

# WINDMILL VILLAGE

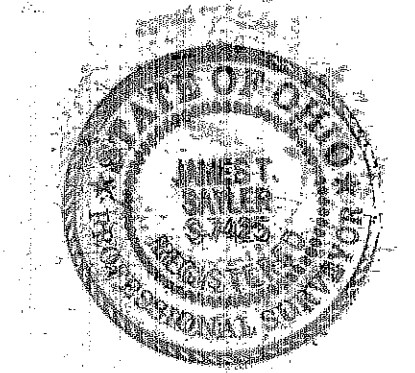
## PHASE 3

### 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.

OCTOBER 1, 1997  
SCALE 1" = 50'



*J.T. Saylor*  
JAMES T. SAYLOR  
REGISTERED SURVEYOR NO. 7425  
4214 ROCKY RIVER DRIVE  
CLEVELAND, OHIO 44135

WE, THE UNDERSIGNED OWNERS, STENGER REALTY CO., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS PHASE 3 OF WINDMILL VILLAGE 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.

CURVE DATA:

- |  |  |   |  |  |  |  |   |   |   |   |  |  |
|--|--|---|--|--|--|--|---|---|---|---|--|--|
| ① Δ = 07°00'00"<br>R = 275.00'<br>T = 16.82'<br>L = 33.60'<br>C = 33.58'<br>N 86°54'20"E | ② Δ = 07°00'00"<br>R = 325.00'<br>T = 19.88'<br>L = 39.71'<br>C = 39.68'<br>N 86°54'20"E | ③ Δ = 41°02'00"<br>R = 50.00'<br>T = 18.71'<br>L = 35.81'<br>C = 35.05'<br>N 20°56'30"E | ④ Δ = 19°09'50"<br>R = 100.00'<br>T = 18.88'<br>L = 33.45'<br>C = 33.29'<br>N 10°00'25"E | ⑤ Δ = 23°17'08"<br>R = 100.00'<br>T = 20.60'<br>L = 40.64'<br>C = 40.36'<br>N 31°13'54"E | ⑥ Δ = 20°28'06"<br>R = 100.00'<br>T = 18.05'<br>L = 35.72'<br>C = 35.53'<br>N 53°06'31"E | ⑦ Δ = 27°04'56" APPROVALS<br>R = 100.00'<br>T = 24.08'<br>L = 47.27'<br>C = 46.83'<br>N 76°53'02"E | ⑧ Δ = 90°00'00"<br>R = 100.00'<br>T = 100.00'<br>L = 157.08'<br>C = 141.42'<br>N 45°25'30"E | ⑨ Δ = 48°58'00"<br>R = 50.00'<br>T = 22.77'<br>L = 42.73'<br>C = 41.44'<br>N 65°56'30"E | ⑩ Δ = 90°00'00"<br>R = 50.00'<br>T = 50.00'<br>L = 78.54'<br>C = 70.71'<br>N 45°25'30"E | ⑪ Δ = 26°12'30"<br>R = 50.00'<br>T = 11.64'<br>L = 22.87'<br>C = 22.67'<br>N 76°28'15"W | ⑫ Δ = 26°12'30"<br>R = 100.00'<br>T = 23.34'<br>L = 45.74'<br>C = 45.46'<br>N 76°28'15"W | ⑬ Δ = 26°16'40"<br>R = 100.00'<br>T = 23.34'<br>L = 45.86'<br>C = 45.46'<br>N 76°30'20"W |
|--|--|---|--|--|--|--|---|---|---|---|--|--|

STENGER REALTY CO. BY: *Frank Stenger, Pres.*

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 19 DAY OF MAY 1998  
CITY ENGINEER *Michael Brubaker*

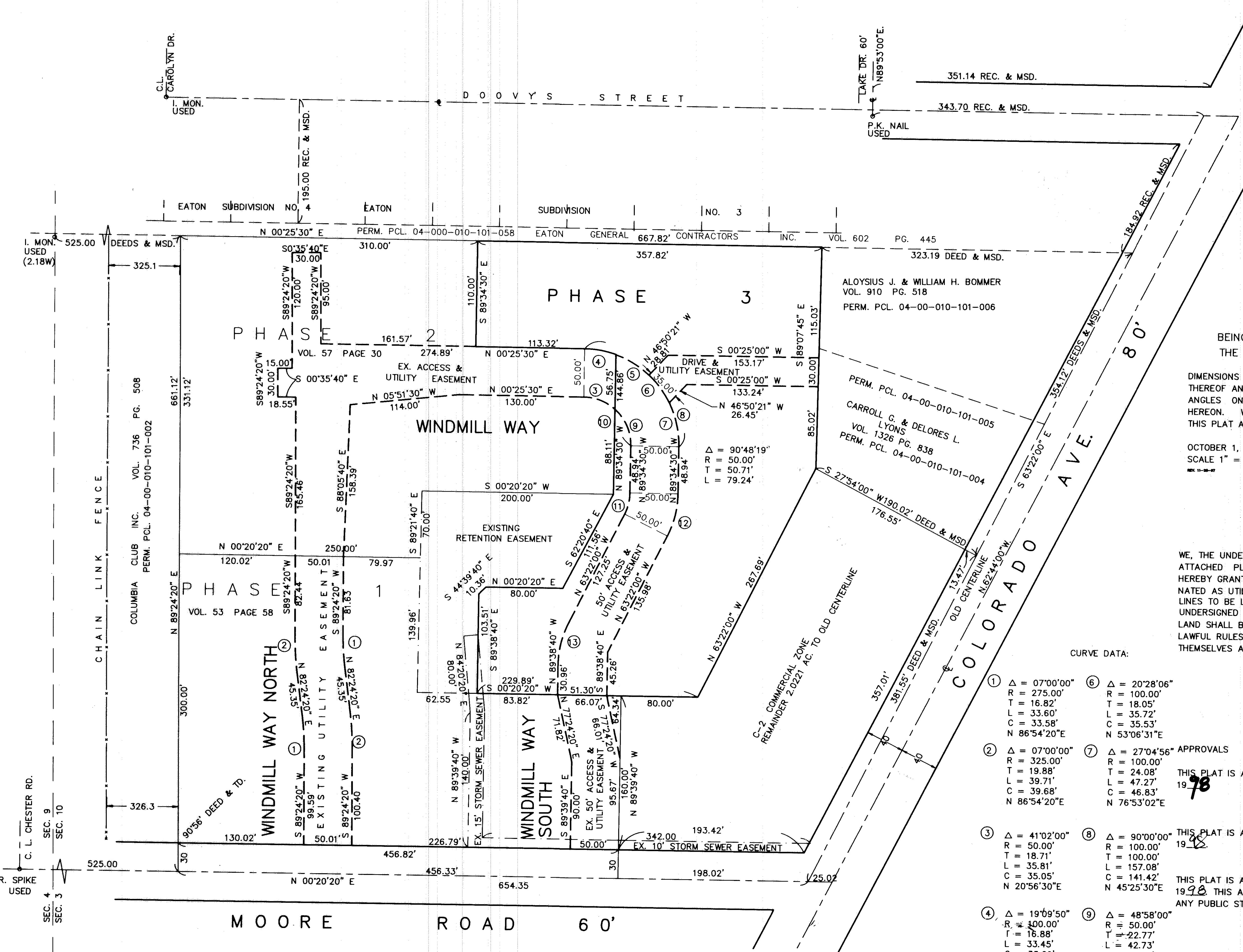
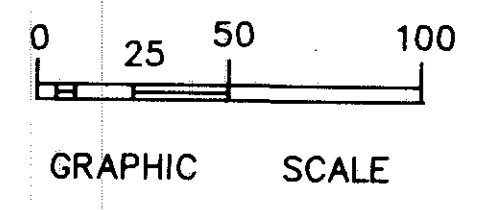
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 20 DAY OF May 1998  
PLANNING COMMISSION - CHAIRPERSON *[Signature]*

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 21 DAY OF MAY 1998 THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT *[Signature]*

AREAS: (Phase 3)

AREA IN EASEMENT = 0.536 AC.  
REMAINDER = 2.188 AC.  
TOTAL = 2.724 ACRES



This Conveyance has been examined and the Grantor has complied with Section 310202 of the Revised Code.  
FEE \$ 2  
EXEMPT P 630-98  
Mark R. Stewart, County Auditor

RECEIVED FOR RECORD  
JUN 3 1998  
Mary Ann Jamison  
Lorain County Recorder  
Boni Stenger Realty Co  
(216) 252-3500  
(Jim)

6/15