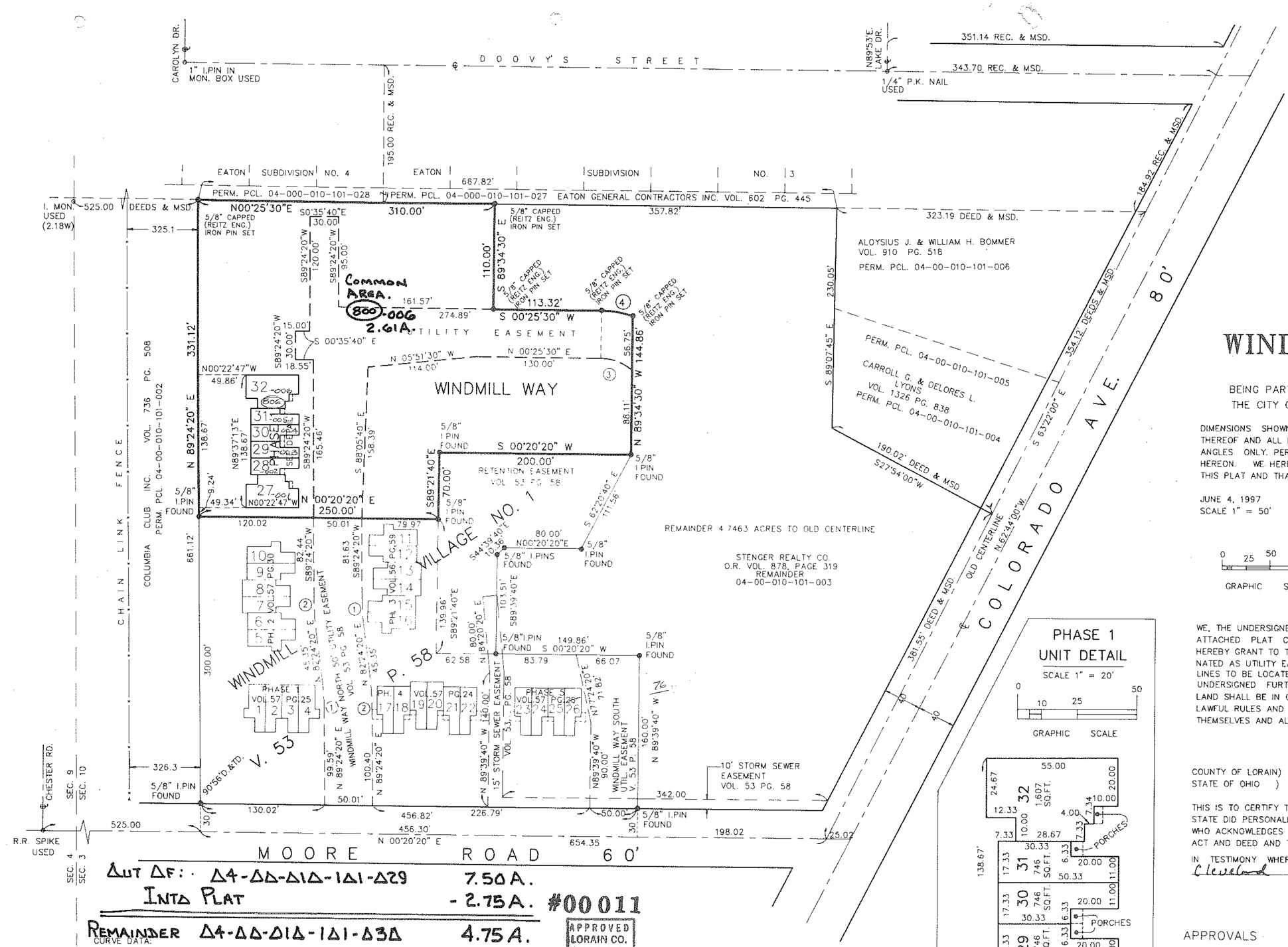


WINDMILL VILLAGE NO. 2

PHASE 1 – UNITS 27 THROUGH 32

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.

JUNE 4, 1997
SCALE 1" = 50'

THE HENRY G. REITZ ENGINEERING COMPANY

0 25 50 100
GRAPHIC SCALE

Donald E Woike

DONALD E. WOIKE
OHIO REGISTERED SURVEYOR NO. 5547
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135

WE, THE UNDERSIGNED OWNERS, STENGER REALTY CO., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS WINDMILL VILLAGE NO. 2 PHASE 1 AND DO HEREBY GRANT TO THE CITY OF AVON THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS, 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.

STENGER REALTY CO.

BY: Frank Stenger

COUNTY OF LORAIN)
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR STENGER REALTY CO. BY: Frank Stenger WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland, OHIO THIS 2nd DAY OF July 19 97

Michael J. Molnar
NOTARY PUBLIC
Michael J. Molnar
Lifetime Commission

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 3 DAY OF July 19 97

CITY ENGINEER Gary E. Hrivnak

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 1 DAY OF July 19 97

PLANNING COMMISSION – CHAIRPERSON Edward Kaplan

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 1 DAY OF July 19 97. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

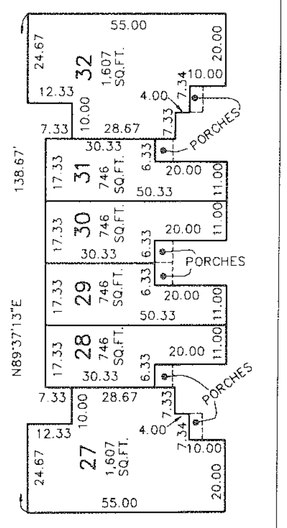
COUNCIL PRESIDENT Edward Kaplan

59/21

PHASE 1 UNIT DETAIL

SCALE 1" = 20'

0 10 25 50
GRAPHIC SCALE



CURVE DATA:

①	Δ = 07°00'00"	③	Δ = 41°02'00"
	R = 275.00'		R = 50.00'
	T = 16.82'		T = 18.71'
	L = 33.60'		L = 35.81'
	C = 33.58'		C = 35.05'
	N 86°54'20"E		N 20°56'30"E
②	Δ = 07°00'00"	④	Δ = 19°09'50"
	R = 325.00'		R = 100.00'
	T = 19.88'		T = 16.88'
	L = 39.71'		L = 33.45'
	C = 39.68'		C = 33.29'
	N 86°54'20"E		N 10°00'25"E

AUT AF: Δ4-ΔΔ-Δ1Δ-1Δ1-Δ29 7.50A.
INTO PLAT - 2.75A. #00011
REMAINDER Δ4-ΔΔ-Δ1Δ-1Δ1-Δ3Δ 4.75A.

APPROVED LORAIN CO. MAP DEPT.
DATE 7-22-97
PAGE 4-00-010-A
BY Kathleen
HOLD AFTER 2011

AREAS:

AREA IN PHASE 1	= 0.1423 AC.
AREA IN EASEMENTS	= 0.6916 AC.
COMMON AREA	= 1.9150 AC.
TOTAL	= 2.7489 AC.

COVENANTS, EASEMENTS, RESTRICTIONS & CONDITIONS

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR SAID SUBDIVISION ARE AS RECORDED IN LORAIN COUNTY OFFICIAL RECORDS VOL. 1066 PG. 911, AND THE SAME ARE INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF REWRITTEN HEREON.