

# WESTWINDS SUBDIVISION NO. 22 PLAT

643283

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NO. 22 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 3rd DAY OF August, 1999.

Pennie Ackerman  
AVON LAKE PLANNING COMMISSION SECRETARY  
PENNIE ACKERMAN

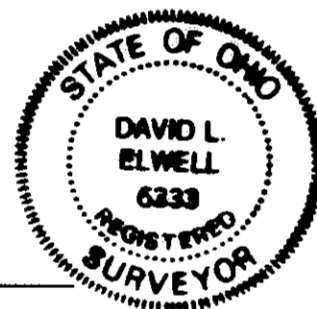
## ENGINEER'S & SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, WESTWINDS JOINT VENTURE, I HAVE SURVEYED AND PLATTED WESTWINDS SUBDIVISION NO. 22, AS SHOWN HEREON AND CONTAINING 7.0757 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NO. 30, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

AT ALL POINTS INDICATED OR IRON PIN MONUMENTS WERE EITHER FOUND OR SET. (SEE LEGEND)

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT.

AREA IN 13 SUBLOTS 5.7963 ACRES  
AREA IN RIGHT-OF-WAY 1.2794 ACRES  
TOTAL AREA IN SUBDIVISION 7.0757 ACRES



David L. Elwell  
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333



Mark B. Skellenger  
MARK B. SKELLENGER, REGISTERED ENGINEER NO. 46461

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WESTWINDS JOINT VENTURE, AN OHIO PARTNERSHIP, DOES HEREBY ACCEPT THIS PLAT OF WESTWINDS SUBDIVISION NO. 22 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ANCHOR'S WEIGH AS SHOWN HEREON.

WESTWINDS JOINT VENTURE

BY: H.R. Kopf  
H.R. KOPF, PRESIDENT  
KOPF CONSTRUCTION CORP.  
H.R. KOPF, PRESIDENT  
420 AVON BELDEN ROAD CO.

## NOTARY PUBLIC

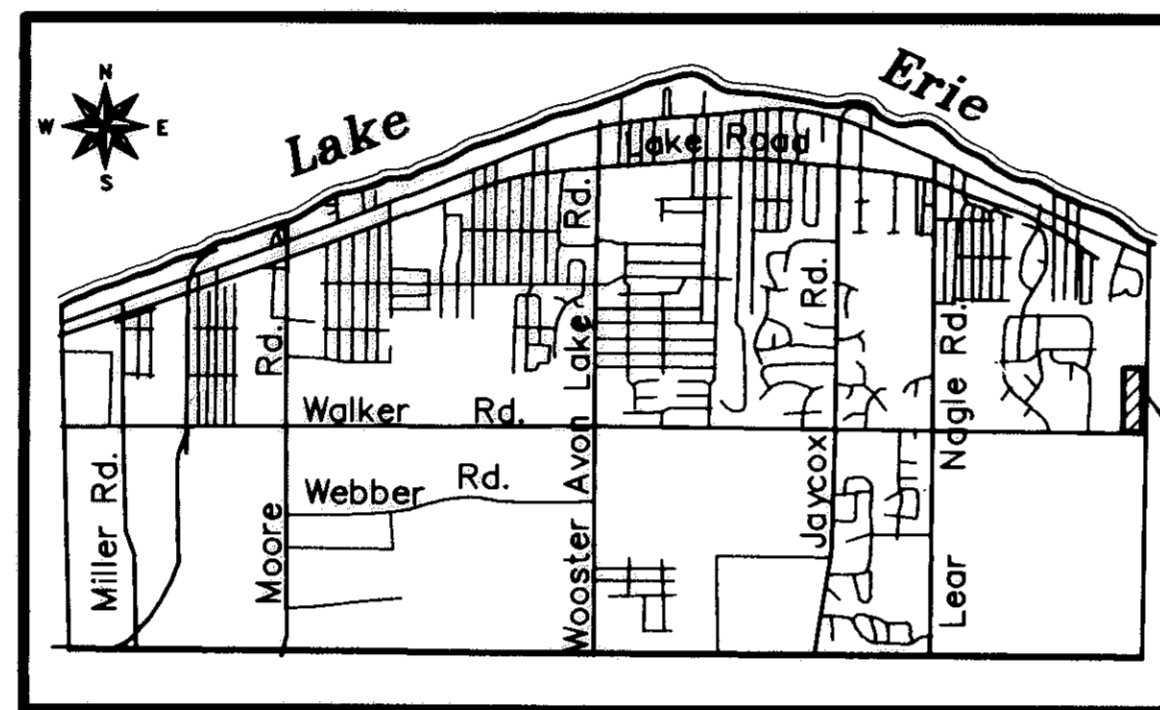
STATE OF OHIO  
LORAIN COUNTY

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. 22 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 13th DAY OF April, 1999.

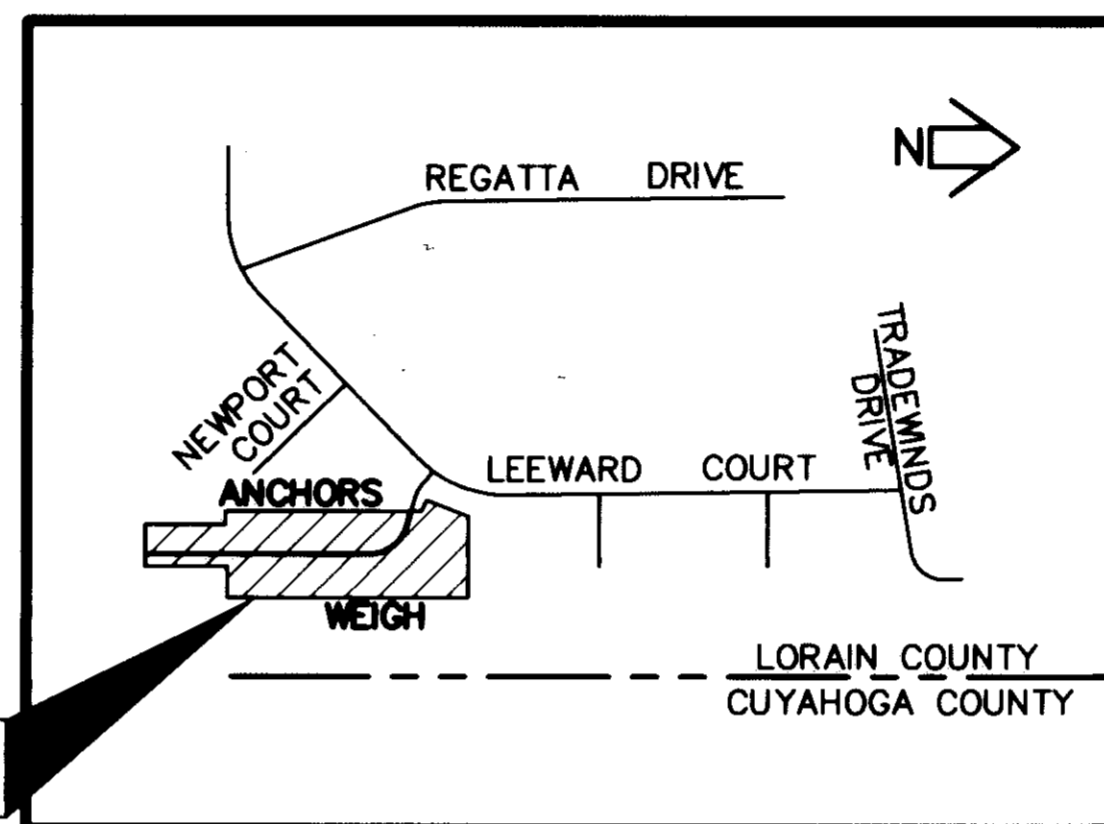
Sharon L. Britton  
NOTARY PUBLIC  
SHARON L. BRITTON  
MY COMMISSION EXPIRES: 3-27-00



BEING PART OF AVON TOWNSHIP SECTION NO. 30  
CITY OF AVON LAKE \* COUNTY OF LORAIN \* STATE OF OHIO



AVON LAKE



AREA MAP  
NO SCALE

- LEGEND
- IRON PIN FOUND
  - IRON PIN SET
  - MONUMENT BOX SET

## 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, CENTRAL 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  
H.R. KOPF, PRESIDENT  
KOPF CONSTRUCTION CORP.  
H.R. KOPF, PRESIDENT  
420 AVON BELDEN ROAD CO.

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT First Federal Savings and Loan Association of Lakewood MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF WESTWINDS SUBDIVISION NO. 22, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ANCHOR'S WEIGH AS SHOWN HEREON.

BY: Michael G. Brincher, V.P.  
AND John J. Sr. VP: Secy.

## NOTARY PUBLIC

STATE OF OHIO  
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Michael G. Brincher, V.P. and John J. Sr. VP: Secy. REPRESENTING First Federal Savings and Loan Association of Lakewood WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NO. 22 AND THAT IT WAS THEIR OWN FREE ACT AND DEED ON BEHALF OF First Federal Savings and Loan Association of Lakewood IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Lakewood, OHIO, THIS 14 DAY OF April, 1999.

Sharon A. Tobin  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: February 24, 2001

## 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 20 SUBDIVISION AS RECORDED IN OFFICIAL RECORD VOLUME 408 PAGE 655 et. seq. OF LORAIN COUNTY OFFICIAL RECORDS.

## CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NO. 22 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.

Waide M. Mertz  
AVON LAKE MUNICIPAL ENGINEER  
WAIDE M. MERTZ, P.E.

## CITY COUNCIL

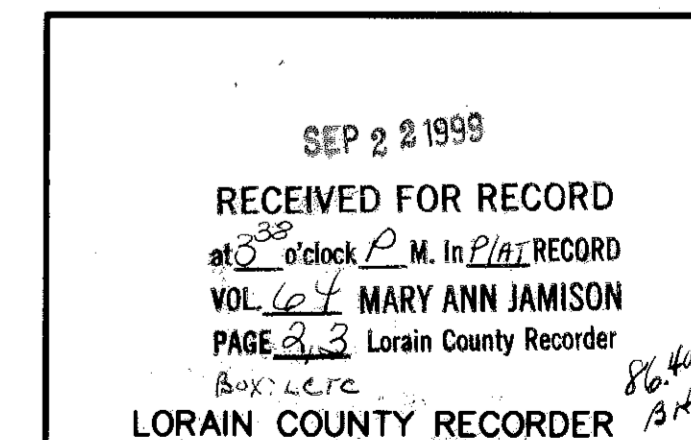
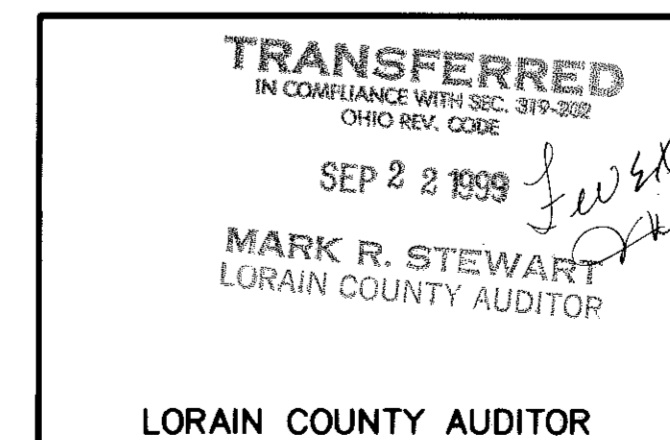
THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NO. 22 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. PASSED THE 23 DAY OF August, 1999.

Kathleen Lynch  
CLERK OF COUNCIL  
KATHLEEN LYNCH  
Vincent M. Urcin  
MAYOR  
VINCENT M. URBIN

## LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NO. 22 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Geoffrey R. Smith  
AVON LAKE LAW DIRECTOR  
GEOFFREY R. SMITH



DATE: 07-11-97		
DRAWN BY: VY,AMK		
CHD BY: DLE		
F.B.:		
DWG. NAME: 22PLAT1.DWG	02-11-99	MISC. ADDITIONS, BEARING CHANGES, UPDATE
XREF(S):	07-11-97	ORIGINAL ISSUE DATE

WESTWINDS SUBDIVISION NO. 22

PLAT

CITY OF AVON LAKE, OHIO

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS  
424 Middle Avenue  
P.O. Box 89  
Elyria, Ohio 44036

PHONE (440) 322-6317 \* FAX: (440) 284-0623

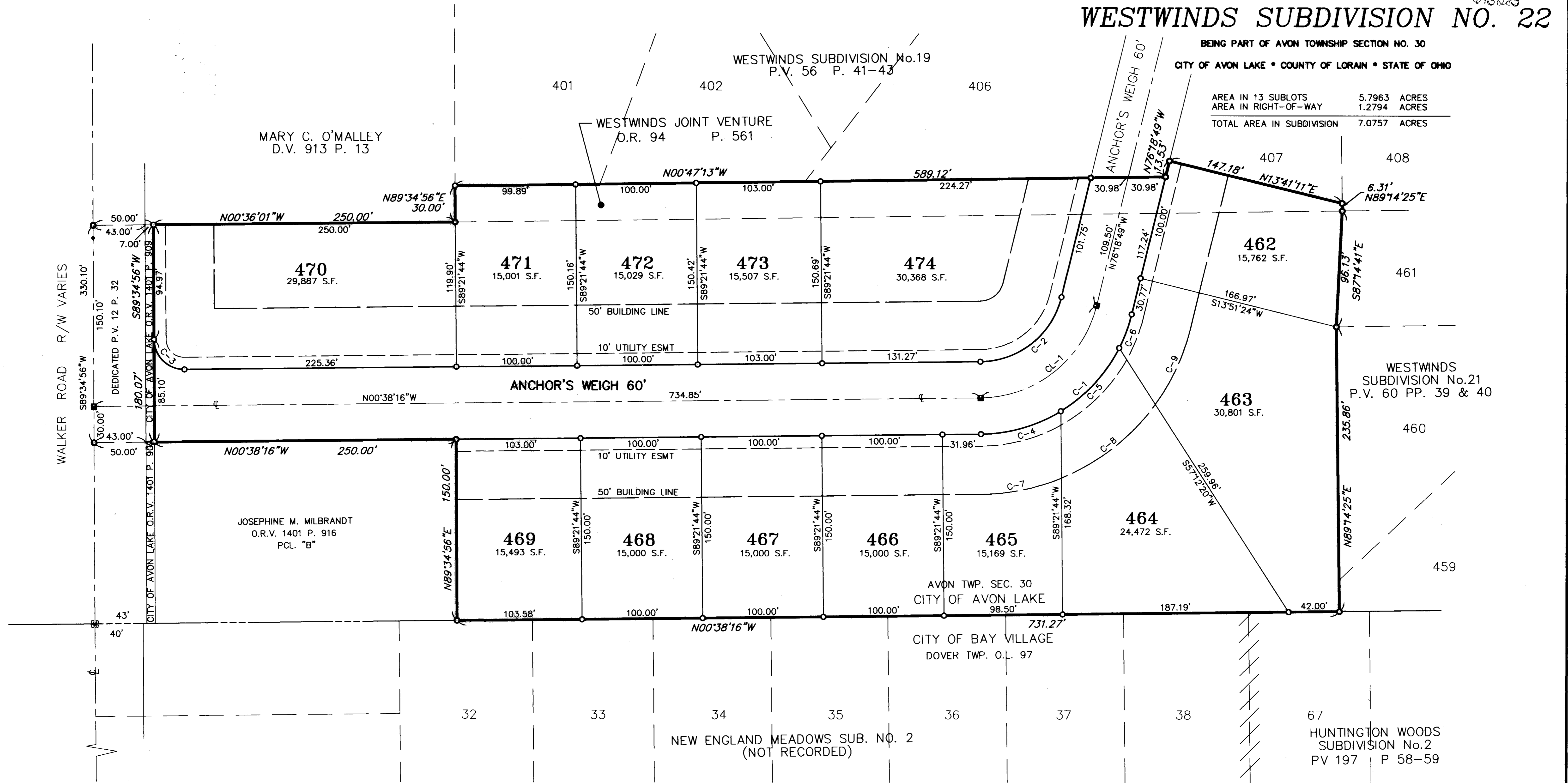


SHEET 1 OF 2  
JOB NO. 7815-22

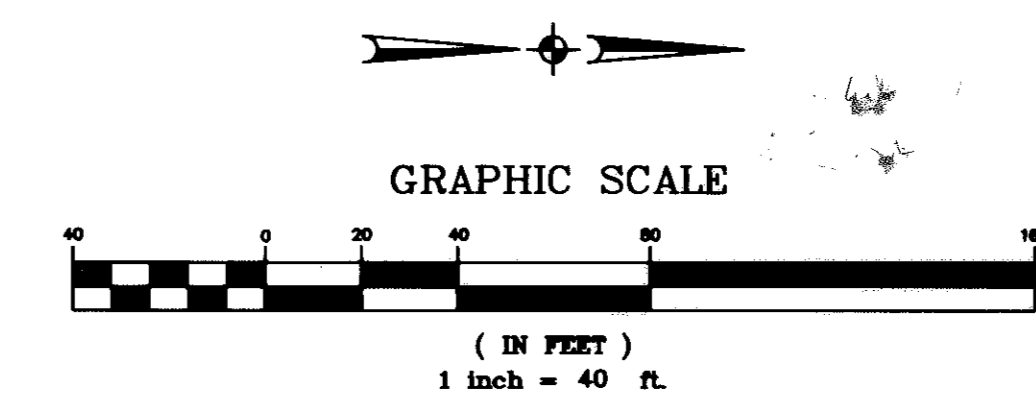
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BEING PART OF AVON TOWNSHIP SECTION NO. 30  
CITY OF AVON LAKE • COUNTY OF LORAIN • STATE OF OHIO

AREA IN 13 SUBLOTS 5.7963 ACRES  
AREA IN RIGHT-OF-WAY 1.2794 ACRES  
TOTAL AREA IN SUBDIVISION 7.0757 ACRES



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	130.00'	171.70'	100.98'	159.49'	S38°28'33"E	75°40'33"
C-2	70.00'	92.46'	54.37'	85.88'	S38°28'33"E	75°40'33"
C-3	25.00'	39.37'	25.10'	35.42'	S44°28'20"W	90°13'12"
C-4	130.00'	69.85'	35.79'	69.02'	S16°01'52"E	30°47'11"
C-5	130.00'	72.08'	36.99'	71.16'	S47°18'29"E	31°46'04"
C-6	130.00'	29.77'	14.95'	29.71'	N69°45'10"W	13°07'18"
C-7	180.00'	68.16'	34.49'	67.75'	N11°29'07"W	21°41'41"
C-8	180.00'	100.21'	51.44'	98.92'	N38°16'51"W	31°53'48"
C-9	180.00'	69.38'	35.13'	68.95'	N65°16'17"W	22°05'04"
CL-1	100.00'	132.08'	77.67'	122.69'	N38°28'33"W	75°40'33"



DATE	REVISIONS
03-14-97	
02-11-99	MISC. ADDITIONS, BEARING CHANGES, UPDATE
03-14-97	ORIGINAL ISSUE DATE

**WESTWINDS SUBDIVISION NO. 22**  
**PLAT**  
CITY OF AVON LAKE, OHIO

**KS ASSOCIATES, INC.**  
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PHONE (440) 322-6317 • FAX: (440) 284-0623

**KS ASSOCIATES INCORPORATED**

SHEET 2 OF 2  
JOB NO. 7815-22