

218275

WESTWINDS SUBDIVISION NUMBER 6

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

MORTGAGEE'S CERTIFICATE:
This is to certify that The Lorain National Bank, Mortgagee of lands contained within this plat of Westwinds Subdivision No. 6 as shown hereon, and represented by the undersigned, does hereby accept this plat of same to be correct and dedicates forever to public use; Bayview Drive, Westwind Drive, Long Pointe Drive, Bounty Way, and Block "D", as shown hereon.

For The Lorain National Bank:

E.F. Kline & M.H. DeBruine
Notary Public

218275

NOTARY PUBLIC
STATE OF OHIO
LORAIN COUNTY
Before me, a Notary Public, in and for said County and State, did personally appear *E.F. Kline & M.H. DeBruine* representing The Lorain National Bank, who acknowledged that they did sign the foregoing plat of Westwinds Subdivision No. 6 and that it was their own free act and deed.
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at *Lorain*, Ohio, this *21* day of *April*, 19*86*.
Lawrence J. Marshall
Notary Public

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE WESTWINDS JOINT VENTURE DOES HEREBY ACCEPT THIS PLAT OF WESTWINDS SUBDIVISION No. 6 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: BAYVIEW DRIVE, WESTWIND DRIVE, LONG POINTE DRIVE, BOUNTY WAY, AND BLOCK "D" AS SHOWN HEREON.
THE WESTWINDS JOINT VENTURE 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.
(A PARTNER)
Carl J. Elke VP
CITIZENS WATER'S EDGE, INC.
(A PARTNER)

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. 6 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS *14TH* DAY OF *OCT* 19*85*.

David Standa
NOTARY PUBLIC
MY COMMISSION EXPIRES *Dec 15, 1986*

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 *CARL J. ELKE* WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION No. 6 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS *14TH* DAY OF *OCT* 19*85*.

David Standa
NOTARY PUBLIC
MY COMMISSION EXPIRES *Dec 15, 1986*

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 6 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Charles W. Smith
AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 6 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE *6TH* DAY OF *May*, 19*86*.

Jasmin Smith Kalounia
SECRETARY

CITY COUNCIL

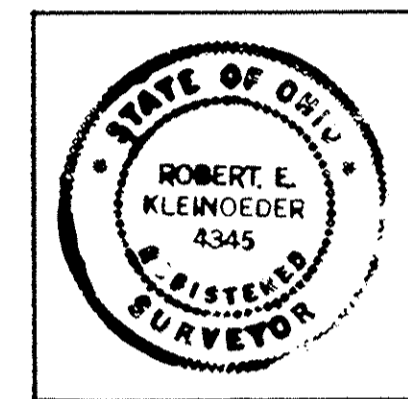
THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 6 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. *83-86*, PASSED THE *12TH* DAY OF *May*, 19*86*.

Katherine L. Lopez
CLERK OF COUNCIL

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, THE WESTWINDS JOINT VENTURE, I HAVE SURVEYED AND PLATTED WESTWINDS SUB'D. NUMBER 6 AS SHOWN HEREON AND CONTAINING 12.688 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.



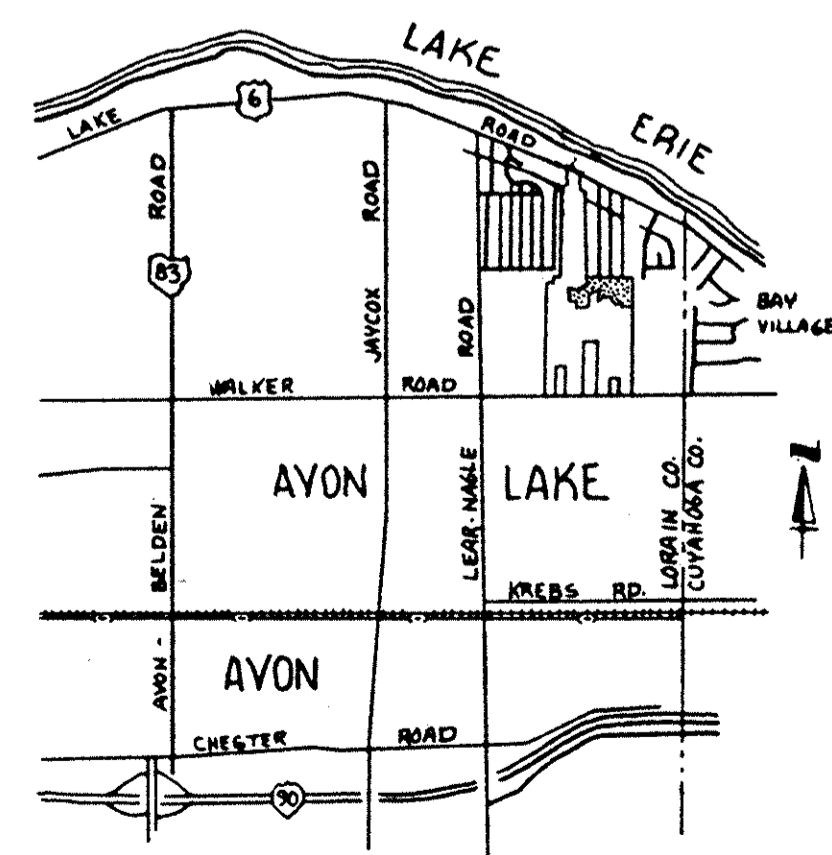
Robert E. Kleinoeder
ROBERT E. KLEINOEDER - REGISTERED SURVEYOR

| | |
|--------------------------|--------------|
| AREA IN SUBLOTS | 11.194 ACRES |
| AREA IN BLOCKS & STREETS | 3.966 ACRES |
| TOTAL | 15.070 ACRES |

UNDERGROUND CABLE EASEMENT

THE WESTWINDS JOINT VENTURE, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTRAL TELEPHONE COMPANY OF OHIO, 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 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.

H.R. Kopf
H.R. KOPF - PRESIDENT
KOPF CONSTRUCTION CORP.
(A PARTNER)
Carl J. Elke VP
CITIZENS WATER'S EDGE, INC.
(A PARTNER)



AREA MAP - NO SCALE

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 6 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.

Jasmin Smith Kalounia
AVON LAKE MUNICIPAL ENGINEER

Box: Lorain County Title Co.
S.K.

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT TRANSHIO SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION No. 6 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE; BAYVIEW DRIVE, WESTWIND DRIVE, LONG POINTE DRIVE, BOUNTY WAY, AND BLOCK "D", AS SHOWN HEREON.

FOR TRANSHIO SAVINGS BANK:
Chris A. Bender & Raymond B. Puteus
Raymond B. Puteus, for 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 *Chris A. Bender and Raymond B. Puteus* REPRESENTING TRANSHIO SAVINGS BANK WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION No. 6 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS *16TH* DAY OF *APRIL* 19*86*.

Harry Gandy
NOTARY PUBLIC
MY COMMISSION EXPIRES *12-19-86*

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 DEED VOLUME 1344 PAGE 902 et. seq. OF LORAIN COUNTY DEED RECORDS.

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORP., MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION No. 6 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE; BAYVIEW DRIVE, WESTWIND DRIVE, LONG POINTE DRIVE, BOUNTY WAY, AND BLOCK "D", AS SHOWN HEREON.

FOR KOPF CONSTRUCTION CORP.
H.R. Kopf
H.R. KOPF - 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 *H.R. Kopf* REPRESENTING KOPF CONSTRUCTION CORP. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION No. 6 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS *14TH* DAY OF *OCT* 19*85*.

David Standa
NOTARY PUBLIC
MY COMMISSION EXPIRES *Dec 15, 1986*

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.02
OHIO REV. CODE
MAY 22 1986
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD
AT 4:03 P. M.

MAY 22 1986
RECORDED IN LORAIN COUNTY RECORDS
PLAT Vol. 41 Page 19, 20, 21
DORIS L. EBBEL
Lorain County Recorder \$129.60

41 / 19

218275

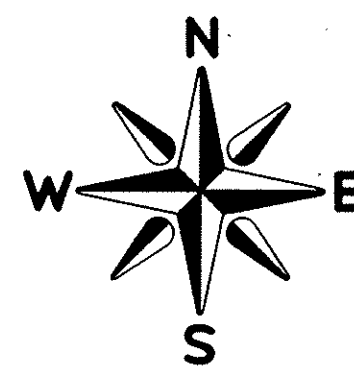
218275

WESTWINDS SUBDIVISION NO. 5
P.V. 40 P. 71 & 72

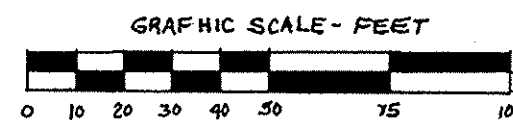
BLOCK "B"

WESTWINDS CONDOMINIUM
PHASE 7
P.V. 40 PGS. 45-50

LAKE BREEZE ALLOTMENT P.V. 7 P. 33 & 34

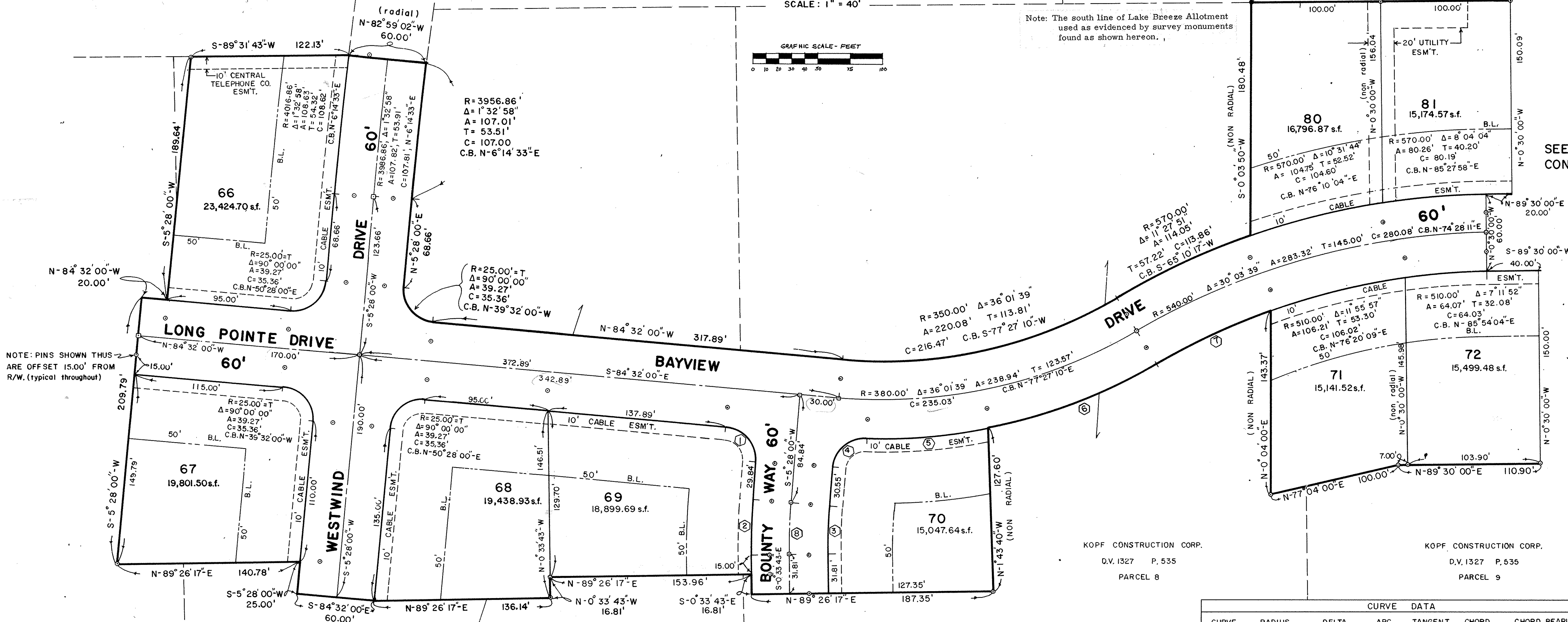


SCALE: 1" = 40'



Note: The south line of Lake Breeze Allotment used as evidenced by survey monuments found as shown hereon.

SEE SHEET 3 FOR CONTINUATION OF PLAT



NOTE: PINS SHOWN THUS ARE OFFSET 15.00' FROM R/W. (typical throughout)

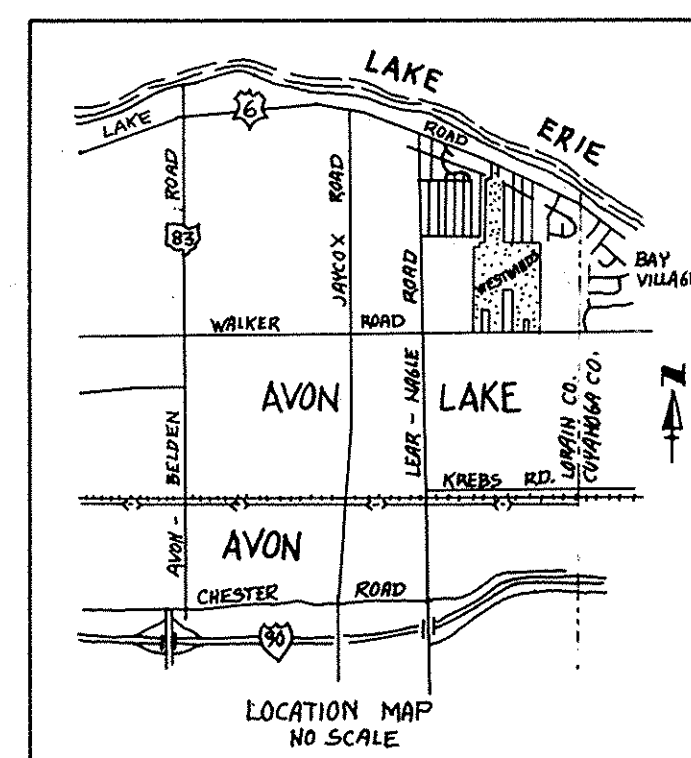
KOPF CONSTRUCTION CORP.
D.V. 1375 P. 127

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

KOPF CONSTRUCTION CORP.
D.V. 1327 P. 535
PARCEL 8

KOPF CONSTRUCTION CORP.
D.V. 1327 P. 535
PARCEL 9

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



| CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|-------|---------|-------------|---------|---------|---------|-----------------|
| ① | 25.00' | 90° 00' 00" | 39.27' | 25.00' | 35.36' | S-39° 32' 00" E |
| ② | 410.00' | 6° 01' 43" | 43.14' | 21.59' | 43.12' | N-2° 27' 08" E |
| ③ | 350.00' | 6° 01' 43" | 36.83' | 18.43' | 36.81' | N-2° 27' 08" E |
| ④ | 25.00' | 86° 42' 19" | 37.83' | 23.60' | 34.32' | N-48° 49' 10" E |
| ⑤ | 410.00' | 13° 07' 55" | 93.97' | 47.19' | 93.76' | N-85° 36' 22" E |
| ⑥ | 410.00' | 19° 36' 03" | 140.26' | 70.82' | 139.58' | N-69° 14' 23" E |
| ⑦ | 510.00' | 10° 55' 50" | 97.29' | 48.80' | 97.15' | N-64° 54' 16" E |
| ⑧ | 380.00' | 6° 01' 43" | 39.98' | 20.01' | 39.96' | N-2° 27' 08" E |

LORAIN COUNTY TAX MAP DEPARTMENT COPY

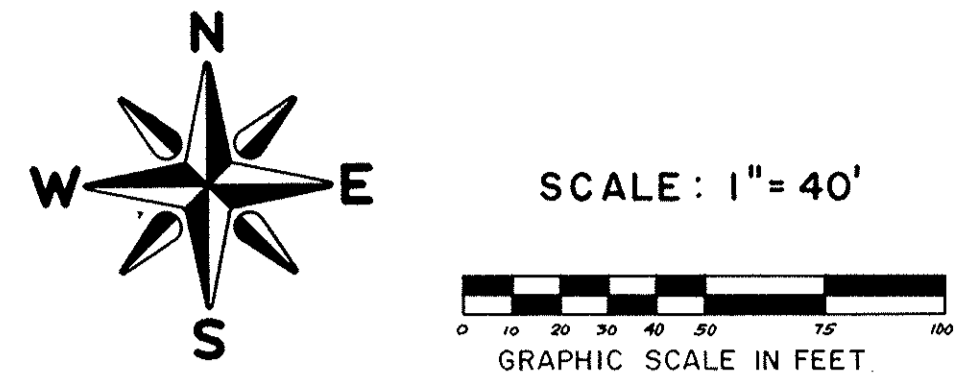
WESTWINDS SUBDIVISION NUMBER 6
PART OF AVON TOWNSHIP SECTION 30
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

41/20

2/3

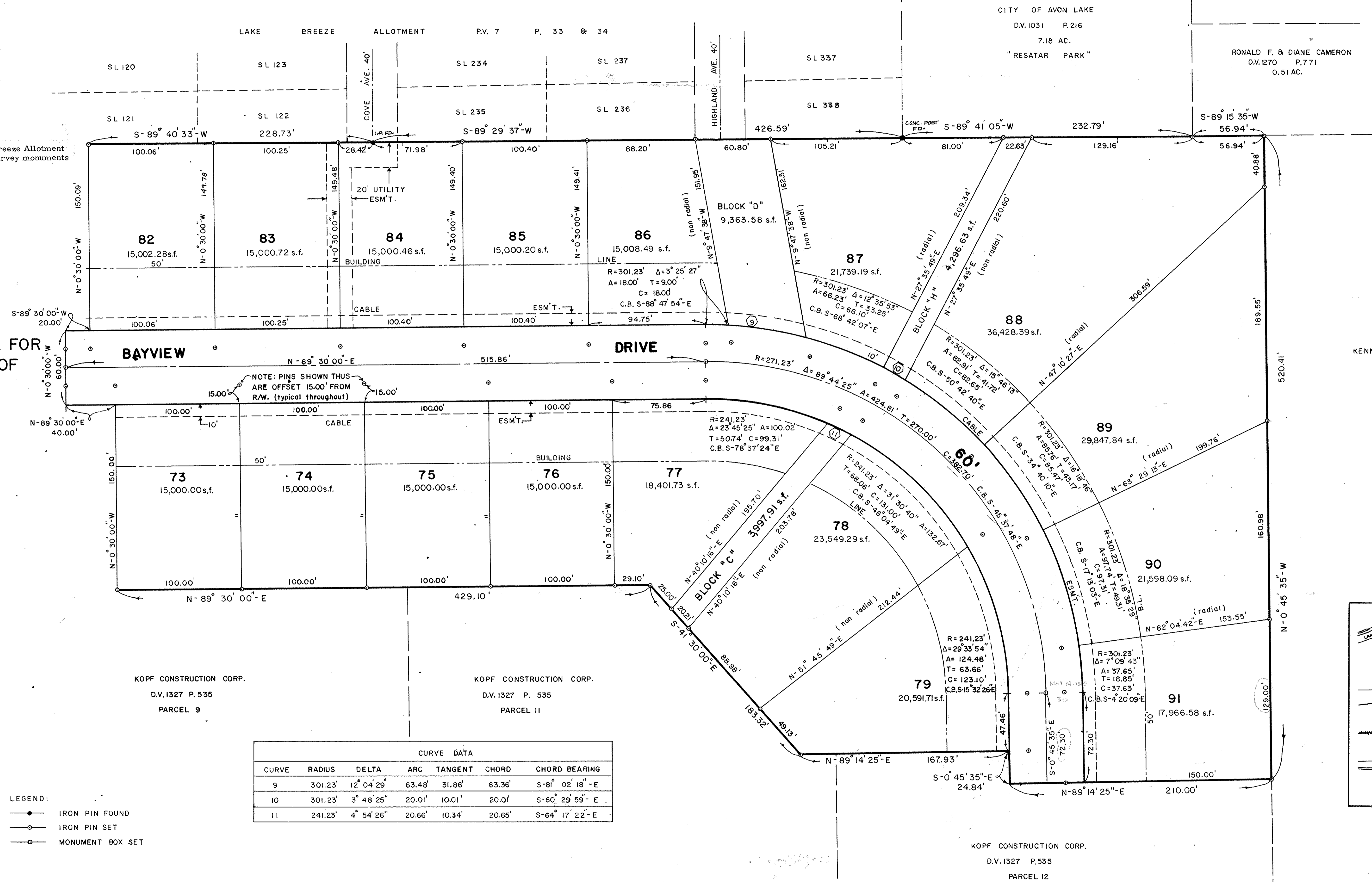
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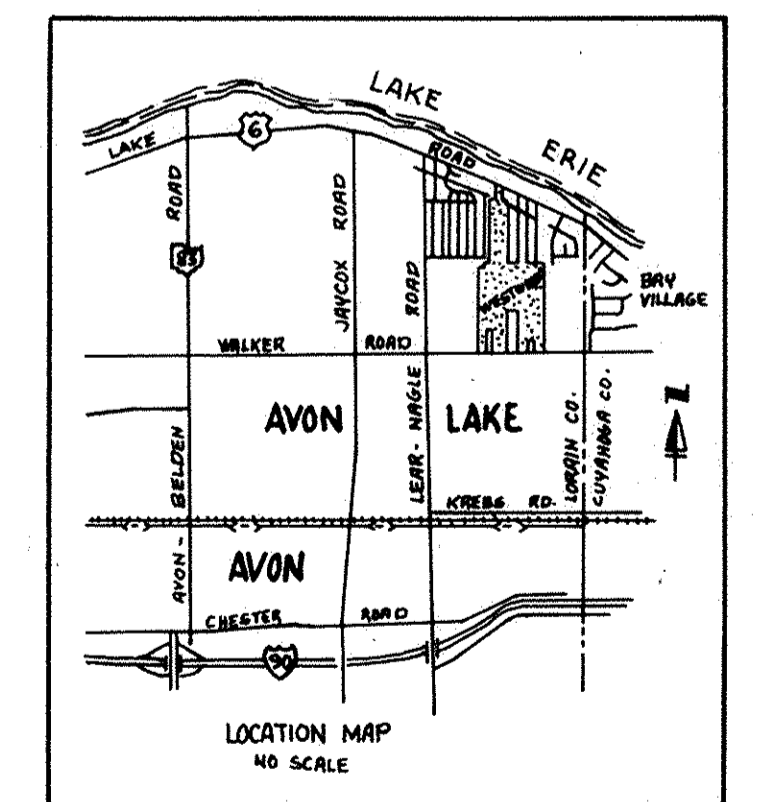
Note: The south line of Lake Breeze Allotment used as evidenced by survey monuments found as shown hereon.

SEE SHEET 2 FOR CONTINUATION OF PLAT



| CURVE DATA | | | | | | |
|------------|---------|-------------|--------|---------|--------|-------------------|
| CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
| 9 | 301.23' | 12° 04' 29" | 63.48' | 31.86' | 63.36' | S-81° 02' 18" - E |
| 10 | 301.23' | 3° 48' 25" | 20.01' | 10.01' | 20.01' | S-60° 29' 55" - E |
| 11 | 241.23' | 4° 54' 26" | 20.66' | 10.34' | 20.65' | S-64° 17' 22" - E |

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



41 / 21