

WESTWINDS SUBDIVISION NUMBER 15

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

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.

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 A TEN FOOT WIDE SANITARY SEWER EASEMENT 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 & LEEWARD COURT.

The 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. 15 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 June, 1989.

Christine L. Doehl
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. 15 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF June, 1989.

Christine L. Doehl
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-91

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 15 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Samuel J. ...
AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 15 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 6th DAY OF February, 1990.

Thomas James Cella, P.E.
SECRETARY

CITY COUNCIL

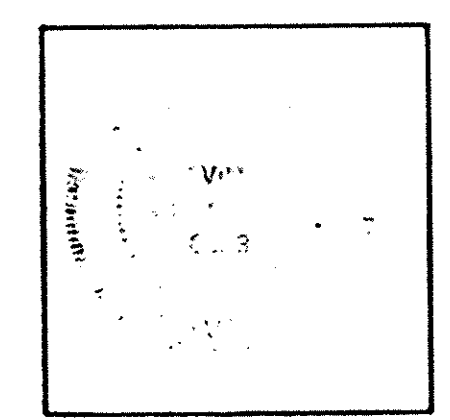
THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 15 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 38-90, PASSED THE 12 DAY OF February, 1990.

Kathleen Lopez
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 15 AS SHOWN HEREON AND CONTAINING 11.172 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 8.8346 ACRES
ACREAGE IN STREETS 2.3226 ACRES
TOTAL 11.1572 ACRES



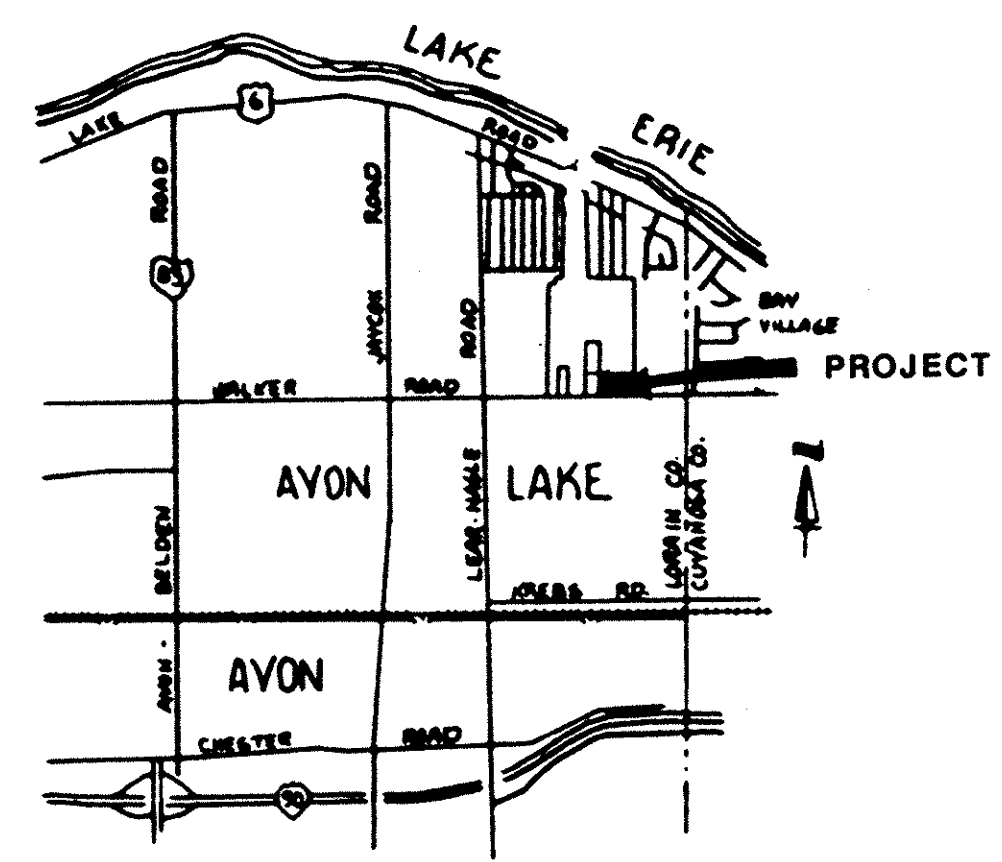
David L. Elwell
DAVID L. ELWELL - REGISTERED SURVEYOR

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. 319.028
OHIO REV. CODE
MAR 1 1990
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

Received for Record MAR - 1 1990
at 2:03 o'clock P.M. in PLAT RECORD
VOL 45
PAGE 31 & 32
DOROTHY L. ESSEX
Lorain County Recorder
Box: Lorain County Title
#8640 SK
LORAIN COUNTY RECORDER

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 15 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 Cella, P.E.
AVON LAKE MUNICIPAL ENGINEER

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT TRANSOHIO SAVINGS BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION NUMBER 15, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE WINDWARD WAY & LEEWARD COURT, AS SHOWN HEREON.

FOR TRANSOHIO SAVINGS BANK,

Layna ...
Thomas ...

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~~ REPRESENTING TRANSOHIO SAVINGS BANK, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NUMBER 15 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.

Christine L. Doehl
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 15, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE WINDWARD WAY & LEEWARD COURT, 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 15 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 June, 1989.

Christine L. Doehl
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-25-91

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

088799

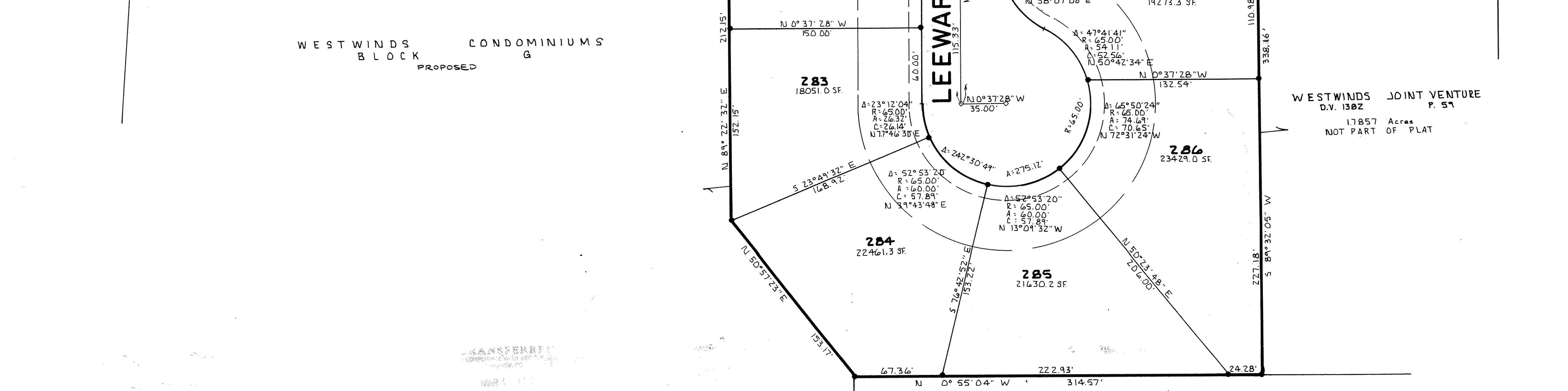
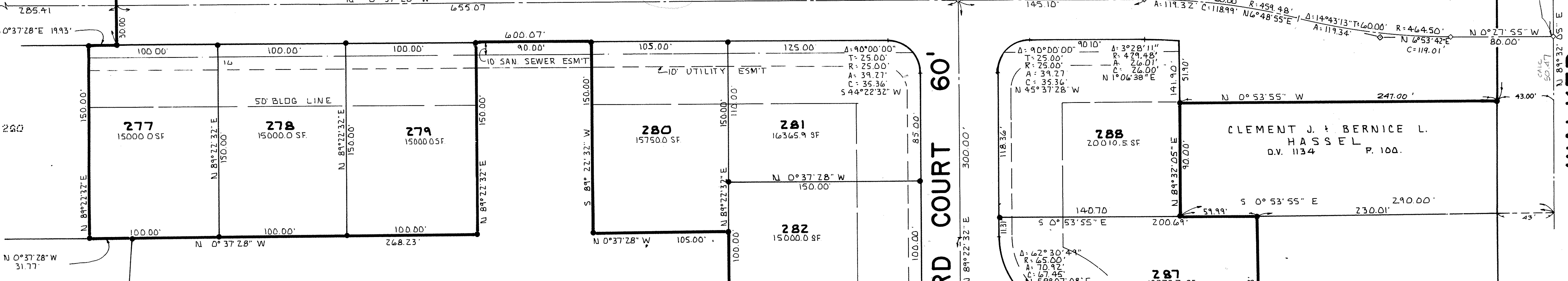
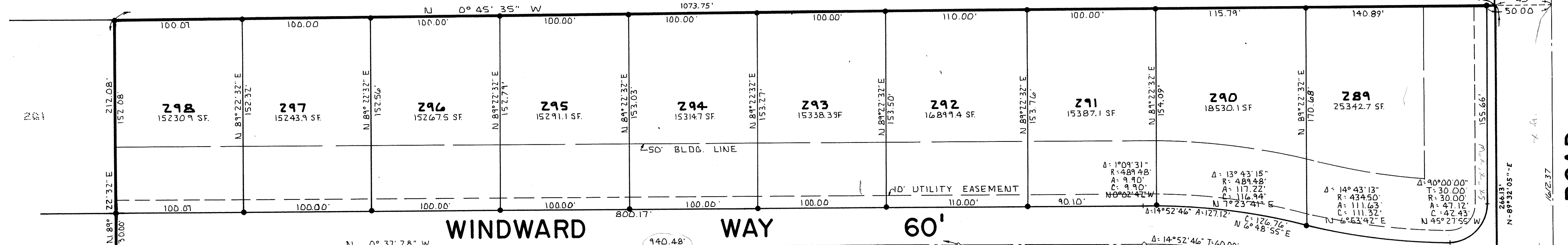


WESTWINDS JOINT VENTURE
O.R.V. 82 P. 466

CUYAHOGA CO.
LORAIN CO. M.B.

088799
45/32

SUBDIVISION N.D. 14
WESTWINDS P.V. 45
P.T. CURVE



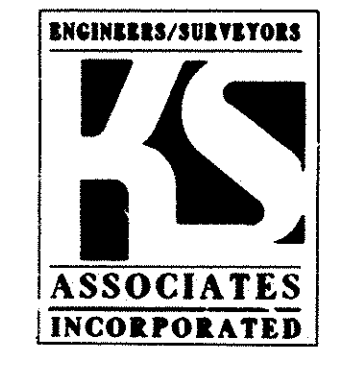
WESTWINDS CONDOMINIUMS
BLOCK G PROPOSED

CLEMENT J. & BERNICE L.
HASSEL
D.V. 1134 P. 100.

WESTWINDS JOINT VENTURE
D.V. 1382 P. 51
17857 Acres
NOT PART OF PLAT

JAMES A. & ANITA HAMMOND
D.V. 1022 P. 785

TRANSFERRED
JULIAN A. [unclear]
LORAIN COURT [unclear]



WESTWINDS SUBDIVISION No. 15

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

45/32 (2)

WALKER ROAD