

# WINDEMERE SUBDIVISION

FINAL PLAT  
PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 19  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

PREPARED BY  
THE HENRY G. REITZ ENGINEERING COMPANY

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, STEVEN L. AND MICHELE A. SYLVESTER, I HAVE SURVEYED AND PLATTED THE WINDEMERE SUBDIVISION AS SHOWN HEREON AND CONTAINING ACRES IN AVON TOWNSHIP SECTION NO. 19 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 WE CERTIFY TO BE CORRECT.

ACREAGE IN LOTS	10.3632	AC.
ACREAGE IN BLOCKS	0.1256	AC.
ACREAGE IN STREETS	2.1882	AC.
TOTAL	12.6770	AC.

Paul T. Saylor Jr.  
PAUL T. SAYLER JR., REGISTERED SURVEYOR

JANUARY, 1990

NOTE:  
● DENOTES IRON PIN SET



### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT STEVEN L. SYLVESTER AND MICHELE A. SYLVESTER, DO HEREBY ACCEPT THIS PLAT OF THE WINDEMERE SUBDIVISION TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: WILLIAMSBURG DRIVE AND BETHANY COURT AS SHOWN HEREON.

STEVEN L. AND MICHELE A. SYLVESTER FURTHER GRANT TO THE CITY OF AVON LAKE, PERPETUAL UTILITY EASEMENTS OF THE WIDTHS AND LOCATIONS AS SHOWN UNDER, OVER, AND THROUGH THE SUBLOTS AND LAND AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. NO BUILDINGS OR TREES ARE TO BE INSTALLED IN EASEMENTS AND THE CITY OF AVON LAKE IS TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN THE EASEMENTS EXCEPT GRASS, AND A PERPETUAL 50' WIDE EASEMENT FOR PUBLIC PASSAGEWAY AND OPEN SPACE PURPOSES THROUGH SUBLOTS NOS. 12, 13, 14, 18, 19 & 20 AS SHOWN HEREON.

Steven L. Sylvester  
STEVEN L. SYLVESTER

Michele A. Sylvester  
MICHELE A. SYLVESTER

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT LORAIN NATIONAL BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE WINDEMERE SUBDIVISION AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE WILLIAMSBURG DR AND BETHANY COURT AS SHOWN HEREON.

FOR LORAIN NATIONAL BANK

W.H. DeBrunz Sup.

### NOTARY PUBLIC

COUNTY OF LORAIN )  
STATE OF OHIO ) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR W.H. DeBrunz REPRESENTING LORAIN NATIONAL BANK WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WINDEMERE SUBDIVISION AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 6th DAY OF MARCH, 19 90.

Linda S. Sekoulopoulos  
NOTARY PUBLIC

LINDA S. SEKOULOPOULOS  
Notary Public for the State of Ohio  
My Commission Expires Feb. 14, 1995

MY COMMISSION EXPIRES FEB. 14, 1994.

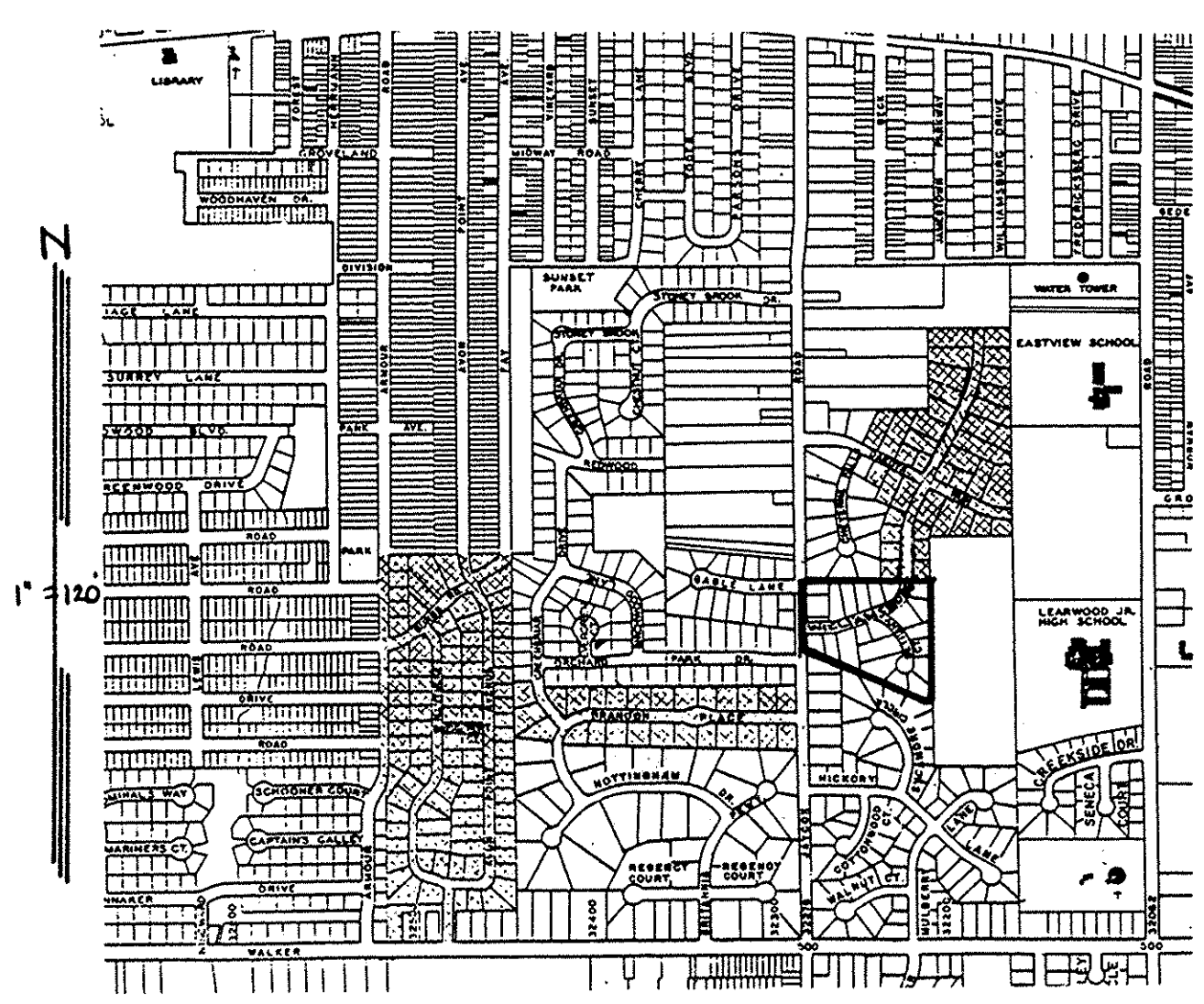
### UNDERGROUND CABLE EASEMENT

STEVEN L. AND MICHELE A. SYLVESTER, THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CONTINENTAL CABLEVISION INC., AND THE LORAIN TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TEN (10) FEET IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREETS LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS AND 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 COMMUNICATION 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 GRANTEES 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.

Steven L. Sylvester  
STEVEN L. SYLVESTER

Michele A. Sylvester  
MICHELE A. SYLVESTER

### VICINITY MAP



### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE WINDEMERE SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 64-90 PASSED THE 2 DAY OF April, 19 90.

Kathy Lynch  
KATHY LYNCH  
CLERK OF COUNCIL

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE WINDEMERE SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 6 DAY OF March, 19 90.

Thomas James Cihra, P.E.  
THOMAS JAMES CIHRA P.E.  
SECRETARY

### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE WINDEMERE SUBDIVISION 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 Cihra, P.E.  
THOMAS JAMES CIHRA P.E.  
AVON LAKE MUNICIPAL ENGINEER

### NOTE

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

Russell Provenza  
RUSSELL PROVENZA  
AVON LAKE LAW DIRECTOR

### NOTARY PUBLIC

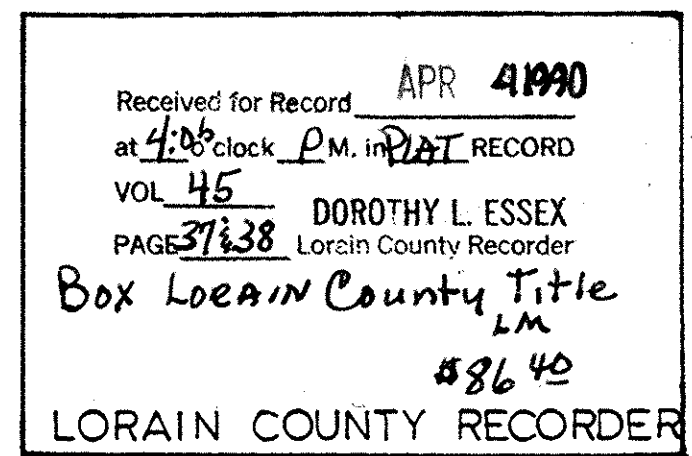
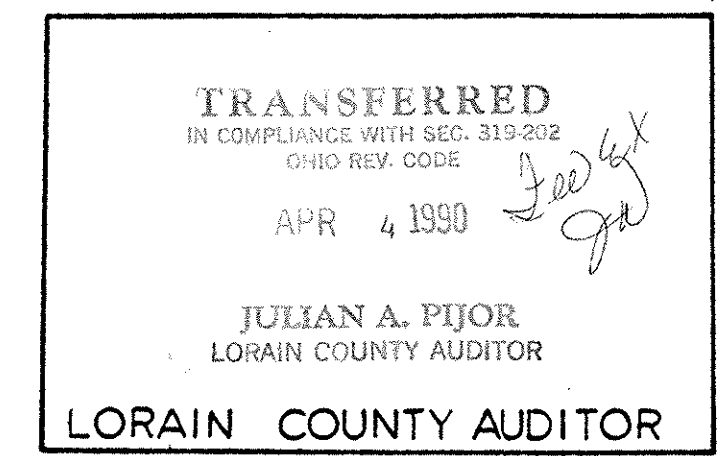
COUNTY OF LORAIN )  
STATE OF OHIO ) SS

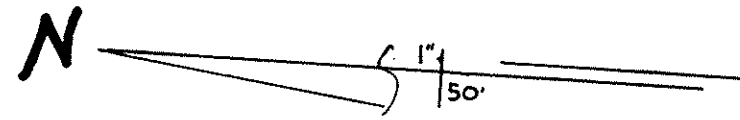
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Steven L. Sylvester AND Michele A. Sylvester WHO ACKNOWLEDGES THAT THEY DID SIGN THE FOREGOING PLAT OF THE WINDEMERE SUBDIVISION AND THAT IT WAS THEIR OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON LAKE, OHIO THIS 6 DAY OF March, 19 90.

Patricia Runaberg Conrad  
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/27/91

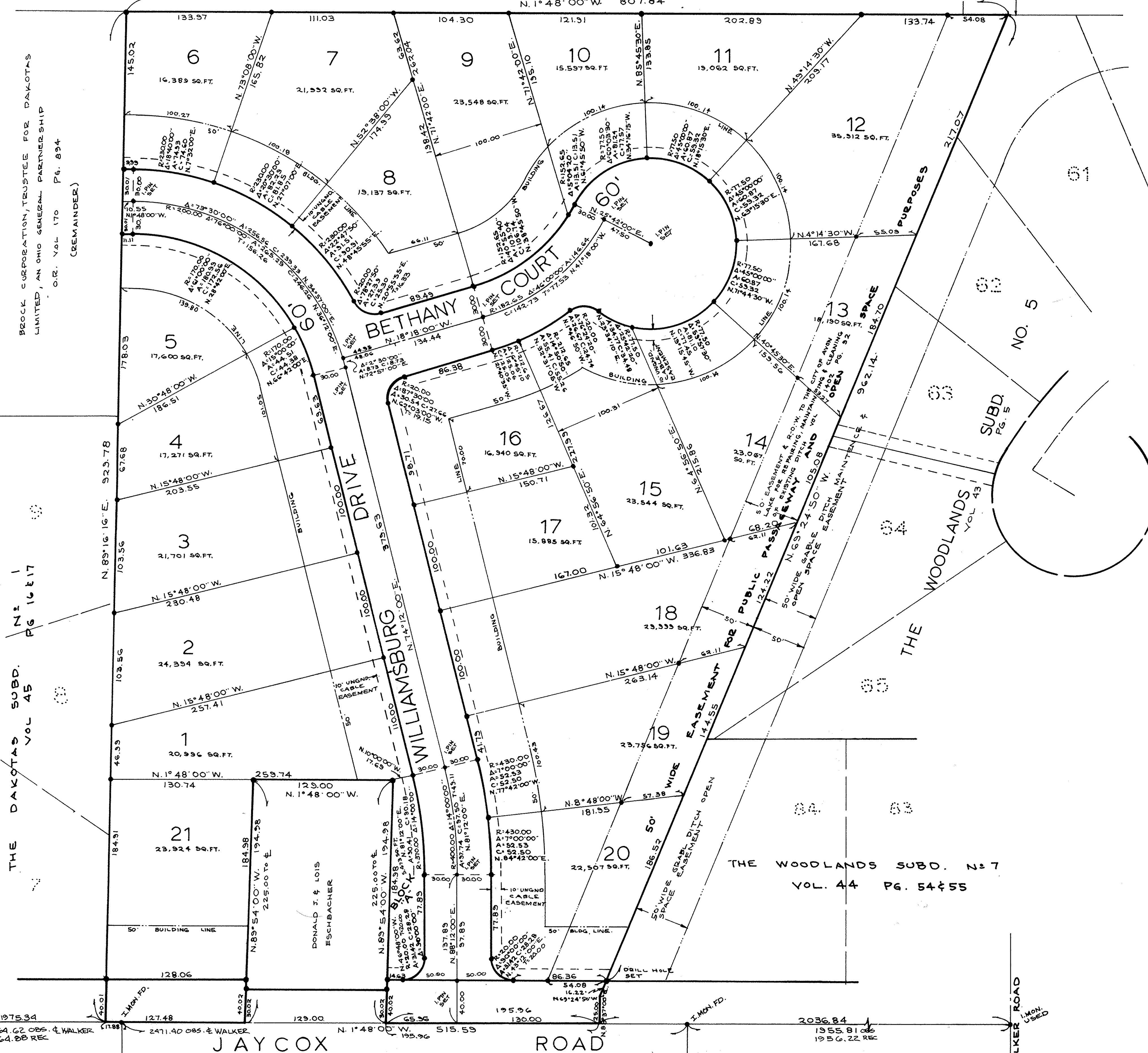




AVON LAKE BOARD OF EDUCATION VOL. 730 PG. 581

50' EASEMENT & 2'-0" W. TO THE CITY OF AVON LAKE FOR REPAIRING, MAINTAINING & CLEANING OF EXISTING DITCH VOL. 1402 P. 100

BECK CORPORATION, TRUSTEE FOR DAKOTAS LIMITED, AN ONG GENERAL PARTNERSHIP  
O.R. VOL. 170 PG. 894  
(REMAINDER)



THE DAKOTAS SUBD. N:1 PG 16 & 17

THE DAKOTAS SUBD. VOL 45

THE WOODLANDS SUBD. N:7 VOL. 44 PG. 54 & 55

THE WOODLANDS VOL 45

• DENOTES IRON PIN SET