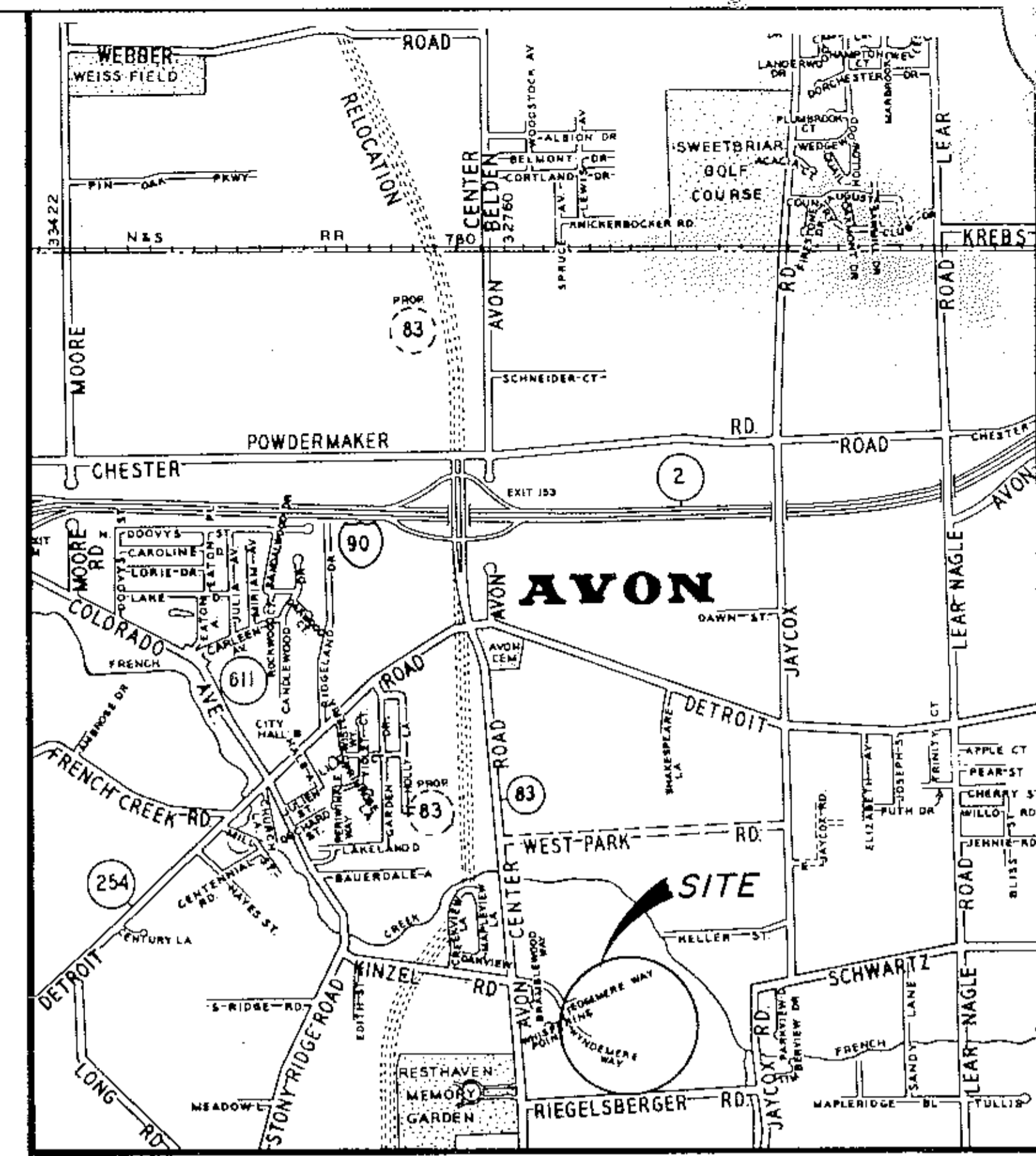


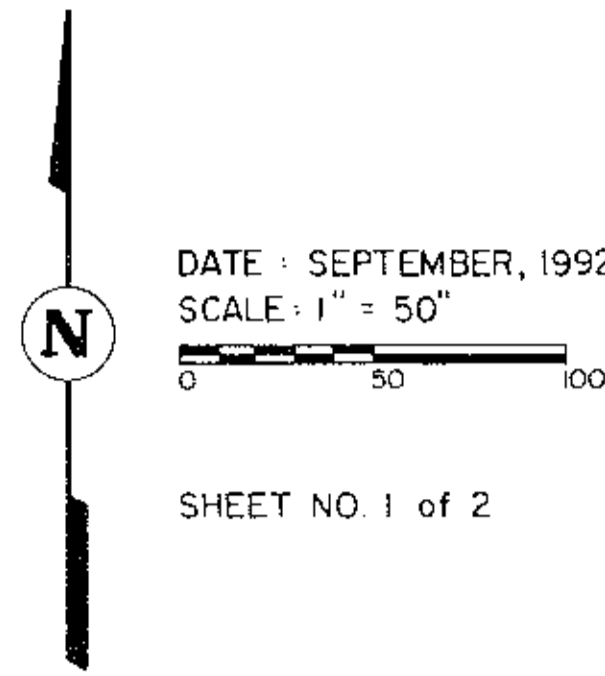
# Wyndemere Estates

## SUBDIVISION NO. II

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION No. 14 AND CONTAINING 16.7255 ACRES OF LAND OF WHICH 3.1957 ACRES ARE IN STREETS AND 13.5298 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 42 TO 73 INCLUSIVE, AND BEING THE SAME TRACT AS CONVEYED TO ROBT. A. & EVELYN R. BALDAUF AND DESCRIBED IN VOL. 559, PG. 138, LORAIN COUNTY DEED RECORDS.



VICINITY MAP



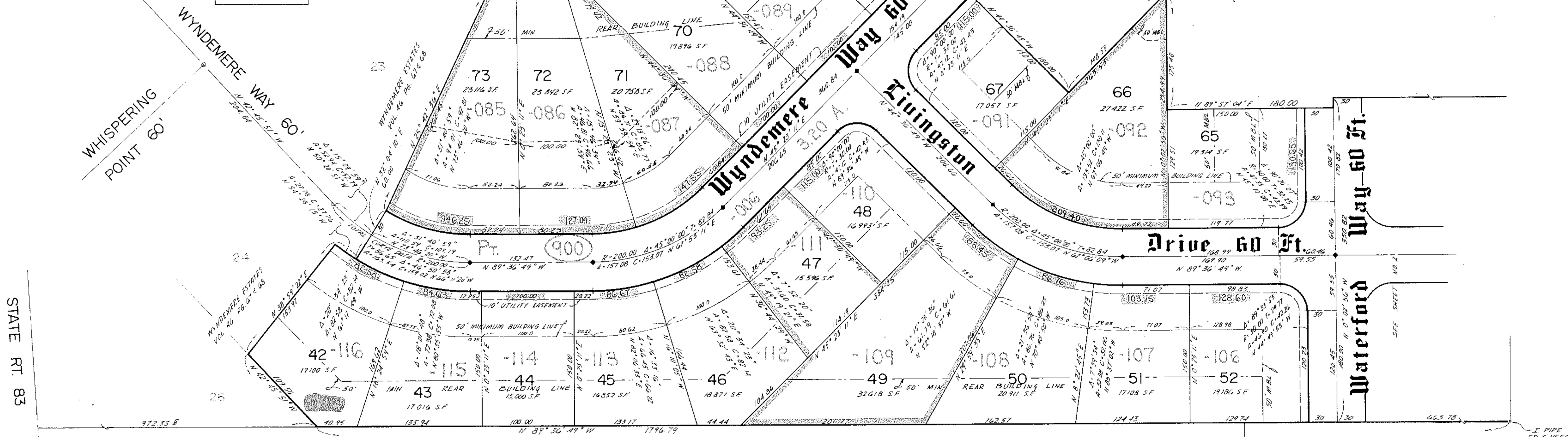
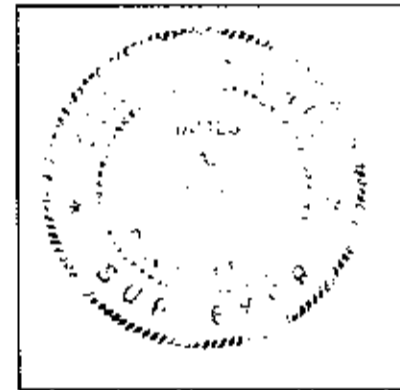
SHEET NO. 1 of 2

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.

- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - MONUMENT BOX

**RESAR & ASSOCIATES**  
CONSULTING ENGINEERS SURVEYORS  
24629 DETROIT RD. WESTLAKE, OH 44145

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



STATE RT. 83

WILLIAM L. & DOROTHY I. CAMPBELL  
VOL. 688 PG. 814

RAYMOND A. & MIRIAM V. RIEGELSBERGER  
CO-TRUSTEES OF THE RIEGELSBERGER  
FAMILY TRUST DATED MAY 6, 1993  
VOL. 714 PG. 362

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 7/1/95  
PAGE 4-00-014  
BY T. HOLLIS  
120512

# Wyndemere Estates

## SUBDIVISION NO II

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

### ACCEPTANCE & DEDICATION

WE THE UNDERSIGNED OWNERS, CARL S. & LUCENE J. ANDREANO, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS WYNDEMERE ESTATES SUBDIVISION NO. II, A SUBDIVISION OF LOTS 42 TO 73 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS WYNDEMERE WAY 60 FT., LIVINGSTON DRIVE 60 FT. AND WATERFORD 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, CARL S. & LUCENE J. ANDREANO, HAVE HEREUNTO SET OUR HANDS THIS 28 DAY OF April 1993.

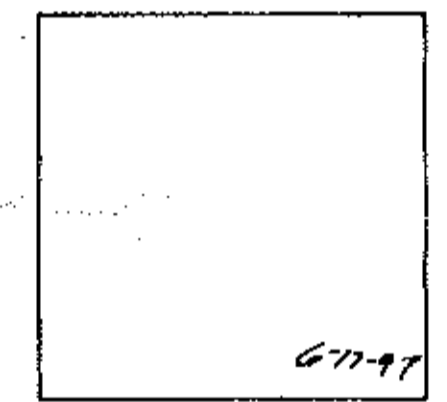
*Lucene J. Andreano*  
LUCENE J. ANDREANO

*Carl S. Andreano*  
CARL S. ANDREANO

STATE OF OHIO  
COUNTY OF LORAIN S.S.

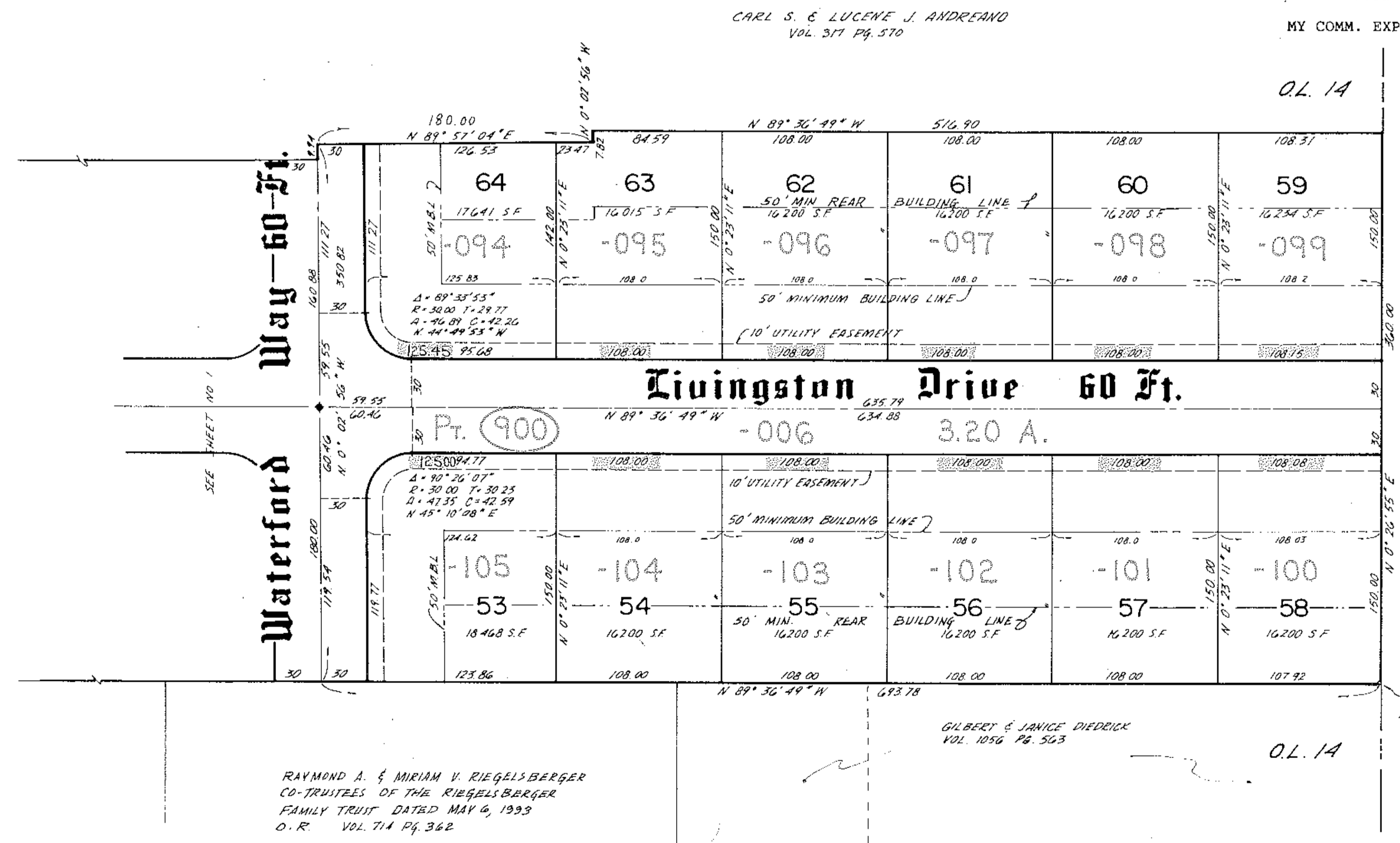
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF April 1993.

NOTARY PUBLIC *Sharon Johnson*  
MY COMM. EXPIRES 6-17-97



### UNDERGROUND EASEMENT

CARL S. ANDREANO AND LUCENE J. ANDREANO, THE OWNERS OF THE WITHIN PLATTED LAND DOES HEREBY GRANT INTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTURY TELEPHONE COMPANY AND CONTINENTAL CABLE COMPANY, 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 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, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR 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.



*Carl S. Andreano*  
CARL S. ANDREANO  
*Lucene J. Andreano*  
LUCENE J. ANDREANO  
*William P. Kukul* 4-12-93  
C.E.I.  
*Dawn Zelenick*  
CENTURY TELEPHONE  
*Debbie Carlson*  
CONTINENTAL CABLE

### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 28<sup>th</sup> DAY OF APRIL, 1993

*Steve Zwick*  
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_

*Dawn K West*  
PLANNING COMMISSION-CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 28<sup>th</sup> DAY OF APRIL, 1993 THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

*Thomas L. Poole*  
COUNCIL PRESIDENT

RAYMOND A. & MIRIAM V. RIEGELSBERGER  
CO-TRUSTEES OF THE RIEGELSBERGER  
FAMILY TRUST DATED MAY 6, 1993  
O.R. VOL. 714 PG. 362

GILBERT & JANICE DIEDECK  
VOL. 1056 PG. 563

OUT OF: 04-00-014-107-080 42.45 A.  
INTO PLAT -16.73 A.  
REMAINDER 04-00-014-107-117 25.72 A.

#20372  
APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 7/1/93  
PAGE 4-00-014 2/4  
BY T. HOLLIS  
DATE 12052