

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUL 25 2000
MARK R. STEWART
LORAIN COUNTY AUDITOR

WINDMILL VILLAGE NO. 3

PHASE 1 - UNITS 57 THROUGH 62

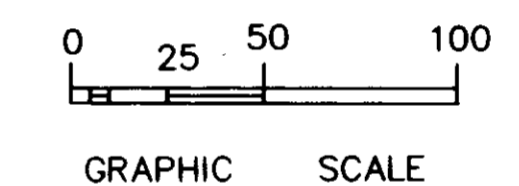
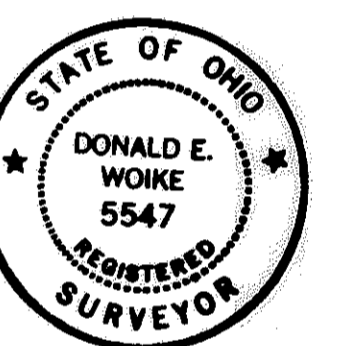
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 10, NOW IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO.

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.

SCALE: 1" = 50'
MARCH 20, 2000

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OHIO 44135
PHONE: (216) 251-3033 FAX: (216) 251-5149

Donald E. Woike
DONALD E. WOIKE
OHIO REGISTERED SURVEYOR NO. 5547



WE, THE UNDERSIGNED OWNERS, STENGER REALTY CO., HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS WINDMILL VILLAGE NO. 3 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.

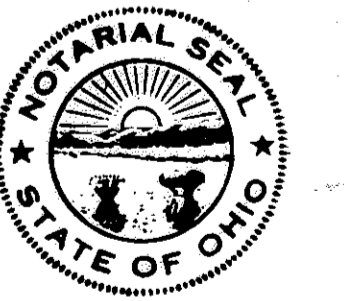
BY: *James F. Stenger*

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: *James F. 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 19 DAY OF May, 20 00.

Melinda M. Baldwin
NOTARY PUBLIC



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 25 DAY OF MAY 20 00.

CITY ENGINEER *Michael Brumhall, P.E.*

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 25 DAY OF May 20 00.

PLANNING COMMISSION - CHAIRPERSON *[Signature]*

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS ___ DAY OF _____ 20___. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT *[Signature]*

● DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN FOUND.

AREAS: (FOR WINDMILL VILLAGE NO. 3)

AREA IN PHASE 1	= 0.1424 AC.
AREA IN EASEMENTS	= 0.5359 AC.
COMMON AREA	= 2.0460 AC.
TOTAL	= 2.7243 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.

①	②	③	④	⑤	⑥
Δ = 41°02'00"	Δ = 19°09'50"	Δ = 23°17'08"	Δ = 20°28'06"	Δ = 27°04'56"	Δ = 90°00'00"
R = 50.00'	R = 100.00'	R = 100.00'	R = 100.00'	R = 100.00'	R = 100.00'
T = 18.71'	T = 20.60'	T = 18.05'	T = 18.05'	T = 24.08'	T = 100.00'
L = 35.81'	L = 33.45'	L = 40.64'	L = 35.72'	L = 47.27'	L = 157.08'
C = 35.05'	C = 33.29'	C = 35.53'	C = 35.53'	C = 46.83'	C = 141.42'
N 20°56'30"E	N 10°00'25"E	N 31°13'54"E	N 53°06'31"E	N 76°53'02"E	N 45°25'30"E
⑦	⑧	⑨	⑩	⑪	
Δ = 48°58'00"	Δ = 90°00'00"	Δ = 26°12'30"	Δ = 26°12'30"	Δ = 26°16'40"	
R = 50.00'	R = 50.00'	R = 50.00'	R = 100.00'	R = 100.00'	
T = 22.77'	T = 50.00'	T = 11.64'	T = 23.28'	T = 23.34'	
L = 42.73'	L = 78.54'	L = 22.87'	L = 45.74'	L = 45.86'	
C = 41.44'	C = 70.71'	C = 22.67'	C = 45.34'	C = 45.46'	
N 65°56'30"E	N 45°25'30"E	N 76°28'15"W	N 76°28'15"W	N 76°30'20"W	

