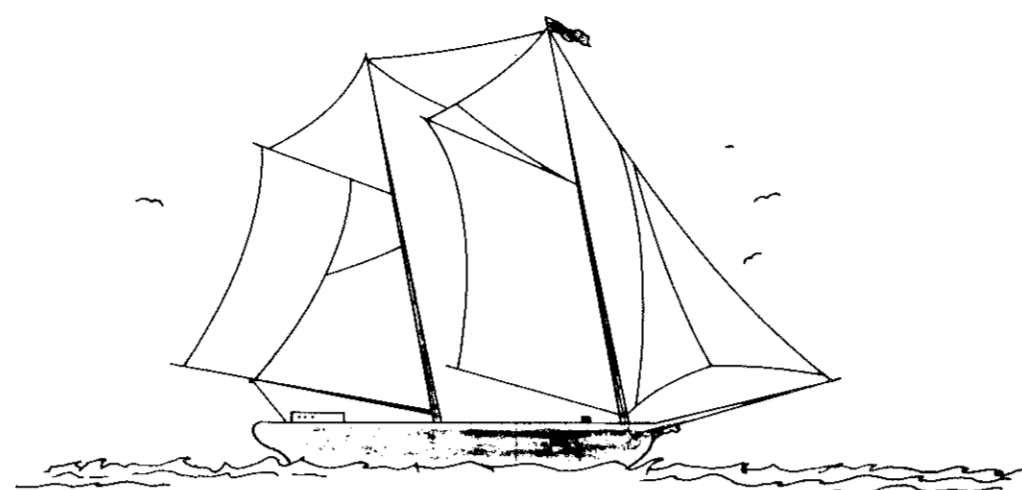


# THE WESTWINDS



## SUBDIVISION NO. 1

PART OF AVON TOWNSHIP SECTION NO. 30

CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

PREPARED BY

**KLEINOEDER-SCHMIDT & ASSOCIATES**  
CONSULTING ENGINEERS & SURVEYORS

TRANSFERRED  
JUL 13 1984  
JUL 13 1984

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, KOPF CONSTRUCTION CORPORATION, I HAVE SURVEYED AND PLATTED THE WESTWINDS SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 15.578 ACRES IN AVON TOWNSHIP SECTION NUMBER 30, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO.

AT ALL POINTS INDICATED BY IRON PIN MONUMENTS WERE EITHER FOUND OR SET. MEASUREMENTS SHOWN ARE 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.

ACREAGE IN LOTS & BLOCKS 12.237 ACRES.  
ACREAGE IN STREETS 3.341 ACRES

TOTAL 15.578 ACRES

Robert E. Kleinoder  
ROBERT E. KLEINOEDER, REGISTERED SURVEYOR

### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORPORATION DOES HEREBY ACCEPT THIS PLAT OF THE WESTWINDS SUBDIVISION NO. 1 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE WESTWIND DRIVE, STARBOARD COVE, SEAWARD WAY, AND PORT COVE AS SHOWN HEREON, AND FURTHER GRANTS PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

REPRESENTING KOPF CONSTRUCTION CORP.

H.R. Kopf  
HERMAN R. KOPF, PRESIDENT

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CARDINAL FEDERAL SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE WESTWINDS SUBDIVISION NO. 1 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE WESTWIND DRIVE, STARBOARD COVE, SEAWARD WAY, AND PORT COVE AS SHOWN HEREON.

FOR CARDINAL FEDERAL SAVINGS BANK:

Robert J. De A.V. Pros.  
J. J. ...

### NOTARY PUBLIC

COUNTY OF LORAIN } S.S.  
STATE OF OHIO }

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Robert J. De A.V. Pros. and James L. ... REPRESENTING CARDINAL FEDERAL SAVINGS BANK WHO ACKNOWLEDGED THAT they DID SIGN THE FOREGOING PLAT OF THE WESTWINDS SUBDIVISION NO. 1 AND THAT IT WAS their OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF May, 1984.

James L. Logan  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 7-7-88

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT THE HUNTINGTON BANK OF NORTHEAST OHIO, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE WESTWINDS SUBDIVISION NO. 1 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE WESTWIND DRIVE, STARBOARD COVE, SEAWARD WAY, AND PORT COVE AS SHOWN HEREON.

FOR THE HUNTINGTON BANK OF NORTHEAST OHIO:

James L. Logan, V.P.  
...

### NOTARY PUBLIC

COUNTY OF LORAIN } S.S.  
STATE OF OHIO }

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Nadine Walchowski REPRESENTING THE HUNTINGTON BANK OF NORTHEAST OHIO WHO ACKNOWLEDGED THAT she DID SIGN THE FOREGOING PLAT OF THE WESTWINDS SUBDIVISION NO. 1 AND THAT IT WAS her OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF May, 1984.

Nadine Walchowski  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 9-13-88

### UNDERGROUND CABLE EASEMENT

KOPF CONSTRUCTION CORPORATION, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE LORAIN TELEPHONE COMPANY, AND C.A.T.V. FACILITIES, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEEES) 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 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATION 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 EASEMENTS RIGHTS INDICATED HEREIN. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES 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 GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

### ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE WESTWINDS 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.

Jacob S. Kalousis, P.E.  
AVON LAKE MUNICIPAL ENGINEER

### NOTE

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

Russell ...  
AVON LAKE LAW DIRECTOR

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE WESTWINDS SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE NO. 98-84 PASSED THE 25th DAY OF JUNE, 1984.

Harold ...  
CLERK OF COUNCIL

### NOTARY PUBLIC

COUNTY OF LORAIN } S.S.  
STATE OF OHIO }

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR HERMAN R. KOPF, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF THE WESTWINDS SUBDIVISION NO. 1 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 7th DAY OF May, 1984.

Monica Dubler  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 7-5-87

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE WESTWINDS SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THIS 5th DAY OF JUNE, 1984.

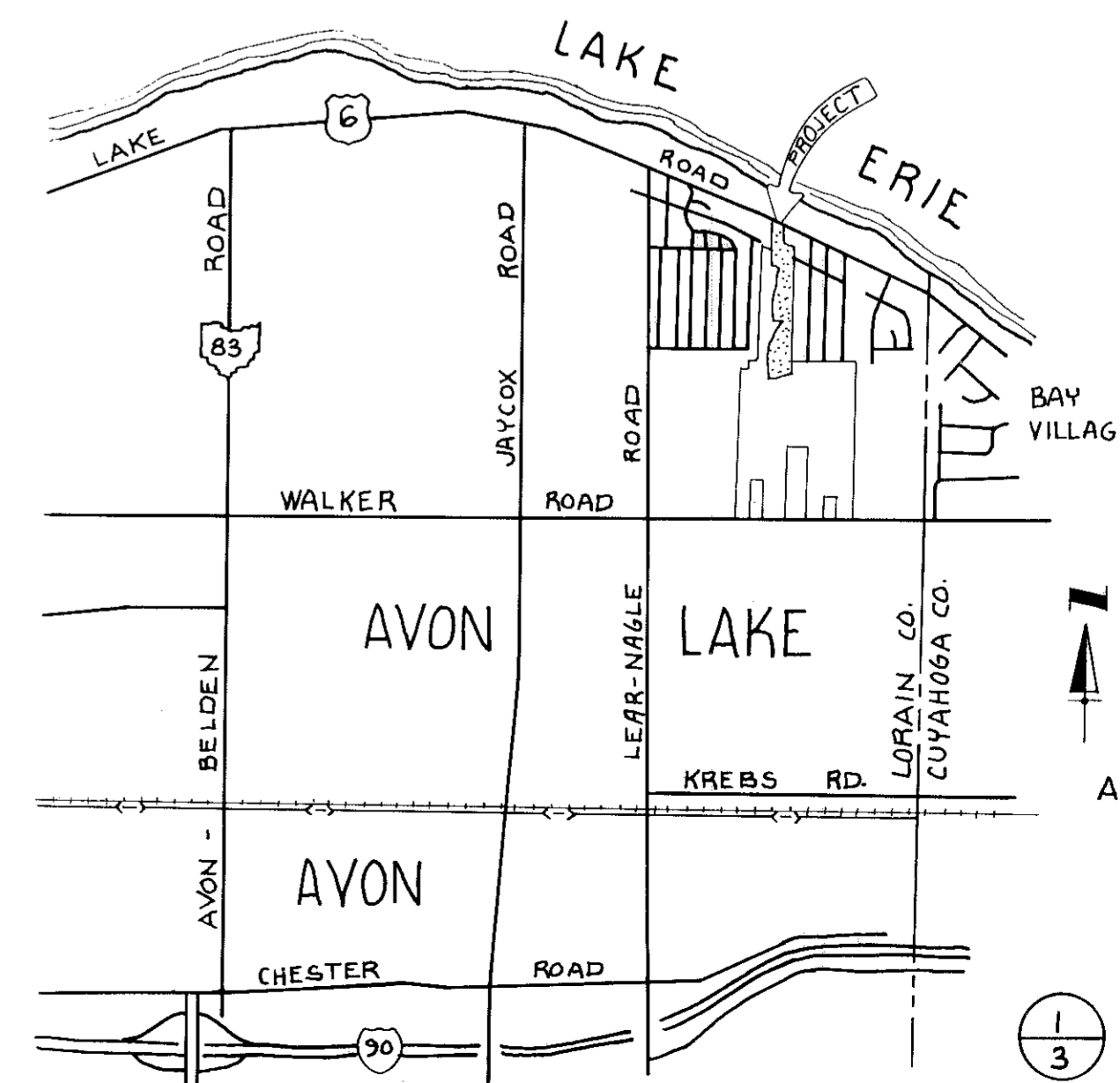
Thomas P. Boyer  
SECRETARY

RECORDED FOR RECORD  
JUL 13 1984  
Lorain County Recorder

Orig. Lorain County Title  
(Lorain County)

REPRESENTING KOPF CONSTRUCTION CORP.

H.R. Kopf  
HERMAN R. KOPF



15934

15934

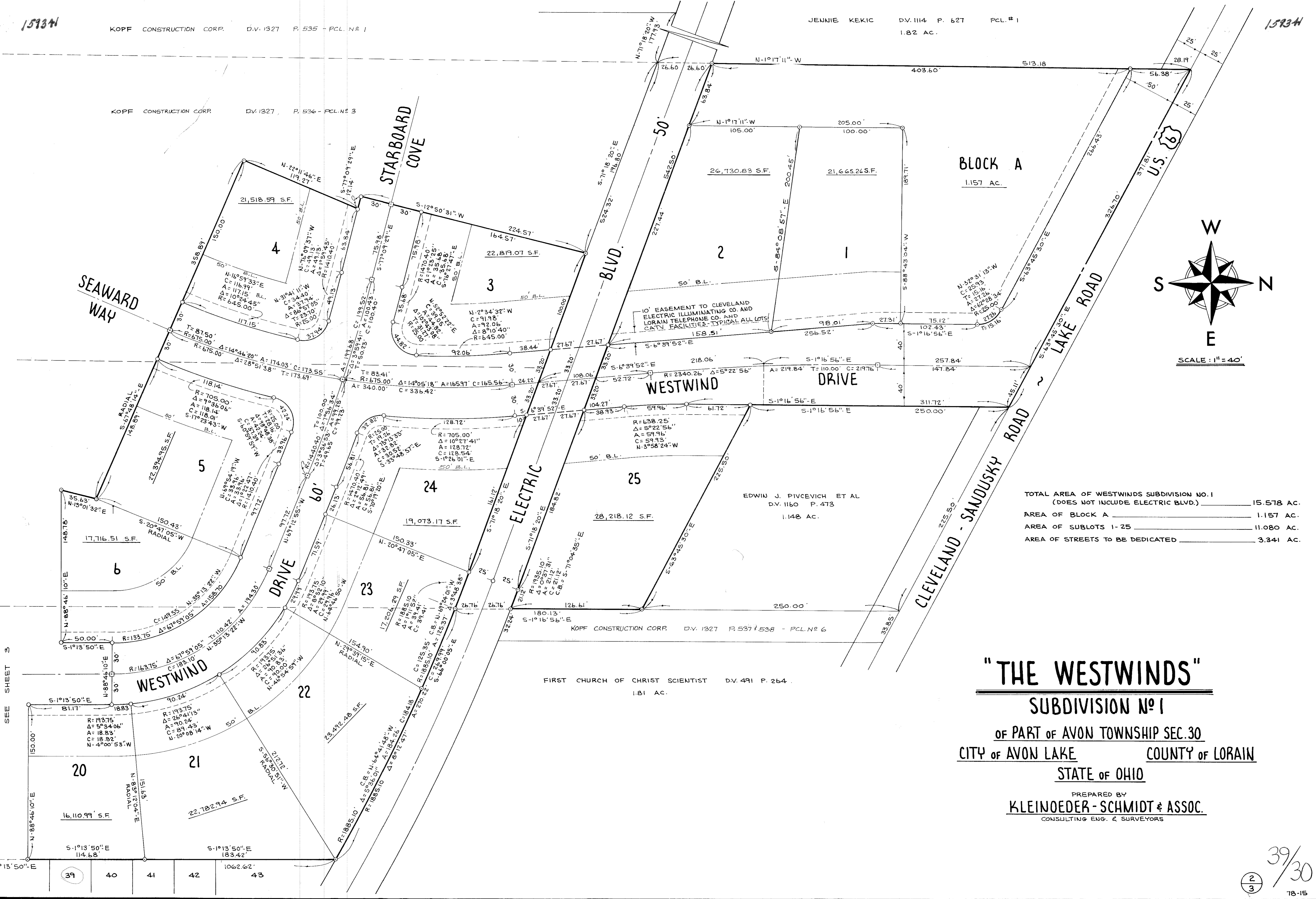
KOPF CONSTRUCTION CORP. D.V. 1327 P. 535 - PCL. N.2

JENNIE KEKIC D.V. 1114 P. 627 PCL. # 1  
1.82 AC.

KOPF CONSTRUCTION CORP. D.V. 1327 P. 536 - PCL. N.3

KOPF CONSTRUCTION CORP. D.V. 1327 P. 536 & 537 PCL. N. 4

KOPF CONSTRUCTION CORP. D.V. 1327 P. 536 PCL. N. 7



TOTAL AREA OF WESTWINDS SUBDIVISION NO. 1 (DOES NOT INCLUDE ELECTRIC BLVD.)	15.578 AC.
AREA OF BLOCK A	1.157 AC.
AREA OF SUBLOTS 1-25	11.080 AC.
AREA OF STREETS TO BE DEDICATED	3.341 AC.

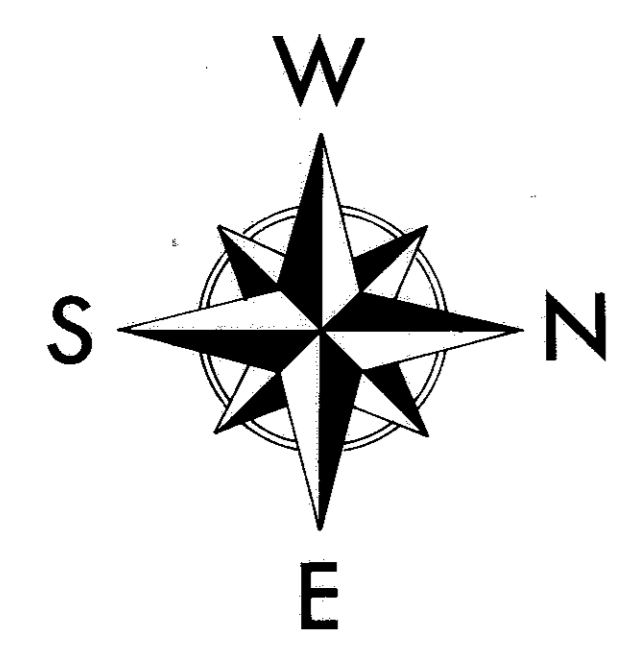
**"THE WESTWINDS"**  
**SUBDIVISION No 1**  
 OF PART OF AVON TOWNSHIP SEC. 30  
 CITY OF AVON LAKE COUNTY OF LORAIN  
 STATE OF OHIO

PREPARED BY  
**KLEINODER - SCHMIDT & ASSOC.**  
 CONSULTING ENG. & SURVEYORS

39	40	41	42	43
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1593H

1593H

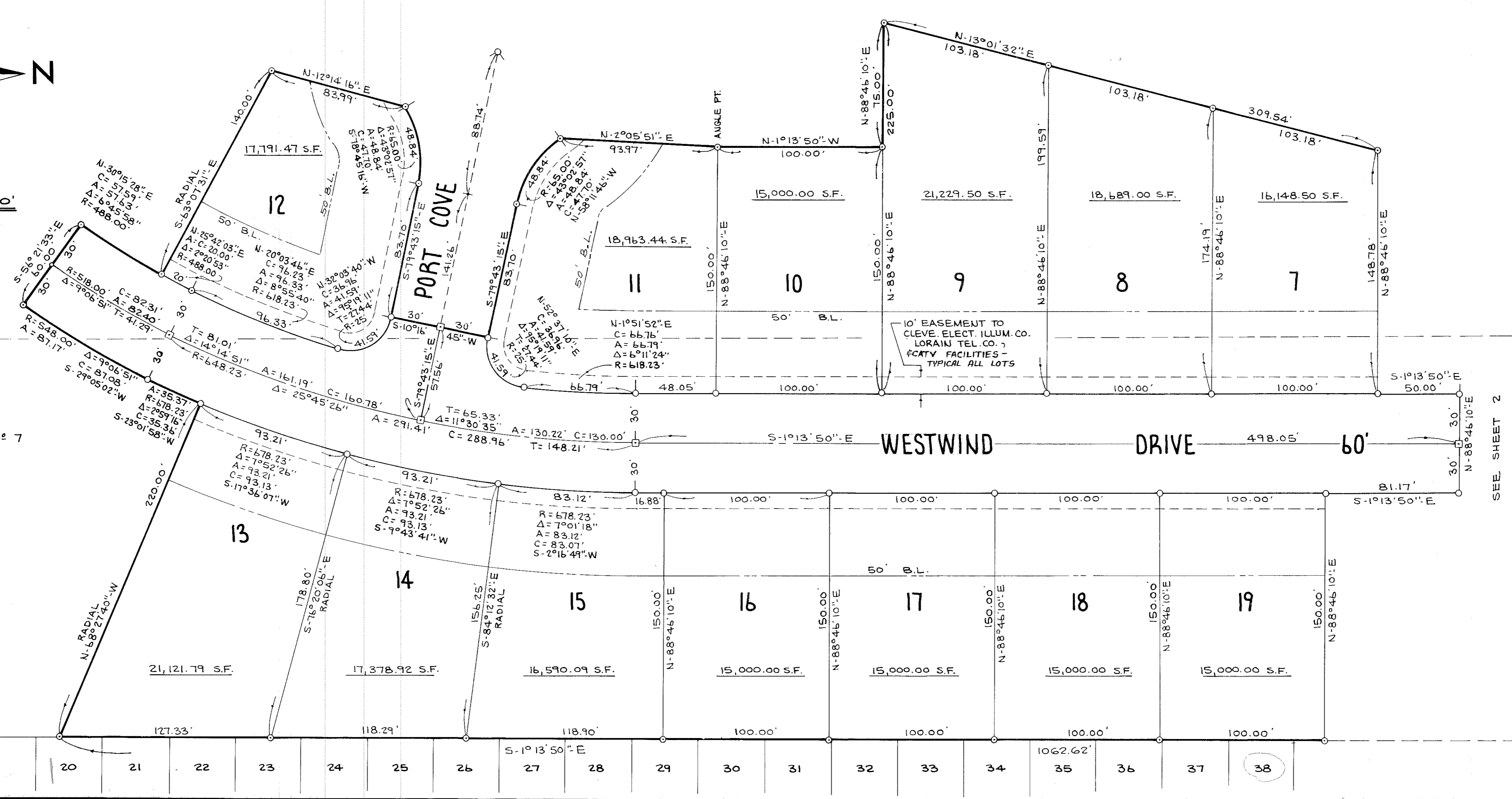


SCALE: 1" = 40'

KOPF CONSTRUCTION CORP.  
 D.V. 1327 P. 536 & 537  
 P.C.L. No 4

KOPF CONSTRUCTION CORP.  
 D.V. 1327 P. 538 - P.C.L. No 7

LAKE BREEZE ALLOT.  
 P.V. 7 PP. 33 & 34



SEE SHEET 2