

146385

WESTWINDS SUBDIVISION No. 17

FINAL PLAT BEING PART OF

ORIGINAL AVON TWP. SECTION 30

CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

NOTE:
OWNERS OF LOTS ON THIS PLAT ARE SUBJECT TO SAME COVENANTS AND RESTRICTIONS AS SHOWN BY THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WESTWINDS EAST SUBDIVISION AS RECORDED IN OFFICIAL RECORD VOLUME 408 PAGE 655 et. seq. OF LORAIN COUNTY DEED RECORDS.

146385

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NO. 17 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

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NO. 17 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 16 DAY OF July, 1991.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NO. 17 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 94-91 PASSED THE 29 DAY OF July, 1991.

Kathleen Lynch
KATHLEEN LYNCH
CLERK OF COUNCIL

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NO. 17 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Russell D. Provenza
RUSSELL D. PROVENZA, LAW DIRECTOR
CITY OF AVON LAKE

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
AUG 16 1991
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Received for Record
AUG 16 1991
at 2:00'clock P.M. in PLAT RECORD
VOL 47
PAGES 584
DOROTHY L. ESSEX
Lorain County Recorder
59mc 8642mR Box: L.C.T

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. 17 AS SHOWN HEREON AND CONTAINING 13.2117 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 \bullet OR \circ 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 BLOCK L 0.5734 ACRES
AREA IN SUBLOTS- 9.9762 ACRES
AREA IN RIGHT-OF-WAY - 2.6621 ACRES
TOTAL AREA IN SUBDIVISION = 13.2117 ACRES

LEGEND
 \bullet I.P. FOUND
 \circ I.P. SET

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. 17 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: TRADEWINDS DRIVE, BRUNSWICK DRIVE, REGATTA DRIVE AND COMPASS COVE, AS SHOWN HEREON. THE WESTWINDS JOINT VENTURE FURTHER GRANTS TO THE CITY OF AVON LAKE PERPETUAL SIDEWALK EASEMENTS 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 EASEMENTS AND THE CITY OF AVON LAKE IS TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN EASEMENTS EXCEPT GRASS.

WESTWINDS JOINT VENTURE
BY: *H.R. Kopp*
H.R. KOPF, PRESIDENT
KOPF CONSTRUCTION CORP.
(A PARTNER)
AND: *Raymond B. Butkus*
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., THE PARTNERS IN WESTWINDS JOINT VENTURE, AN OHIO PARTNERSHIP, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NO. 17 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 ON THIS 4 DAY OF June, 1991.

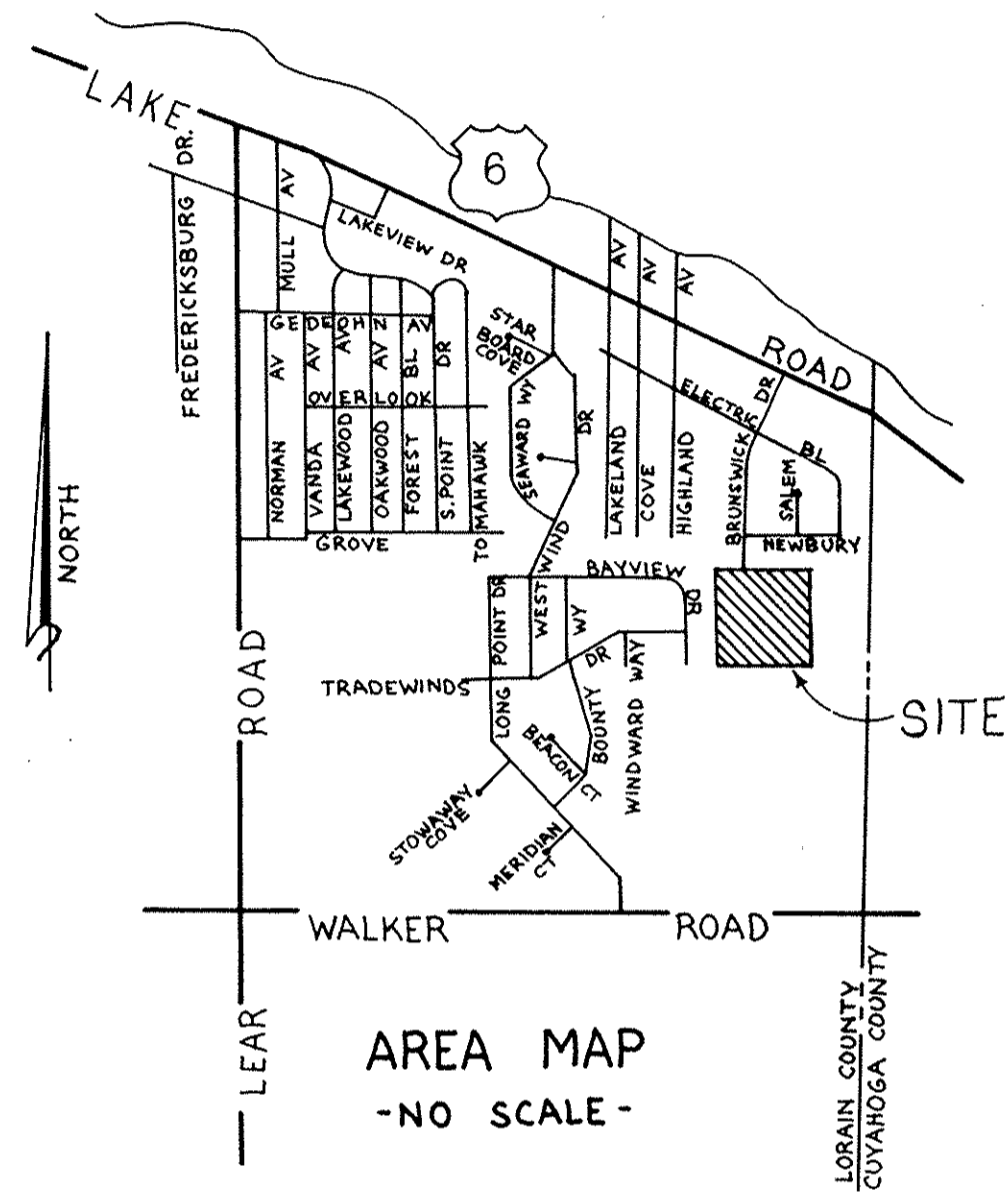
Christine X. Debel
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-25-91



10' UTILITY 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 GRANTEE), 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 GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, 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 GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

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



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. 17 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAID TO BE CORRECT AND DEDICATES TO PUBLIC USE REGATTA DRIVE, TRADEWINDS DRIVE, BRUNSWICK DRIVE, COMPASS COVE AND PERPETUAL SIDEWALK EASEMENTS 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 EASEMENTS AND THE CITY OF AVON LAKE IS TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN EASEMENTS EXCEPT GRASS.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LAKEWOOD
T. G. TRACY, PRES.
BY: *T.G. Tracy*
AND: *Brian M. King*
BRIAN M. KING, SR. V. PRES. & SECY.

NOTARY PUBLIC

STATE OF OHIO
SS
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR T.G. TRACY & BRIAN M. KING REPRESENTING FIRST FEDERAL SAVINGS & LOAN OF LAKEWOOD WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NO. 17 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 5TH DAY OF May, 1991.



Michael G. Berich
NOTARY PUBLIC
MY COMMISSION EXPIRES March 1, 1994

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT TRANSOHIO SAVINGS BANK MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION NO. 17, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAID TO BE CORRECT AND DEDICATES TO PUBLIC USE: REGATTA DRIVE, TRADEWINDS DRIVE, BRUNSWICK DRIVE, COMPASS COVE AND PERPETUAL SIDEWALK EASEMENTS 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 EASEMENTS AND THE CITY OF AVON LAKE IS TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN EASEMENTS EXCEPT GRASS.

TRANSOHIO SAVINGS BANK
BY: *Raymond B. Butkus*
RAYMOND B. BUTKUS, V. PRES.
AND: *Thomas G. Gointer*
THOMAS G. GOINTER, V. PRES.

NOTARY PUBLIC

STATE OF OHIO
SS
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Raymond B. Butkus V.P. and Thomas G. Gointer V.P. REPRESENTING TRANSOHIO SAVINGS BANK WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NO. 17 AND THAT IT WAS THEIR OWN FREE ACT AND DEED ON BEHALF OF TRANSOHIO SAVINGS BANK IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON LAKE, OHIO; THIS 4 DAY OF JUNE, 1991.

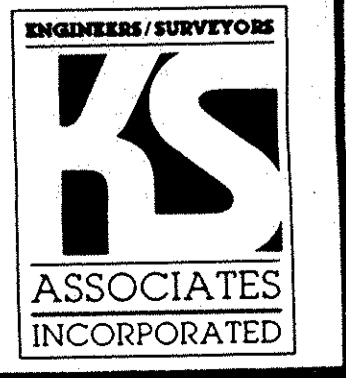


R.J. Luehrs
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-4-92

REVISIONS		

WESTWINDS SUBDIVISION NO. 17
FINAL PLAT

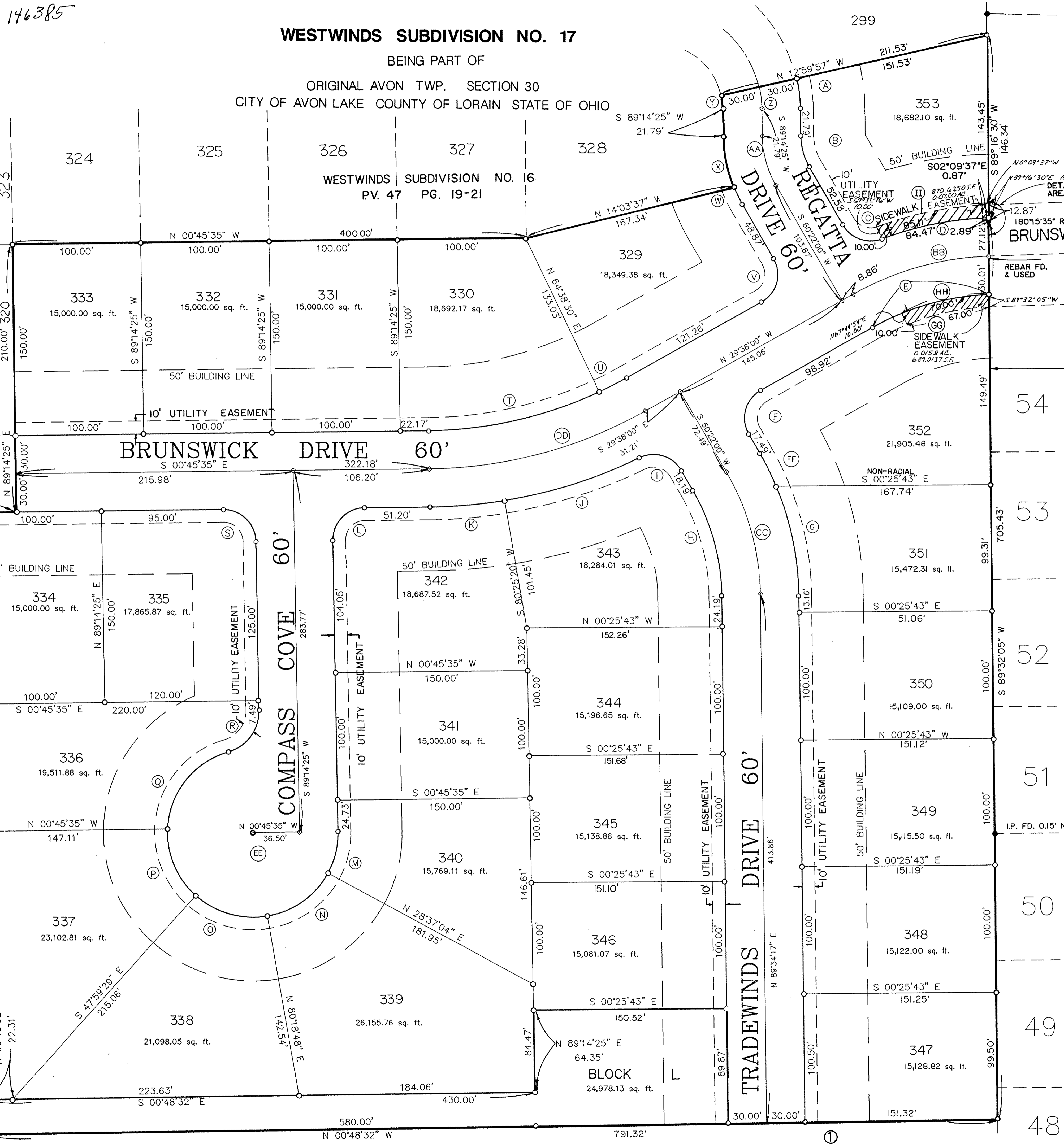
KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036
Elyria (216) 322-6317 • Lorain (216) 244-5757



SHEET
1
2
7/2/91
7815 -17

CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
353	A	110.00'	23.50'	11.79'	23.45'	S83°07'14"W	12°14'22"
353	B	50.00'	25.20'	12.87'	24.93'	N74°48'13"E	28°52'25"
353	C	25.00'	35.27'	21.29'	32.42'	S19°57'21"W	80°49'39"
353	D	264.45'	84.47'	42.60'	84.11'	S11°18'39"E	18°18'02"
352	E	204.45'	97.14'	49.51'	96.23'	S16°01'16"E	27°13'27"
352	F	25.00'	39.27'	25.00'	35.36'	S74°38'00"E	90°00'00"
351	G	230.00'	88.30'	44.70'	87.76'	S78°34'24"W	21°59'45"
343	H	170.00'	86.65'	44.29'	85.72'	S74°58'09"W	29°12'17"
343	I	25.00'	37.80'	23.57'	34.30'	S17°03'02"W	86°37'56"
343	J	380.00'	110.68'	55.73'	110.29'	N17°55'18"W	16°41'16"
342	K	25.00'	39.27'	25.00'	35.36'	N05°10'07"W	08°49'05"
340	L	66.50'	34.10'	17.43'	33.72'	N76°04'15"W	29°22'39"
339	M	66.50'	60.00'	32.22'	57.99'	N35°32'04"W	51°41'43"
338	N	66.50'	60.00'	32.22'	57.99'	N16°09'39"E	51°41'43"
337	O	66.50'	58.60'	31.35'	56.72'	N67°15'04"E	50°29'06"
336	P	66.50'	82.50'	47.51'	77.31'	S51°57'54"E	71°04'56"
336	R	33.50'	43.46'	25.40'	40.48'	N53°35'31"W	74°20'09"
335	S	25.00'	39.27'	25.00'	35.36'	S44°14'25"W	90°00'00"
330	T	320.00'	137.38'	69.77'	136.33'	N13°03'33"W	24°35'55"
329	U	320.00'	23.88'	11.94'	23.87'	N27°29'45"W	04°16'30"
329	V	25.00'	39.27'	25.00'	35.36'	N74°38'00"W	90°00'00"
329	W	110.00'	14.80'	7.41'	14.79'	N64°13'20"E	07°42'40"
329	X	110.00'	40.63'	20.55'	40.40'	N78°39'33"E	21°09'45"
329	Y	50.00'	10.68'	5.36'	10.66'	S83°07'14"W	12°14'22"
329	Z	80.00'	17.09'	8.58'	17.06'	S83°07'14"W	12°14'22"
329	AA	80.00'	40.32'	20.60'	39.89'	N74°48'13"E	28°52'25"
329	BB	234.45'	112.42'	57.31'	111.34'	S15°53'49"E	27°28'23"
329	CC	200.00'	101.94'	52.10'	100.84'	S74°58'09"W	29°12'17"
329	DD	350.00'	176.38'	90.10'	174.52'	N15°11'47"W	28°52'25"
CUL DE SAC	EE	66.50'	295.19'	87.71'	105.98'	N36°24'29"E	254°2'09"
352	FF	230.00'	28.94'	14.49'	28.92'	S63°58'16"W	07°12'32"
352	GG	194.45'	67.00'	33.84'	66.69'	N12°22'51"W	19°44'31"
352	HH	204.45'	70.80'	35.76'	70.45'	S12°19'51"E	19°50'31"
353	II	264.45'	84.47'	42.60'	84.11'	N11°18'42"W	18°18'05"



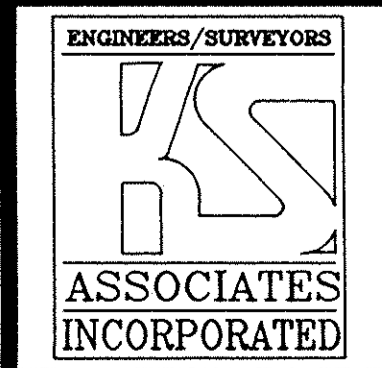
DETAIL
SCALE: 1" = 40'

AREA IN SUBLOTS	=	9.9762	ACRES
AREA IN BLOCK L	=	0.5734	ACRES
AREA IN RIGHT OF WAY	=	2.6621	ACRES
AREA IN SUBDIVISION	=	13.2117	ACRES

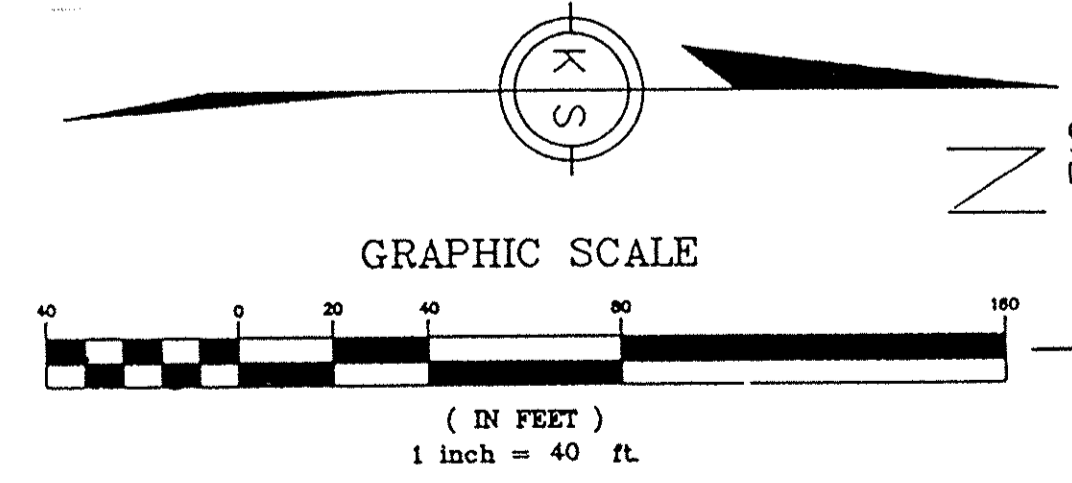
LEGEND
● IRON PIN FOUND
○ IRON PIN SET

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

WESTWINDS SUBDIVISION NO. 17
FINAL PLAT



SHEET
2 OF
2
JOB NO.
7/2/17
78/5-17



JOSEPHINE M MILBRANDT, TRUSTEE
O.R.V. 120 PG. 776

WESTWINDS JOINT VENTURE
O.R.V. 94 P. 561