

# WESTWINDS SUBDIVISION NUMBER 14

## PART of AVON TOWNSHIP SECTION No. 30

CITY of AVON LAKE COUNTY of LORAIN STATE of OHIO

PREPARED BY  
**KS ASSOCIATES, INC.**  
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 WATERLINE AND SANITARY SEWER EASEMENTS UNDER, OVER, AND THROUGH THE SUBLOTS AND LANDS AS SHOWN HEREON. NO BUILDINGS OR TREES TO BE INSTALLED IN EASEMENT. CITY TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN THE EASEMENT EXCEPT GRASS. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON, AND DESIGNATED AS WINDWARD WAY, BAYVIEW DRIVE, AND LOOKOUT COURT.

owner: Westwinds Joint Venture

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. 14 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 13<sup>th</sup> DAY OF JUNE 1989

Christina L. Doebe  
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. 14 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 2<sup>nd</sup> DAY OF JUNE 1989

Christina L. Doebe  
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-91

### NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 14 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

David L. Elwell  
AVON LAKE LAW DIRECTOR

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 14 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 6<sup>th</sup> DAY OF FEBRUARY, 1990

Thomas James Lida, P.E.  
SECRETARY

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 14 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 37-90, PASSED THE 12 DAY OF FEBRUARY, 1990

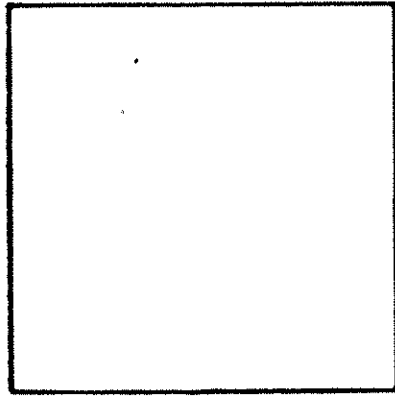
Heather Lyness  
CLERK OF COUNCIL

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, THE WESTWINDS JOINT VENTURE, I HAVE SURVEYED AND PLATTED WESTWINDS SUB'D. NUMBER 14 AS SHOWN HEREON AND CONTAINING 17.5075 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 14.2965 ACRES  
ACREAGE IN STREETS 3.2110 ACRES  
TOTAL 17.5075 ACRES

David L. Elwell  
DAVID L. ELWELL - REGISTERED SURVEYOR

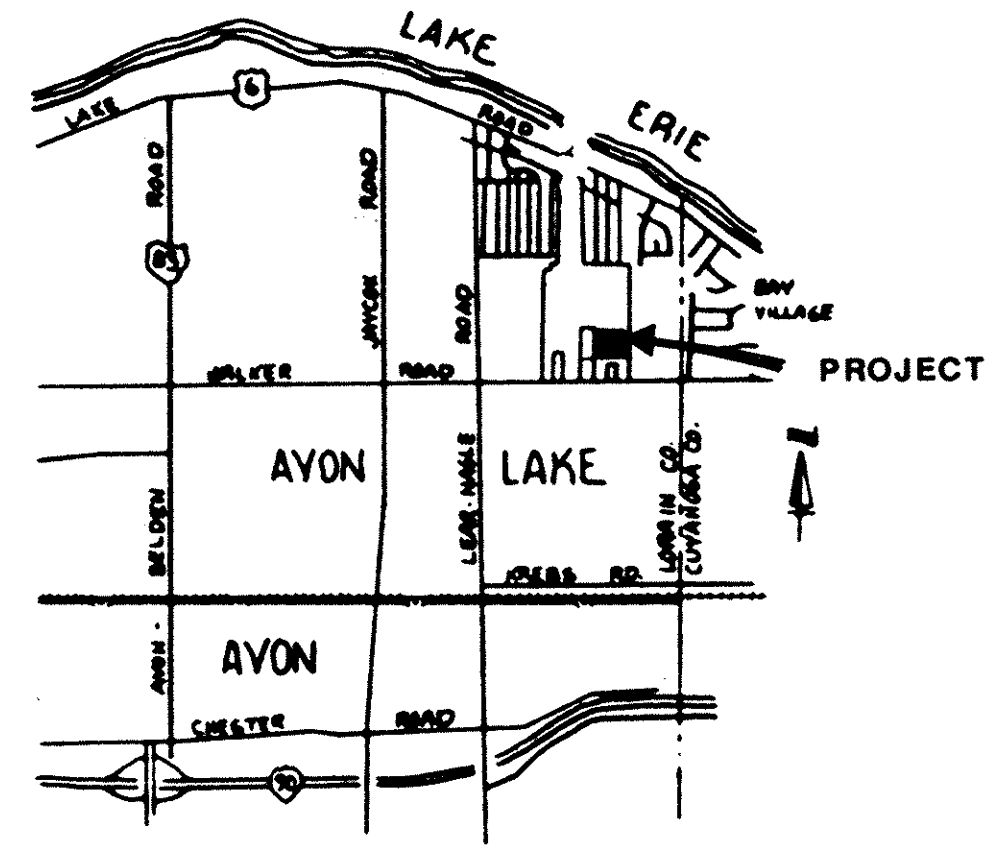


### 10' UTILITY EASEMENT

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 GRANTEEES) 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 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, 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 GRANTEEES. 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)



AREA MAP - NO SCALE

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
FEB 27 1990  
JULIAN A. PIJOR  
LORAIN COUNTY AUDITOR

Received for Record  
FEB 27 1990  
3:37<sup>0</sup> clock P.M. in PLAT RECORD  
VOL 45 DOROTHY L. ESSEX  
PAGE 30 LORAIN COUNTY RECORDER

Box 1 CTC  
Sarah 8640

### ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 14 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 Lida, P.E.  
AVON LAKE MUNICIPAL ENGINEER

### NOTE

OWNERS OF LOTS ON THIS PLAT ARE SUBJECT TO THE SAME COVENANTS AND RESTRICTIONS AS SHOWN BY THE CORRECTED DECLARATION OF COVENANTS AND RESTRICTIONS FOR WESTWINDS SOUTH SUBDIVISION NUMBER 1 ( PHASE 1 ) AS RECORDED IN VOLUME 107 PAGE 716 et. seq. OF LORAIN COUNTY OFFICIAL RECORDS.

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT TRANSCHIO SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 14, 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 DR., LOOKOUT CT & WINDWARD WAY AS SHOWN HEREON

FOR TRANSCHIO SAVINGS BANK  
Raymond B. Butkus V.P.  
Thomas James Lida V.P.

### NOTARY PUBLIC

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

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Raymond B. Butkus, Vice President and Thomas James Lida, Vice President REPRESENTING TRANSCHIO SAVINGS BANK WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NUMBER 14 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 24 DAY OF OCTOBER, 1989

R. J. Luhrs  
NOTARY PUBLIC  
R. J. LUHRS, Notary Public  
STATE OF OHIO  
My Comm. Expires Nov. 5, 1992

MY COMMISSION EXPIRES

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT KOPF CONSTRUCTION CORP., MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 14, 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 DR., LOOKOUT CT & WINDWARD WAY, AS SHOWN HEREON.

FOR KOPF CONSTRUCTION CORP.  
H.R. Kopf

### NOTARY PUBLIC

STATE OF OHIO } S.S.  
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 14 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 13<sup>th</sup> DAY OF JUNE, 1989

Christina L. Doebe  
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-91

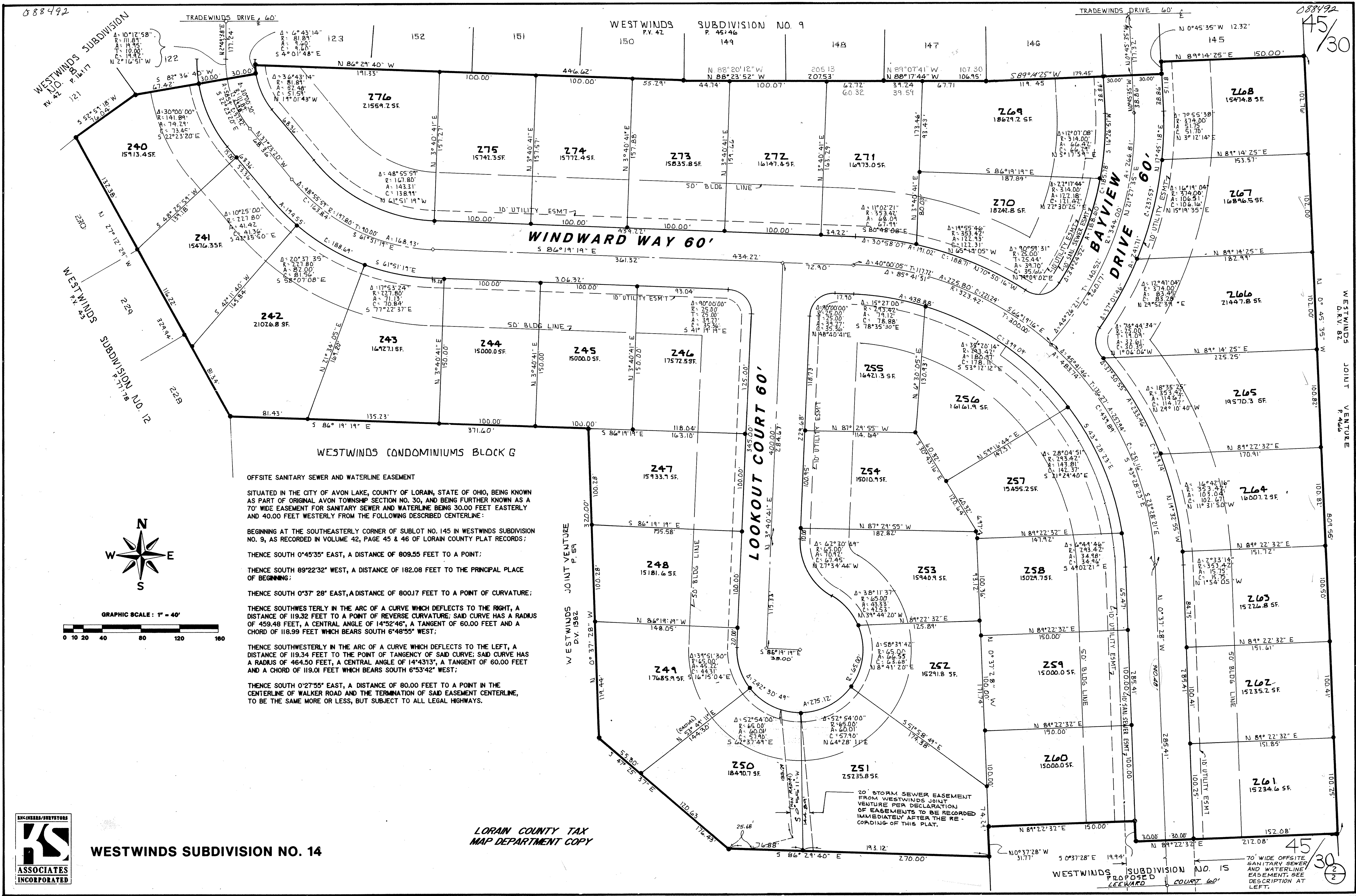
LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

WESTWINDS SUBDIVISION NO. 10 P. 16-17

WESTWINDS SUBDIVISION NO. 9 P. 45-46

TRADEWINDS DRIVE 60'

TRADEWINDS DRIVE 60'



**WESTWINDS CONDOMINIUMS BLOCK G**

OFFSITE SANITARY SEWER AND WATERLINE EASEMENT

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO, BEING KNOWN AS PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 30, AND BEING FURTHER KNOWN AS A 70' WIDE EASEMENT FOR SANITARY SEWER AND WATERLINE BEING 30.00 FEET EASTERLY AND 40.00 FEET WESTERLY FROM THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SUBLOT NO. 145 IN WESTWINDS SUBDIVISION NO. 9, AS RECORDED IN VOLUME 42, PAGE 45 & 46 OF LORAIN COUNTY PLAT RECORDS:

THENCE SOUTH 0°45'35" EAST, A DISTANCE OF 809.55 FEET TO A POINT;

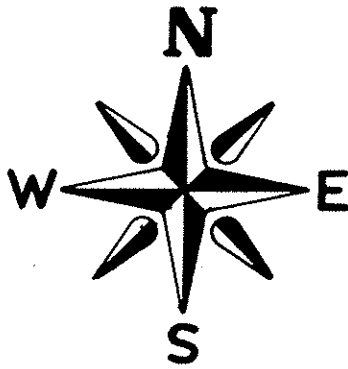
THENCE SOUTH 89°22'32" WEST, A DISTANCE OF 182.08 FEET TO THE PRINCIPAL PLACE OF BEGINNING;

THENCE SOUTH 0°37' 28" EAST, A DISTANCE OF 800.17 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY IN THE ARC OF A CURVE WHICH DEFLECTS TO THE RIGHT, A DISTANCE OF 119.32 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE HAS A RADIUS OF 459.48 FEET, A CENTRAL ANGLE OF 14°52'46", A TANGENT OF 60.00 FEET AND A CHORD OF 118.99 FEET WHICH BEARS SOUTH 6°48'55" WEST;

THENCE SOUTHWESTERLY IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 119.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID CURVE HAS A RADIUS OF 464.50 FEET, A CENTRAL ANGLE OF 14°43'13", A TANGENT OF 60.00 FEET AND A CHORD OF 119.01 FEET WHICH BEARS SOUTH 6°53'42" WEST;

THENCE SOUTH 0°27'55" EAST, A DISTANCE OF 80.00 FEET TO A POINT IN THE CENTERLINE OF WALKER ROAD AND THE TERMINATION OF SAID EASEMENT CENTERLINE, TO BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.



GRAPHIC SCALE: 1" = 40'

0 20 40 80 120 160

LORAIN COUNTY TAX MAP DEPARTMENT COPY

WESTWINDS SUBDIVISION NO. 14



WESTWINDS SUBDIVISION NO. 15 PROPOSED LEeward COURT 60'