

WESTWINDS SUBDIVISION NO. 19

NOTE

A SANITARY SEWER EASEMENT IS SHOWN ON SUBLOTS 400 AND 401. IT IS BETWEEN THE OWNER, KOPF CONSTRUCTION CORP., AND MARY O'MALLEY, THE CITY OF AVON LAKE IS NOT A PARTY TO THIS EASEMENT.

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 19 SUBDIVISION AS RECORDED IN OFFICIAL RECORD VOLUME 408 PAGE 655 6th 562 OF LORAIN COUNTY DEED RECORDS.

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NO. 19 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.

Wade M. Vertz 2-6-96
 AVON LAKE MUNICIPAL ENGINEER
 WADE M. VERTZ, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NO. 19 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 2ND DAY OF JANUARY, 1996.

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. 19 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 1996-01 PASSED THE 14th DAY OF JANUARY, 1996.

Kathleen Lynch
 CLERK OF COUNCIL
 KATHLEEN LYNCH

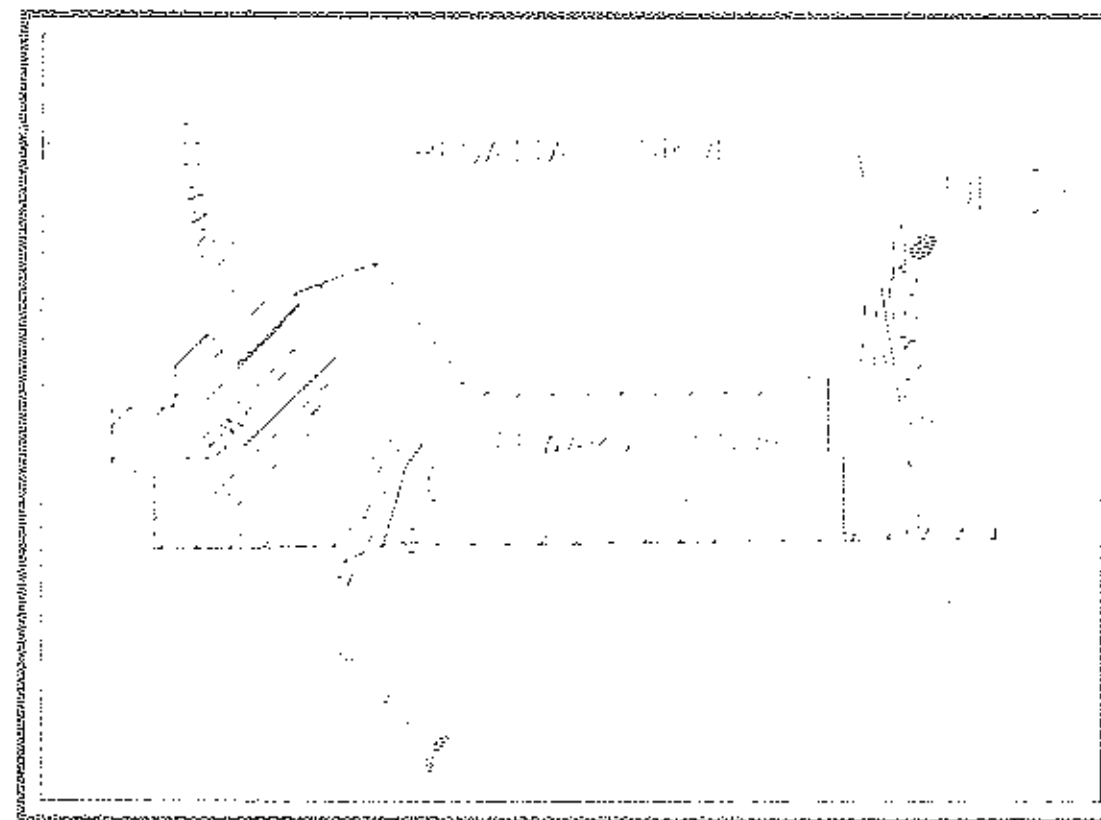
LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NO. 19 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Geoffrey Smith
 AVON LAKE LAW DIRECTOR
 GEOFFREY SMITH

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED WESTWINDS SUBDIVISION NO. 19 AS SHOWN THEREON AND CONTAINING 6.2420 ACRES OF LAND IN TOWNSHIP SECTION 30 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. ALL MONUMENTS INDICATED BY THIS PLAN WERE FOUND AND ALL POINTS TIES TO ADJACENT MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DEFINE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK WHEN COMPLETED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MAMLM STANDARDS FOR LAND SURVEYS. A SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

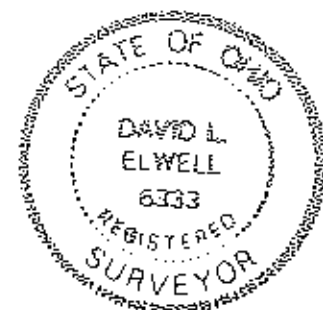


AREA MAP
 NO SCALE

- LEGEND**
- ◆ P.O.N. PIN FOUND
 - ◇ P.O.N. PIN SET
 - ◆ MONUMENT BOX FOUND
 - ◇ MONUMENT BOX SET

AREA IN 32 SUBLOTS 13.029 ACRES
 AREA IN R.I.W. 3.029 ACRES
 TOTAL AREA IN SUBDIVISION 6.2420 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. 19 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE LEeward COURT, NEWPORT COURT AND ANCHORS WEIGH, AS SHOWN HEREON.

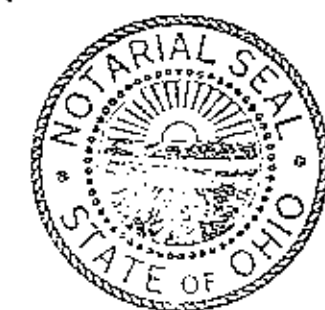
WESTWINDS JOINT VENTURE
 BY: *H.R. Kopf* AND: *H.R. Kopf*
 H.R. KOPF, PRESIDENT H.R. KOPF, PRESIDENT
 KOPF CONSTRUCTION CORP. 420 AVON BELDEN ROAD CO.
 (A PARTNER)

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. 19 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 31 DAY OF August, 1995.

Michael G. Berichon
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11-25-96



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, 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.

WESTWINDS JOINT VENTURE
 BY: *H.R. Kopf* AND: *H.R. Kopf*
 H.R. KOPF, PRESIDENT H.R. KOPF, PRESIDENT
 KOPF CONSTRUCTION CORP. 420 AVON BELDEN ROAD CO.
 (A PARTNER)

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT FIRST FEDERAL OF LAKEWOOD MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION NO. 19, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE LEeward COURT, NEWPORT COURT AND ANCHORS WEIGH, AS SHOWN HEREON.

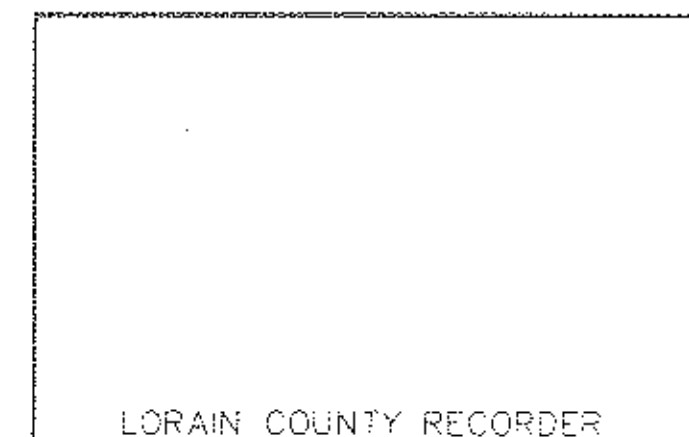
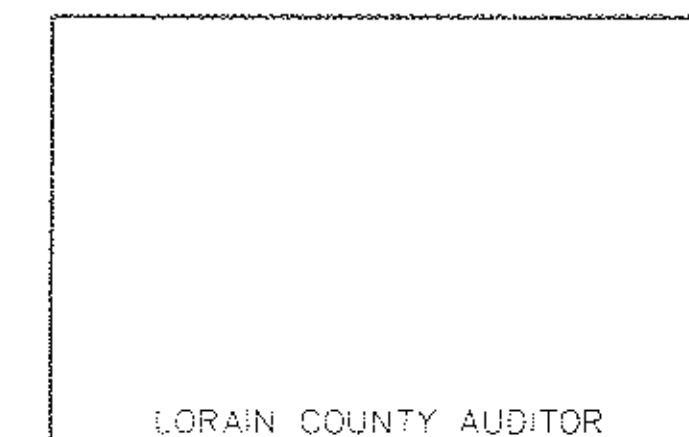
FIRST FEDERAL OF LAKEWOOD
 BY: *Brian M. King & Terry G. Tracy*
 AND: *Brian M. King & Terry G. Tracy*
 BRIAN M. KING, SR. V.P. & SECY. TERRY G. TRACY, PRESIDENT

NOTARY PUBLIC

STATE OF OHIO
 CUYAHOGA SS
 LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR *Brian M. King & Terry G. Tracy* REPRESENTING FIRST FEDERAL OF LAKEWOOD WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NO. 19 AND THAT IT WAS THEIR OWN FREE ACT AND DEED ON BEHALF OF *FIRST FEDERAL OF LAKEWOOD* IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT *Lakewood*, OHIO, THIS *3* DAY OF *September*, 1995.

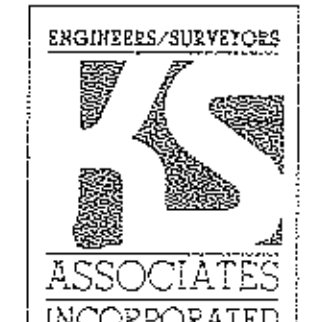
Michael G. Berichon
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: *July 7, 1999*



DATE	REVISIONS
10-03-95	
DRAWN BY: JEC/ARR	
CHECKED BY:	
FB: 129	
DWG. NAME: 78151-2.PLT	

WESTWINDS SUBDIVISION NO. 19
 FINAL PLAT

KS ASSOCIATES, INC.
 ENGINEERS/SURVEYORS
 424 Middle Avenue
 P.O. Box 89
 Elyria, Ohio 44036
 ELYRIA (216) 322-6317 * LORAIN (216) 244-9757



SHEET 1 OF 3
 JOB NO. 7815-19

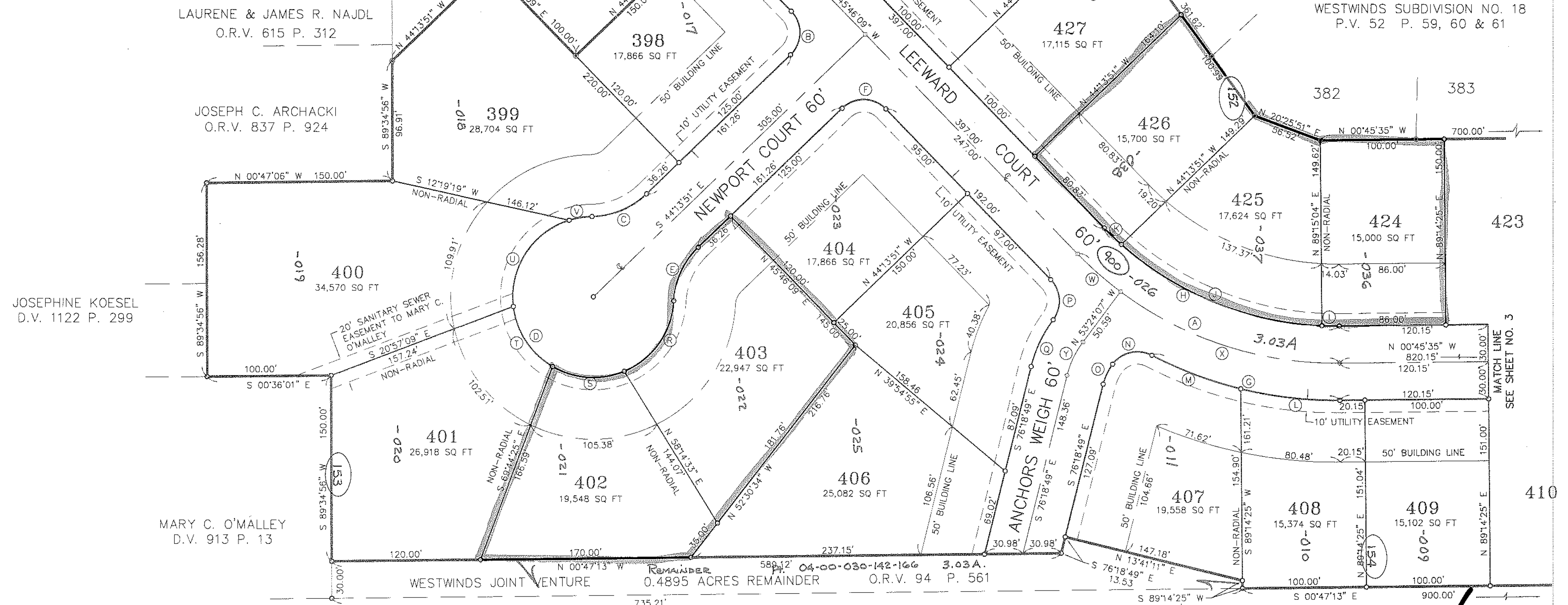
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	290.08'	235.57'	124.71'	229.15'	N 22°30'17" E	46°31'44"
B	25.00'	39.27'	25.00'	35.36'	S 89°13'51" E	90°00'00"
C	65.00'	48.84'	25.64'	47.70'	N 22°42'23" W	43°02'57"
D	65.00'	301.88'	∞	95.00'	N 45°46'09" E	266°05'53"
E	65.00'	48.84'	25.64'	47.70'	N 65°45'19" W	43°02'57"
F	25.00'	39.27'	25.00'	35.36'	S 00°46'09" W	90°00'00"
G	320.08'	157.46'	80.36'	155.88'	N 13°20'01" E	28°11'12"
H	260.08'	211.21'	111.82'	205.45'	N 22°30'17" E	46°31'44"
I	260.08'	14.03'	7.02'	14.03'	N 00°47'10" E	03°05'29"
J	260.08'	177.98'	92.63'	174.53'	N 21°56'11" E	39°12'34"
K	260.08'	19.19'	9.60'	19.19'	N 43°39'19" E	04°13'41"
L	320.08'	80.70'	40.57'	80.49'	N 06°27'48" E	14°26'46"
M	320.08'	76.76'	38.57'	76.58'	N 20°33'24" E	13°44'26"
N	25.00'	35.27'	21.29'	32.42'	N 12°59'15" W	80°49'44"
O	45.00'	17.99'	9.12'	17.88'	N 64°51'28" W	22°54'42"
P	25.00'	35.27'	21.29'	32.42'	N 86°11'01" E	80°49'44"
Q	105.00'	41.99'	21.28'	41.71'	S 64°51'28" E	22°54'42"
R	65.00'	73.15'	41.00'	69.35'	S 55°02'24" E	64°28'48"
S	65.00'	60.00'	32.33'	57.89'	N 03°38'40" E	52°53'18"
T	65.00'	60.00'	32.33'	57.89'	S 56°31'58" W	52°53'18"
U	65.00'	90.00'	53.90'	82.98'	N 57°21'24" W	79°19'57"
V	65.00'	18.73'	9.43'	18.66'	N 09°26'10" W	16°30'31"
W	290.08'	46.43'	23.27'	46.38'	N 41°11'01" E	9°10'16"
X	290.08'	189.14'	98.07'	185.80'	N 17°55'09" E	37°21'28"
Y	75.00'	29.99'	15.20'	29.79'	N 64°51'28" E	22°54'42"
Z	300.00'	113.98'	57.69'	113.30'	S 56°39'14" W	21°46'11"

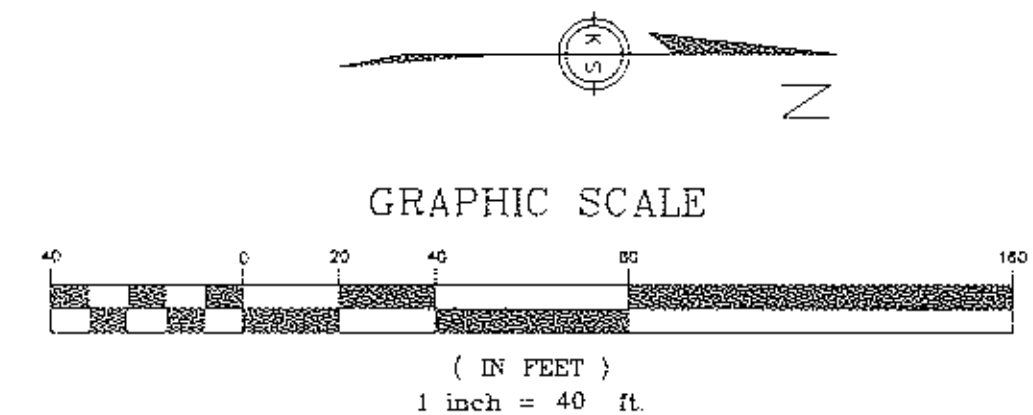
WESTWINDS SUBDIVISION NO. 19

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

AREA IN 32 SUBLOTS	13.2129 ACRES
AREA IN R/W	3.0291 ACRES
TOTAL AREA IN SUBDIVISION	16.2420 ACRES



56/41-43



DATE	BY	REVISIONS
10-1-99	KS/ABP	

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FINAL PLAT

KS ASSOCIATES, INC.
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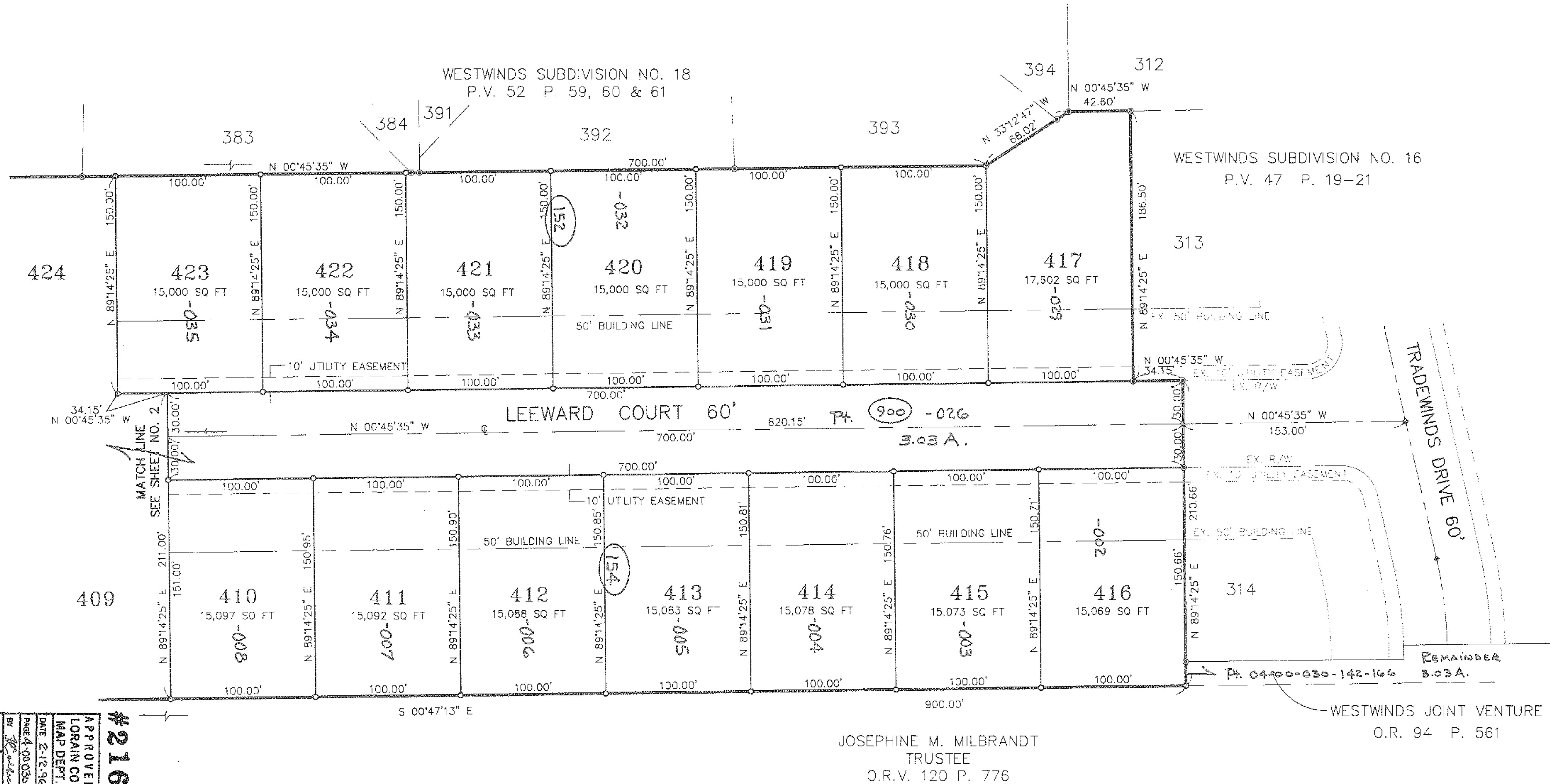
ENGINEERS/SURVEYORS
KS
ASSOCIATES
INCORPORATED

SHEET 2 OF 3
JOB NO. 7815-19

WESTWINDS SUBDIVISION NO. 19

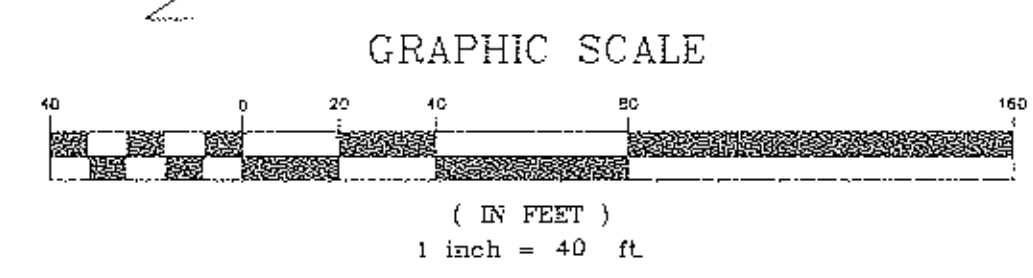
BEING PART OF
ORIGINAL AVON TOWNSHIP SECTION 30
CITY OF AVON LAKE * COUNTY OF LORAIN * STATE OF OHIO

AREA IN 32 SUBLOTS	13.2129 ACRES
AREA IN R/W	3.0291 ACRES
TOTAL AREA IN SUBDIVISION	16.2420 ACRES



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INTO PLAT 16.24 A.
DVT ΔF: 04-00-030-142-163 19.27 A.

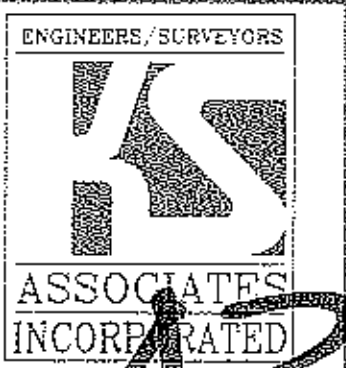
#21642
APPROVED
LORAIN CO.
MAP DEPT.
DATE 2-12-96
BY [Signature]
BY [Signature]



DATE	REVISIONS
10-3-95	
DRAWN BY: JEC/ABR	
CHK'D BY: JTS	
DWG. NAME: 21642	

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FINAL PLAT

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SHEET 3 OF 3
JOB NO. 7815-19

56/41-43

43