

#256799

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# WINDSOR HOLLOW SUBDIVISION NO. 2

## EASEMENTS

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 INVESTMENT, INC.  
AN OHIO CORPORATION

BY: James A. Gamellia, Jr.  
JAMES A. GAMELLIA, JR., PRESIDENT

## FINAL PLAT

BEING PART OF

ORIGINAL AVON TWP. SECTION 17

CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

## CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 2 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.

Waide M. Mertz  
AVON LAKE MUNICIPAL ENGINEER  
WAIDE M. MERTZ, P.E.

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 21<sup>st</sup> DAY OF SEPTEMBER, 1993

Waide M. Mertz  
AVON LAKE PLANNING COMMISSION SECRETARY  
WAIDE M. MERTZ, P.E.

## CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 1281 PASSED THE 27 DAY OF SEPTEMBER, 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. 2 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

## 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. 2, AS SHOWN HEREON AND CONTAINING 12.8859 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  $\bullet$  OR  $\circ$  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.

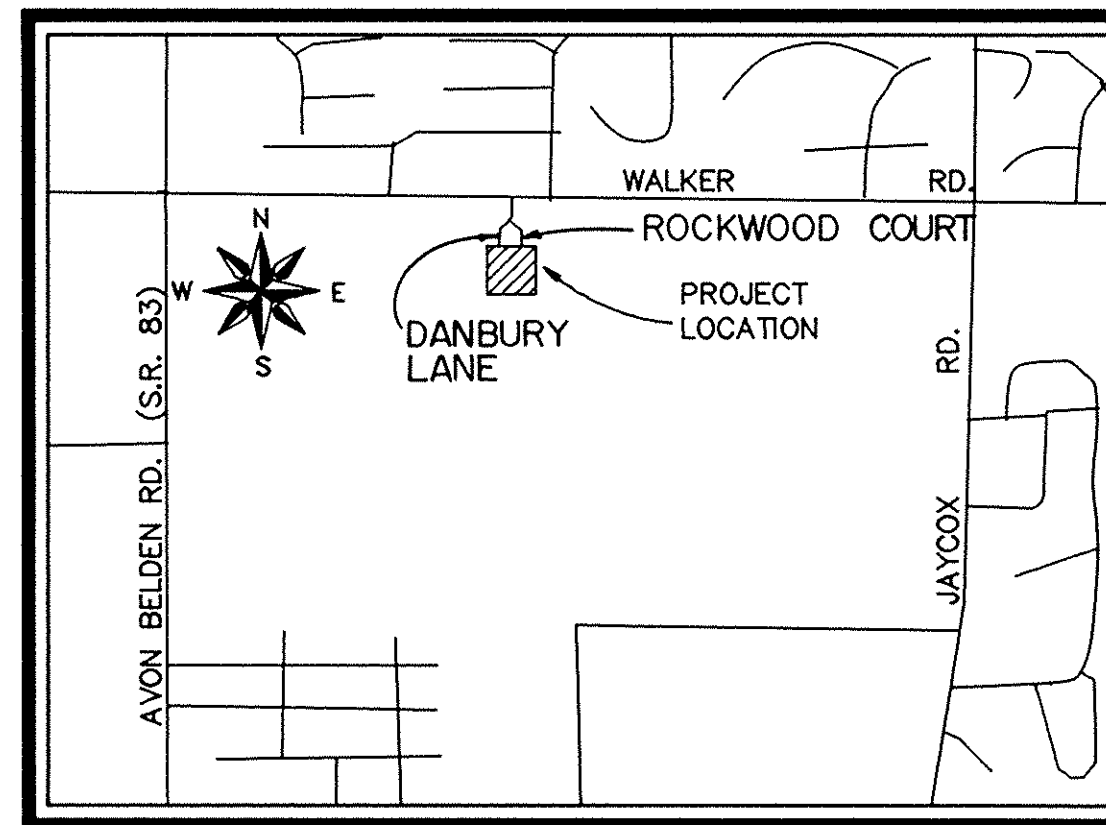
AREA IN 28 SUBLOTS 10.6552 ACRES  
AREA IN RIGHT-OF-WAY 2.2307 ACRES  
TOTAL AREA IN SUBDIVISION 12.8859 ACRES



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

### LEGEND

- $\bullet$  IRON PIN FOUND
- $\circ$  IRON PIN SET
- $\diamond$  MONUMENT BOX SET



AREA MAP SCALE 1" = 1,500'

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE BRIARWOOD INVESTMENTS, AN OHIO CORPORATION, DOES HEREBY ACCEPT THIS PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 2 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE DANBURY LANE AND ROCKWOOD COURT, AS SHOWN HEREON.

BRIARWOOD INVESTMENTS, INC.

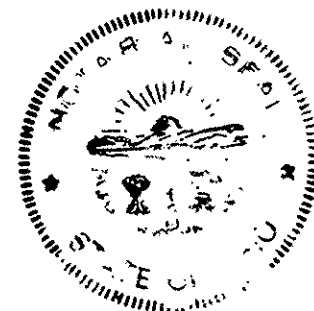
BY: James A. Gamellia, Jr.  
JAMES A. GAMELLIA, JR., PRESIDENT  
BRIARWOOD INVESTMENTS, INC.  
AN OHIO CORPORATION

## 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, AN OHIO CORPORATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 2 AND THAT IT WAS HIS OWN FREE ACT AND DEED ON BEHALF OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 26 DAY OF August, 1993.

Mary Louise Hamble  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 2/23/94

## 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, CENTURY 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 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 National Bank MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 2, 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  
THOMAS BEAL - MANAGER - LEAR RD. BRANCH

## NOTARY PUBLIC

STATE OF OHIO SS  
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Thomas Beal REPRESENTING EST NB WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WINDSOR HOLLOW SUBDIVISION NO. 2 AND THAT IT WAS THEIR FREE ACT AND DEED ON BEHALF OF EST NB IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, Ohio, THIS 26<sup>th</sup> DAY OF August, 1993.

Julie A. Bolt  
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.

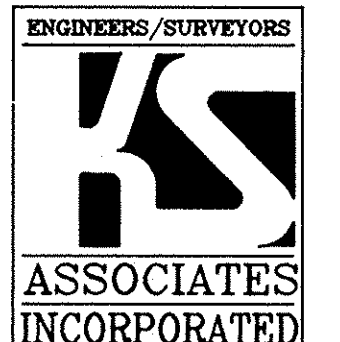
DATE:	12-18-92
DRAWN BY:	JEC
CHK'D BY:	
F.B.	
DWG. NAME:	P.TITLE
REVISIONS:	
8-31-93	ADDED EASEMENT NOTE
8-19-93	REVISED PER CITY ENGINEER'S COMMENTS 8/19/93

WINDSOR HOLLOW SUBDIVISION NO. 2  
FINAL PLAT

KS ASSOCIATES, INC.

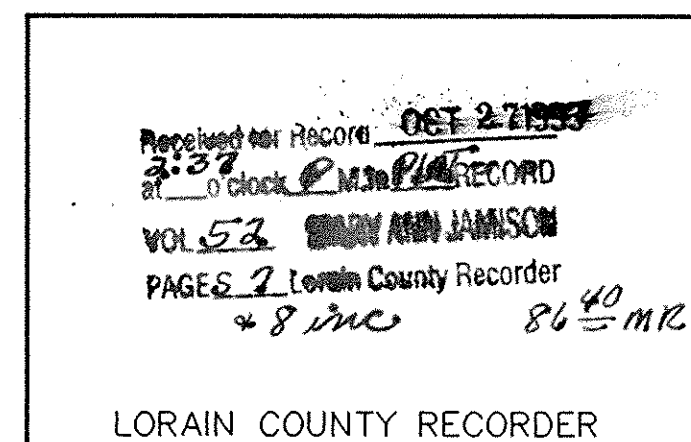
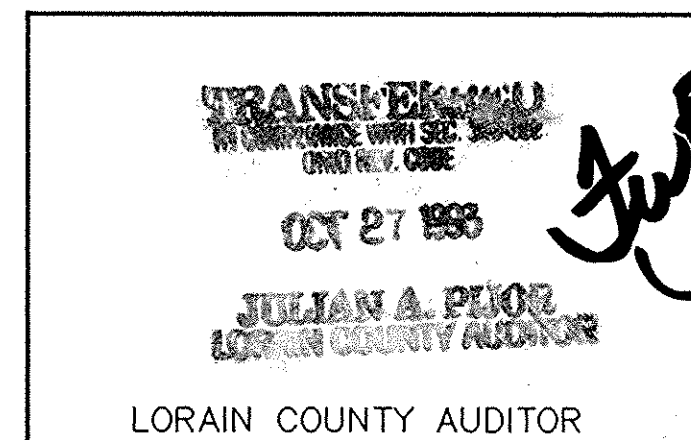
ENGINEERS/SURVEYORS  
424 Middle Avenue  
Elyria, Ohio 44035

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



SHEET 1 OF 2  
DATE 12-18-92  
91-575-2

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY



BOX: L.C.T.  
(L.M.)



# 256779

52/8

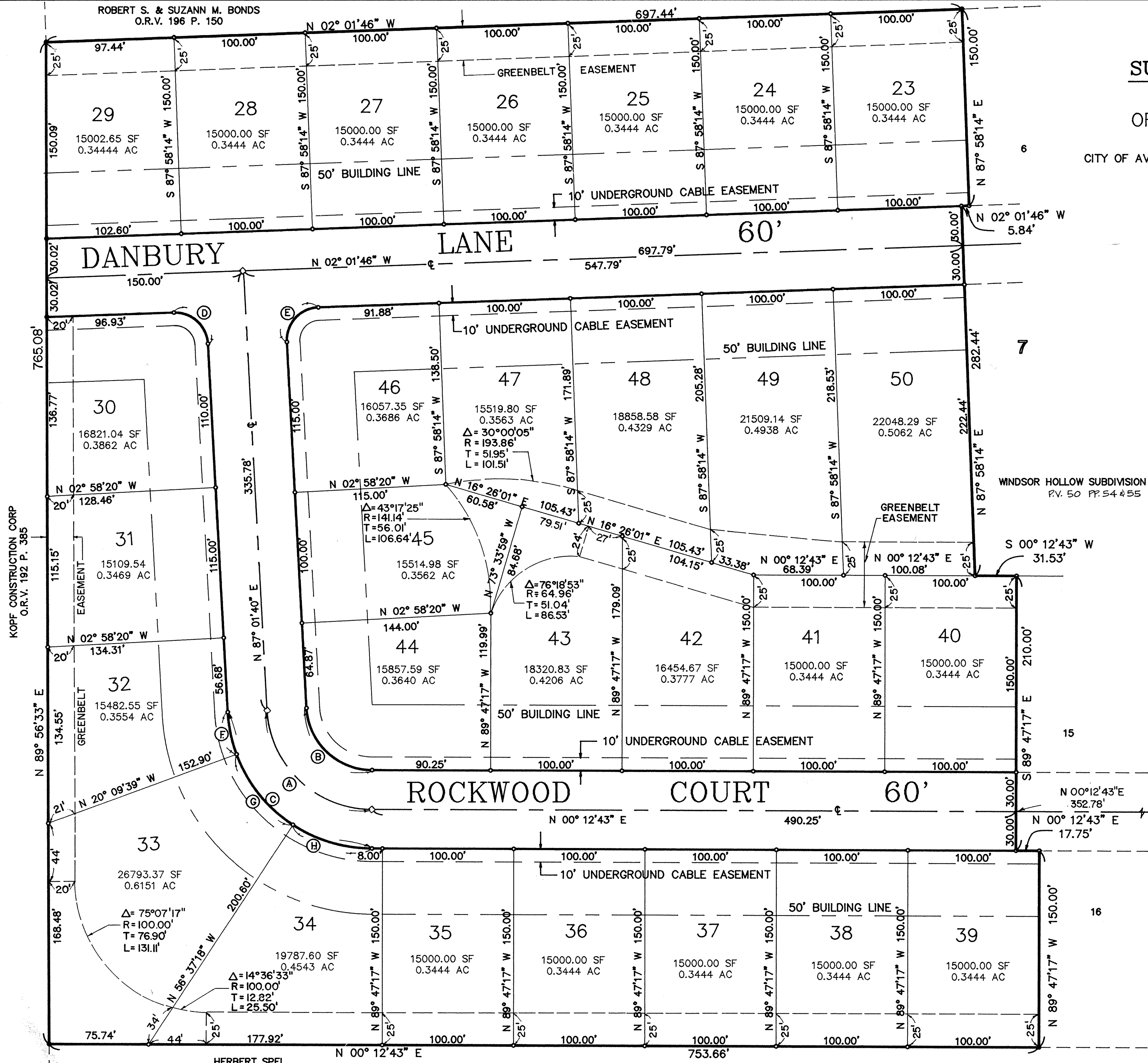
ROBERT S. & SUZANN M. BONDS  
O.R.V. 196 P. 150

# WINDSOR HOLLOW SUBDIVISION NUMBER 2

# 256779

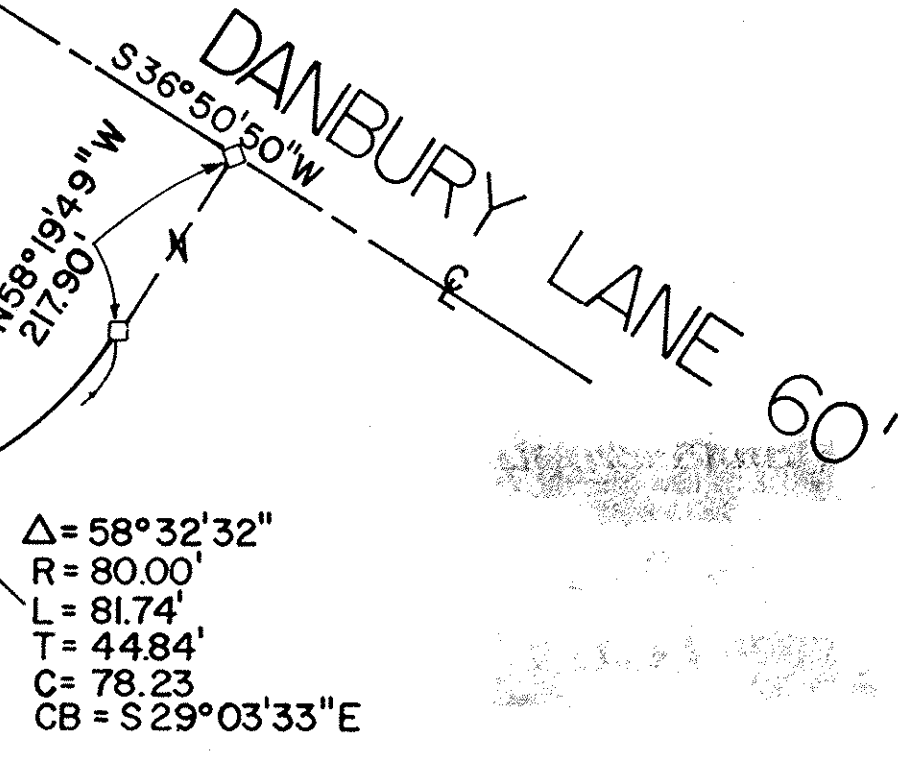
BEING PART OF  
ORIGINAL AVON TOWNSHIP  
SECTION 17  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

AREA IN STREET R/W	97170.88 SF OR 2.2307 AC
AREA IN SUBLOTS	464137.99 SF OR 10.6552 AC
TOTAL AREA OF SUBDIVISION	561308.87 SF OR 12.8859 AC



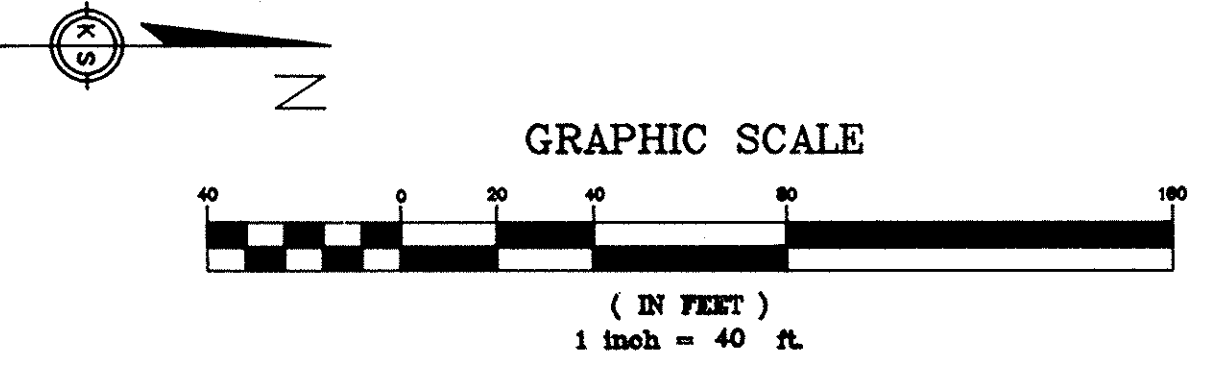
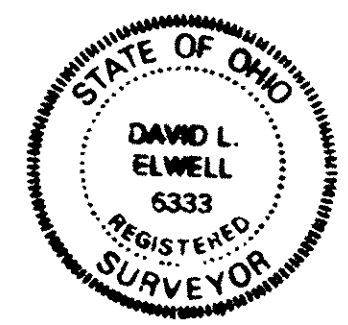
CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C/L	A	80.00'	121.22'	75.67'	109.95'	N 43° 37' 12" E	86° 48' 58"
R/W	B	50.00'	75.76'	47.30'	68.72'	N 43° 37' 12" E	86° 48' 58"
R/W	C	110.00'	166.67'	104.05'	151.18'	N 43° 37' 12" E	86° 48' 58"
R/W	D	25.00'	38.86'	24.59'	35.06'	S 42° 29' 57" W	89° 03' 27"
R/W	E	25.00'	39.68'	25.41'	35.64'	S 47° 30' 03" E	90° 56' 33"
32	F	110.00'	33.00'	16.62'	32.88'	N 78° 26' 01" E	17° 11' 20"
33	G	110.00'	70.00'	36.23'	68.82'	N 51° 36' 31" E	36° 27' 39"
34	H	110.00'	63.67'	32.76'	62.79'	N 16° 47' 42" E	33° 09' 59"



LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

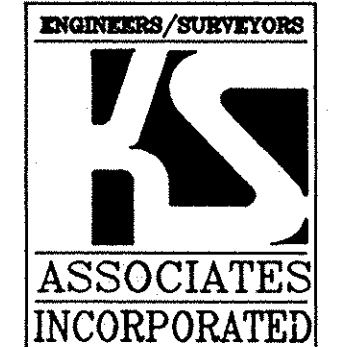
David L. Elwell  
DAVID L. ELWELL  
424 Middle Avenue  
Elyria, Ohio 44035  
REG. SURVEYOR NO 6333



DATE: 12-18-92	
DRAWN BY: JEC	
CHK'D BY:	
F.B.:	
DWG. NAME: PLAT2	
REVISIONS	
8-31-93	ADDED GREENBELT EASEMENTS
8-19-93	REVISED PER CITY ENGINEER'S COMMENTS 8-17-93

## WINDSOR HOLLOW SUBDIVISION NO. 2 FINAL PLAT

KS ASSOCIATES, INC.  
ENGINEERS/SURVEYORS  
424 Middle Avenue  
Elyria, Ohio 44035  
ELYRIA (216) 322-6317 \* LORAIN (216) 244-5757



SHEET  
2 OF  
2  
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12-18-92  
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