

WESTWINDS SUBDIVISION NO. 16

FINAL PLAT

BEING PART OF

ORIGINAL AVON TWP. SECTION 30

CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

SURVEYOR'S CERTIFICATE

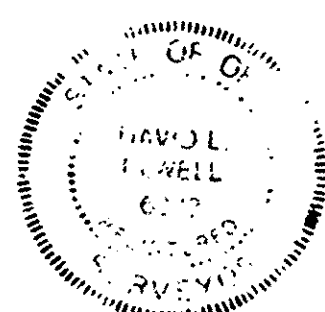
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, THE WESTWINDS JOINT VENTURE, I HAVE SURVEYED AND PLATTED WESTWINDS SUBDIVISION NO. 16 AS SHOWN HEREON AND CONTAINING 15.4297 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NO. 30, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

AT ALL POINTS INDICATED → OR ○ 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.

AREA IN SUBLOTS = 12.0930 ACRES
AREA IN RIGHT-OF-WAY = 3.3367 ACRES
TOTAL AREA IN SUBDIVISION = 15.4297 ACRES

David L. Elwell
DAVID L. ELWELL,
REGISTERED SURVEYOR NO. 6333



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE WESTWINDS JOINT VENTURE, AN OHIO PARTNERSHIP, DOES HEREBY ACCEPT THIS PLAT OF WESTWINDS SUBDIVISION NO. 16 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: REGATTA DRIVE, TRADEWINDS DRIVE, BRUNSWICK DRIVE, AND LEeward COURT, AS SHOWN HEREON. THE WESTWINDS JOINT VENTURE FURTHER GRANTS TO THE CITY OF AVON LAKE PERPETUAL STORM EASEMENT OF THE WIDTHS AND LOCATIONS AS SHOWN UNDER, OVER AND THROUGH THE SUBLOTS AND LAND AS SHOWN HEREON. NO BUILDINGS OR TREES ARE TO BE INSTALLED IN THE EASEMENT AND THE CITY OF AVON LAKE IS TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN EASEMENT EXCEPT GRASS.

WESTWINDS JOINT VENTURE

BY: *H.R. Kopf* PRESIDENT AND *Raymond B. Butkus, V.P.*
H.R. KOPF, PRESIDENT KOPF CONSTRUCTION CORP. (A PARTNER)
RAYMOND B. BUTKUS, V. PRES. CITIZENS WATER'S EDGE, INC. (A PARTNER)

NOTARY PUBLIC

STATE OF OHIO
SS
LORAIN COUNTY

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR H.R. KOPF, PRESIDENT OF KOPF CONSTRUCTION CORP., AND RAYMOND B. BUTKUS, VICE PRESIDENT OF CITIZENS WATER'S EDGE, INC., PARTNERSHIP, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NO. 16 AND THAT IT WAS THEIR OWN FREE ACT AND DEED ON BEHALF OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF February, 1991.

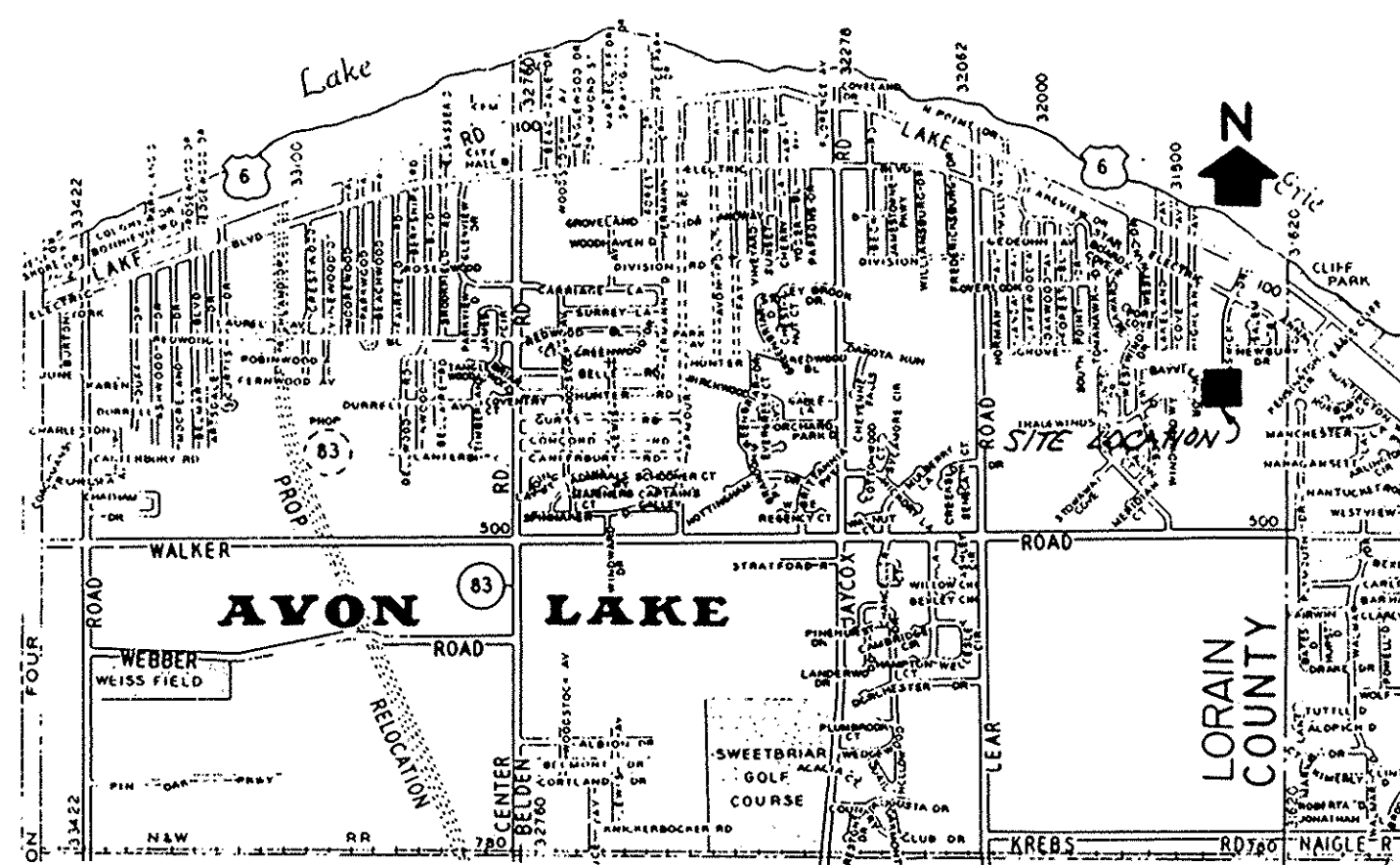
Christine X. Dicker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-91

UNDERGROUND CABLE EASEMENT

WESTWINDS JOINT VENTURE, AN OHIO PARTNERSHIP, 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 AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, 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 EASEMENT 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 GRANTEEES 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.

WESTWINDS JOINT VENTURE
BY: *H.R. Kopf* PRESIDENT AND *Raymond B. Butkus, V.P.*
H.R. KOPF, PRESIDENT KOPF CONSTRUCTION CORP. (A PARTNER)
RAYMOND B. BUTKUS, V. PRES. CITIZENS WATER'S EDGE, INC. (A PARTNER)



1"=3000±

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LAKEWOOD MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION NO. 16, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES TO PUBLIC USE: REGATTA DRIVE, TRADEWINDS DRIVE, BRUNSWICK DRIVE AND LEeward COURT.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LAKEWOOD

BY: *Jerry G. Tracy, Pres.*
JERRY G. TRACY, PRES.
AND: *Michael G. Berichon, A.V.P.*
MICHAEL G. BERICHON, A.V.P.

NOTARY PUBLIC

STATE OF OHIO
SS
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR *TERRY G. TRACY & MICHAEL G. BERICHON* REPRESENTING *FIRST FEDERAL SAVINGS & LOAN ASSN. OF LAKEWOOD* WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NO. 16 AND THAT IT WAS THEIR OWN FREE ACT AND DEED ON BEHALF OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LAKEWOOD. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT LAKEWOOD, OHIO, THIS 25th DAY OF FEBRUARY, 1991.

John J. Smith
NOTARY PUBLIC

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NO. 16 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.
AVON LAKE MUNICIPAL ENGINEER
THOMAS JAMES CIHRA, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NO. 16 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 5th DAY OF MARCH 1991.

Gina L. Clayton
AVON LAKE PLANNING COMMISSION SECRETARY
GINA L. CLAYTON

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NO. 16 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 40-91 PASSED THE 11 DAY OF March, 1991.

Kathleen Lynch
CLERK OF COUNCIL
KATHLEEN LYNCH

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NO. 16 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Russell Provenza
CITY OF AVON LAKE LAW DIRECTOR
RUSSELL PROVENZA

Received for Record MAR 28 1991
at 10:06 clock P.M. in PLAT RECORD
VOL. 47
PAGE 17-21
DOROTHY L. ESSEX
Lorain County Recorder

Buy LTC
L.M.
\$29.60



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 28 1991
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

MY COMMISSION EXPIRES: June 27, 1993

REVISIONS	

WESTWINDS SUBDIVISION NO. 16
CLAUSES - RECORD PLAT

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036
Elyria (216) 322-6317 • Lorain (216) 244-5757



SHEET OF 3
JOB NO. 7815-16

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

129363

129363
243
47
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WESTWINDS SUBDIVISION NO. 16

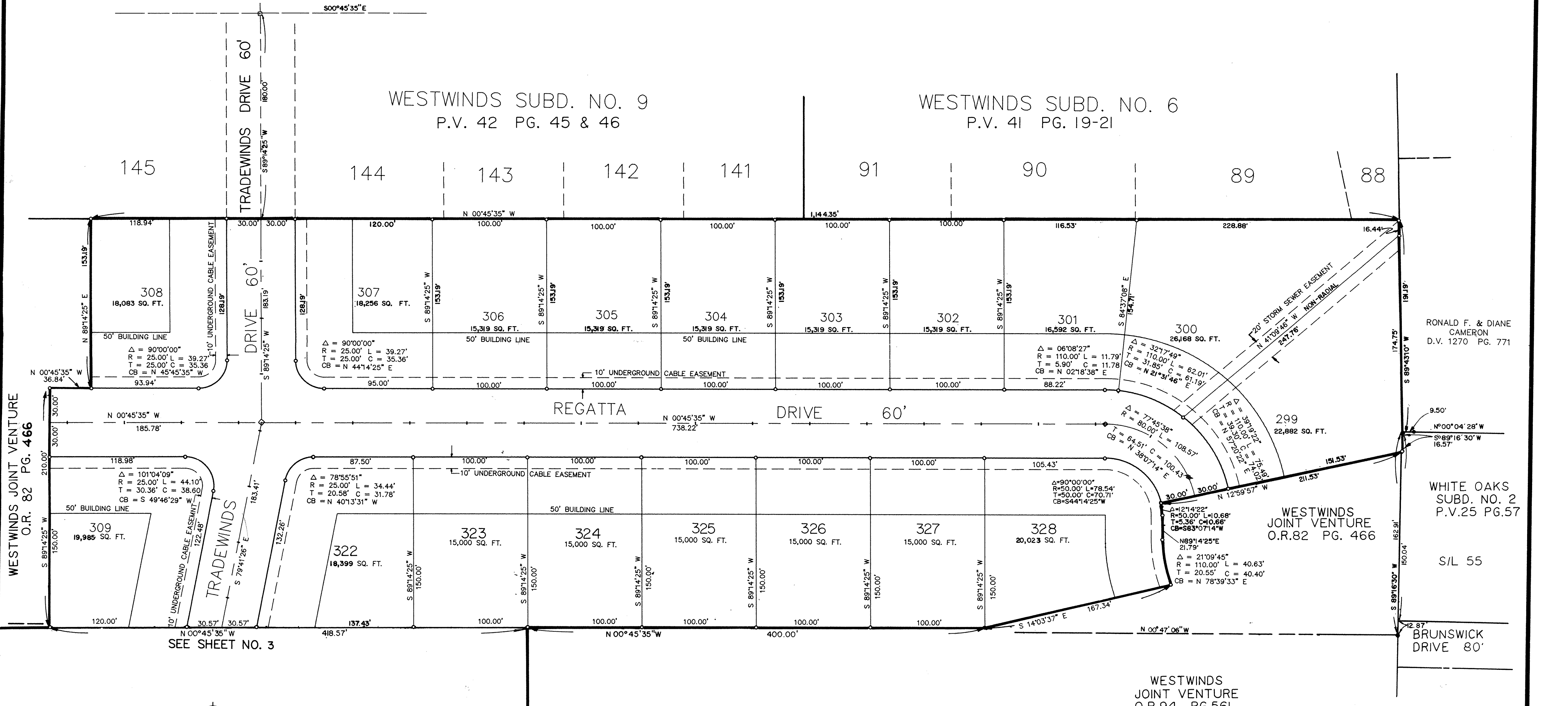
AREA IN SUBLOTS = 12.0930 ACRES
 AREA IN RIGHT-OF-WAY = 3.3367 ACRES
 AREA IN SUBDIVISION = 15.4297 ACRES

BEING PART OF
 ORIGINAL AVON TWP. SECTION 30
 CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

BAYVIEW DRIVE 60'

WESTWINDS SUBD. NO. 9
 P.V. 42 PG. 45 & 46

WESTWINDS SUBD. NO. 6
 P.V. 41 PG. 19-21



WESTWINDS JOINT VENTURE
O.R. 82 PG. 466

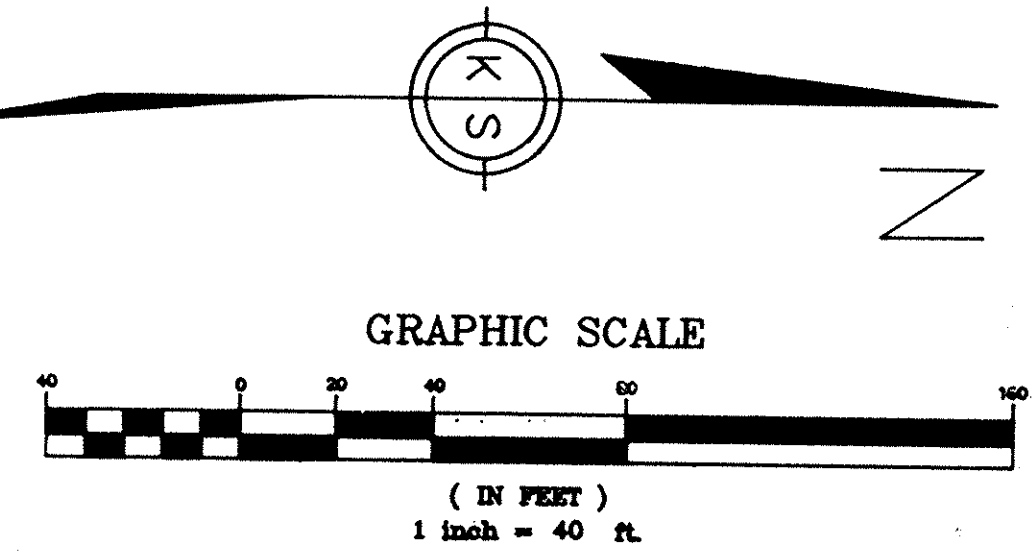
RONALD F. & DIANE
CAMERON
D.V. 1270 PG. 771

WHITE OAKS
SUBD. NO. 2
P.V. 25 PG. 57

S/L 55

WESTWINDS
JOINT VENTURE
O.R. 94 PG. 561

LORAIN COUNTY TAX
MAP DEPARTMENT COPY



REVISIONS	DATE	DESCRIPTION

WESTWINDS SUBDIVISION NO. 16
 RECORD PLAT

KS ASSOCIATES, INC.
 ENGINEERS/SURVEYORS
 424 Middle Avenue
 P.O. Box 89
 Elyria, Ohio 44038
 ELYRIA (216) 322-8317 * LORAIN (216) 244-5757

ENGINEERS/SURVEYORS
 SHEET 2 OF 3
 JOB NO. 7815-16

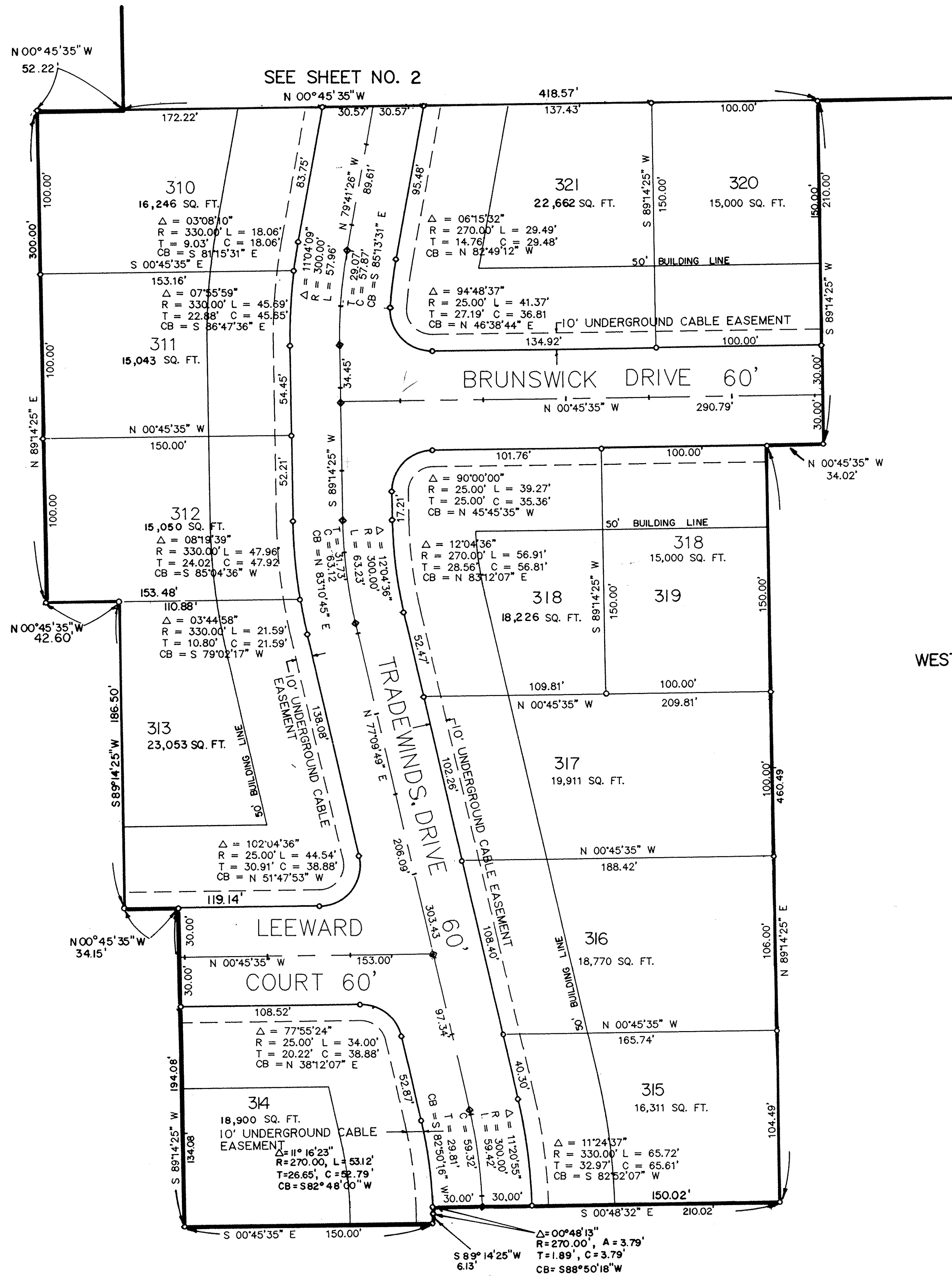
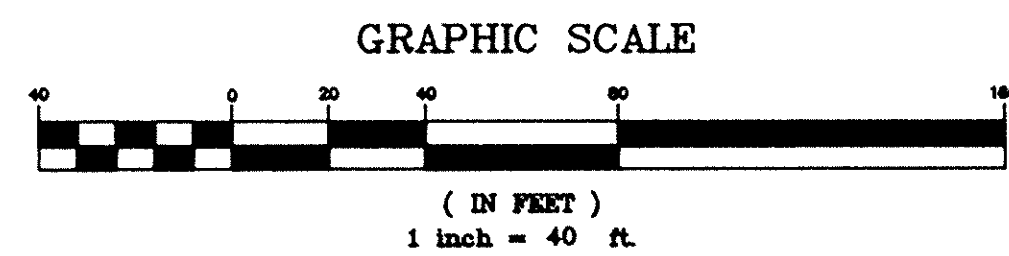
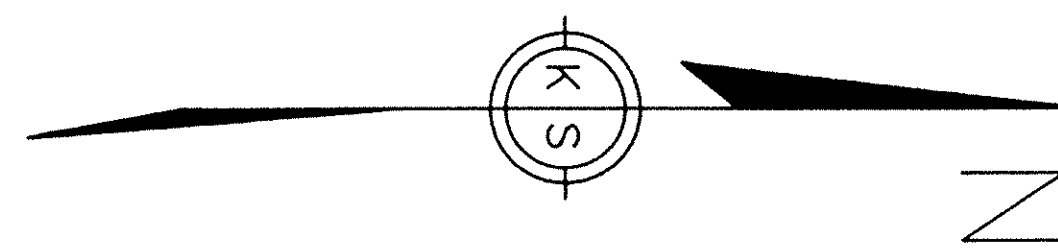
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CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

WESTWINDS JOINT VENTURE
O.R.94 PG. 561

WESTWINDS JOINT VENTURE
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SHEET 3 OF 3
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