032851

NOTE

ON EACH SUBLOT WITHIN WHICH THERE EXISTS A REAR YARD DRAIN, THE OWNER OF SAID SUBLOT IS OBLIGED TO MAINTAIN THE YARD DRAIN AND PIPE TO THE PUBLIC SEWER IN GOOD REPAIR. THE OWNER IS ALSO PROHIBITED FROM ALTERING THE GRADE TO PREVENT OVERLAND RUNOFF FROM ENTERING SAID REAR YARD DRAIN.

WESTWINDS SUBDIVISION NUMBER 11

PART of AVON TOWNSHIP SECTION No. 30

CITY of AVON LAKE COUNTY of LORAIN STATE of OHIO

PREPARED BY

ENGINEERS/SURVEYORS KS ASSOCIATES INCORPORATED

NOTE

032851

OWNERS OF LOTS NUMBERS 173-175, 214 AND 215 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 I AS RECORDED IN DEED VOLUME 1344 PAGE 902 et. seq. OF LORAIN COUNTY DEED RECORDS. OWNERS OF LOTS NUMBERS 176 - 213 WILL BE SUBJECT TO COVENANTS AND RESTRICTIONS TO BE SHOWN BY THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WESTWINDS SOUTH SUBDIVISION NUMBER I (PHASE I) OF WHICH WESTWINDS SUBDIVISION NUMBER 11 IS A PART.

OWNERS CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY GRANT UNTO THE CITY OF AVON LAKE PERPETUAL UTILITY EASEMENTS OF THE WIDTHS AND LOCTIONS SHOWN UNDER, OVER, AND THROUGH THE SUBLOTS AND LAND AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUPLIC UTILITIES. NO BUILDINGS OR TREES ARE TO BE INSTALLED IN EASEMENTS. THE CITY OF AVON LAKE IS 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, TRADEWINDS DRIVE, STOWAWAY COVE, MERIDIAN COURT, AND BOUNTY WAY.

WESTWINDS JOINT VENTURE

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

RAYMOND B. BUTKUS - 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. 11 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF January 1988.

Christen L. Hilek
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-1991

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 RAYMOND B. BUTKUS WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION No. 11 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF January 1988.

Christen L. Hilek
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-1991

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 11 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 11 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 19th DAY OF July, 1988

Thomas James Cika, P.E.
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 11 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 142-88, PASSED THE 5th DAY OF August, 1988.

Kathleen Lynch
CLERK OF COUNCIL

LORAIN COUNTY
TAX MAP DEPARTMENT

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 11 AS SHOWN HEREON AND CONTAINING 26.3384 AC. IN AVON TOWNSHIP SECTION NUMBER 30, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED —o—, 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 SUBLOTS & BLOCKS	21.2743	AC.
ACREAGE IN STREET R/Ws	5.0641	AC.
TOTAL	26.3384	AC.

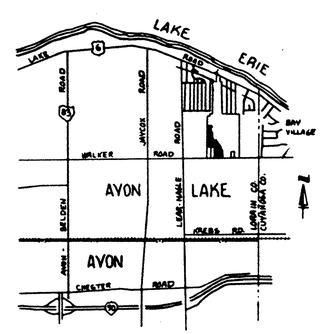
David L. Elwell
DAVID L. ELWELL - REGISTERED SURVEYOR

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 GRANTEES) 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 ALL STREET LINES, AND LOCATED WHERE SHOWN HEREON, 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 GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, 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 GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

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

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



AREA MAP - NO SCALE

TRANSFERRED
COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
AUG 16 1988
WILLIAM A. PIJOR
LORAIN COUNTY AUDITOR

LORAIN COUNTY AUDITOR

AUG 16 1988
Received for Record
at 10:00 o'clock A.M. in Plat RECORD
VOL. 43
PAGE 30, 31, 32 & 33
Dorothy L. Essex
Lorain County Recorder

LORAIN COUNTY RECORDER

#172.00
B.N.

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 11 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.

Thomas James Cika, P.E.
AVON LAKE MUNICIPAL ENGINEER

Bri: Lorain County Title Co.
S.K.

LORAIN COUNTY
TAX MAP DEPARTMENT

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT TRANSOHIO SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 11, 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, TRADEWINDS DRIVE, STOWAWAY COVE, MERIDIAN COURT, AND BOUNTY WAY, AS SHOWN HEREON.

FOR TRANSOHIO SAVINGS BANK

NOTARY PUBLIC

STATE OF OHIO
SS
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR CHRIS A. BENDER S.V.P. AND RAYMOND B. BUTKUS, VICE PRES., REPRESENTING TRANSOHIO SAVINGS BANK WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NUMBER 11 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 20 DAY OF JUNE, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-4-92

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORP., MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 11, 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, TRADEWINDS DRIVE, STOWAWAY COVE, MERIDIAN COURT, AND BOUNTY WAY, AS SHOWN HEREON.

FOR KOPF CONSTRUCTION CORP.

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, PRESIDENT REPRESENTING KOPF CONSTRUCTION CORP. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NUMBER 11 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 01 DAY OF June, 1988.

Christen L. Hilek
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-91

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CITIZENS WATER'S EDGE, INC, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 11, 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, TRADEWINDS DRIVE, STOWAWAY COVE, MERIDIAN COURT, AND BOUNTY WAY, AS SHOWN HEREON.

FOR CITIZENS WATER'S EDGE, INC.

NOTARY PUBLIC

STATE OF OHIO
SS
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR RAYMOND B. BUTKUS, VICE PRES. AND CHRIS A. BENDER, TREAS. REPRESENTING CITIZENS WATER'S EDGE, INC. WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NUMBER 11 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 20 DAY OF JUNE, 1988.

NOTARY PUBLIC

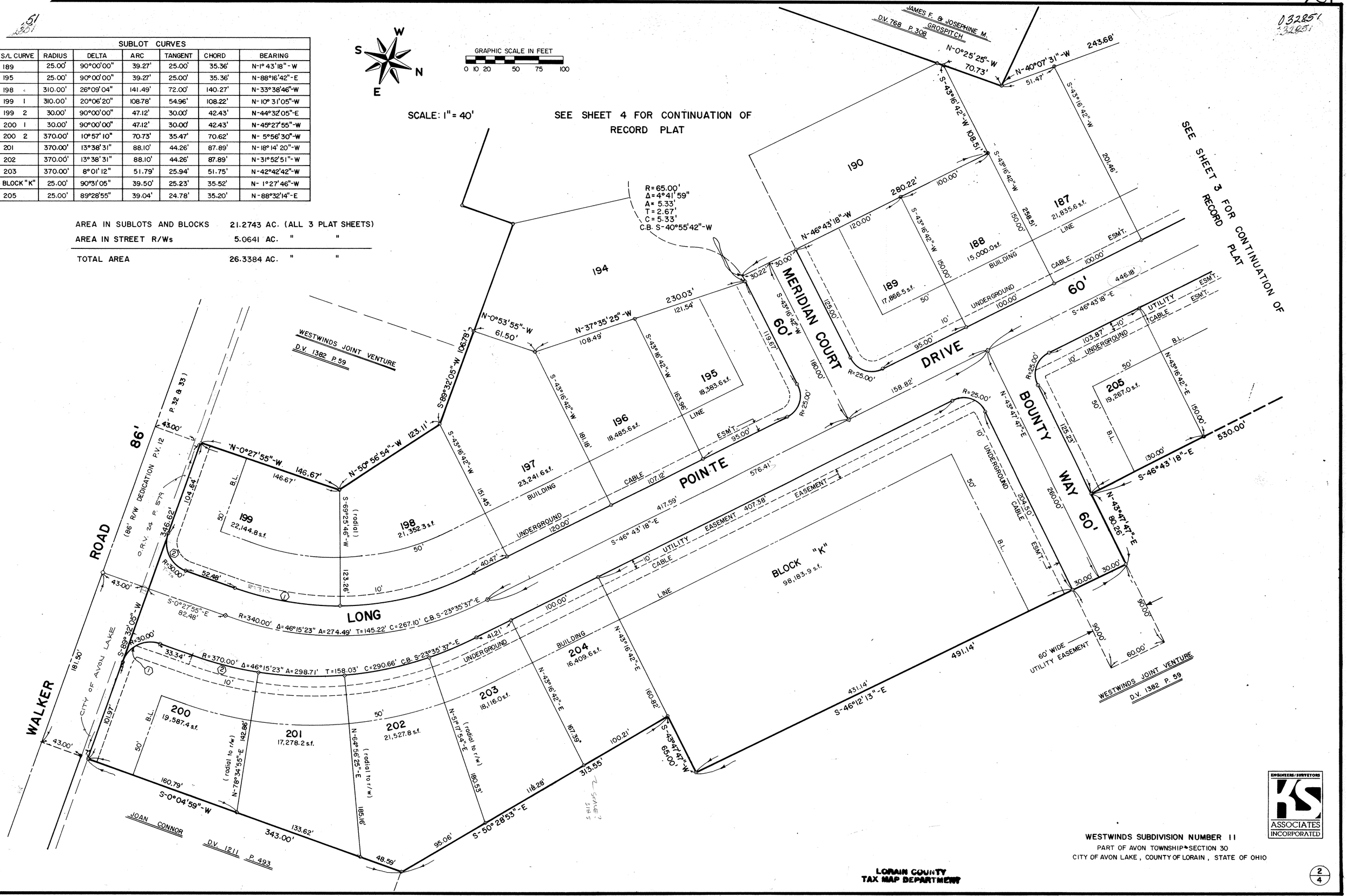
MY COMMISSION EXPIRES 11-4-92

1/4

43/31

SUBLOT CURVES						
S/L CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
189	25.00'	90°00'00"	39.27'	25.00'	35.36'	N-1° 43'18"-W
195	25.00'	90°00'00"	39.27'	25.00'	35.36'	N-88°16'42"-E
198	310.00'	26°09'04"	141.49'	72.00'	140.27'	N-33°38'46"-W
199 1	310.00'	20°06'20"	108.78'	54.96'	108.22'	N-10° 31'05"-W
199 2	30.00'	90°00'00"	47.12'	30.00'	42.43'	N-44°32'05"-E
200 1	30.00'	90°00'00"	47.12'	30.00'	42.43'	N-45°27'55"-W
200 2	370.00'	10°57'10"	70.73'	35.47'	70.62'	N- 5°56'30"-W
201	370.00'	13°38'31"	88.10'	44.26'	87.89'	N-18°14'20"-W
202	370.00'	13°38'31"	88.10'	44.26'	87.89'	N-31°52'51"-W
203	370.00'	8°01'12"	51.79'	25.94'	51.75'	N-42°42'42"-W
BLOCK "K"	25.00'	90°31'05"	39.50'	25.23'	35.52'	N- 1°27'46"-W
205	25.00'	89°28'55"	39.04'	24.78'	35.20'	N-88°32'14"-E

AREA IN SUBLOTS AND BLOCKS	21.2743 AC. (ALL 3 PLAT SHEETS)
AREA IN STREET R/Ws	5.0641 AC. " "
TOTAL AREA	26.3384 AC. " "



WESTWINDS SUBDIVISION NUMBER 11
PART OF AVON TOWNSHIP • SECTION 30
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

ENGINEERS/SURVEYORS KS ASSOCIATES INCORPORATED

LORAIN COUNTY
TAX MAP DEPARTMENT

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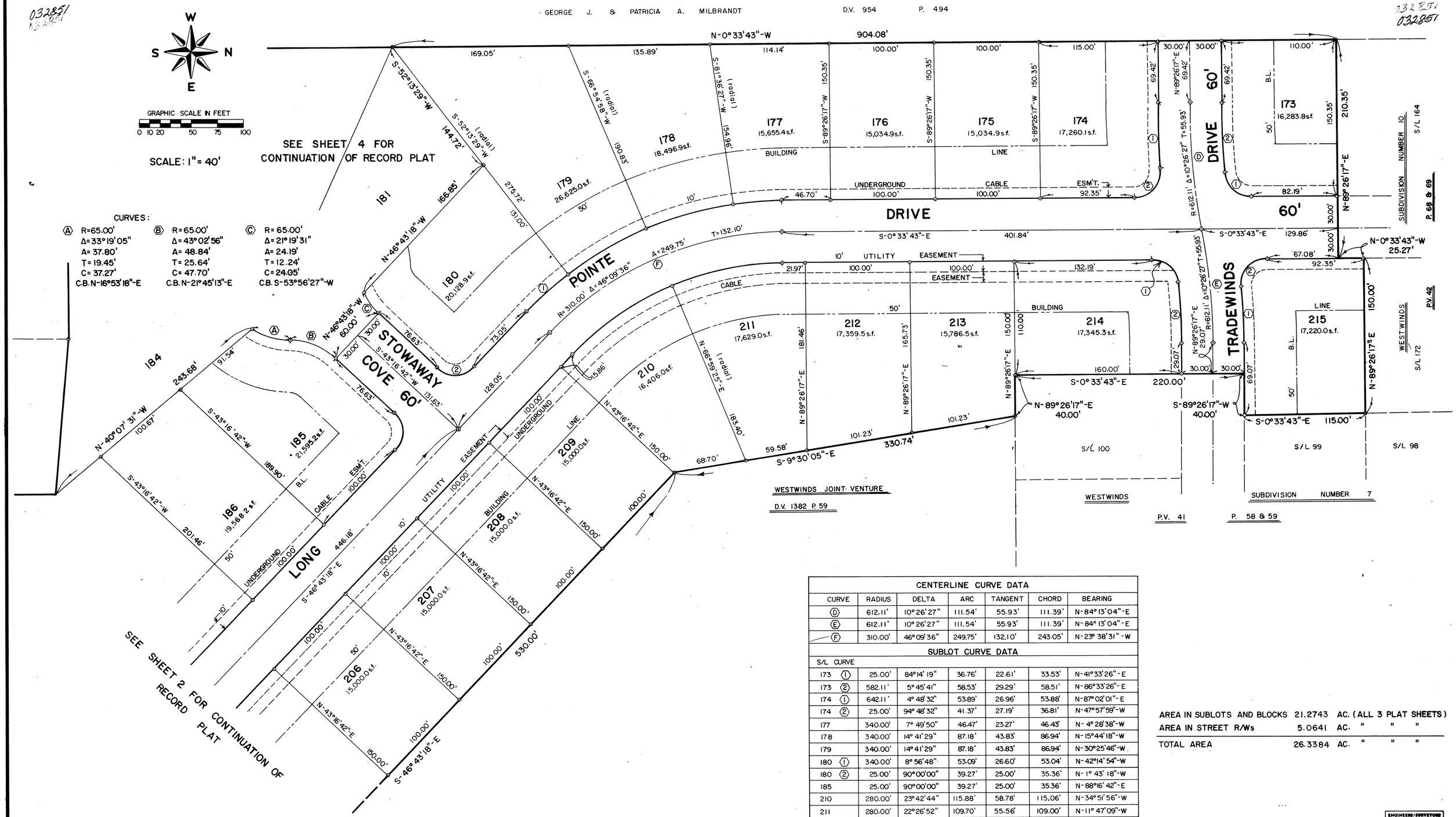
78-15-11 43/31

032851

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



CENTERLINE CURVE DATA						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
Ⓓ	612.11'	10°26'27"	111.54'	55.93'	111.39'	N-84°13'04"-E
Ⓔ	612.11'	10°26'27"	111.54'	55.93'	111.39'	N-84°13'04"-E
Ⓕ	310.00'	46°09'36"	249.75'	132.10'	243.05'	N-23°38'31"-W
SUBLOT CURVE DATA						
S/L CURVE						
173 ①	25.00'	84°14'19"	36.76'	22.61'	33.53'	N-41°33'26"-E
173 ②	582.11'	5°45'41"	58.53'	29.29'	58.51'	N-86°33'26"-E
174 ①	642.11'	4°48'32"	53.89'	26.96'	53.88'	N-87°02'01"-E
174 ②	25.00'	94°48'32"	41.37'	27.19'	36.81'	N-47°57'59"-W
177	340.00'	7°49'50"	46.47'	23.27'	46.43'	N-4°28'38"-W
178	340.00'	14°41'29"	87.18'	43.83'	86.94'	N-15°44'18"-W
179	340.00'	14°41'29"	87.18'	43.83'	86.94'	N-30°25'46"-W
180 ①	340.00'	8°56'48"	53.09'	26.60'	53.04'	N-42°14'54"-W
180 ②	25.00'	90°00'00"	39.27'	25.00'	35.36'	N-1°43'18"-W
185	25.00'	90°00'00"	39.27'	25.00'	35.36'	N-88°16'42"-E
210	280.00'	23°42'44"	115.88'	58.78'	115.06'	N-34°51'56"-W
211	280.00'	22°26'52"	109.70'	55.56'	109.00'	N-11°47'09"-W
214 ①	25.00'	84°14'19"	36.76'	22.60'	33.53'	N-41°33'26"-E
214 ②	582.11'	5°45'41"	58.53'	29.29'	58.51'	N-86°33'26"-E
215 ①	642.11'	4°48'32"	53.89'	26.96'	53.88'	N-87°02'01"-E
215 ②	25.00'	94°48'32"	41.37'	27.19'	36.81'	N-47°57'59"-W

AREA IN SUBLOTS AND BLOCKS	21.2743	AC. (ALL 3 PLAT SHEETS)
AREA IN STREET R/Ws	5.0641	AC. " " "
TOTAL AREA	26.3384	AC. " " "

ENGINEERS/SURVEYORS KS ASSOCIATES INCORPORATED

WESTWINDS SUBDIVISION NUMBER 11

PART OF AVON TOWNSHIP SECTION 30
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

1.) REV. 5-25-88

3/4

LORAIN COUNTY TAX MAP DEPARTMENT

78-15-11

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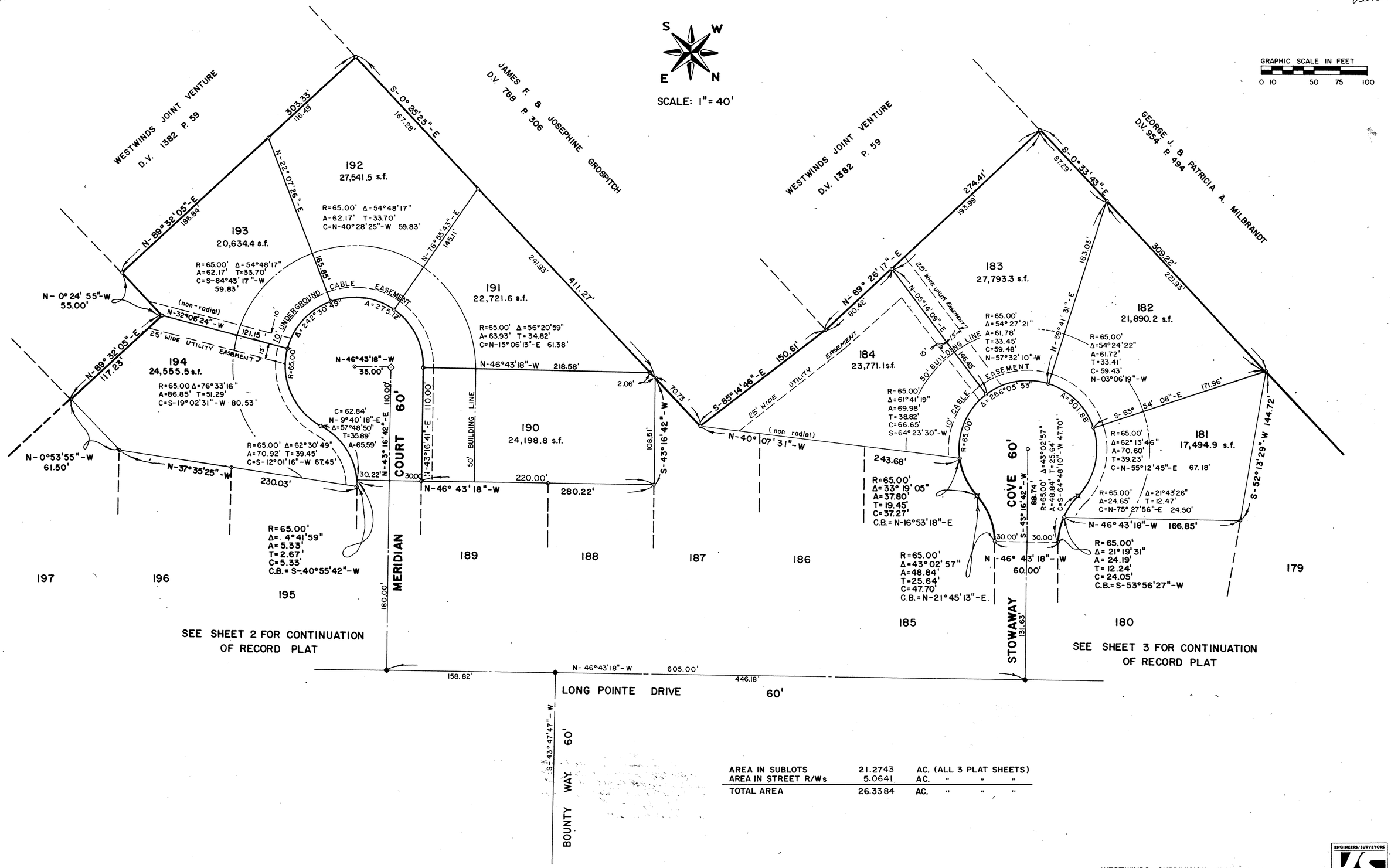

AREA IN SUBLOTS	21.2743	AC. (ALL 3 PLAT SHEETS)
AREA IN STREET R/Ws	5.0641	AC. " " "
TOTAL AREA	26.3384	AC. " " "

LORAIN COUNTY
TAX MAP DEPARTMENT

WESTWINDS SUBDIVISION NUMBER 11
PART OF AVON TOWNSHIP SECTION 30
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

ENGINEERS/SURVEYORS
KS ASSOCIATES INCORPORATED

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78-15-11