

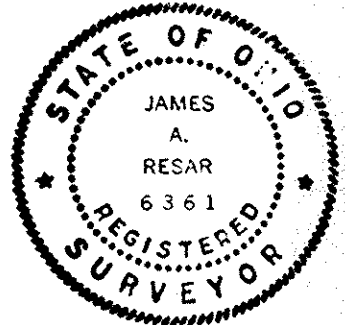
# Wyndemere Estates

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO 14, CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO CONTAINING 24.3911 ACRES OF LAND OF WHICH 4.4756 ACRES ARE IN STREETS AND 19.9155 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 1 TO 41 INCLUSIVE, AND BEING THE SAME TRACT AS CONVEYED TO ROBT A & EVELYN R. BALDAUF AND, DESCRIBED IN VOLUME 559, PAGE 138, LORAIN COUNTY DEED RECORDS.

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. ALL OF WHICH I CERTIFY TO BE CORRECT.

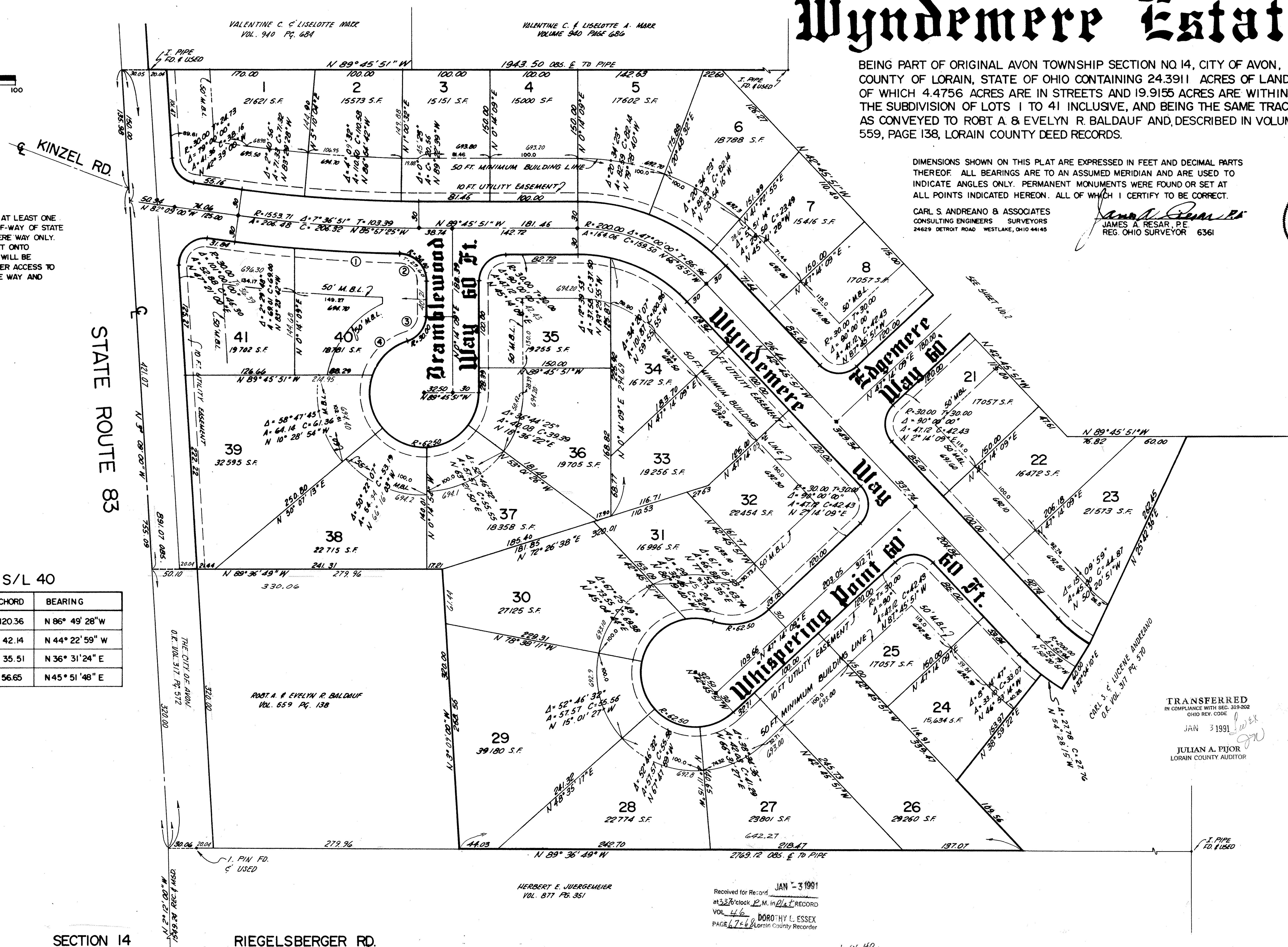
CARL S. ANDREANO & ASSOCIATES  
CONSULTING ENGINEERS SURVEYORS  
24629 DETROIT ROAD WESTLAKE, OHIO 44145

*James A. Resar, P.E.*  
JAMES A. RESAR, P.E.  
REG. OHIO SURVEYOR 6361



DATE: JUNE 19, 1989  
SCALE: 1" = 50'  
SHEET NO. 1 OF 2

**RESTRICTIONS**  
DRIVEWAYS TO SUBLOTS 1 AND 41 SHALL BE AT LEAST ONE HUNDRED FEET (100FT.) FROM THE RIGHT-OF-WAY OF STATE ROUTE 83 AND SHALL OUTLET ON WYNDEMERE WAY ONLY. THE DRIVEWAY TO SUBLOT 39 SHALL OUTLET ONTO BRAMBLEWOOD WAY ONLY. SUCH SUBLOTS WILL BE RESTRICTED FROM DRIVEWAY OR ANY OTHER ACCESS TO STATE ROUTE 83 OTHER THAN WYNDEMERE WAY AND BRAMBLEWOOD WAY.



CURVE DATA S/L 40

CURVE NO.	DELTA	ARC	CHORD	BEARING
①	4° 21' 19"	120.38	120.36	N 86° 49' 28" W
②	89° 14' 16"	46.73	42.14	N 44° 22' 59" W
③	72° 34' 29"	38.00	35.51	N 36° 31' 24" E
④	53° 53' 40"	58.79	56.65	N 45° 51' 48" E

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JAN 3 1991  
JULIAN A. PIJOR  
LORAIN COUNTY AUDITOR

Received for Record  
at 3:26 block 2 M. in 12 RECORD  
VOL. 46 DOROTHY L. ESSEX  
PAGE 7 & 8 Lorain County Recorder

HERBERT E. JUERGEMEIER  
VOL. 877 PG. 351

SECTION 14  
SECTION 13

RIEGELSBERGER RD.

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

# 8640  
Exp Lorain County Title L.M.

# Wyndemere Estates

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 14.

121750  
 DATE: JUNE 19, 1989  
 SCALE: 1" = 50'  
 SHEET NO. 2 OF 2



46/60  
 121750

## ACCEPTANCE & DEDICATION

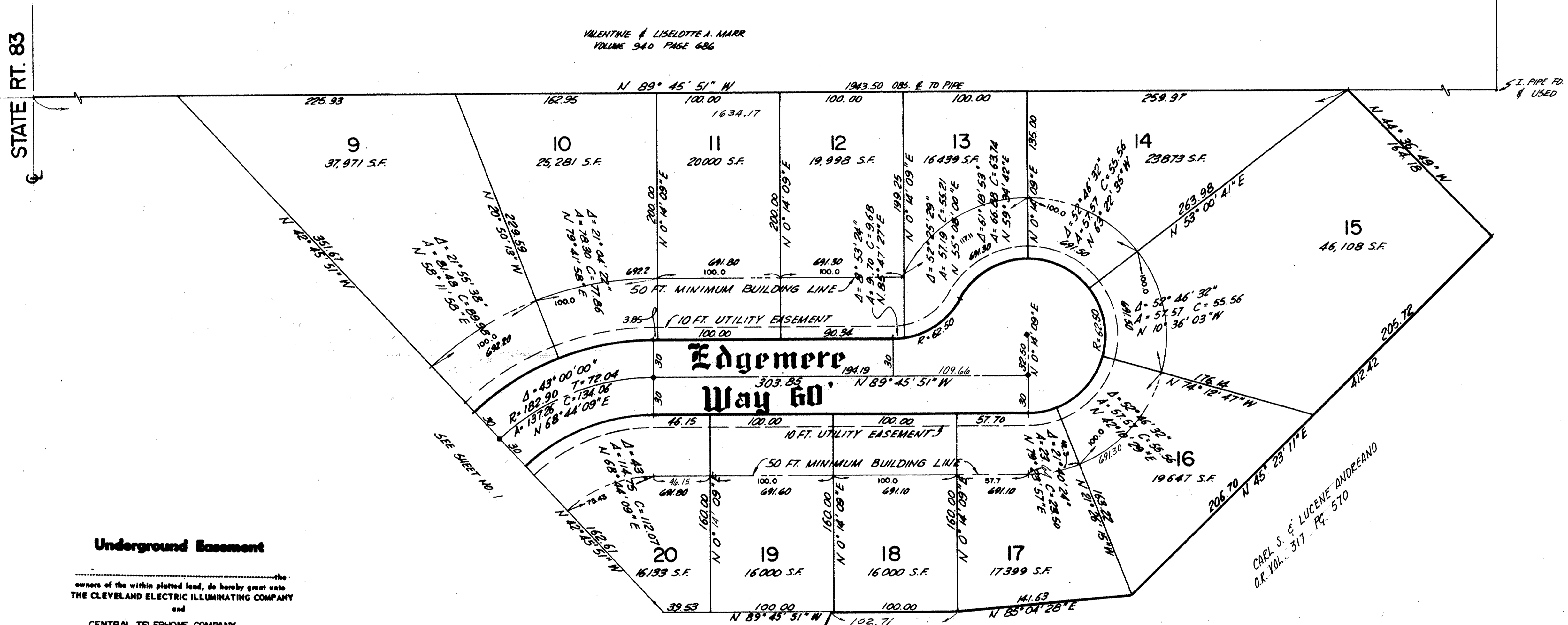
WE, THE UNDERSIGNED OWNERS HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS WYNDERERE ESTATES, A SUBDIVISION OF LOTS 1 TO 41 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS WYNDERERE WAY 60 FT., BRAMBLEWOOD WAY 60 FT., WHISPERING POINT 60 FT., AND EDGEMERE WAY 60 FT. WE GRANT ALL EASEMENTS FOR SEWERS AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12 DAY OF MARCH, 1990.

*Lucene J. Andreano*  
 LUCENE ANDREANO  
*Carl S. Andreano*  
 CARL S. ANDREANO

STATE OF OHIO  
 COUNTY OF LORAIN  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF March, 1990.

NOTARY PUBLIC *Donald H. Powers*  
 MY COMM. EXPIRES - HAS NO EXPIRATION DATE  
 ATTORNEY-AT-LAW, O.R.C. 147.03



## Underground Easement

the owners of the within plotted land, do hereby grant unto THE CLEVELAND ELECTRIC ILLUMINATING COMPANY and CENTRAL TELEPHONE COMPANY

both Ohio corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right of way and easement ten (10) feet in width under, over 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 and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing and transmitting electricity and communication signals, for public and private use at such locations as Grantees may determine, upon, within and across the easement premises. Said easement rights shall include the right, without liability therefor, to remove trees and landscaping including lawns, within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric and communication facilities, the right to install, repair, augment and maintain service cables outside the above described easement premises, and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the within described premises for exercising any of the purposes of this right of way and easement grant. All sublots and all lands shall be restricted to underground utility service.

*John J. ...* PRESIDENT  
 CLEVELAND ELECTRIC ILLUMINATING CO.  
*Edmund ...*  
 CENTRAL TELEPHONE COMPANY  
*James ...*  
 CONTINENTAL CABLE COMPANY

## APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 21st DAY OF August, 1990.

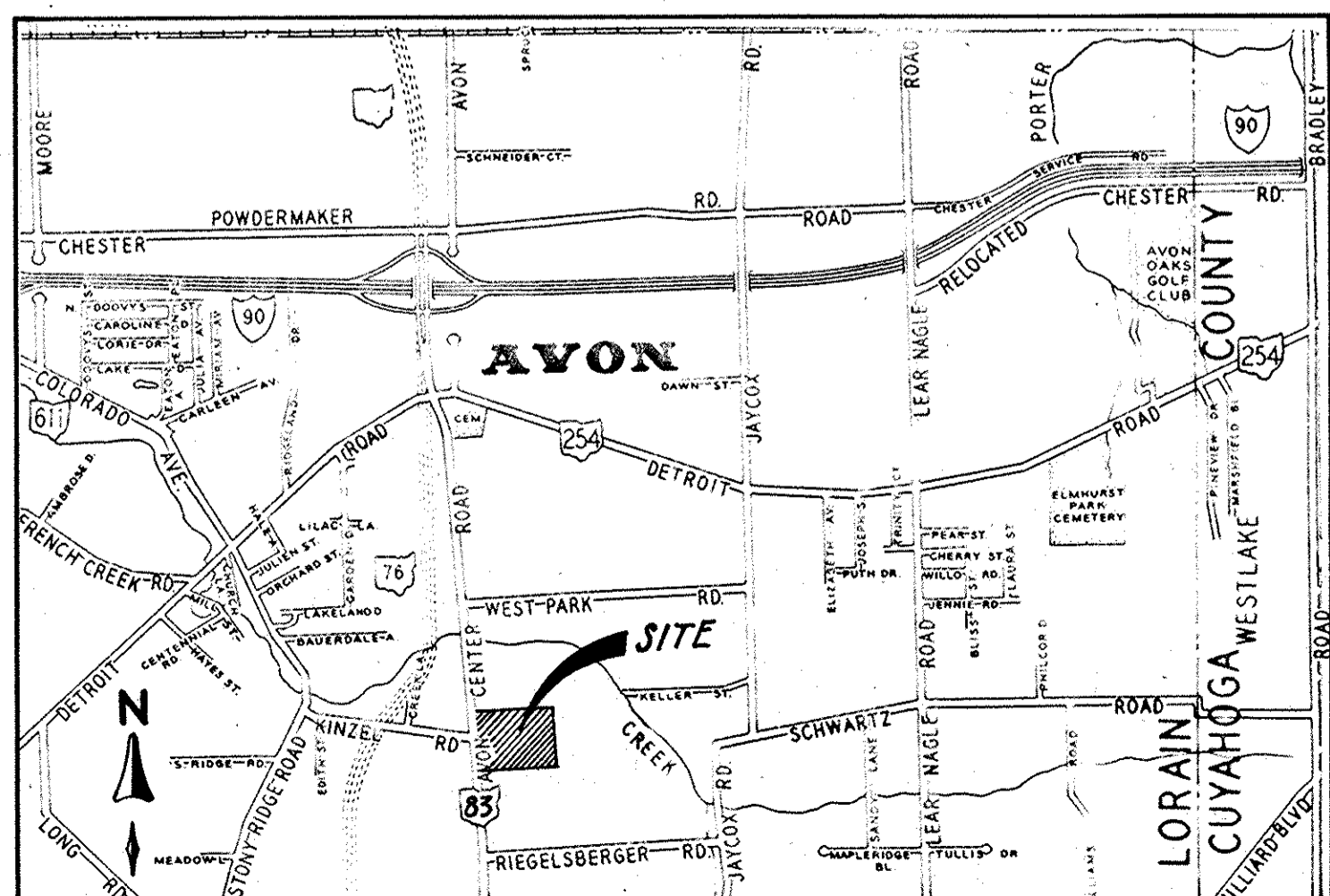
*Mark ...*  
 CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 21st DAY OF August, 1990.

*John ...*  
 PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 11th DAY OF JUNE, 1990. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*Ed ...*  
 COUNCIL PRESIDENT



LORAIN COUNTY TAX MAP DEPARTMENT COPY

SHEET NO. 2

46/68