

WESTWINDS SUBDIVISION NUMBER 4

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
ELYRIA OHIO

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORP. DOES HEREBY ACCEPT THIS PLAT OF WESTWINDS SUBDIVISION No. 4 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE SEAWARD WAY, AS SHOWN HEREON.

KOPF CONSTRUCTION CORP. FURTHER GRANTS PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

H.R. Kopf
H.R. KOPF, PRESIDENT, KOPF CONSTRUCTION CORP.

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 H.R. KOPF WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION No. 4 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 17th DAY OF May, 1985.

Sharon Clark
NOTARY PUBLIC

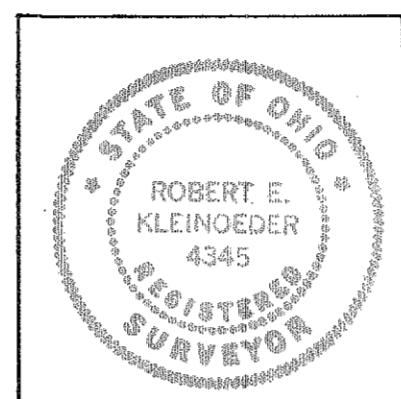
MY COMMISSION EXPIRES August 23, 1989

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, KOPF CONSTRUCTION CORP., I HAVE SURVEYED AND PLATTED WESTWINDS SUBDIVISION NUMBER 4 AS SHOWN HEREON AND CONTAINING 8.9582 ACRES IN AVON TOWNSHIP SECTION NUMBER 30, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED ———, 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	7.6418 ACRES
ACREAGE IN STREETS	1.3164 ACRES
TOTAL	8.9582 ACRES



Robert E. Kleinoeder
ROBERT E. KLEINOEDER - REGISTERED SURVEYOR

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CARDINAL FEDERAL SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION No. 4 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, SEAWARD WAY, AS SHOWN HEREON.

FOR CARDINAL FEDERAL SAVINGS BANK:

Robert J. Pope Asst. V. Pres.

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. Pope, Asst. Vice President REPRESENTING CARDINAL FEDERAL SAVINGS BANK WHO ACKNOWLEDGED THAT he DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION No. 4 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, 1985.

Jacqueline R. Bailer
NOTARY PUBLIC

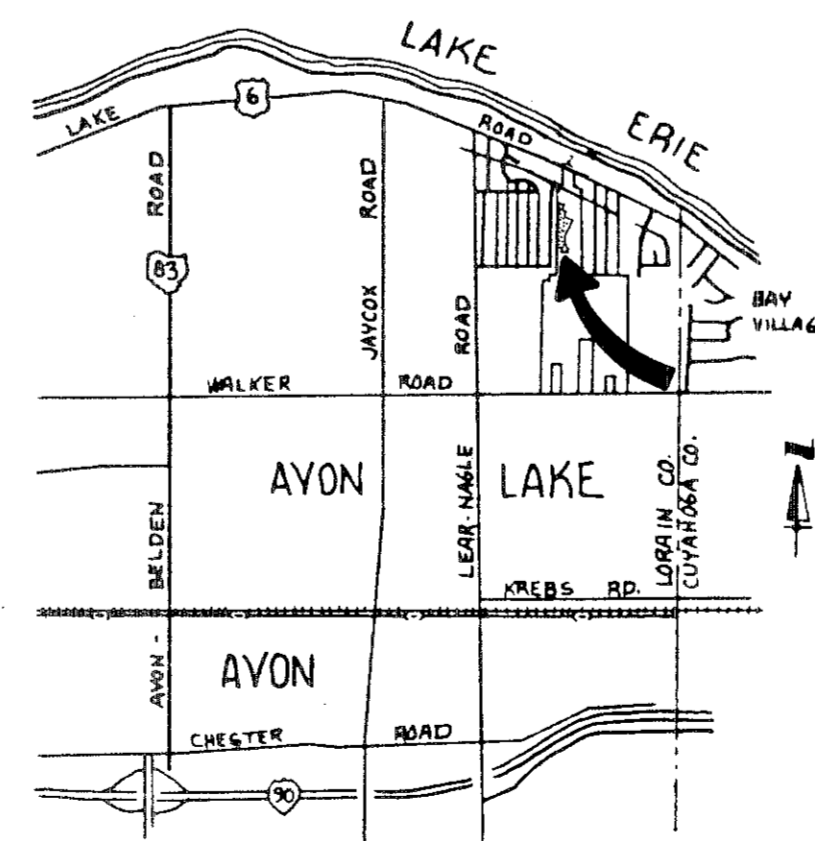
MY COMMISSION EXPIRES 7-7-88

JACQUELINE R. BAILER
Notary Public for the State of Ohio
My Commission Expires 7-7-88

UNDERGROUND CABLE EASEMENT

KOPF CONSTRUCTION CORP., THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE LORAIN TELEPHONE COMPANY, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNEES (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 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 EASEMENTS 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.

H.R. Kopf
H.R. KOPF, PRESIDENT, KOPF CONSTRUCTION CORP.



AREA MAP - NO SCALE

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 4 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Samuel M. J.
AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 4 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 7 DAY OF May, 1985.

Thomas P. Boyer
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 56-85, PASSED THE 13th DAY OF May, 1985.

Hudson Lopez
CLERK OF COUNCIL

ENGINEERS CERTIFICATE

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

Jasbir Singh Kalouria, P.E.
AVON LAKE MUNICIPAL ENGINEER

NOTE

OWNERS OF LOTS ON THIS PLAT ARE SUBJECT TO THE SAME COVENANTS AND RESTRICTIONS AS SHOWN BY THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WESTWINDS SUBDIVISION NUMBER 1 AS RECORDED IN VOLUME 1344 PAGE 902 et. seq. OF LORAIN COUNTY DEED RECORDS.

Received for Record
MAY 29 1985
at 5:58 clock P.M. in Plat RECORD. 86-40
VOL 40 Dorothy L. Essex
PAGE 35+36 Lorain County Recorder
Bart. Lorain Co. title
(Linda Murray)

TRANSFERRED
MAY 29 1985
LILLIAN A. MAJOR
LORAIN COUNTY AUDITOR

#188079

AVON - DOVER BEACH OVERLOOK RD. 40'

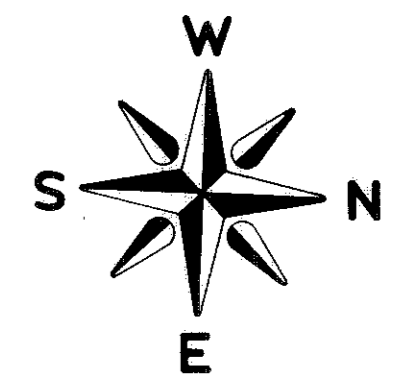
SUBDIVISION NUMBER 2 P.V. 11 P. 25

69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91

824.87'

(KOPF CONSTRUCTION CORP.)
D.V. 1327 P. 535, PCL. 1

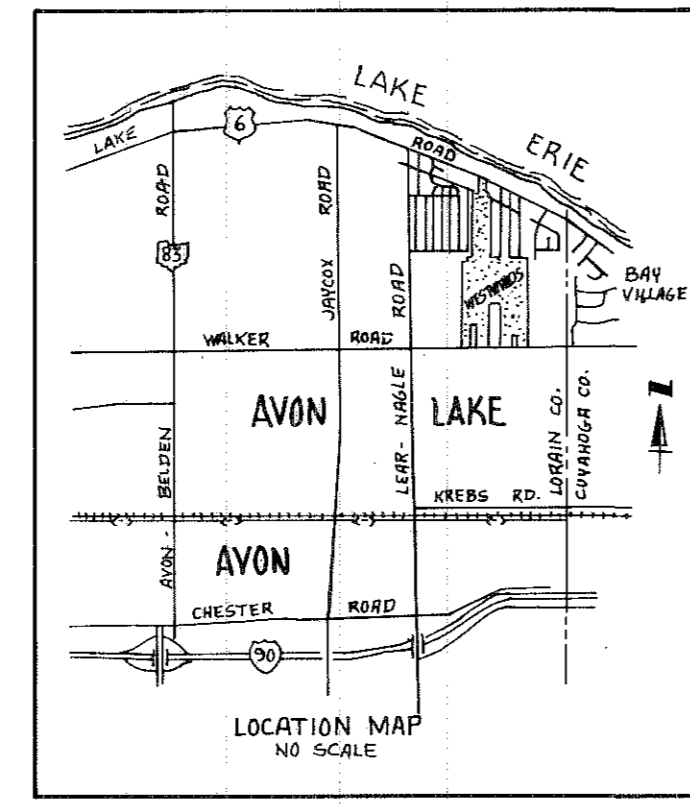
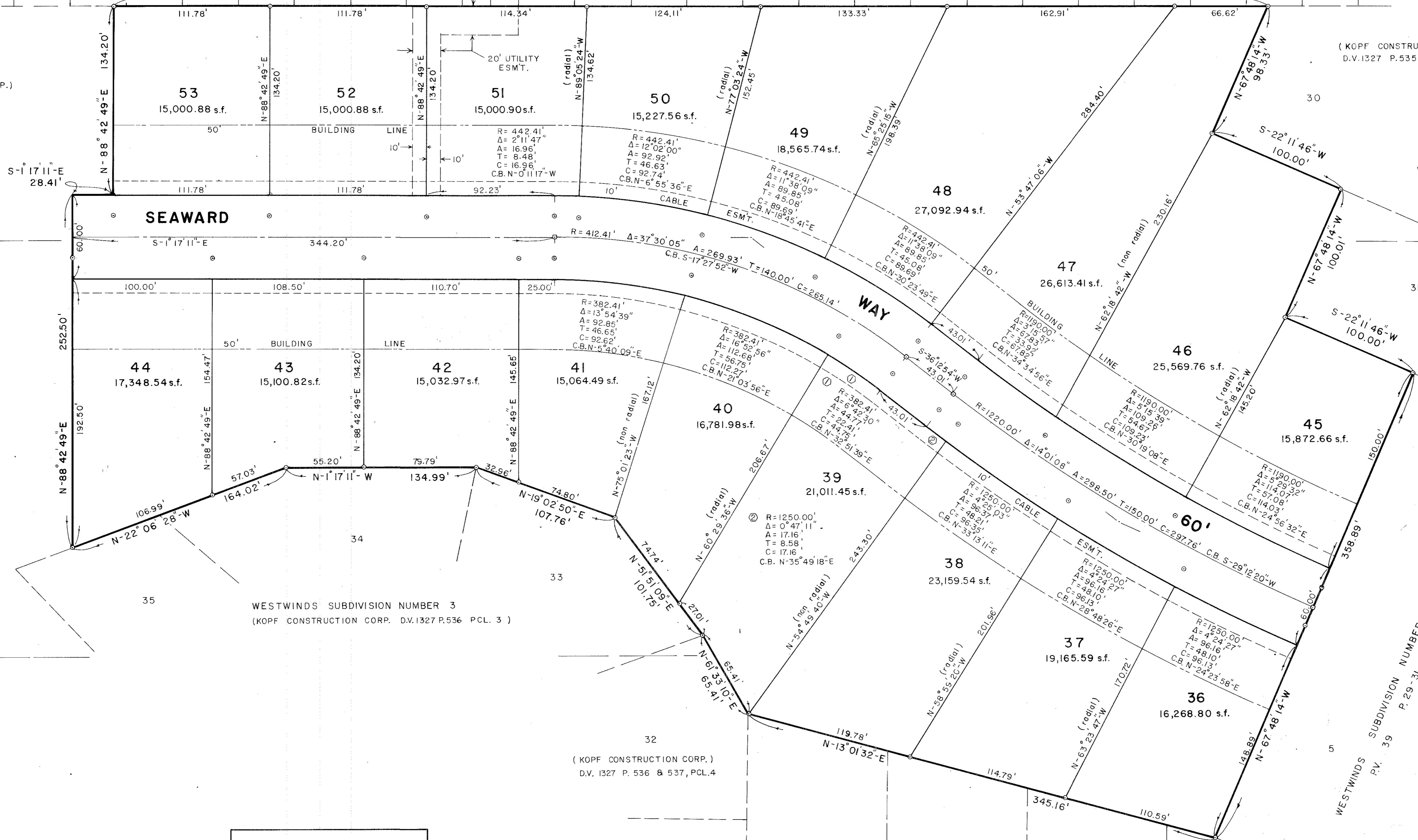
(KOPF CONSTRUCTION CORP.)
D.V. 1327 P. 535, PCL. 1



SCALE: 1" = 40'

(KOPF CONSTRUCTION CORP.)
D.V. 1327 P. 536, PCL. 3

(KOPF CONSTRUCTION CORP.)
D.V. 1327 P. 536, PCL. 3



- LEGEND:
- IRON PIN FOUND
 - IRON PIN SET
 - MONUMENT BOX SET

WESTWINDS SUBDIVISION NUMBER 4
PART OF AVON TOWNSHIP SECTION 30
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO