

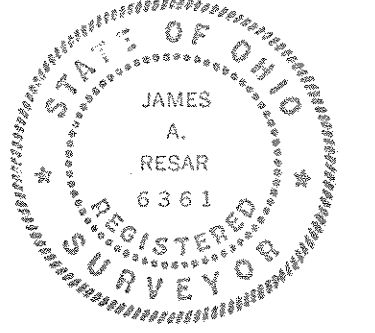
Wyndemere Estates

SUBDIVISION NO. III

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.

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

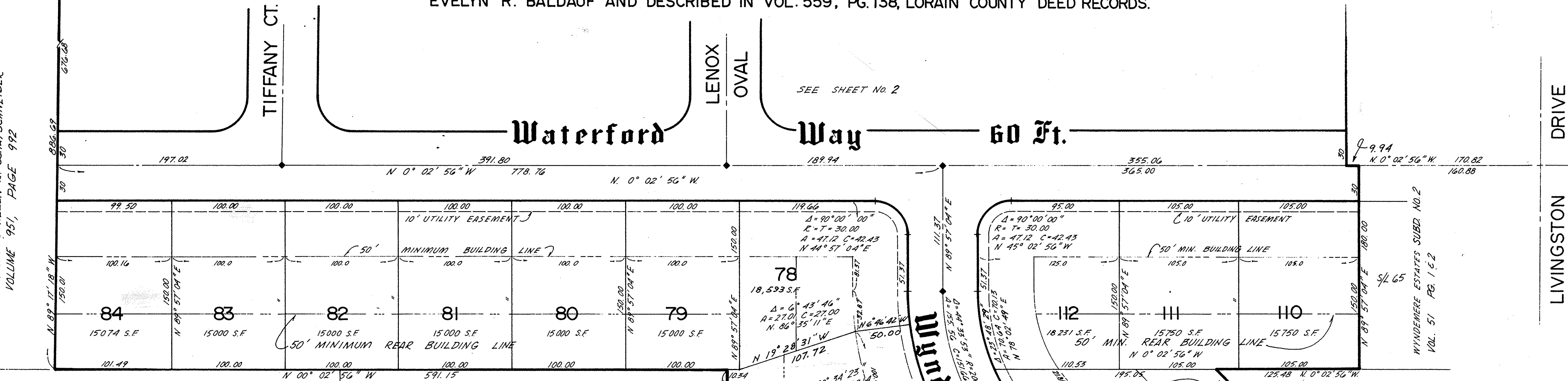


SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION No. 14 AND CONTAINING 25.7357 ACRES OF LAND OF WHICH 3.3921 ACRES ARE IN STREETS, 17.8064 ACRES ARE WITHIN THE SUBDIVISION OF LOTS 74 TO 114 INCLUSIVE, AND 4.5372 ACRES ARE IN BLOCK "A", AND BEING THE SAME TRACT AS CONVEYED TO ROBERT A. AND EVELYN R. BALDAUF AND DESCRIBED IN VOL. 559, PG. 138, LORAIN COUNTY DEED RECORDS.

DATE: NOVEMBER, 1992
SCALE: 1" = 50'

SHEET No. 1 of 2

HAROLD & HELEN R. SCHATZSCHNEIDER
VOLUME 951, PAGE 992



JEAN WEEKMAN
OR. VOL. 594 PG. 210

VALENTINE & LISELOTTE A. MARR
VOLUME 940, PG. 686

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-232
OHIO REV. CODE
SEP 7 1994
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

ACCEPTANCE & DEDICATION

WE, THE UNDERSIGNED OWNERS, CARL S. & LUCENE J. ANDREANO, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS WYNDEMERE ESTATES SUBD. NO. III, A SUBDIVISION OF LOTS 74 TO 114 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE ALL STREETS SHOWN HEREON AND DESIGNATED AS WATERFORD WAY 60 FT., TIFFANY COURT 60 FT., LENOX OVAL 60 FT., AND WYNDEMERE 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.

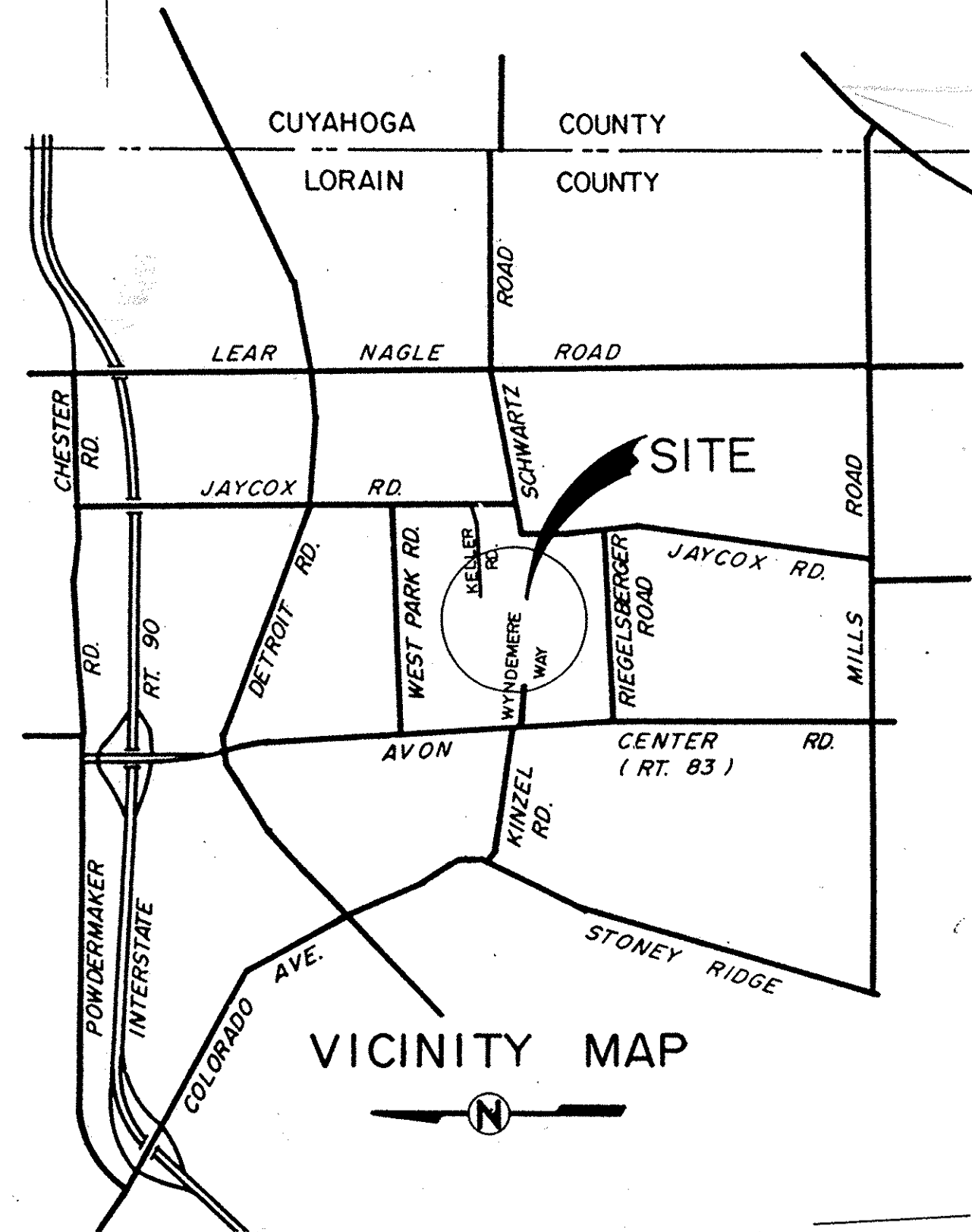
IN WITNESS WHEREOF, WE CARL S. & LUCENE J. ANDREANO, HAVE HEREUNTO SET OUR HANDS THIS 19th DAY OF August 1994.

Carl S. Andreano
CARL S. ANDREANO
Lucene J. Andreano
LUCENE J. ANDREANO

STATE OF OHIO S.S.
COUNTY OF CUYAHOGA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF August 1994.

NOTARY PUBLIC *Marie D. Schaeffer*
MY COMM. EXPIRES _____



MARIE D. SCHAEFFER
Notary Public, State of Ohio
My Commission Expires July 18, 1996
(Resides in Cuyahoga County)

Underground Easement

CARL S. & LUCENE J. ANDREANO, the owners of the within platted land, do hereby grant unto THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CABLEVISION CABLE COMPANY, CENTURY TELEPHONE CO., & OHIO EDISON CO. both Ohio corporations, their successors and assigns, (hereinafter referred to as the Grantees) a permanent right of way and easement ten (10) feet in width under, over and through all sublots and all lands shown hereon and parallel with and contiguous to all street lines to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric and communications cables, ducts, conduits, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing and transmitting electricity and communication signals, for public and private use at such locations as Grantees may determine, upon, within and across the easement premises. Said easement rights shall include the right, without liability therefore, to remove trees and landscaping including lawns, within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric and communication facilities, the right to install, repair, augment and maintain service cables outside the above described easement premises, and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right of way and easement grant. All sublots and all lands shall be restricted to underground utility service.

Carl S. Andreano
CARL S. ANDREANO
Lucene J. Andreano
LUCENE J. ANDREANO
William C. Kibler 9.11.93
C.E.I.
James P. O'Neil 8-23-94
CABLE CO.
Sam Schmitt
CENTURY TELEPHONE

Received for Record SEP - 7 1994
at 3:12 o'clock P.M. in PLAT RECORD
VOL 53 MARY ANN JAMISON
PAGE 54-55 Lorain County Recorder

Box: LCTC
(LINDA M.)
86.20

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

Wyndemere Estates

SUBDIVISION NO. III

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.

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 25th DAY OF August, 1994.

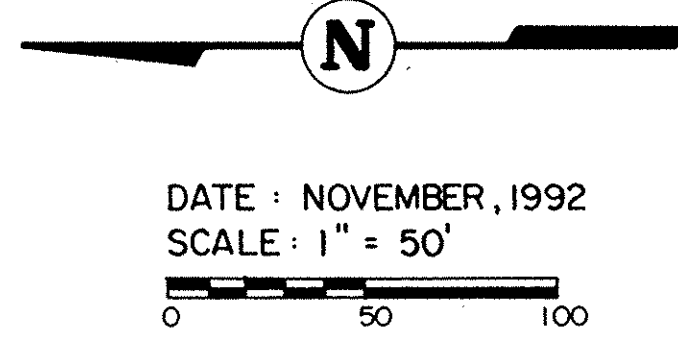
John C. Zwick
CITY ENGINEER

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 29th DAY OF August, 1994.

Paul Beard
PLANNING COMMISSION - CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 29th DAY OF August, 1994. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Edward K. ...
COUNCIL PRESIDENT



DATE: NOVEMBER, 1992
SCALE: 1" = 50'

SHEET No. 2 of 2

O.L. 23

O.L. 14

S/L 19
EAST AVON
VOL. 16, PG. 39

S/L 38
DEVELOPMENT

BLOCK "A"
KENSINGTON PARK ESTATES SUBD. NO. 1
VOLUME 52, PAGES 34, 35, 36

S/L 1

O.L. 23

O.L. 14

S/L 59

S/L 60

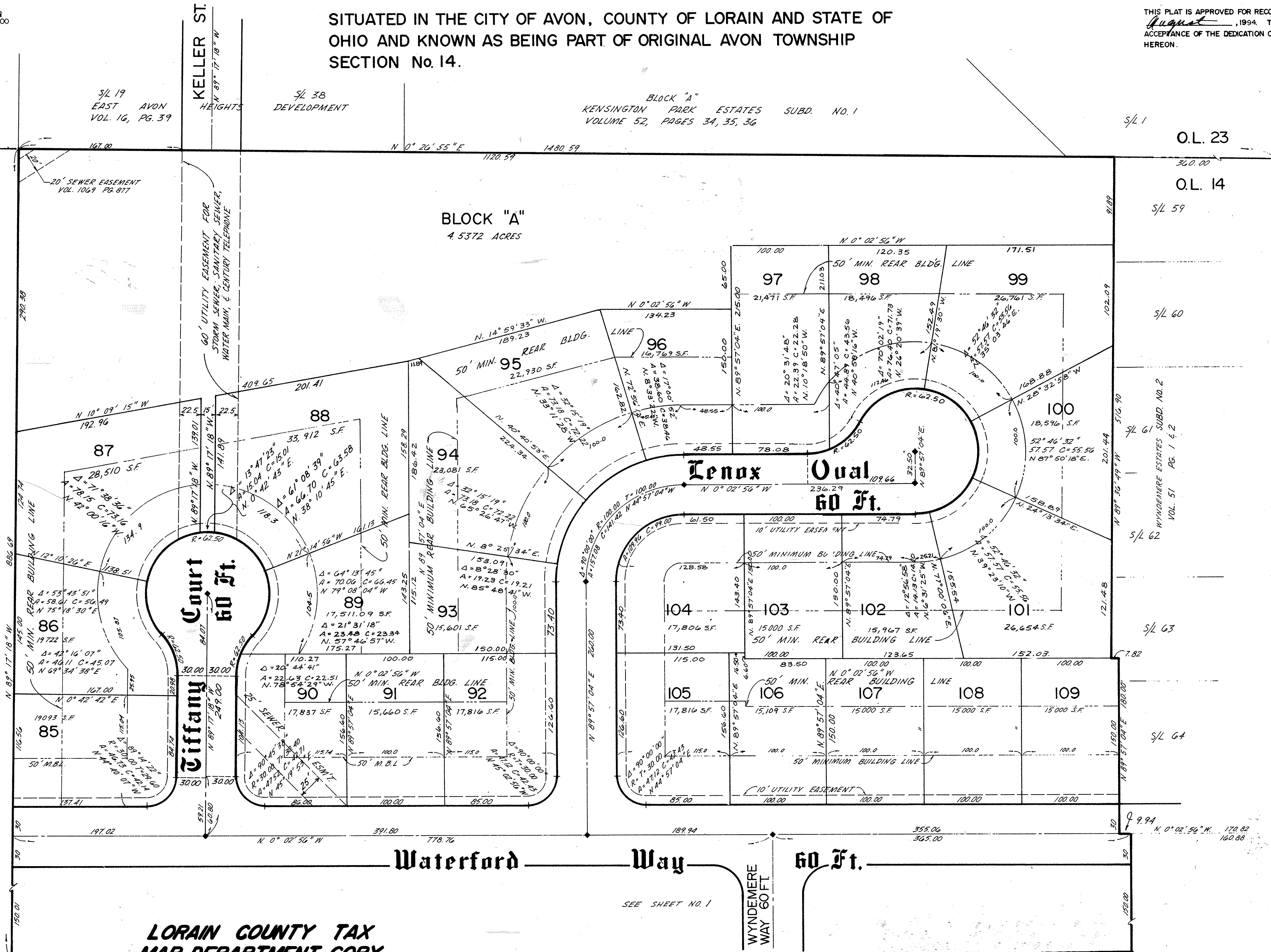
S/L 61

S/L 62

S/L 63

S/L 64

HAROLD & HELEN R. SCHATTSCHNEIDER
VOLUME 951, PAGE 992



LORAIN COUNTY TAX
MAP DEPARTMENT COPY

SEE SHEET NO. 1