

196284

# WESTWINDS SUBDIVISION NUMBER 5

4017

## 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. 5 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, WESTWIND DRIVE, SEAWARD WAY, AND BLOCK "B" 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. 5 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 22<sup>nd</sup> DAY OF July 1985

Marie Johnson  
NOTARY PUBLIC

MY COMMISSION EXPIRES December 15, 1986

### 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 NO. 1 AS RECORDED IN DEED VOLUME 1344 PAGE 902 et. seq. OF LORAIN COUNTY DEED RECORDS.

### NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 5 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Daniel J. Shroyer  
AVON LAKE LAW DIRECTOR

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 5 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 6 DAY OF August, 1985.

Thomas P. Boyer  
SECRETARY

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 5 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 103-85, PASSED THE 26 DAY OF August, 1985.

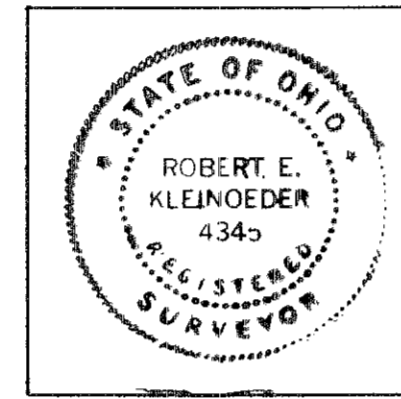
Kathleen Lynch  
CLERK OF COUNCIL

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, KOPF CONSTRUCTION CORP., I HAVE SURVEYED AND PLATTED WESTWINDS SUBDIVISION NUMBER 5 AS SHOWN HEREON AND CONTAINING 10.4406 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 5.8990 ACRES  
ACREAGE IN STREETS & BLOCKS 2.1519 ACRES  
TOTAL 8.0509 ACRES

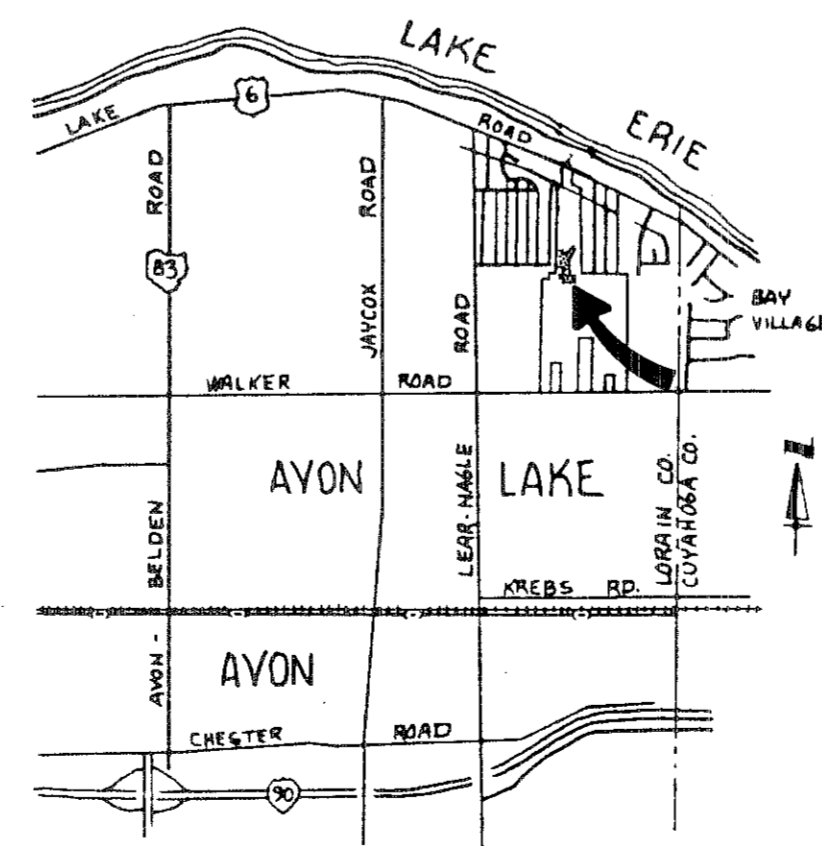


Robert E. Kleinoeder  
ROBERT E. KLEINOEDER - REGISTERED SURVEYOR

### 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 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 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, 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 GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

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



AREA MAP - NO SCALE

### ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 5 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 Kalowria, P.E.  
AVON LAKE MUNICIPAL ENGINEER

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CARDINAL FEDERAL SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION No. 5 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, SEAWARD WAY, AND BLOCK "B" AS SHOWN HEREON.

FOR CARDINAL FEDERAL SAVINGS BANK:

Robert J. Papa, Ass't. Vice President

### 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. Papa, Ass't. Vice President REPRESENTING CARDINAL FEDERAL SAVINGS BANK WHO ACKNOWLEDGED THAT he DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION No. 5 AND THAT IT WAS his OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF July 1985.

Jacqueline D. Davis  
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-7-88

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT \_\_\_\_\_, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION No. 5 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, SEAWARD WAY, AND BLOCK "B" AS SHOWN HEREON.

FOR \_\_\_\_\_

### 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 \_\_\_\_\_ WHO ACKNOWLEDGED THAT \_\_\_\_\_ DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION No. 5 AND THAT IT WAS \_\_\_\_\_ OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

Received for Record AUG 30 1985  
3:50 clock P.M. in REC'D RECORD  
VOL. 40  
PAGE 71 & 72  
Dorothy L. Esder  
Lorain County Recorder

\$86.40  
Bn

Bot. Lorain County Ind. L-11

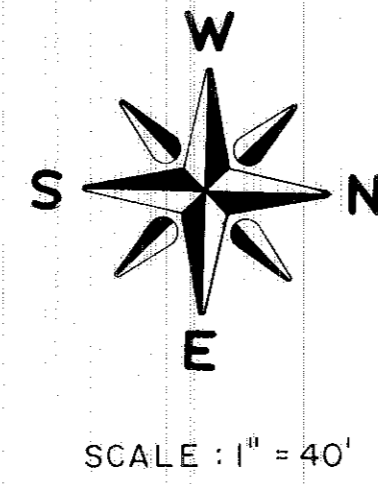
REVISED 6-5-85...p.m.  
REVISED 6-5-85...a.m.

40/71  
1/2

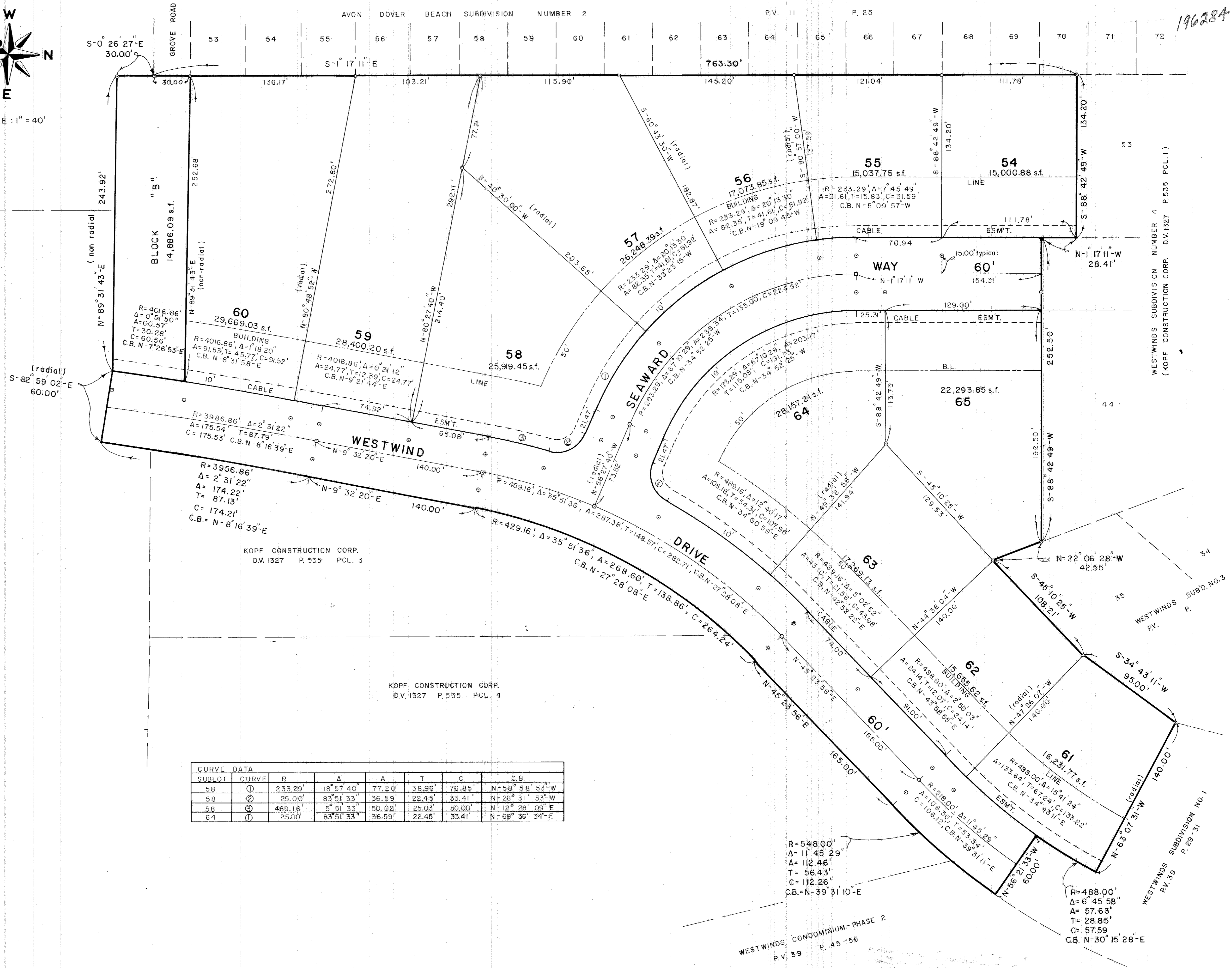
196284

40172

LOUIS FODOR, TRUSTEE  
D.V. 953 P.129



SCALE: 1" = 40'



TRANSFERRED  
IN COMPLIANCE WITH SEC. 519-202  
OHIO REV. CODE  
AUG 30 1985  
JULIAN A. BJOR  
LORAIN COUNTY AUDITOR

KOPF CONSTRUCTION CORP.  
D.V. 1327 P. 535 PCL. 10

KOPF CONSTRUCTION CORP.  
D.V. 1327 P. 535 PCL. 3

KOPF CONSTRUCTION CORP.  
D.V. 1327 P. 535 PCL. 4

| SUBLOT | CURVE | R       | Δ           | A      | T      | C      | C.B.            |
|--------|-------|---------|-------------|--------|--------|--------|-----------------|
| 58     | ①     | 233.29' | 18° 57' 40" | 77.20' | 38.96' | 76.85' | N-58° 58' 53"-W |
| 58     | ②     | 25.00'  | 83° 51' 33" | 36.59' | 22.45' | 33.41' | N-26° 31' 53"-W |
| 58     | ③     | 489.16' | 5° 51' 33"  | 60.02' | 25.03' | 50.00' | N-12° 28' 09"-E |
| 64     | ①     | 25.00'  | 83° 51' 33" | 36.59' | 22.45' | 33.41' | N-69° 36' 34"-E |

LEGEND:  
● IRON PIN FOUND  
○ IRON PIN SET  
□ MONUMENT BOX SET

WESTWINDS SUBDIVISION NUMBER 5  
PART OF AVON TOWNSHIP SECTION 30  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

REVISED 6-5-85... p.m.  
REVISED 6-5-85... a.m.

78-15 K.V.S.

40/72  
2/2