

WESTWINDS SUBDIVISION NO. 18

A RESUBDIVISION OF SUBLT NO. 292 IN WESTWINDS SUBDIVISION NO. 15 RECORDED P.V. 45 PP. 31 & 32 AND BEING PART OF AVON TOWNSHIP SECTION NO. 30

CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

NOTE:
OWNERS OF LOTS ON THIS PLAT ARE SUBJECT TO THE 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.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER THE WESTWINDS JOINT VENTURE, I HAVE SURVEYED AND PLATTED WESTWIND SUBDIVISION #18 AS SHOWN HEREON AND CONTAINING 23.5872 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NO.30, NOW IN THE CITY 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 44 SUBLOTS 19.2366 ACRES
AREA IN BLOCK N 0.0851 ACRES
AREA IN BLOCK M 0.0850 ACRES
AREA IN RIGHT-OF-WAY 4.1805 ACRES
TOTAL AREA IN SUBDIVISION 23.5872 ACRES

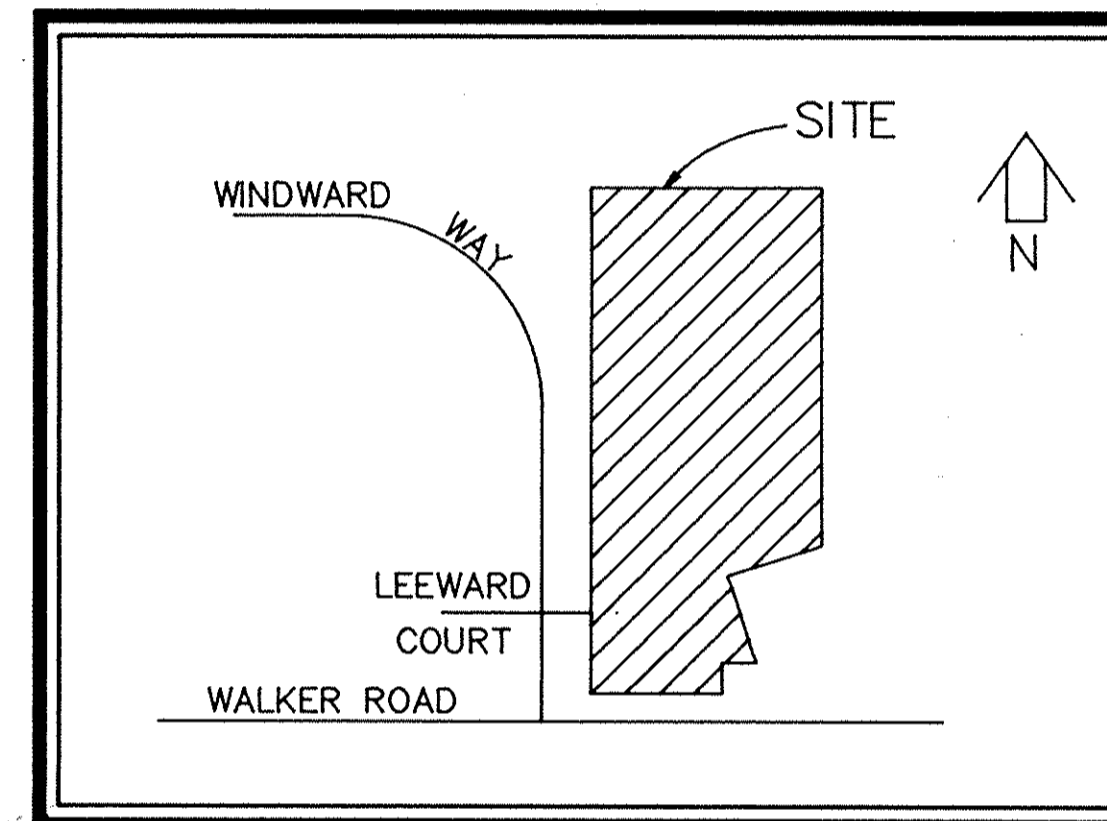


David L. Elwell
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE WESTWINDS JOINT VENTURE, AN OHIO PARTNERSHIP, DOES HEREBY ACCEPT THIS PLAT OF WESTWINDS SUBDIVISION NO. 18 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE REGATTA DRIVE, LEEWARD COURT, MARITIME COURT, AND COMMODORE COURT. THE WESTWINDS JOINT VENTURE FURTHER GRANTS TO THE CITY OF AVON LAKE PERPETUAL STORM EASEMENT OF THE WIDTHS AND LOCATIONS 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 THE EASEMENT EXCEPT GRASS.

- LEGEND**
- ⊙ IRON PIN FOUND
 - ⊖ IRON PIN SET
 - ◇ MONUMENT BOX



AREA MAP
NO SCALE

10 FOOT 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 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.

WESTWINDS JOINT VENTURE

BY: *H.R. Kopf*
H.R. KOPF, PRESIDENT
KOPF CONSTRUCTION CORP.
(A PARTNER)

AND: *H.R. Kopf*
H.R. KOPF, PRESIDENT
420 AVON BELDEN ROAD CO.

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. 18, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE REGATTA DRIVE, LEEWARD COURT, MARITIME COURT, COMMODORE COURT AND THE 20' WIDE STORM SEWER EASEMENT AS SHOWN HEREON.

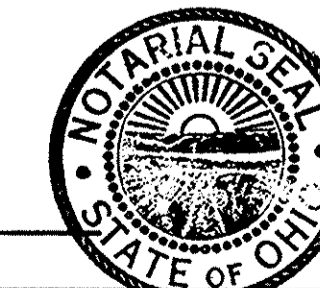
BY: *Michael G. Berichon*
Vice President, FFL
Michael G. Berichon
Vice-President

NOTARY PUBLIC

STATE OF OHIO
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR *Michael G. Berichon* REPRESENTING *First Federal Savings & Loan Assoc. of Lakewood* WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NO. 18 AND THAT IT WAS THEIR OWN FREE ACT AND DEED ON BEHALF OF *First Federal Savings & Loan Assoc. of Lakewood* IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT *Avon Lake*, OHIO, THIS *29* DAY OF *October*, 19*93*.

BY: *Christine L. Doehle*
NOTARY PUBLIC
Christine L. Doehle
MY COMMISSION EXPIRES: *11-25-96*



CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NO. 18 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 WESTWINDS SUBDIVISION NO. 18 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE ___ DAY OF ___, 19__.

Albert J. Dispenza, Jr.
AVON LAKE PLANNING COMMISSION SECRETARY
ALBERT J. DISPENZA, JR.

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NO. 18 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. *178-93* PASSED THE *13* DAY OF *November*, 19*93*.

Kathleen Lynch
CLERK OF COUNCIL
KATHLEEN LYNCH

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NO. 18 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Robin R. Leasure
ASSISTANT TO THE LAW DIRECTOR
ROBIN R. LEASURE

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 H.R. KOPF PRESIDENT OF KOPF CONSTRUCTION CORP., AND 420 AVON BELDEN ROAD COMPANY. THE PARTNERS IN WESTWINDS JOINT VENTURE, AN OHIO PARTNERSHIP, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NO. 18 AND THAT IT WAS HIS OWN FREE ACT AND DEED ON BEHALF OF SAID PARTNERSHIP. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS *29* DAY OF *October*, 19*93*.

BY: *Christine L. Doehle*
NOTARY PUBLIC
Christine L. Doehle
MY COMMISSION EXPIRES: *11-25-96*

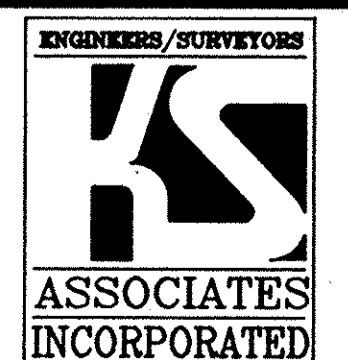


LORAIN COUNTY TAX
MAP DEPARTMENT COPY

DATE: 5-26-92	
DRAWN BY: JEC	
CHD BY:	
F.B.:	
DWG. NAME: 17815/1116	
REVISIONS:	
11-19-93 REV. PER CITY ENGINEER	

WESTWINDS SUBDIVISION NO. 18 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 OF 3
JOB NO. 7815-18

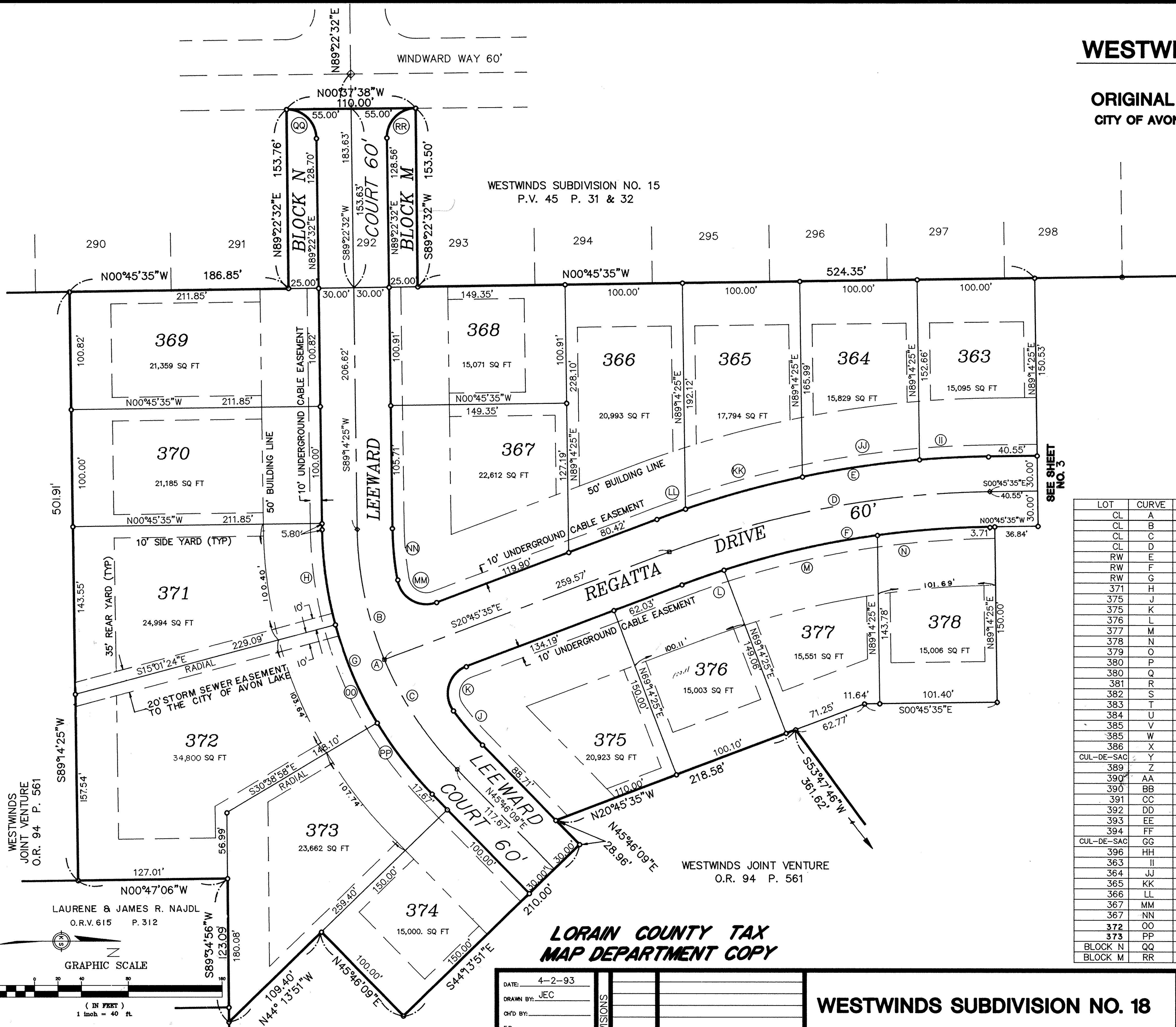
TRANSFERRED
IN COMPLIANCE WITH SEC. 319.272
OHIO REV. CODE
MAR 16 1994
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

MAR 16 1994
BLOCK A MIN. PLAT RECORD
V. 52
ANN JAMISON
Lorain County Recorder
Bau LCTC 12960
L.M. 20.00 1m/6
LORAIN COUNTY RECORDER

WESTWINDS SUBDIVISION NO. 18

BEING PART OF

ORIGINAL AVON TOWNSHIP SECTION 30
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

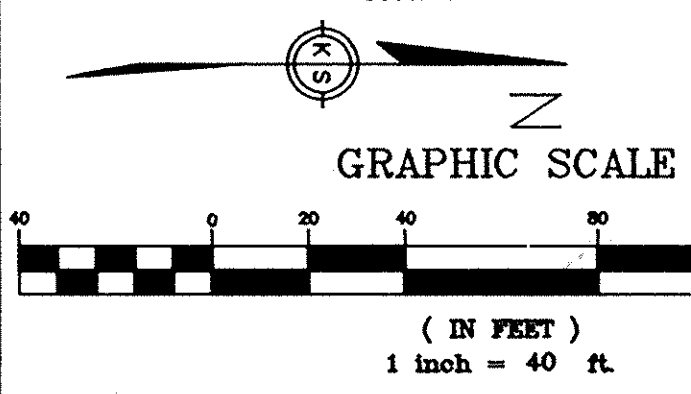


AREA IN 4 4 SUBLOTS	19.2366	ACRES
AREA IN BLOCK N	0.0851	ACRES
AREA IN BLOCK M	0.0850	ACRES
AREA IN RW	4.1805	ACRES
TOTAL AREA IN SUBDIVISION	23.5672	ACRES

CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL	A	300.00'	227.61'	119.60'	222.19'	N67°30'17"E	43°28'16"
CL	B	300.00'	113.63'	57.50'	112.95'	N78°23'22"E	21°42'05"
CL	C	300.00'	113.98'	57.69'	113.30'	N56°39'14"E	21°46'11"
CL	D	800.00'	279.25'	141.06'	277.84'	S10°45'35"E	20°00'00"
RW	E	830.00'	289.72'	146.35'	288.26'	S10°45'35"E	20°00'00"
RW	F	770.00'	268.78'	135.77'	267.42'	S10°45'35"E	20°00'00"
RW	G	330.00'	250.38'	131.56'	244.41'	N67°30'17"E	43°28'16"
371	H	330.00'	82.15'	41.29'	81.94'	N82°06'30"E	14°15'49"
375	J	270.00'	39.35'	19.71'	39.32'	N49°56'41"E	08°21'03"
375	K	25.00'	45.87'	32.65'	39.70'	S73°9'12"E	105°07'13"
376	L	770.00'	38.08'	19.05'	38.08'	S19°20'34"E	02°50'02"
377	M	770.00'	132.75'	66.54'	132.58'	N12°59'13"W	09°52'40"
378	N	770.00'	97.95'	49.04'	97.88'	S04°24'14"E	07°17'18"
379	O	25.00'	39.27'	25.00'	35.36'	S44°14'25"W	90°00'00"
380	P	33.50'	18.12'	9.29'	17.90'	N75°15'37"W	30°59'56"
380	Q	66.50'	17.27'	8.68'	17.22'	S67°13'16"E	14°52'33"
381	R	66.50'	63.17'	34.20'	60.82'	N78°09'20"E	54°25'39"
382	S	66.50'	60.00'	32.22'	57.99'	N25°05'17"E	51°41'43"
383	T	66.50'	60.00'	32.22'	57.99'	N26°36'27"W	51°41'43"
384	U	66.50'	60.00'	32.22'	57.99'	N78°18'10"W	51°41'43"
385	V	66.50'	60.62'	32.60'	58.54'	S49°44'10"W	52°13'37"
385	W	33.50'	38.37'	21.60'	36.30'	N56°25'53"E	65°37'04"
386	X	25.00'	39.27'	25.00'	35.36'	S45°45'35"E	90°00'00"
CUL-DE-SAC	Y	66.50'	321.05'	59.23'	88.46'	N18°04'09"W	276°37'00"
389	Z	25.00'	39.27'	25.00'	35.36'	S44°14'25"W	90°00'00"
390	AA	33.50'	43.46'	25.40'	40.48'	N53°35'31"W	74°20'09"
390	BB	66.50'	69.53'	38.32'	66.40'	S46°22'35"E	59°54'18"
391	CC	66.50'	60.00'	32.22'	57.99'	N77°49'24"E	51°41'43"
392	DD	66.50'	60.00'	32.22'	57.99'	N26°07'41"E	51°41'43"
393	EE	66.50'	60.00'	32.22'	57.99'	N25°34'02"W	51°41'43"
394	FF	66.50'	45.67'	23.77'	44.77'	N71°05'15"W	39°20'41"
CUL-DE-SAC	GG	66.50'	295.19'	87.71'	105.98'	N36°24'29"E	254°20'09"
396	HH	25.00'	39.27'	25.00'	35.36'	S45°45'35"E	90°00'00"
363	II	830.00'	59.50'	29.76'	59.48'	S02°48'48"E	04°06'26"
364	JJ	830.00'	100.95'	50.54'	100.88'	S08°21'04"E	06°58'06"
365	KK	830.00'	103.43'	51.78'	103.36'	S15°24'18"E	07°08'22"
366	LL	830.00'	25.86'	12.93'	25.86'	S19°52'02"E	01°47'06"
367	MM	25.00'	44.00'	30.24'	38.54'	S29°39'44"W	100°50'38"
367	NN	270.00'	43.15'	21.62'	43.10'	N84°39'34"E	09°09'22"
372	OO	330.00'	90.00'	45.28'	89.72'	S67°09'40"W	15°37'34"
373	PP	330.00'	78.22'	39.30'	78.04'	S52°33'36"W	13°34'53"
BLOCK N	QQ	25.00'	39.27'	25.00'	35.36'	N44°22'32"E	90°00'00"
BLOCK M	RR	25.00'	39.27'	25.00'	35.36'	N45°37'28"W	90°00'00"

LORAIN COUNTY TAX MAP DEPARTMENT COPY



JOSEPH C. & PEGGY K. ARCHACKI
O.R.V. 45 P. 305

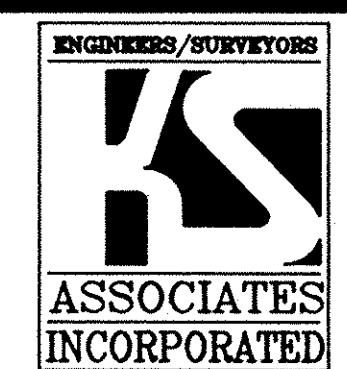
DATE:	4-2-93
DRAWN BY:	JEC
CHK'D BY:	
F.B.:	
DWG. NAME:	7815\PLAT
REVISIONS:	
11-19-93	REV PER CITY ENGINEER

WESTWINDS SUBDIVISION NO. 18

FINAL PLAT

KS ASSOCIATES, INC.

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



ELYRIA (216) 322-8317 * LORAIN (216) 244-5757

SHEET 2 OF 3

