

244695

244695

WESTWINDS SUBDIVISION NUMBER 8

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 THE WESTWINDS JOINT VENTURE DOES HEREBY ACCEPT THIS PLAT OF WESTWINDS SUBDIVISION No. 8 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: BOUNTY WAY, TRADEWINDS DRIVE, AND WINDWARD WAY 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. Eble CARL J. EBLE - VICE PRESIDENT
CITIZENS WATER'S EDGE, INC.
(A PARTNER)

NOTARY PUBLIC

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

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. 8 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 13th DAY OF May 1986

David Thomas
NOTARY PUBLIC
MY COMMISSION EXPIRES December 16, 1986

NOTARY PUBLIC

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

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR CARL J. EBLE WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION No. 8 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 May 1986

Sally S. Fisher
NOTARY PUBLIC
MY COMMISSION EXPIRES June 16, 1987

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 8 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Franklin D. ...
AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 8 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 6th DAY OF January, 1987.

Richard P. ...
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 8 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 5-87, PASSED THE 12th DAY OF January, 1987.

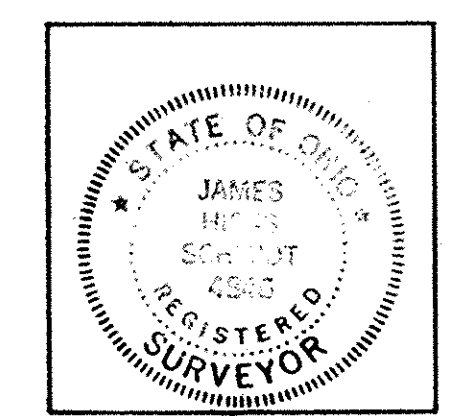
Karen ...
CLERK OF COUNCIL

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, THE WESTWINDS JOINT VENTURE, I HAVE SURVEYED AND PLATTED WESTWINDS SUBD. NUMBER 8 AS SHOWN HEREON AND CONTAINING 10.4636 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 7.9499 ACRES
ACREAGE IN STREETS 2.5127 ACRES
TOTAL 10.4626 ACRES

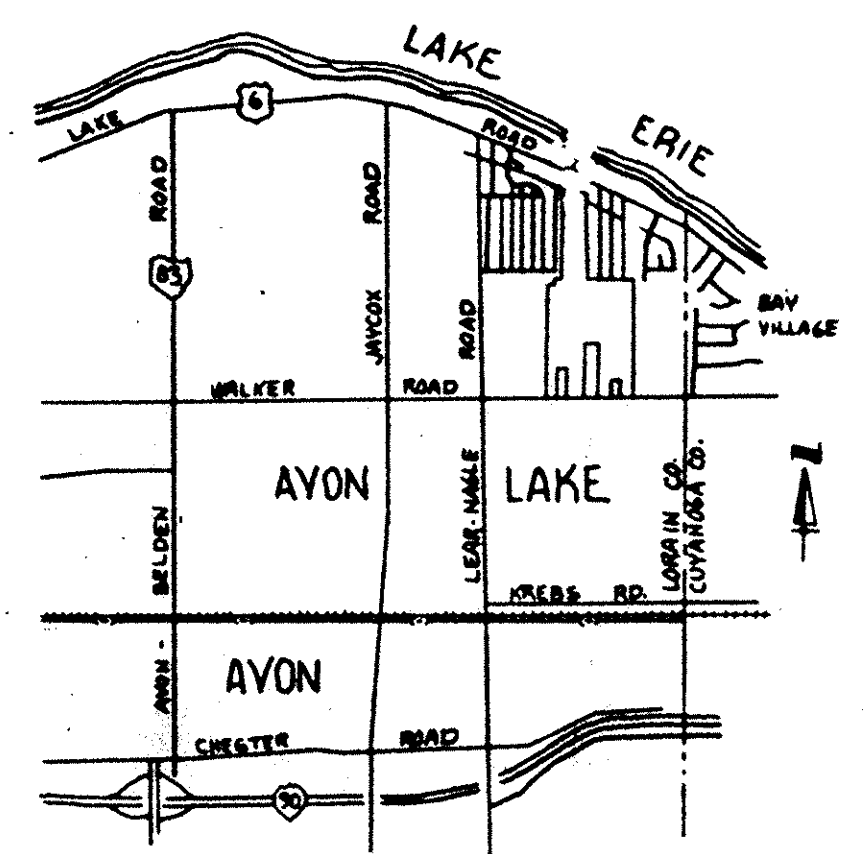


James H. Schmidt
JAMES H. SCHMIDT - REGISTERED SURVEYOR

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. Eble CARL J. EBLE - VICE PRESIDENT
CITIZENS WATER'S EDGE, INC.
(A PARTNER)



AREA MAP - NO SCALE

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.07
OHIO REV. CODE
FEB 2 1987
JULIAN A. FLOR
LORAIN COUNTY AUDITOR

Received for Record FEB - 2 1987
at 11:30 a.m. in Plat RECORD.
VOL 42
PAGE 16/17
Dorothy L. Essex
Lorain County Recorder
486 42
LORAIN COUNTY RECORDER

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 8 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.

Janis Sue Kalonius, P.E.
AVON LAKE MUNICIPAL ENGINEER

Box: LORAIN COUNTY TITLE Co.
S.K.

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT TRANSOHIO SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION No. 8 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE; BOUNTY WAY, TRADEWINDS DRIVE, AND WINDWARD WAY AS SHOWN HEREON.

FOR TRANSOHIO SAVINGS BANK
Chris A. Bender
Joseph ...

NOTARY PUBLIC

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

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR CHRIS A. BENDER & JOSEPH B. ... REPRESENTING TRANSOHIO SAVINGS BANK WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION No. 8 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 5th DAY OF November 1986

David Thomas
NOTARY PUBLIC
MY COMMISSION EXPIRES Dec. 16, 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 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. 8 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE; BOUNTY WAY, TRADEWINDS DRIVE, AND WINDWARD WAY AS SHOWN HEREON.

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

NOTARY PUBLIC

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

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. 8 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 13th DAY OF May 1986

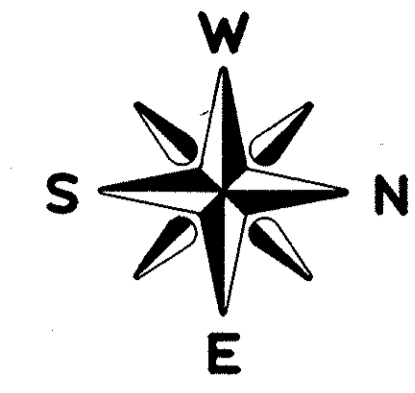
David Thomas
NOTARY PUBLIC
MY COMMISSION EXPIRES December 16, 1986

LORAIN COUNTY
TAX MAP DEPARTMENT

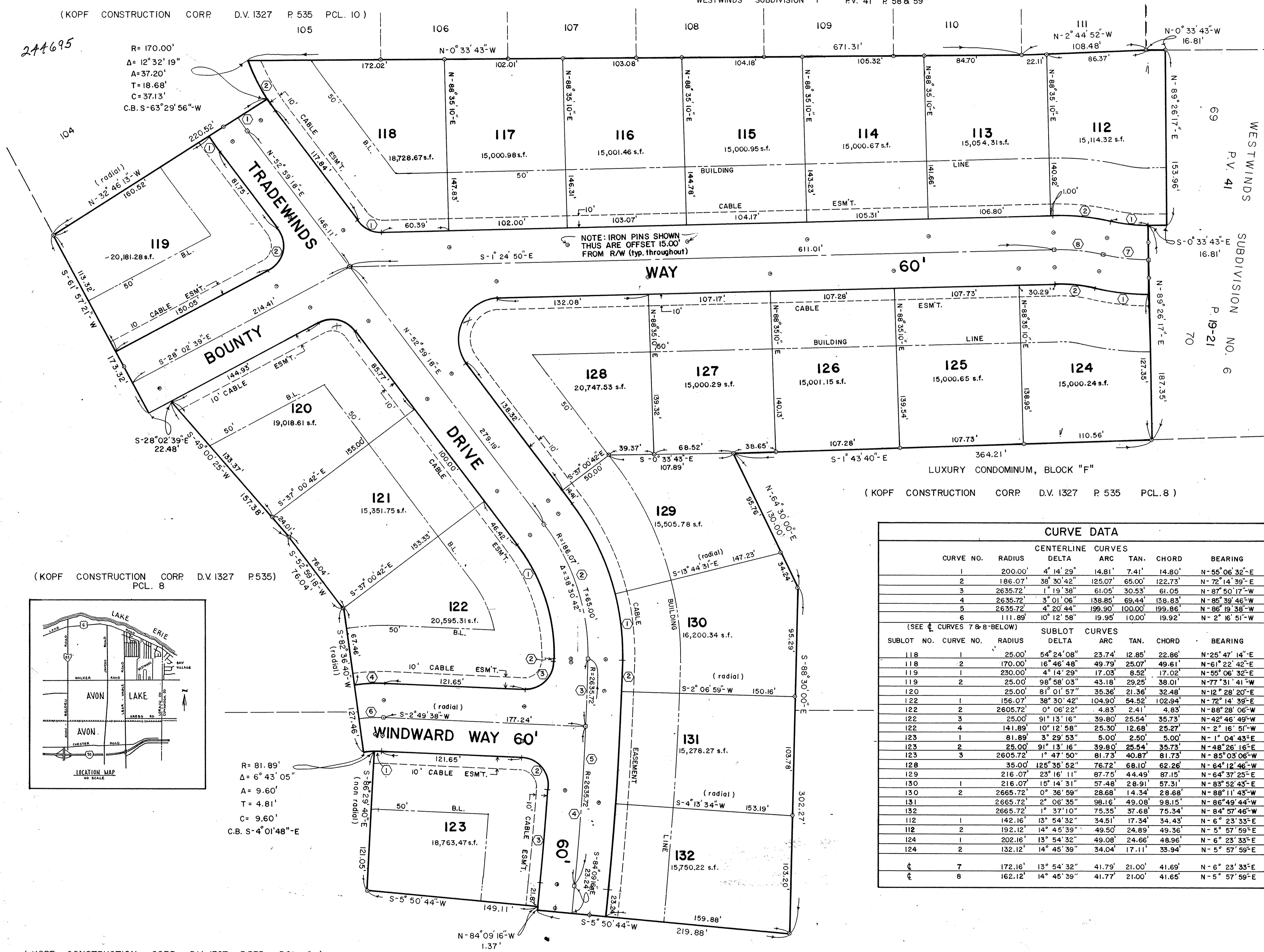
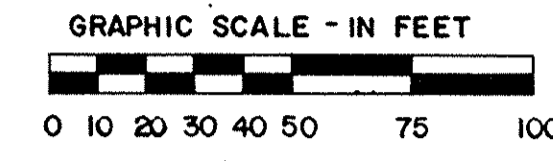
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R = 170.00'
 Δ = 12° 32' 19"
 A = 37.20'
 T = 18.68'
 C = 37.13'
 C.B. S-63° 29' 56"-W



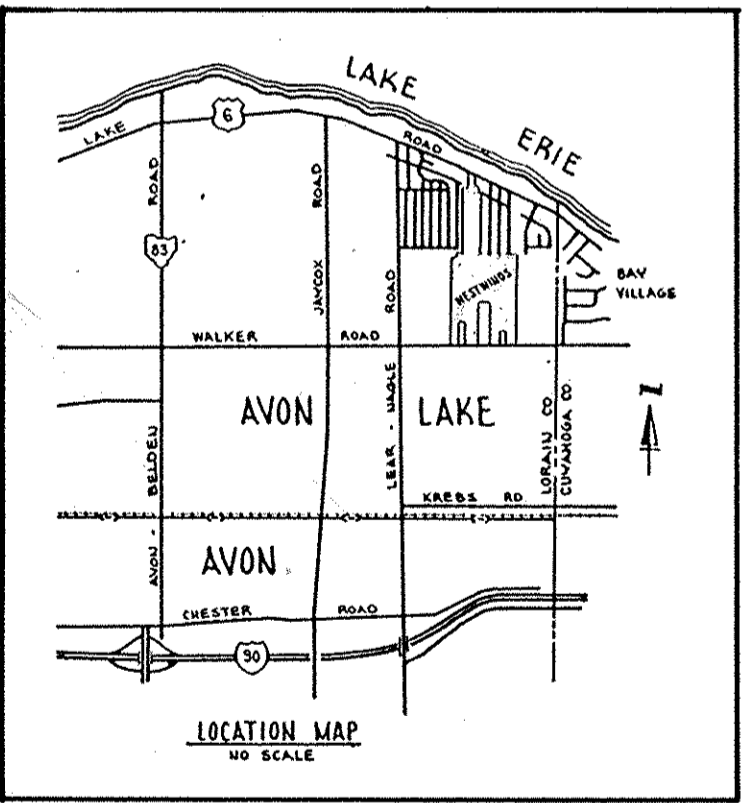
SCALE: 1" = 40'



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

(KOPF CONSTRUCTION CORP. D.V. 1327 P. 535 PCL. 8)

(KOPF CONSTRUCTION CORP. D.V. 1327 P. 535 PCL. 8)

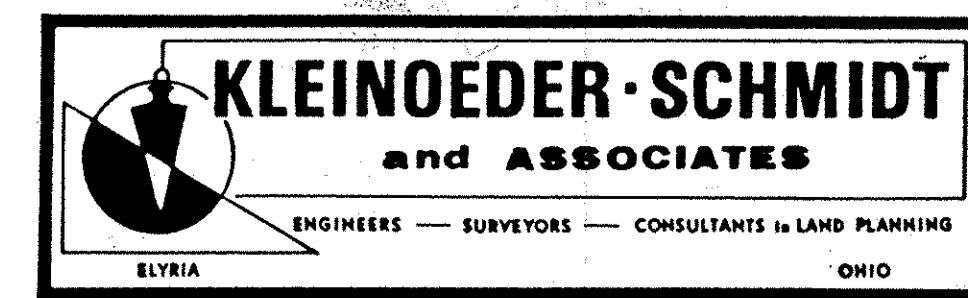


R = 81.89'
 Δ = 6° 43' 05"
 A = 9.60'
 T = 4.81'
 C = 9.60'
 C.B. S-4° 01' 48"-E

(KOPF CONSTRUCTION CORP. D.V. 1327 P. 535 PCL. 9)

CURVE DATA							
CENTERLINE CURVES							
CURVE NO.	RADIUS	DELTA	ARC	TAN.	CHORD	BEARING	
1	200.00'	4° 14' 29"	14.81'	7.41'	14.80'	N-55° 06' 32"-E	
2	186.07'	36° 30' 42"	125.07'	65.00'	122.73'	N-72° 14' 39"-E	
3	2635.72'	1° 19' 38"	61.05'	30.53'	61.05'	N-87° 50' 17"-W	
4	2635.72'	3° 01' 06"	138.85'	69.44'	138.83'	N-85° 39' 46"-W	
5	2635.72'	4° 20' 44"	199.90'	100.00'	199.86'	N-86° 19' 38"-W	
6	111.89'	10° 12' 58"	19.95'	10.00'	19.92'	N-2° 16' 51"-W	
(SEE CURVES 7 & 8 BELOW)							
SUBLOT CURVES							
SUBLOT NO.	CURVE NO.	RADIUS	DELTA	ARC	TAN.	CHORD	BEARING
118	1	25.00'	54° 24' 08"	23.74'	12.85'	22.86'	N-25° 47' 14"-E
118	2	170.00'	16° 46' 48"	49.79'	25.07'	49.61'	N-61° 22' 42"-E
119	1	230.00'	4° 14' 29"	17.03'	8.52'	17.02'	N-55° 06' 32"-E
119	2	25.00'	98° 58' 03"	43.18'	29.25'	38.01'	N-77° 31' 41"-W
120	1	25.00'	81° 01' 57"	35.36'	21.36'	32.48'	N-12° 28' 20"-E
122	1	156.07'	38° 30' 42"	104.90'	54.52'	102.94'	N-72° 14' 39"-E
122	2	2605.72'	0° 06' 22"	4.83'	2.41'	4.83'	N-88° 28' 06"-W
122	3	25.00'	91° 13' 16"	39.80'	25.54'	35.73'	N-42° 46' 49"-W
122	4	141.89'	10° 12' 58"	25.30'	12.68'	25.27'	N-2° 16' 51"-W
123	1	81.89'	3° 29' 53"	5.00'	2.50'	5.00'	N-1° 04' 43"-E
123	2	25.00'	91° 13' 16"	39.80'	25.54'	35.73'	N-48° 26' 16"-E
123	3	2605.72'	1° 47' 50"	81.73'	40.87'	81.73'	N-85° 03' 06"-W
128	1	35.00'	125° 35' 52"	76.72'	68.10'	82.26'	N-64° 12' 46"-W
129	1	216.07'	23° 16' 11"	87.75'	44.49'	87.15'	N-64° 37' 25"-E
130	1	216.07'	15° 14' 31"	57.48'	28.91'	57.31'	N-83° 52' 43"-E
130	2	2665.72'	0° 36' 59"	28.68'	14.34'	28.68'	N-88° 11' 43"-W
131	1	2665.72'	2° 06' 35"	98.16'	49.08'	98.15'	N-86° 49' 44"-W
132	1	2665.72'	1° 37' 10"	75.35'	37.68'	75.34'	N-84° 57' 46"-W
112	1	142.16'	13° 54' 32"	34.51'	17.34'	34.43'	N-6° 23' 33"-E
112	2	192.12'	14° 45' 39"	49.50'	24.89'	49.36'	N-5° 57' 59"-E
124	1	202.16'	13° 54' 32"	49.08'	24.66'	48.96'	N-6° 23' 33"-E
124	2	132.12'	14° 45' 39"	34.04'	17.11'	33.94'	N-5° 57' 59"-E
7	1	172.16'	13° 54' 32"	41.79'	21.00'	41.69'	N-6° 23' 33"-E
8	1	162.12'	14° 45' 39"	41.77'	21.00'	41.65'	N-5° 57' 59"-E

ACREAGE IN SUBLOTS	7.9499 AC.
ACREAGE IN STREETS	2.5127 AC.
TOTAL	10.4626 AC.



LORAIN COUNTY
 TAX MAP DEPARTMENT
 WESTWINDS SUBDIVISION NUMBER 8
 PART OF AVON TOWNSHIP SECTION 30
 CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO