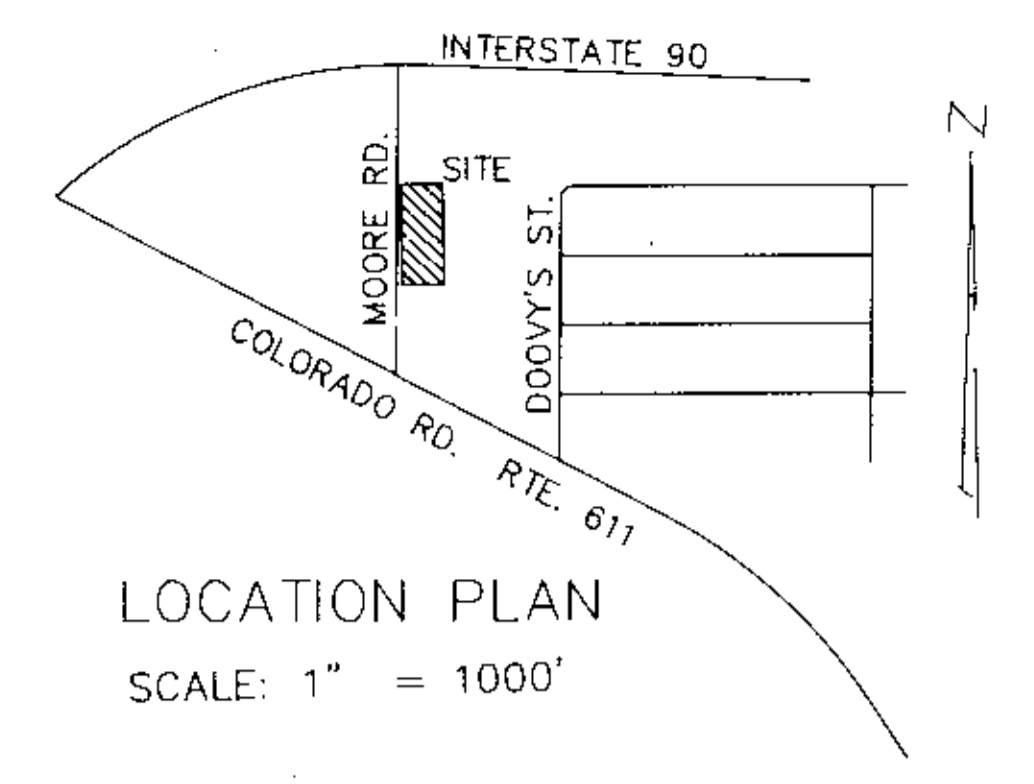
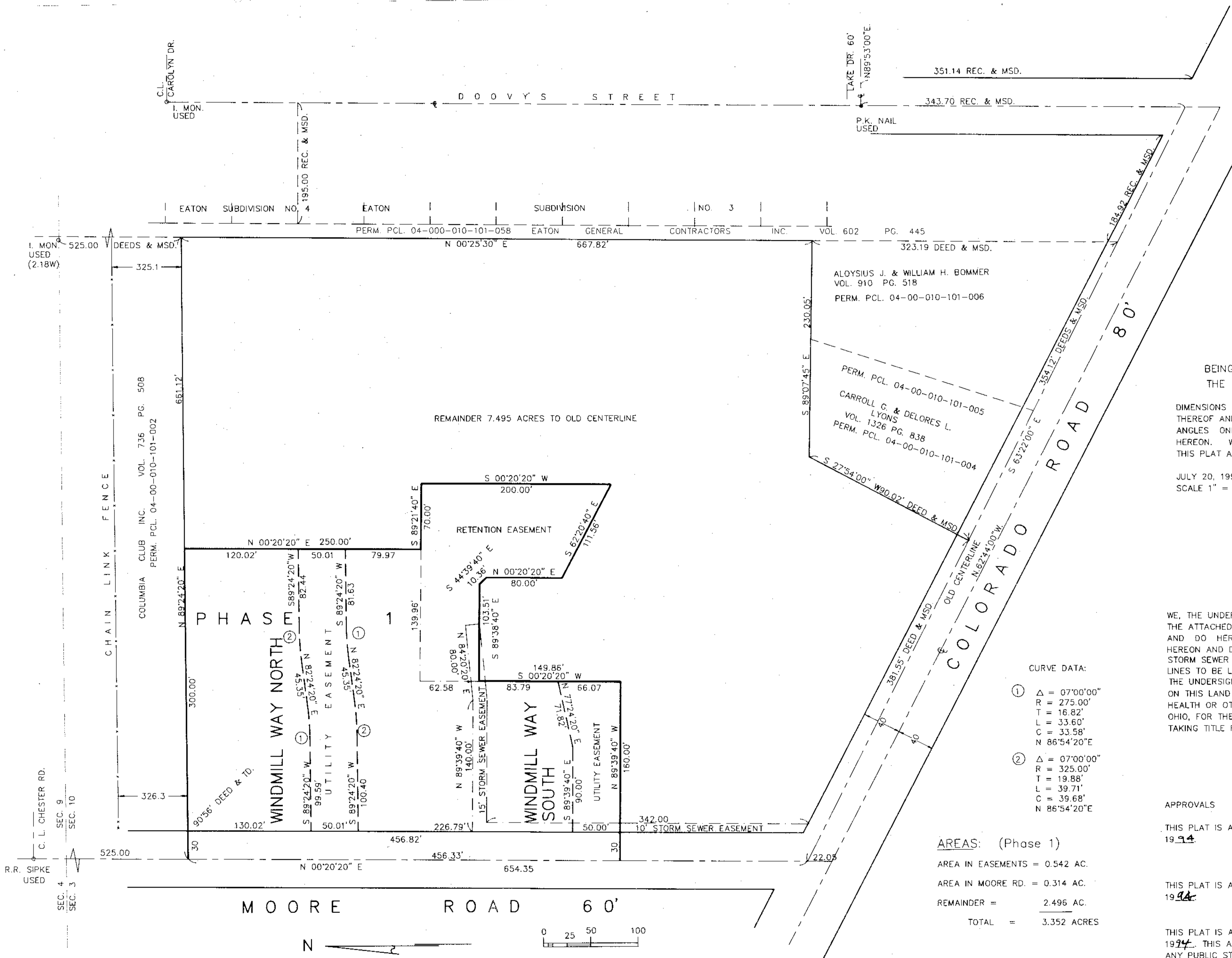


311712

311712

58



# WINDMILL VILLAGE

## PHASE 1

### EASEMENT PLAT

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 10, NOW IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO.

DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND 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. WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT.

JULY 20, 1994  
SCALE 1" = 50'

THE HENRY G. REITZ ENGINEERING COMPANY



*John G. Saylor*  
JOHN G. SAYLER  
REGISTERED SURVEYOR NO. 4658  
4214 ROCKY RIVER DRIVE  
CLEVELAND, OHIO 44135

WE, THE UNDERSIGNED OWNERS, STENGER REALTY CO., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS PHASE 1 OF WINDMILL VILLAGE AND DO HEREBY GRANT TO THE CITY OF AVON THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS, RETENTION EASEMENT, AND STORM SEWER EASEMENT, AND DO DEDICATE THE WATER AND SANITARY SEWER LINES TO BE LOCATED WITHIN SAID UTILITY EASEMENTS TO THE CITY OF AVON. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF AVON, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER OWNERS OR ASSIGNS TAKING TITLE FROM THE UNDERSIGNED.

CURVE DATA:

- ① Δ = 07°00'00"  
R = 275.00'  
T = 16.82'  
L = 33.60'  
C = 33.58'  
N 86°54'20"E
- ② Δ = 07°00'00"  
R = 325.00'  
T = 19.88'  
L = 39.71'  
C = 39.68'  
N 86°54'20"E

AREAS: (Phase 1)

AREA IN EASEMENTS = 0.542 AC.  
AREA IN MOORE RD. = 0.314 AC.  
REMAINDER = 2.496 AC.  
TOTAL = 3.352 ACRES

STENGER REALTY CO. BY *Frank Stenger - Pres.*  
*Jan F. Stenger*

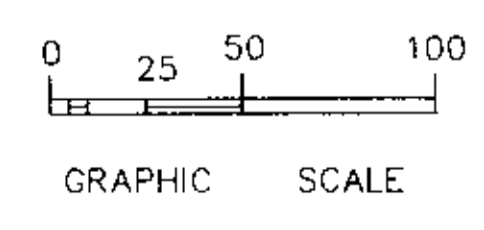
APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 25<sup>th</sup> DAY OF August 1994.  
CITY ENGINEER *Steve C. Zund*

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 29 DAY OF August 1994.  
PLANNING COMMISSION - CHAIRPERSON *Paul Bond*

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

COUNCIL PRESIDENT *Edmund Koptanek*



SEP 12 1994  
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4323 MR  
Bix: Brenda Hennessy