

WINDSOR HOLLOW SUBDIVISION NO. 1

EASEMENTS

BRIARWOOD INVESTMENTS, INC., AN OHIO CORPORATION, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT INTO THE CITY OF AVON LAKE, ITS SUCCESSORS AND ASSIGNS, A PERMANENT RIGHT OF WAY AND EASEMENT, 60 FEET IN WIDTH, OVER, UNDER AND THROUGH THE LAND DESIGNATED HEREON AS "60' UTILITY EASEMENT TO THE CITY OF AVON LAKE" FOR THE PURPOSE OF OPERATION, MAINTENANCE AND REPAIR OF UNDERGROUND SANITARY SEWERS, STORM SEWERS, WATERLINES AND APPURTENANCES. GRANTEE SHALL, AT ITS EXPENSE, RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO ANY 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 BY THE GRANTEE AS PROVIDED FOR HEREIN.

BRIARWOOD INVESTMENTS, INC., AN OHIO CORPORATION, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO WINDSOR HOLLOW SUBDIVISION NO. 1 AND NO. 2 HOMEOWNERS ASSOCIATION, INC., AN OHIO NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, A PERMANENT RIGHT OF WAY AND EASEMENT OF VARIABLE WIDTH, OVER, UNDER AND THROUGH ALL SUBLOTS SHOWN HEREON AND AREAS DESIGNATED AS "GREENBELT EASEMENT" FOR THE PURPOSE OF REGULATING ALL LANDSCAPING AND IMPROVEMENTS UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. GRANTEE SHALL ADOPT RULES AND REGULATIONS GOVERNING THE USE, IMPROVEMENT, MAINTENANCE, REPAIR AND REPLACEMENT OF THE EASEMENT PREMISES.

BRIARWOOD INVESTMENTS, INC. BY: James A. Gamellia, Jr.
AN OHIO CORPORATION JAMES A. GAMELLIA, JR., PRESIDENT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, BRIARWOOD INVESTMENTS, INC., I HAVE SURVEYED AND PLATTED WINDSOR HOLLOW SUBDIVISION NO. 1, AS SHOWN HEREON AND CONTAINING 11.9088 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NO. 17, 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. (SEE LEGEND)

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 22 SUBLOTS 9.2854 ACRES
AREA IN BLOCK A AND B 0.2806 ACRES
AREA IN RIGHT-OF-WAY 2.3828 ACRES
TOTAL AREA IN SUBDIVISION 11.9088 ACRES



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

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- MONUMENT BOX

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT BRIARWOOD INVESTMENTS, INC., AN OHIO CORPORATION, DOES HEREBY ACCEPT THIS PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 1 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE DANBURY LANE AND ROCKWOOD COURT, AS SHOWN HEREON.

BRIARWOOD INVESTMENTS, INC.

BY: James A. Gamellia, Jr.
JAMES A. GAMELLIA, JR., PRESIDENT
BRIARWOOD INVESTMENTS INC.
AN OHIO CORPORATION

NOTARY PUBLIC

COUNTY OF LORAIN
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR JAMES A. GAMELLIA JR., PRESIDENT OF BRIARWOOD INVESTMENTS, INC., AN OHIO CORPORATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 1 AND THAT IT WAS HIS OWN FREE ACT AND DEED PERSONALLY AND ON BEHALF OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 21st DAY OF January, 1993.

Julie A. Both
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/29/96

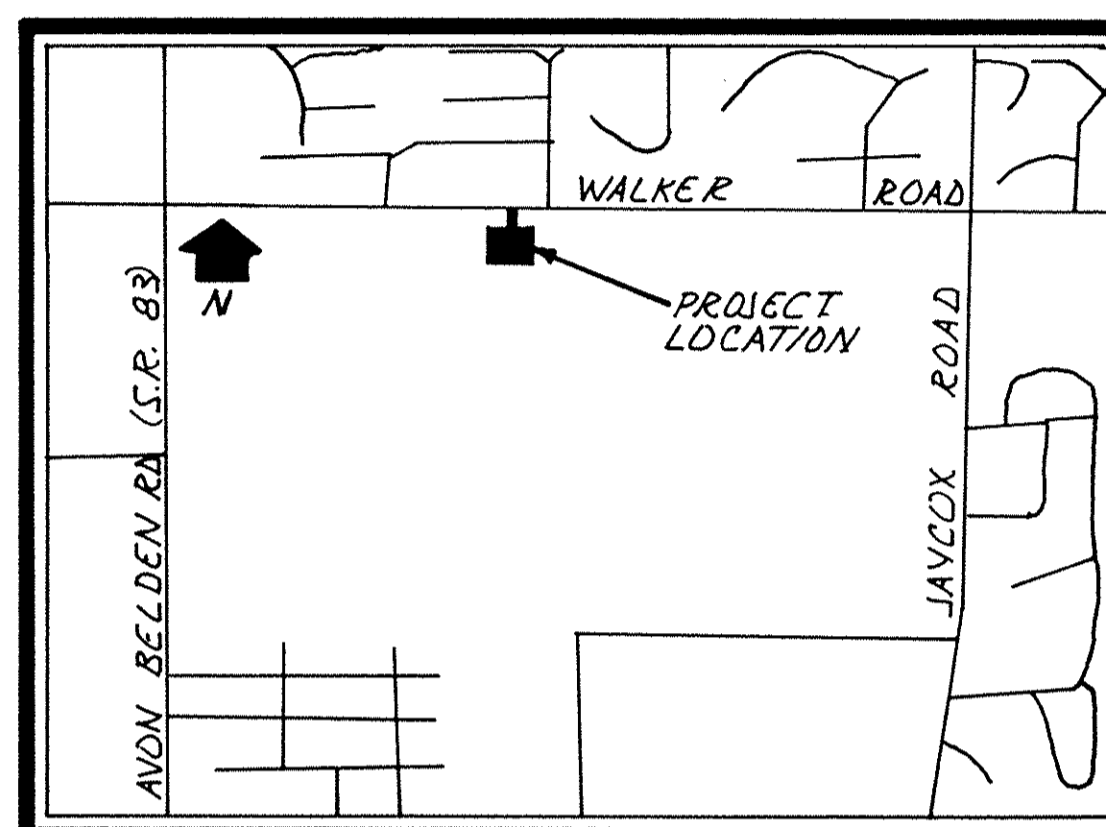
NOTE

BLOCKS A AND B WILL BE CONVEYED TO WINDSOR HOLLOW SUBDIVISION NO. 1 AND NO. 2 HOMEOWNERS ASSOCIATION, INC., AN OHIO NOT-FOR-PROFIT CORPORATION CONCURRENT WITH THE RECORDATION OF THIS PLAT.

FINAL PLAT

BEING PART OF

ORIGINAL AVON TWP. SECTION 17
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO



AREA MAP SCALE: 1" = 1,500'

10 FOOT UTILITY EASEMENT

BRIARWOOD INVESTMENTS, INC., AN OHIO CORPORATION, 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 ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS BLOCKS 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.

BRIARWOOD INVESTMENTS, INC.

BY: James A. Gamellia, Jr.
JAMES A. GAMELLIA, JR., PRESIDENT
BRIARWOOD INVESTMENTS INC.
AN OHIO CORPORATION

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT Elyria Savings + Trust NB

MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 1, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE DANBURY LANE AND ROCKWOOD COURT, AS SHOWN HEREON.

BY: Thomas Beal, Mgr.
Thomas Beal, Mgr.

NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Thomas Beal, MGR. REPRESENTING Elyria Savings + Trust NB WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 1 AND THAT IT WAS HIS OWN FREE ACT AND DEED PERSONALLY AND ON BEHALF OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 21st DAY OF January, 1993.

Julie A. Both
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/29/96

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 1 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.

F. William Wheeler
AVON LAKE MUNICIPAL ENGINEER
F. WILLIAM WHEELER, PE, PS

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 16 DAY OF March, 1993.

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

CITY COUNCIL

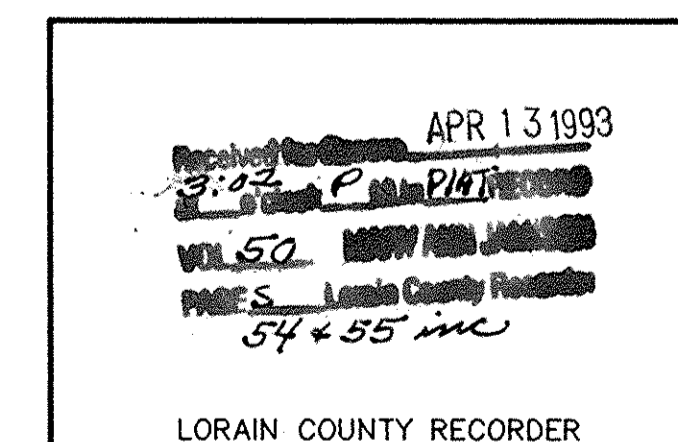
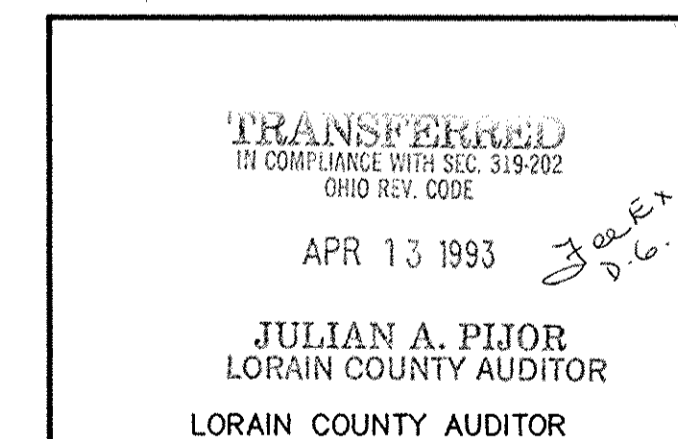
THIS IS TO CERTIFY THAT THIS PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 32-93 PASSED THE 22 DAY OF March, 1993.

Kathleen Lynch
CLERK OF COUNCIL
KATHLEEN LYNCH

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Russell D. Provenza
AVON LAKE LAW DIRECTOR
RUSSELL D. PROVENZA

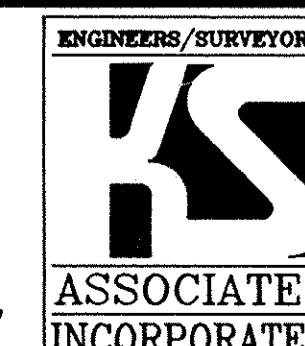


LORAIN COUNTY TAX
MAP DEPARTMENT COPY

REVISIONS	

WINDSOR HOLLOW SUBDIVISION NO. 1
FINAL PLAT

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036



SHEET 1 OF 2
7-21-92
91575

ELYRIA (216) 322-6317 * LORAIN (216) 244-5757

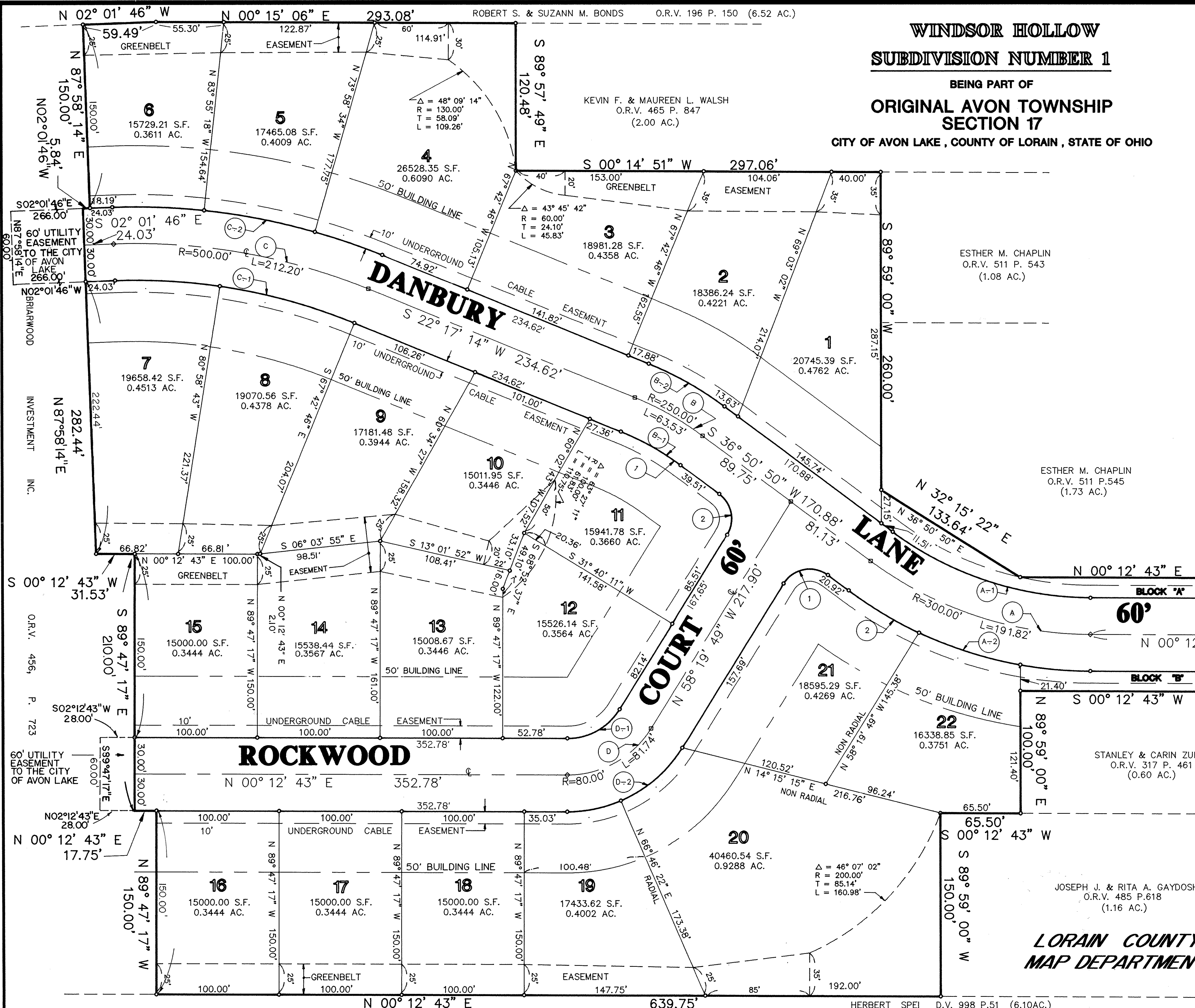
WINDSOR HOLLOW SUBDIVISION NUMBER 1

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 17

CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

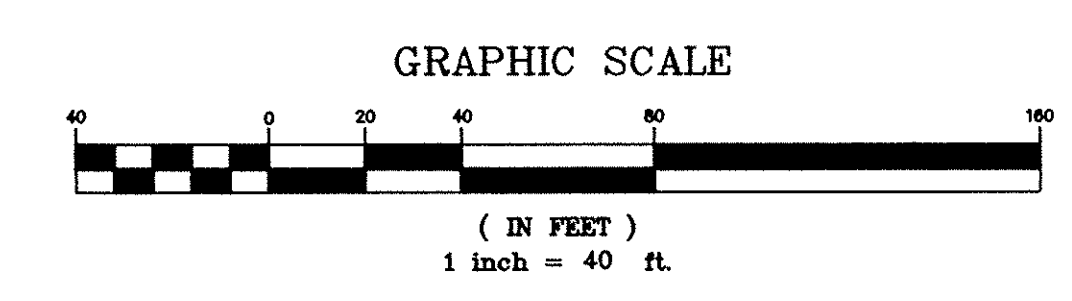
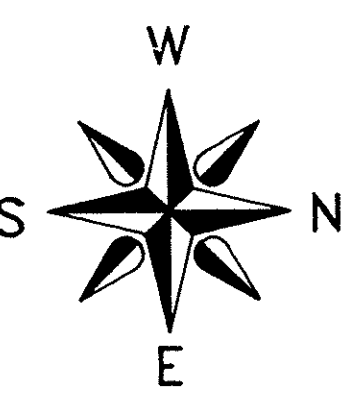
AREA IN BLOCK "A" = 693197 S.F. or 0.1591 AC.
 AREA IN BLOCK "B" = 441975 S.F. or 0.1016 AC.
 AREA IN STREET R/W = 103793.75 S.F. or 2.3828 AC.
 AREA IN SUBLOTS = 403601.60 S.F. or 9.2654 AC.
 TOTAL AREA OF SUBDIVISION = 518747.07 S.F. or 119088 AC.

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
CL A		300.00'	191.82'	99.32'	188.57'	S 18° 31' 47" W	36° 38' 07"
CL B		250.00'	63.53'	31.94'	63.36'	S 29° 34' 02" W	14° 33' 36"
CL C		500.00'	212.20'	107.72'	210.61'	S 10° 07' 44" W	24° 19' 00"
CL D		80.00'	81.74'	44.84'	78.23'	S 29° 03' 33" E	58° 32' 32"
R/W A-1		270.00'	172.64'	89.39'	169.71'	S 18° 31' 47" W	36° 38' 07"
R/W A-2		330.00'	211.00'	109.25'	207.43'	S 18° 31' 47" W	36° 38' 07"
R/W B-1		220.00'	55.91'	28.10'	55.76'	S 29° 34' 02" W	14° 33' 36"
R/W B-2		280.00'	71.15'	35.77'	70.96'	S 29° 34' 02" W	14° 33' 36"
R/W C-1		470.00'	199.47'	101.26'	197.98'	S 10° 07' 44" W	24° 19' 00"
R/W C-2		530.00'	224.94'	114.19'	223.25'	S 10° 07' 44" W	24° 19' 00"
R/W D-1		50.00'	51.09'	28.03'	48.89'	S 29° 03' 33" E	58° 32' 32"
R/W D-2		110.00'	112.39'	61.66'	107.57'	S 29° 03' 33" E	58° 32' 32"
S/L 2		280.00'	71.15'	35.77'	70.96'	S 29° 34' 02" W	14° 33' 36"
S/L 4		530.00'	57.94'	29.00'	57.91'	S 19° 09' 20" W	06° 15' 47"
S/L 5		530.00'	92.00'	46.12'	91.88'	S 11° 03' 05" W	09° 56' 44"
S/L 6		530.00'	75.00'	37.56'	74.94'	S 03° 01' 28" W	08° 06' 29"
S/L 7		470.00'	85.84'	42.94'	85.53'	S 03° 11' 27" W	10° 26' 26"
S/L 8		470.00'	113.83'	57.19'	113.55'	N 15° 20' 57" W	13° 52' 34"
S/L 11 1		220.00'	55.91'	28.10'	55.76'	N 29° 34' 02" E	14° 33' 36"
S/L 11 2		250.00'	37.01'	22.84'	33.72'	N 79° 15' 31" E	84° 49' 21"
S/L 12		50.00'	51.09'	28.03'	48.89'	N 29° 03' 33" W	58° 32' 32"
S/L 19		110.00'	45.00'	22.82'	44.69'	N 11° 30' 28" W	23° 26' 21"
S/L 20		110.00'	67.39'	34.79'	66.34'	N 40° 46' 44" W	35° 06' 11"
S/L 21 1		25.00'	41.53'	27.37'	36.92'	N 10° 44' 29" W	95° 10' 38"
S/L 21 2		330.00'	67.03'	33.63'	66.91'	N 31° 01' 43" E	11° 38' 15"
S/L 22		330.00'	86.75'	43.63'	86.50'	N 17° 40' 43" E	15° 03' 43"
BLK. "B"		330.00'	57.23'	28.69'	57.15'	N 05° 10' 47" E	09° 56' 09"



STATE ROUTE 83
 AVON BELDEN ROAD

WALKER ROAD



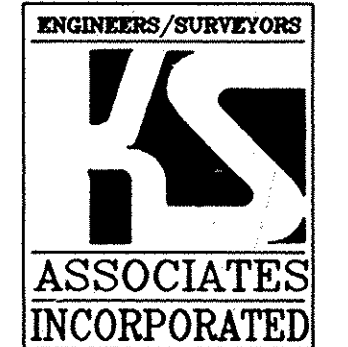
REVISIONS	DATE	DESCRIPTION
2-7-93		MON BOX ADDED AT CIL INTERSECTION WALKER RD & DANBURY LN
2-3-93		PK NAIL ADDED
1-25-93		ADD EASEMENTS
8-31-92		3/4" CORRECTED
8-4-92		GREENBELT EASEMENT

WINDSOR HOLLOW SUBDIVISION NO. 1

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 2 OF 2
 DATE 8-4-92

**WINDSOR HOLLOW
SUBDIVISION NUMBER 1**

BEING PART OF
**ORIGINAL AVON TOWNSHIP
SECTION 17**
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

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STATE ROUTE 83
AVON BELDEN ROAD

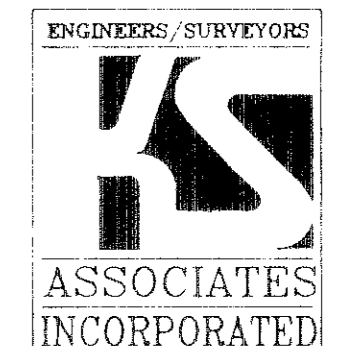
WALKER ROAD

#20326
APPROVED
LORAIN CO.
MAP DEPT.
DATE 4/13/93
PAGE 4-00-GIT-D
BY T. HOLLIS
VOID AFTER 20326

**WINDSOR HOLLOW
SUBDIVISION NO. 1**

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036



SHEET 2 OF 2
DATE 8-4-92

FINAL PLAT

ELYRIA (216) 322-6317 * LORAIN (216) 244-5757

REVISIONS	DATE	DESCRIPTION
2-9-93		MON BOX ADDED AT CH. INTER. TO WALKER RD. DANBURY LANE
2-3-93		DR NAIL ADDED
1-25-93		ADD EASEMENTS
8-1-92		3/4" CORRECTED
6-1-92		GREENBELT EASEMENT

