

WESTWINDS SUBDIVISION NUMBER 9

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. 9 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: TRADEWINDS DRIVE, BAYVIEW DRIVE, 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. 9 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 19th DAY OF May, 1987.

David A. ...
NOTARY PUBLIC
MY COMMISSION EXPIRES Dec. 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. 9 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 May, 1986.

Hertude Wilnick
NOTARY PUBLIC
MY COMMISSION EXPIRES May 13, 1990

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 9 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Summit ...
AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 9 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 2nd DAY OF June, 1987.

Jaslin Singh Kalonia, P.E.
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 9 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 144-87, PASSED THE 28th DAY OF June, 1987.

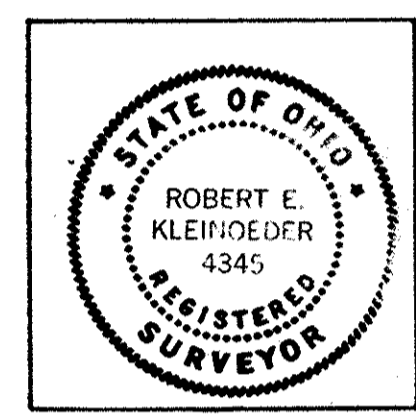
Karlson Lynch
CLERK OF COUNCIL

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 9 AS SHOWN HEREON AND CONTAINING 9.6989 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	7.5651	ACRES
ACREAGE IN STREETS	2.1338	ACRES
TOTAL	9.6989	ACRES

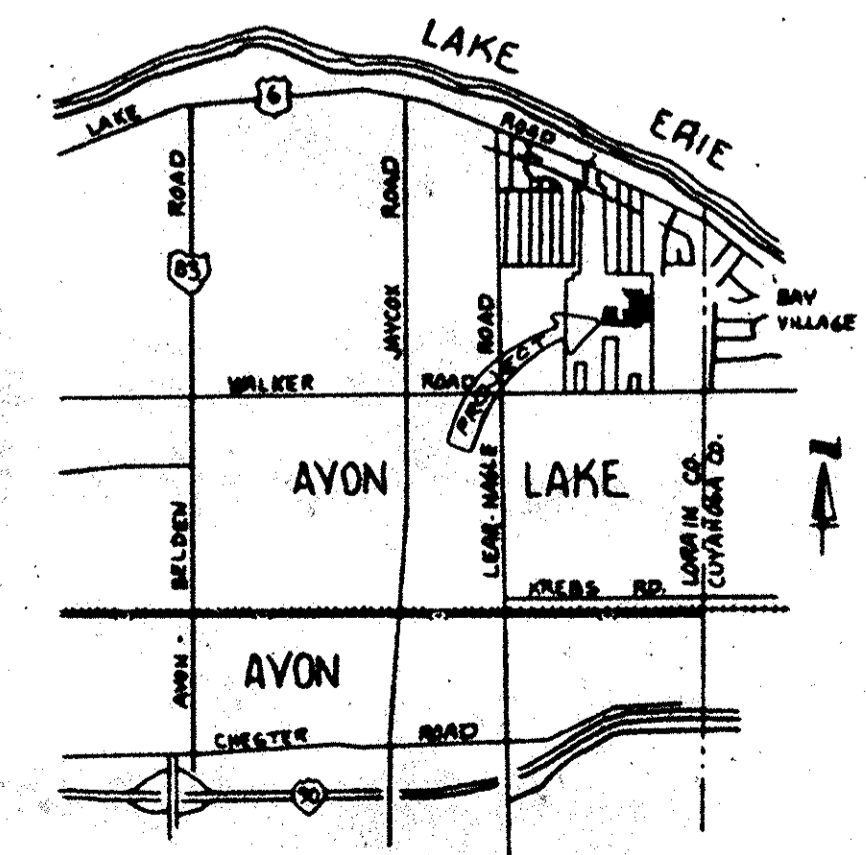


Robert E. Kleinoeder
ROBERT E. KLEINOEDER - REGISTERED SURVEYOR

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 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.
(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. 319-202
OHIO REV. CODE
JUN 22 1987
Jaslin Singh Kalonia, P.E.
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Received for Record
JUN 22 1987
at 2:00 P.M. in PLAT RECORD.
VOL 42
PAGES 45 Dorothy L. Essex
and 46 inc
LORAIN COUNTY RECORDER

MORTGAGEE'S CERTIFICATE:
This is to certify that TRANSOHIO SAVINGS BANK, Mortgagee of lands contained within this plat of Westwinds Subdivision No. 9 as shown hereon, and represented by the undersigned, does hereby accept this plat of same to be correct and dedicates forever to public use; Tradewinds Drive, Bayview Drive as shown hereon.

For TRANSOHIO SAVINGS BANK:
Christa J. Bender
Raymond B. ...

NOTARY PUBLIC

STATE OF OHIO }
LORAIN COUNTY } s.s.

Before me, a Notary Public, in and for said County and State, did personally appear Christa J. Bender representing TRANSOHIO SAVINGS BANK who acknowledged that she did sign the foregoing plat of Westwinds Subdivision No. 9 and that it was her own free act and deed. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Avon Lake, Ohio, this 11 day of May, 1987.

David A. ...
Notary Public

MORTGAGEE'S CERTIFICATE:
This is to certify that KOPF CONSTRUCTION CORP., Mortgagee of lands contained within this plat of Westwinds Subdivision No. 9 as shown hereon, and represented by the undersigned, does hereby accept this plat of same to be correct and dedicates forever to public use; Tradewinds Drive, Bayview Drive as shown hereon.

For Kopf Construction Corp.
H.R. Kopf

NOTARY PUBLIC

STATE OF OHIO }
LORAIN COUNTY } s.s.

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. 9 and that it was his own free act and deed. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Avon Lake, Ohio, this 19th day of May, 1987.

David A. ...
Notary Public

My Commission expires Dec. 16th, 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.

86 48 MW
Lorain Co. Title
S.K.

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 9 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.

Jaslin Singh Kalonia, P.E.
AVON LAKE MUNICIPAL ENGINEER

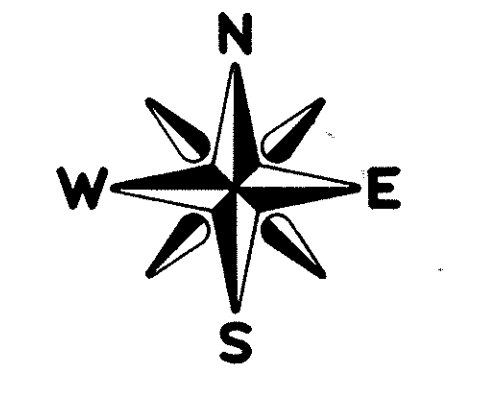
LORAIN COUNTY
TAX MAP DEPARTMENT

259348

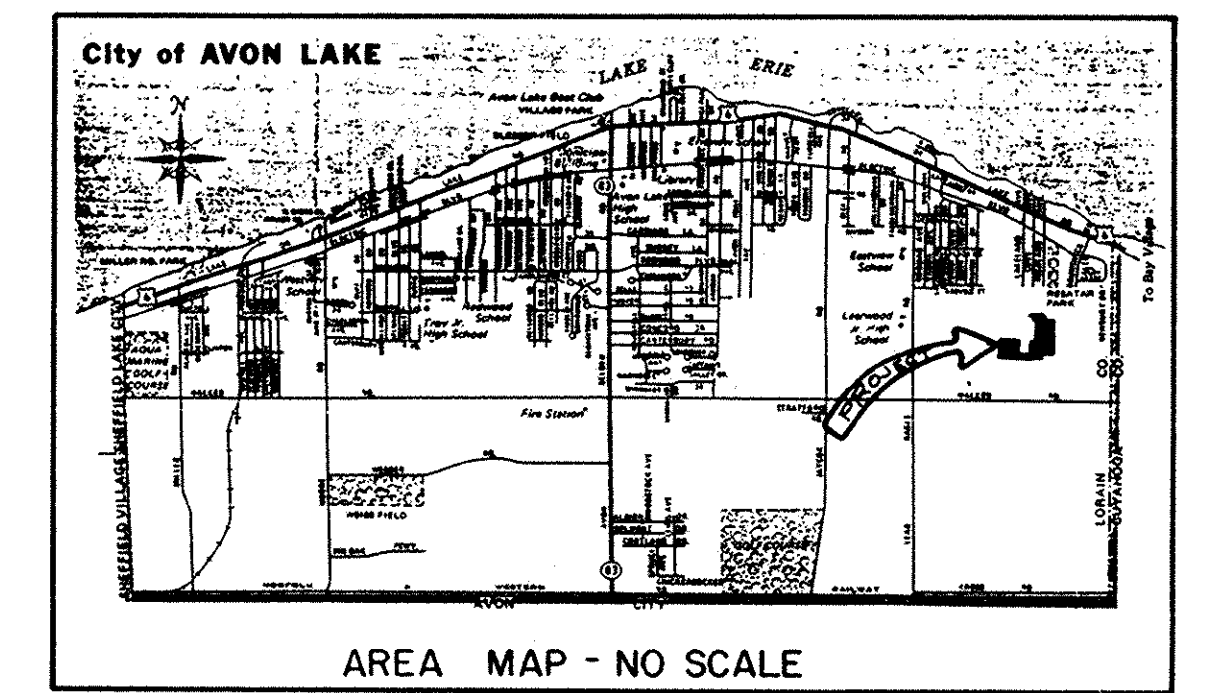
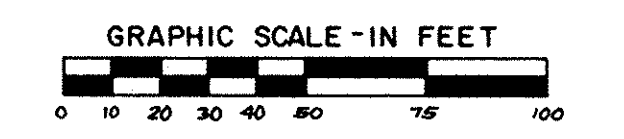
259348 42/46

CURVE DATA						
CENTERLINE CURVES						
CURVE NO.	RADIUS	DELTA	ARC	TAN.	CHORD	BEARING
①	2635.72'	4° 20' 44"	199.90'	100.00'	199.86'	N-86° 19' 38"-W
②	2535.19'	2° 15' 35"	99.99'	50.00'	99.98'	N-89° 37' 48"-W
SUBLOT CURVES						
SUBLOT NO.	RADIUS	DELTA	ARC	TAN.	CHORD	BEARING
134	2605.72'	2° 09' 45"	98.35'	49.18'	98.34'	N-85° 14' 06"-W
135	2605.72'	2° 10' 59"	99.28'	49.65'	99.28'	N-87° 24' 34"-W
136	2505.19'	2° 15' 35"	98.80'	49.41'	98.80'	N-89° 37' 48"-W
137	25.00'	90° 00' 00"	39.27'	25.00'	35.36'	N-44° 14' 25"-E
144	25.00'	90° 00' 00"	39.27'	25.00'	35.36'	N-45° 45' 35"-W
145	25.00'	90° 00' 00"	39.27'	25.00'	35.36'	N-44° 14' 25"-E
146	25.00'	90° 00' 00"	39.27'	25.00'	35.36'	N-45° 45' 35"-W
147	2565.19'	2° 15' 35"	101.17'	50.59'	101.16'	N-89° 37' 48"-W
150	2665.72'	2° 05' 28"	97.29'	48.65'	97.28'	N-87° 27' 20"-W
151	2665.72'	2° 15' 16"	104.89'	52.46'	104.88'	N-85° 16' 52"-W

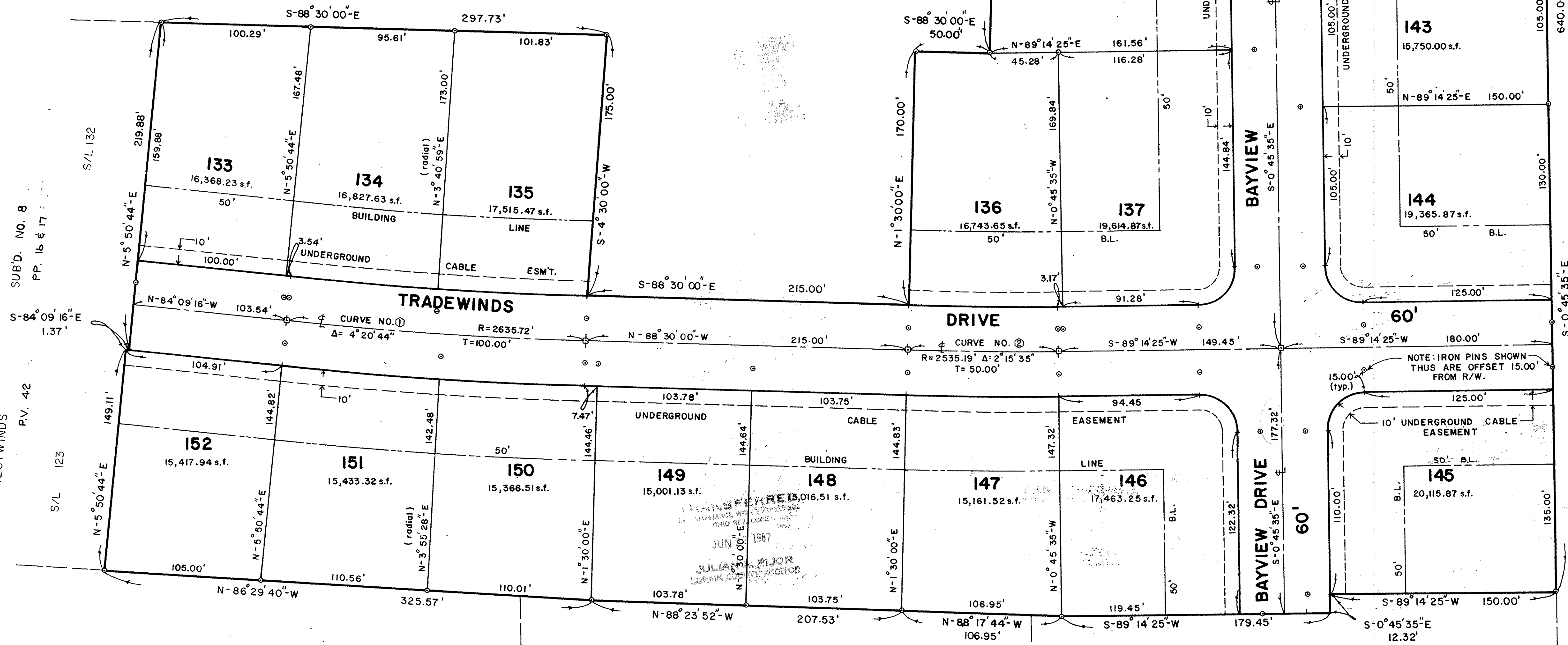
WESTWINDS SUBDIVISION NUMBER 6
P.V. 41 P. 19, 20, & 21



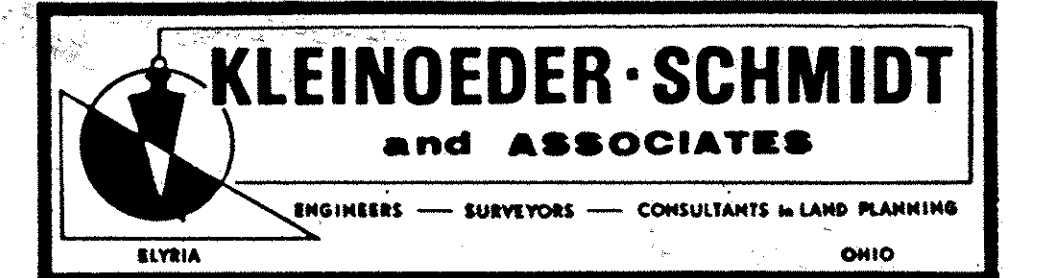
SCALE: 1" = 40'



LUXURY CONDOMINIUM, BLOCK "F"



KENNETH & MARGARET J. LOESER
D.V. 1189 P. 745



WESTWINDS SUBDIVISION NUMBER 9
PART OF AVON TOWNSHIP SECTION 30
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

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

KOPF CONSTRUCTION CORP. D.V. 1327 P. 535 PCL. 11

KOPF CONSTRUCTION CORP. D.V. 1327 P. 535 PCL. 12

LORAIN COUNTY
TAX MAP DEPARTMENT