expires: 9/30/81



WINDING RIVER PARK CO.
D.V. 1152 P.55

VERMILION RECREATION PARK CO.
D.V. 1152 P.394



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
AUG 17 1978
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

OWNER'S CERTIFICATE

This is to certify that Winding River Park Co.
Kenneth E. Caspell - President
Owner of land contained within this plat of Winding River Estates has examined the same, accepts it to be correct, and dedicates forever to public use the streets and easements as shown hereon.

Winding River Park Co.
Kenneth Caspell - President

NOTARY PUBLIC

County of SS
State of Ohio

This is to certify that before me, a Notary Public in and for said county and state did personally appear the above signed Winding River Park Co. Kenneth Caspell - President who acknowledged that he did sign the foregoing plat and that it was his own free act and deed in testimony whereof I have hereunto set my hand and official seal on this 30th day of March, 1978.

Robert J. Gould
Notary Public

My commission expires: May 16, 1979

MORTGAGEE'S CERTIFICATE

This is to certify that MELVIN and CHRISTINE NIGGLE

Mortgagee of land contained within this plat of Winding River Estates has been examined the same, accepts it to be correct, and dedicates forever to public use the streets and easements as shown hereon.

Melvin Niggle
Christine Niggle

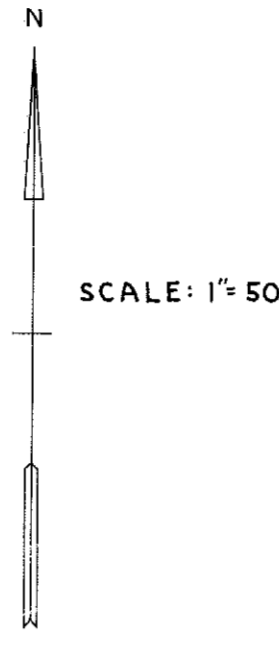
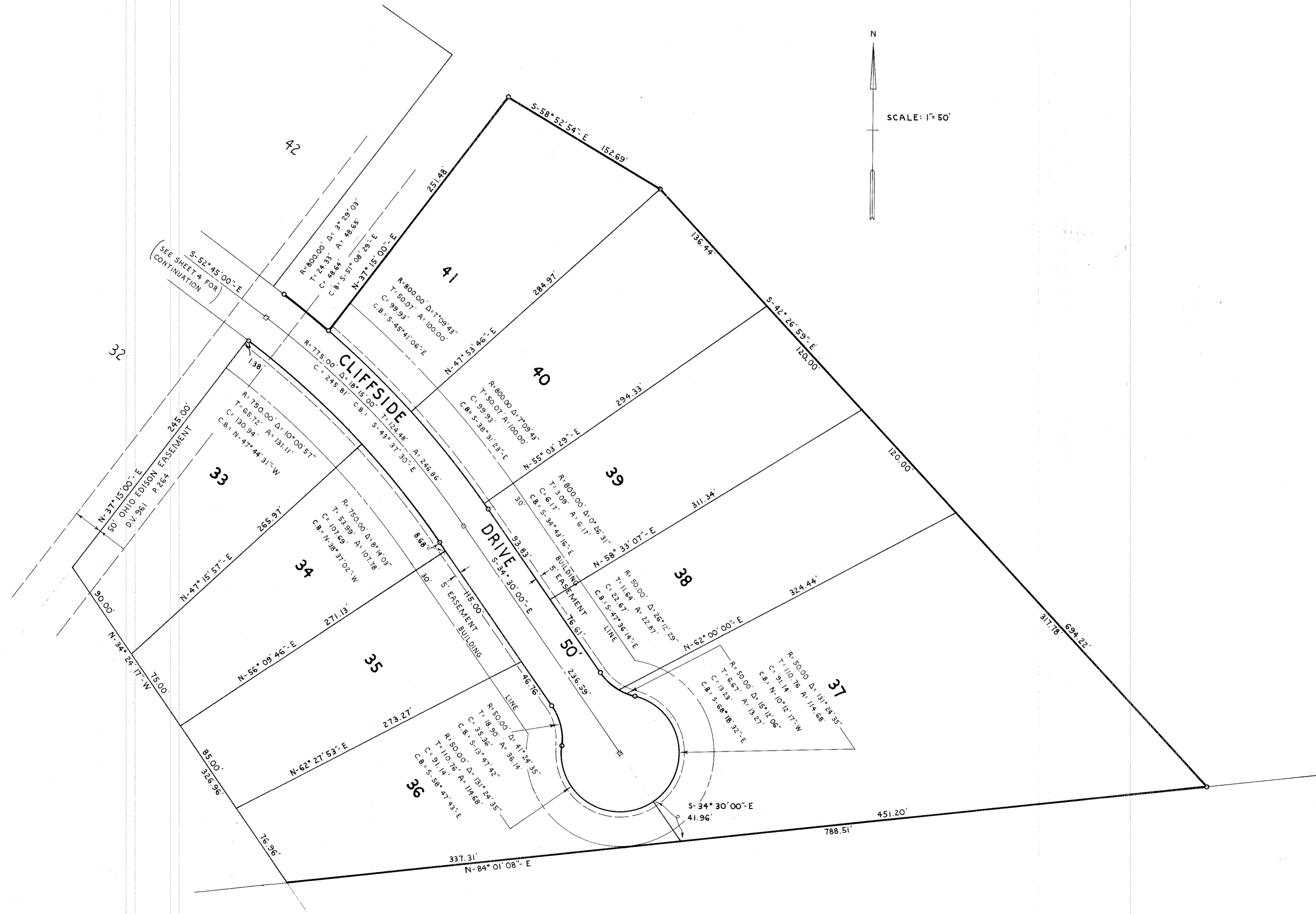
NOTARY PUBLIC

County of SS
State of Ohio

This is to certify that before me, a Notary Public in and for said county and state did personally appear the above signed MELVIN and CHRISTINE NIGGLE who acknowledged that they did sign the foregoing plat and that it was their own free act and deed in testimony whereof I have hereunto set my hand and official seal on this 28th day of May, 1978.

Robert J. Gould
Notary Public

My commission expires: 6-25-79



TRANSFERRED
 IN COMPLIANCE WITH SEC. 359.02
 OHIO REV. CODE
 AUG 17 1978
 JULIAN A. PIJOR
 LOHAIN COUNTY AUDITOR

STATE OF OHIO
 DV. 1008 P. 40

Recorded for deposit
 8/16/78
 73-202 DLH