

WESTWINDS SUBDIVISION NUMBER 10

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

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGED THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY GRANT UNTO THE CITY OF AVON LAKE UTILITY EASEMENTS OF THE WIDTHS AND LOCATIONS SHOWN UNDER, OVER, AND THROUGH THE SUBLOTS AND LAND AS SHOWN HEREON. NO BUILDINGS OR TREES TO BE INSTALLED IN EASEMENTS. CITY TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN EASEMENTS EXCEPT GRASS. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON, AND DESIGNATED AS: LONG POINTE DRIVE, TOGETHER WITH BLOCK B-1.

H.R. Kopf
H.R. KOPF - PRESIDENT
KOPF CONSTRUCTION CORP.
(A PARTNER)

Raymond B. Butkus
RAYMOND B. BUTKUS - VICE PRESIDENT
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. 10 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 13 DAY OF Oct. 1987

Christine L. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-91

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 RAYMOND B. BUTKUS WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION No. 10 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 16 DAY OF Oct 1987

Christine L. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-91

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 10 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Samuel D. ...
AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 10 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 10th DAY OF NOVEMBER, 1987.

Jasbir Singh Kaloria, P.E.
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 10 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 243-87, PASSED THE 23rd DAY OF NOVEMBER, 1987.

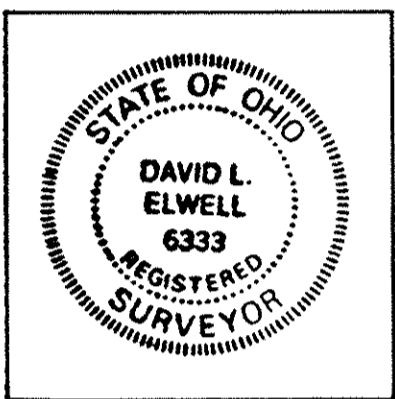
Kathleen L. ...
CLERK OF COUNCIL

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 10 AS SHOWN HEREON AND CONTAINING 9.4605 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	7.8788	ACRES
ACREAGE IN STREETS AND IN BLOCK B-1	1.5817	ACRES
TOTAL	9.4605	ACRES

David L. Elwell
DAVID L. ELWELL, REGISTERED SURVEYOR

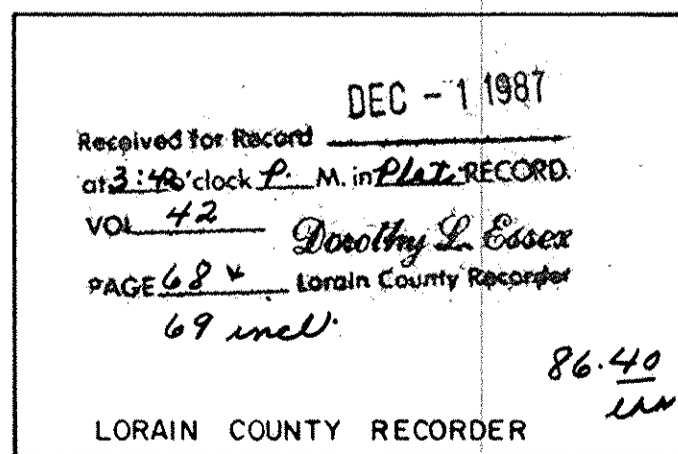
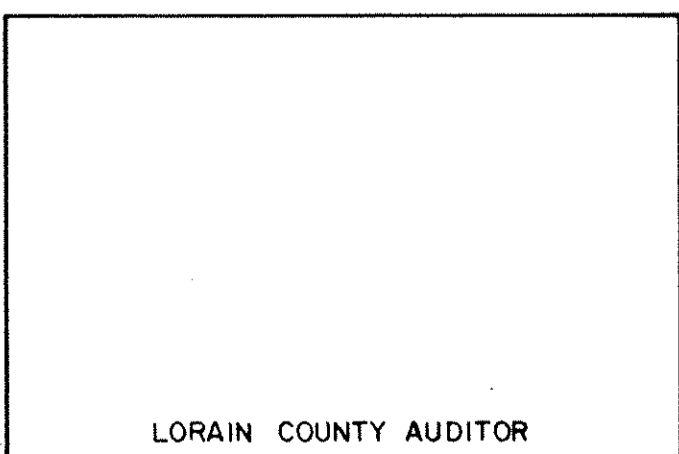
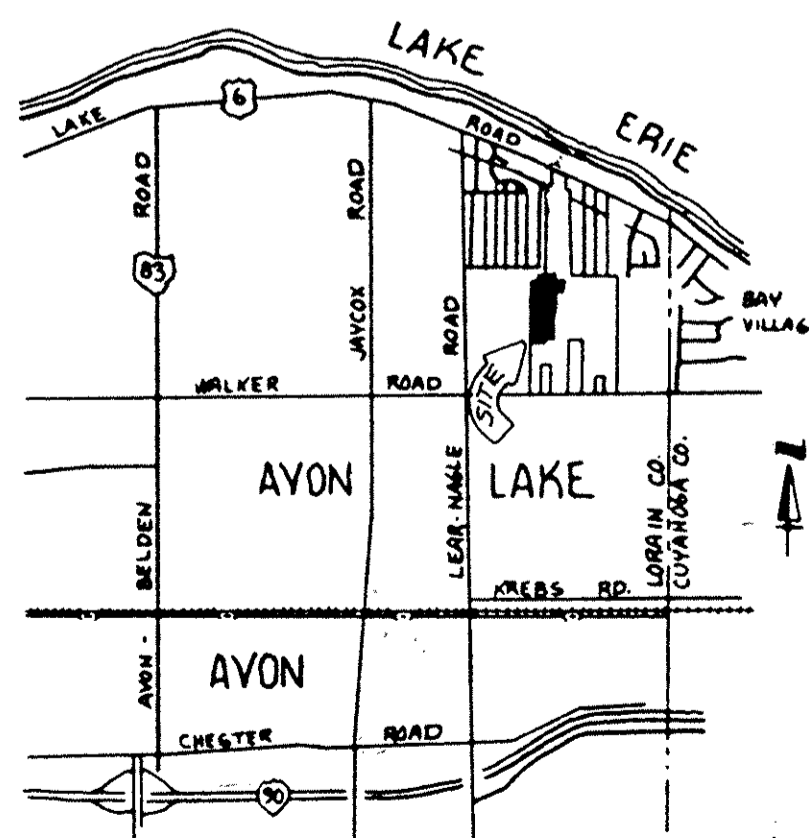


UNDERGROUND CABLE EASEMENT

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)

Raymond B. Butkus
RAYMOND B. BUTKUS - VICE PRESIDENT
CITIZENS WATER'S EDGE, INC.
(A PARTNER)



MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT TRANSOHIO SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 10, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: LONG POINTE DRIVE, AND BLOCK B-1, AS SHOWN HEREON.

FOR TRANSOHIO SAVINGS BANK
Tim J. Burke S.C.P.
Raymond B. Butkus

NOTARY PUBLIC

STATE OF OHIO SS
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Tim J. Burke S.C.P. REPRESENTING TRANSOHIO SAVINGS BANK WHO ACKNOWLEDGED THAT they DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NUMBER 10 AND THAT IT WAS their OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 16 DAY OF October, 1987.

Christine L. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-91

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORP., MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 10, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: LONG POINTE DRIVE, AND BLOCK B-1, AS SHOWN HEREON.

FOR KOPF CONSTRUCTION CORP.
H.R. Kopf

NOTARY PUBLIC

STATE OF OHIO SS
COUNTY OF LORAIN

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 NUMBER 10 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 15th DAY OF October, 1987.

Christine L. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-91

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-02
OHIO REV. CODE
DEC 1 1987
JULIAN A. FIOR
LORAIN COUNTY AUDITOR

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.

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 10 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 Kaloria, P.E.
AVON LAKE MUNICIPAL ENGINEER

LORAIN COUNTY
TAX MAP DEPARTMENT

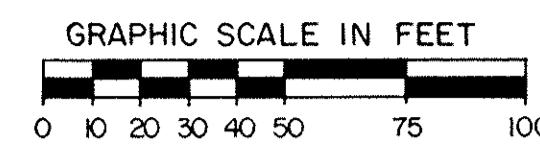
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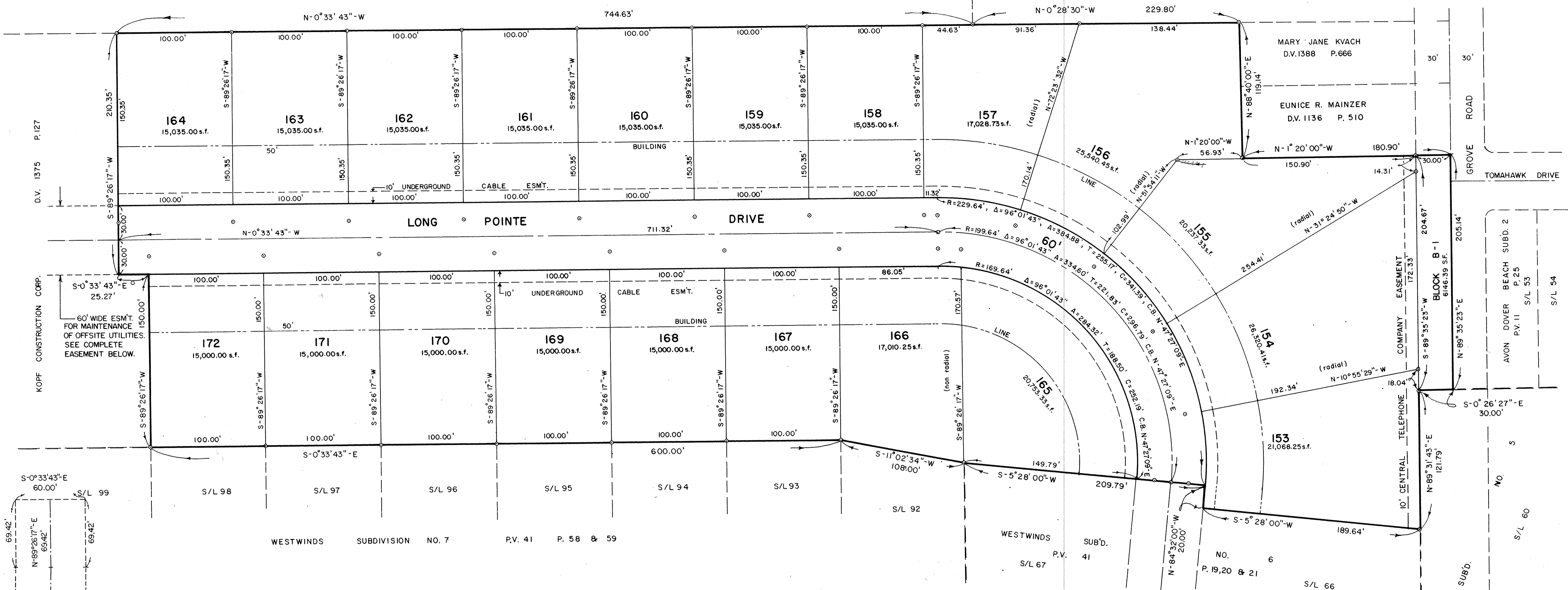
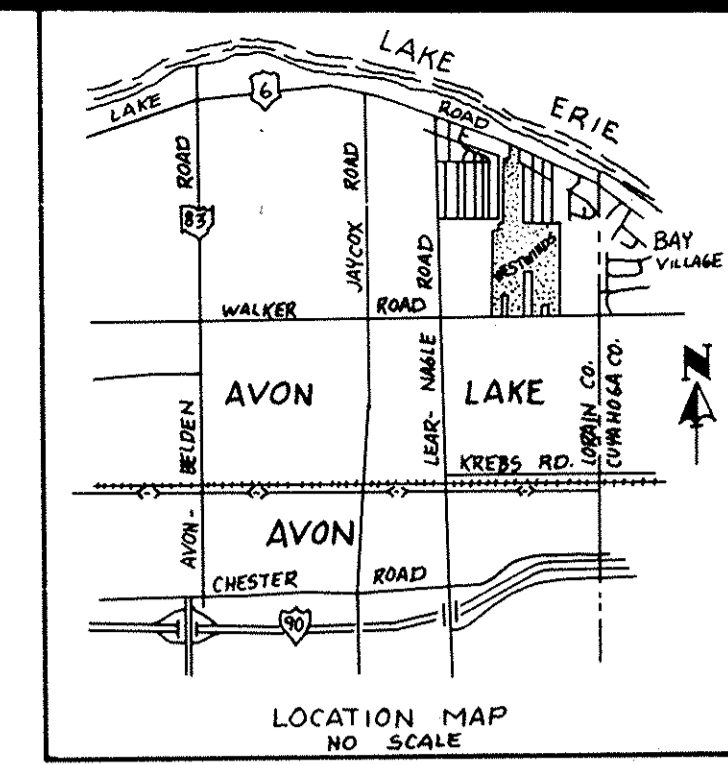


SCALE: 1" = 40'



JOSEPH D. & GAIL A. HARRIS D.V. 971 P. 582

GEORGE J. & PATRICIA A. MILBRANDT D.V. 954 P. 494

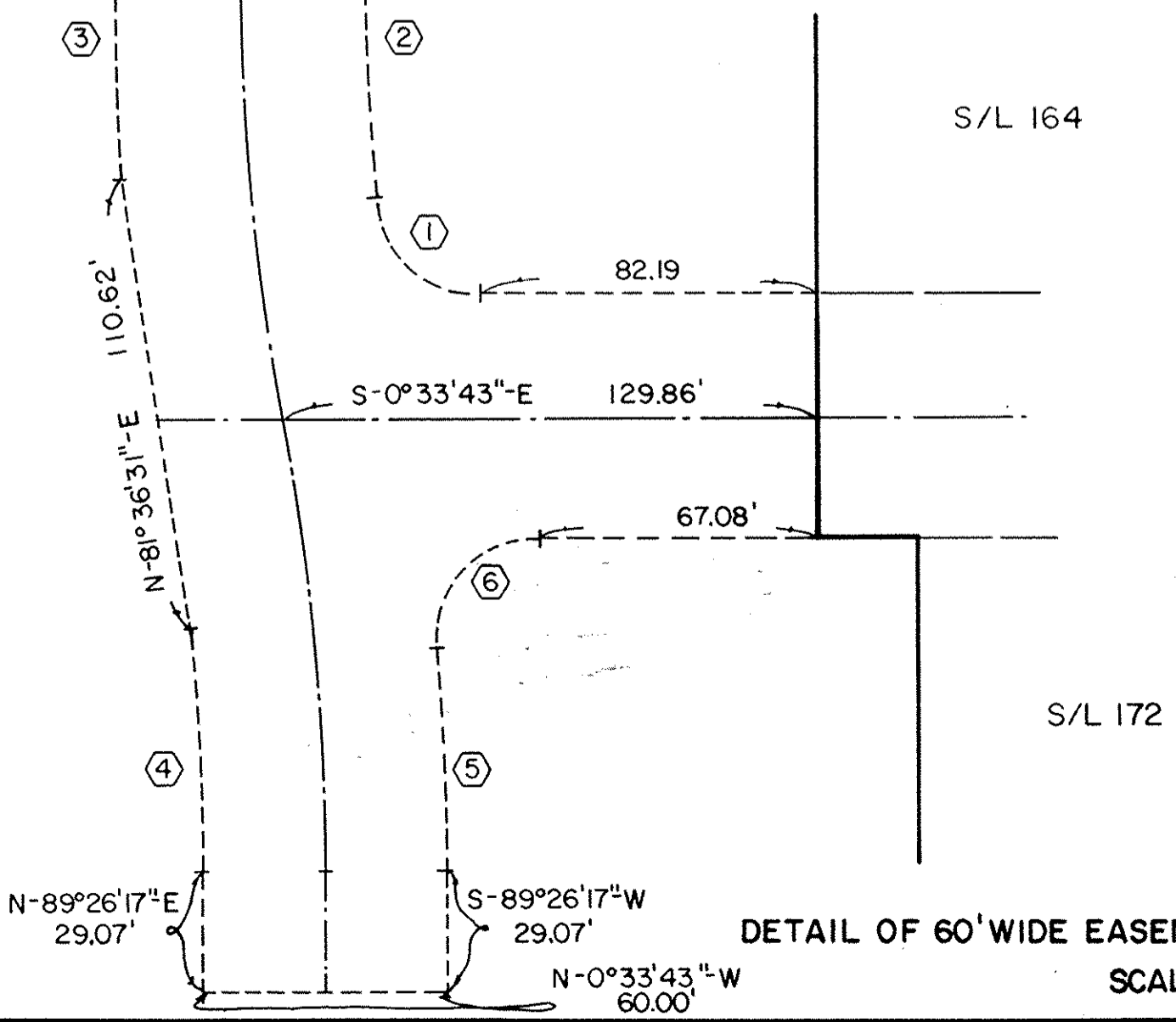


EASEMENT CURVE DATA						
CURVE	RADIUS	DELTA	ARC	TAN.	CHORD	BEARING
①	25.00'	84°14'19"	36.76'	22.61'	33.53'	N-41°33'26"-E
②	582.11'	5°45'41"	58.53'	29.29'	58.51'	N-86°33'26"-E
③	642.11'	4°48'32"	53.89'	26.96'	53.88'	N-87°02'01"-E
④	582.11'	5°45'41"	58.53'	29.29'	58.51'	N-86°33'26"-E
⑤	642.11'	4°48'32"	53.89'	26.96'	53.88'	N-87°02'01"-E
⑥	25.00'	94°48'32"	41.37'	27.19'	36.81'	N-47°57'59"-W

CURVE DATA						
SUBLOT NO.	RADIUS	DELTA	ARC	TAN.	CHORD	BEARING
153	229.64'	16°23'29"	65.70'	33.07'	65.47'	N-87°16'13"-E
154	229.64'	20°29'21"	82.12'	41.50'	81.68'	N-68°49'51"-E
155	229.64'	20°29'21"	82.12'	41.50'	81.68'	N-48°20'29"-E
156	229.64'	20°29'21"	82.12'	41.50'	81.68'	N-27°51'09"-E
157	229.64'	18°10'11"	72.82'	36.72'	72.52'	N-8°31'23"-E
165	169.64'	89°20'40"	264.53'	167.71'	238.53'	N-50°47'40"-E
166	169.64'	6°41'03"	19.79'	9.91'	19.78'	N-2°46'51"-E

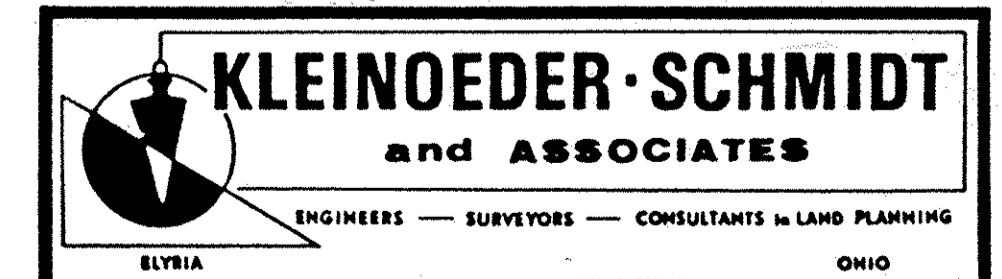
AREA IN SUBLOTS 7.8788 AC.
 AREA IN STREETS AND IN BLOCK B-1 1.5817 AC.
 TOTAL AREA 9.4605 AC.

NOTE: IRON PINS SHOWN WITHIN THE RIGHT-OF-WAY ARE SET ON THE PROPERTY LINE BEARING PRODUCED TOWARD THE CENTERLINE AND ARE OFFSET 15.00' FROM THE RIGHT-OF-WAY. THESE PINS ARE INDICATED ON THE ABOVE DRAWING AS FOLLOWS:
 ○ IRON PIN SET
 ● IRON PIN FOUND



DETAIL OF 60' WIDE EASEMENT FOR MAINTENANCE OF OFFSITE UTILITIES
 SCALE: 1" = 40'

TRANSFERRED
 IN COMPLIANCE WITH SEC. 10323-010
 DEC 1 1987
 JULIAN A. FLOK
 LORAIN COUNTY AUDITOR



WESTWINDS SUBDIVISION NUMBER 10
 PART OF AVON TOWNSHIP SECTION NO. 30
 CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

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