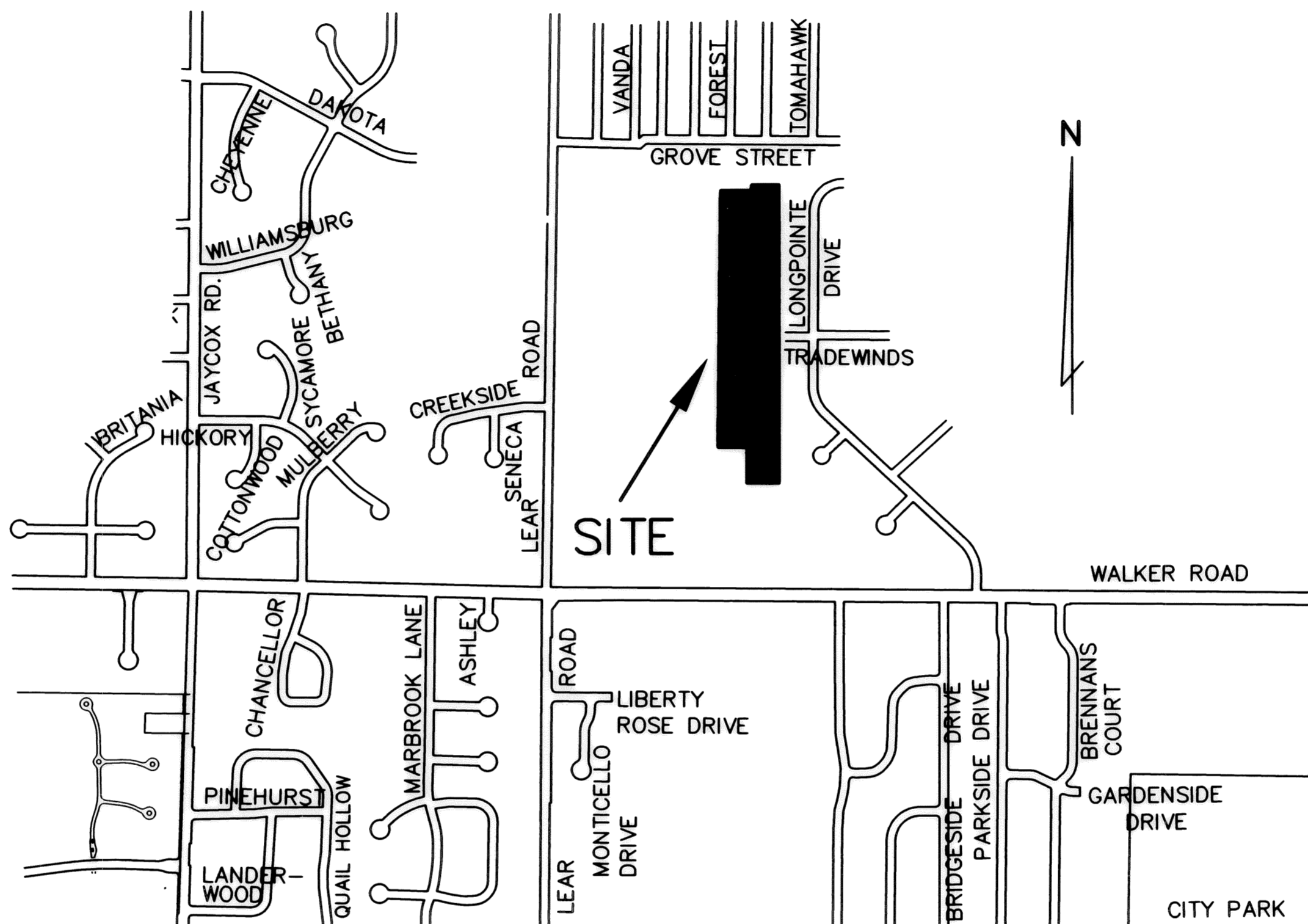


WESTWINDS SUBDIVISION NO. 23 PLAT

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

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION.
(DOCUMENTS ON FILE AT CITY AND TO BE RECORDED SIMULTANEOUSLY AT COUNTY)

SITE MAP



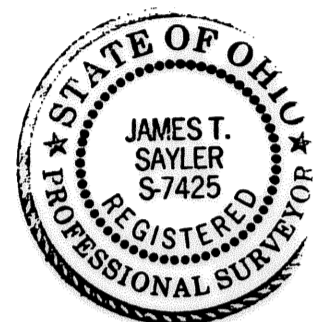
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, THE WESTWINDS JOINT VENTURE, I HAVE SURVEYED AND PLATTED THE WESTWINDS SUBDIVISION NO. 23 AS SHOWN HEREON AND CONTAINING 19.1734 ACRES IN AVON TOWNSHIP SECTION NO. 30, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED (M) 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
AT ALL POINTS INDICATED (O) 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON WALKER ROAD HAVING A BEARING OF N89°34'57"E AND ARE USED FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED 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 MINIMUM STANDARDS FOR LAND SURVEYS, IN 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.

AUGUST, 2004



ACREAGE IN 34 LOTS	15.2102 AC.
ACREAGE IN 1 OPEN SPACE BLOCK	1.0157 AC.
ACREAGE IN PUBLIC STREETS	2.9475 AC.
TOTAL	19.1734 AC.

[Signature] 10/14/04
JAMES T. SAYLER, REG. PROFESSIONAL SURVEYOR NO. 5-7425

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS TRADEWINDS DRIVE AND HARBOR COURT.

THE WESTWINDS JOINT VENTURE
BY KOPF CONSTRUCTION CORP., PARTNER
420 AVON BELDEN ROAD
AVON LAKE, OH 44012

BY: *[Signature]*
H. R. KOPF, PRESIDENT

WATERLINE, SANITARY SEWER AND STORM SEWER EASEMENTS

WATERLINE, STORM SEWER AND SWALE EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND WHO DOES HEREBY GRANT UNTO THE CITY OF AVON LAKE, (HEREINAFTER REFERRED TO AS THE "GRANTEE"), A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. NO STRUCTURES SHALL BE PLACED WITH SAID EASEMENTS. WITHIN SAID EASEMENT, NO FENCES, SIGNAGE, MOUNDING OR ROCKS GREATER THAN TWO FEET IN DIAMETER SHALL BE PLACED WITHIN FIVE FEET OF THE WATERLINE OR SANITARY SEWER WITHOUT PRIOR APPROVAL OF THE GRANTEE. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES, THE RIGHT TO CLEAN, WIDEN, DEEPEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES, WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. THE GRANTEE SHALL NOT BE REQUIRED TO REPLACE OR REPAIR ANY CURBS, FENCES, SIDEWALKS, DRIVEWAYS, ROADWAYS, PARKING AREAS, SIGNAGE AND LANDSCAPING, INCLUDING ORNAMENTAL TREES, BUSHES AND SPECIAL PLANTINGS AND THAT THE SAME ARE CONSTRUCTED ON THE EASEMENT AREA AT THE GRANTOR'S RISK; THE GRANTEE'S ONLY OBLIGATION BEING TO RESTORE THE DENSITY OF SUBSURFACE MATERIAL AND TO REPAIR OR REPLACE ANY GRASS DAMAGED IN SUCH MAINTENANCE, REPAIR OR RECONSTRUCTION. REGULAR MAINTENANCE OF THE EASEMENT AREA LANDSCAPE IS THE RESPONSIBILITY OF THE LANDOWNER. THE GRANTEE RESERVES THE RIGHT TO ENTER AND PERFORM ANY NECESSARY LANDSCAPE MAINTENANCE IF THE LANDOWNER FAILS TO DO SO AND CHARGE THE LANDOWNER FOR SAID LANDSCAPE MAINTENANCE.

THE WESTWINDS JOINT VENTURE, BY KOPF CONSTRUCTION CORP., PARTNER

BY: *[Signature]*
H. R. KOPF, PRESIDENT

NOTARY PUBLIC

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 THE WESTWINDS JOINT VENTURE, BY KOPF CONSTRUCTION CORP., PARTNER, BY H. R. KOPF, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NO. 23 AND THAT THE SAME WAS THEIR 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 THIS 14th DAY OF October, 2004

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES February 6, 2007



ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NO. 23 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.

[Signature]
AVON LAKE MUNICIPAL ENGINEER
WADE M. MERTZ, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NO. 23 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE ninth DAY OF December, 2004.

[Signature]
AVON LAKE PLANNING COMMISSION SECRETARY
JOSEPH R. REITZ,

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF WESTWINDS SUBDIVISION NO. 23 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 4-2005 PASSED THE 10th DAY OF January, 2005.

[Signature]
MAYOR
ROBERT J. BERNER

[Signature]
CLERK OF COUNCIL
BARBARA L. DOPP

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WESTWINDS SUBDIVISION NO. 23 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature]
AVON LAKE LAW DIRECTOR
GEOFFREY R. SMITH

12' UTILITY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYTEL COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS AND PARALLEL WITH ALL PUBLIC STREETS LINES AND OTHER PLACES AS SHOWN HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC LINES, GAS MAINS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC, GAS AND COMMUNICATION 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 EASEMENTS RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEES 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 GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

THE WESTWINDS JOINT VENTURE, BY KOPF CONSTRUCTION CORP., PARTNER

BY: *[Signature]*
H. R. KOPF, PRESIDENT

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT NATIONAL CITY BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE WESTWINDS SUBDIVISION NO. 23 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING TRADEWINDS DRIVE AND HARBOR COURT, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

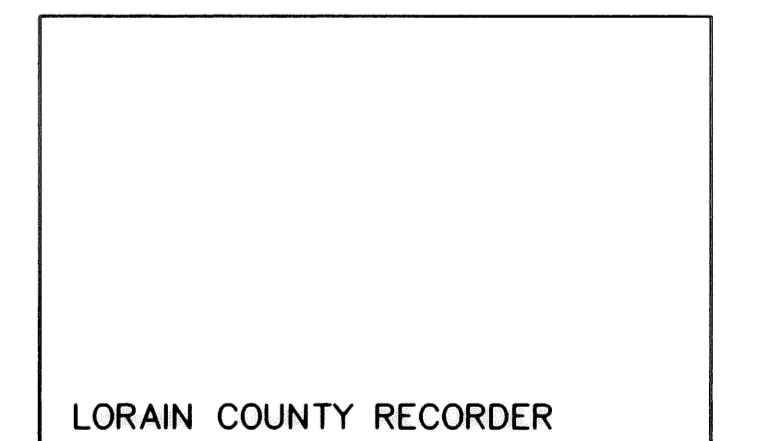
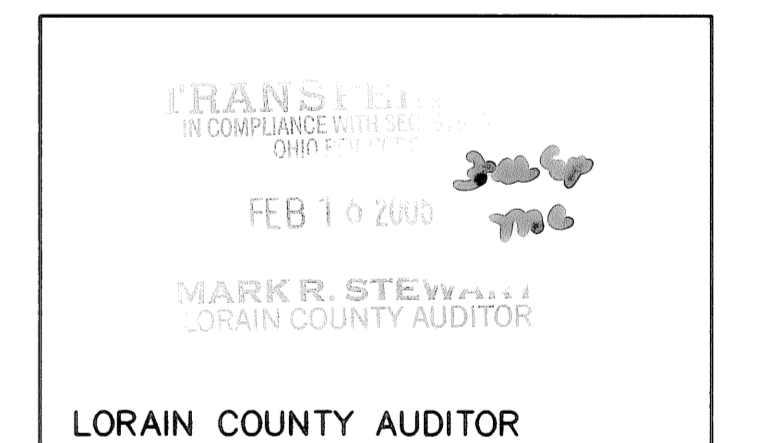
BY: *[Signature]*

NOTARY PUBLIC

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 NATIONAL CITY BANK, BY: DAVID OLENIK WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF WESTWINDS SUBDIVISION NO. 23 AND THAT THE SAME WAS THEIR 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 THIS 14th DAY OF OCTOBER, 2004

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES February 6, 2007



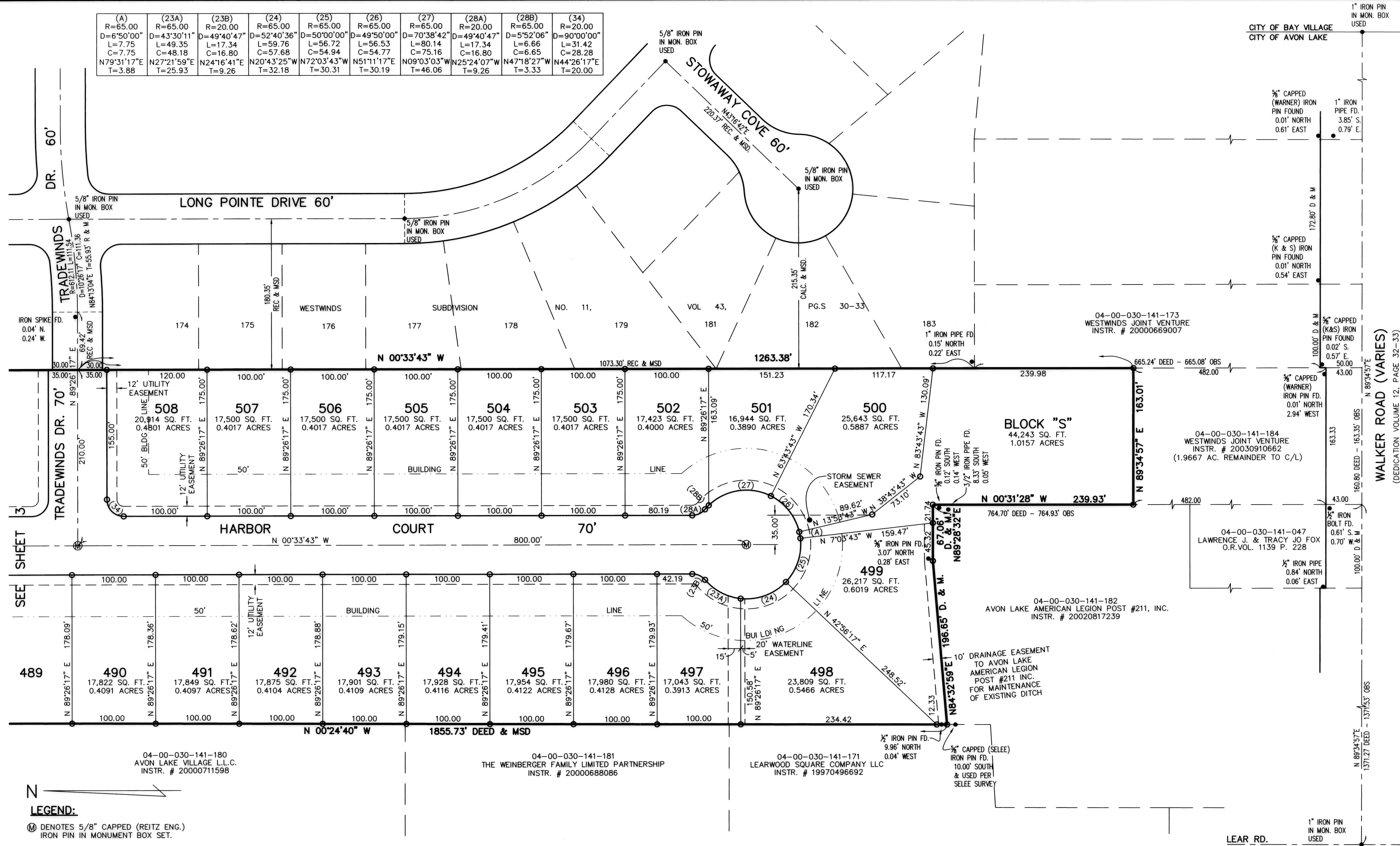
REVISIONS	

**WESTWINDS
SUBDIVISION NO. 23
PLAT**

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

1
3
AUGUST
2004

(A)	(23A)	(23B)	(24)	(25)	(26)	(27)	(28A)	(28B)	(34)
R=65.00	R=65.00	R=20.00	R=65.00	R=65.00	R=65.00	R=65.00	R=20.00	R=65.00	R=20.00
D=6°50'00"	D=4°30'11"	D=49°40'47"	D=52°40'36"	D=50°00'00"	D=49°50'00"	D=70°38'42"	D=49°40'47"	D=5°52'06"	D=90°00'00"
L=7.75	L=49.35	L=17.34	L=59.76	L=56.72	L=80.14	L=17.34	L=17.34	L=6.66	L=31.42
C=7.75	C=48.18	C=16.80	C=57.68	C=54.94	C=54.77	C=75.16	C=16.80	C=6.65	C=28.28
N79°31'17"E	N27°21'59"E	N24°16'41"E	N20°43'25"W	N72°03'43"W	N51°11'17"E	N09°03'03"W	N25°24'07"W	N47°18'27"W	N44°26'17"E
T=3.88	T=25.93	T=9.26	T=32.18	T=30.31	T=30.19	T=46.06	T=9.26	T=3.33	T=20.00



LEGEND:

Ⓜ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX SET.

○ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS SET.

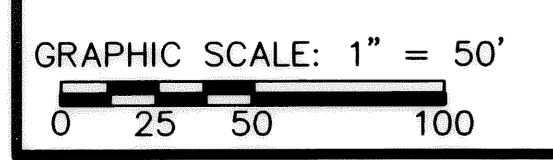
ACREAGE IN 34 LOTS	15.2102 AC.
ACREAGE IN 1 BLOCK	1.0157 AC.
ACREAGE IN PUBLIC STREETS	2.9475 AC.
TOTAL	19.1734 AC.

REVISIONS	DATE	DESCRIPTION
11/22/2004		LOT NUMBERS & REMAINDER REVISED PER COUNTY TAX MAP DEPARTMENT

WESTWINDS SUBDIVISION NO. 23 PLAT

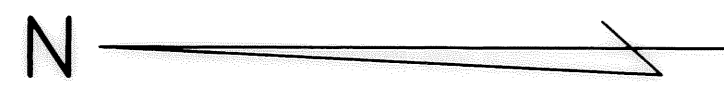
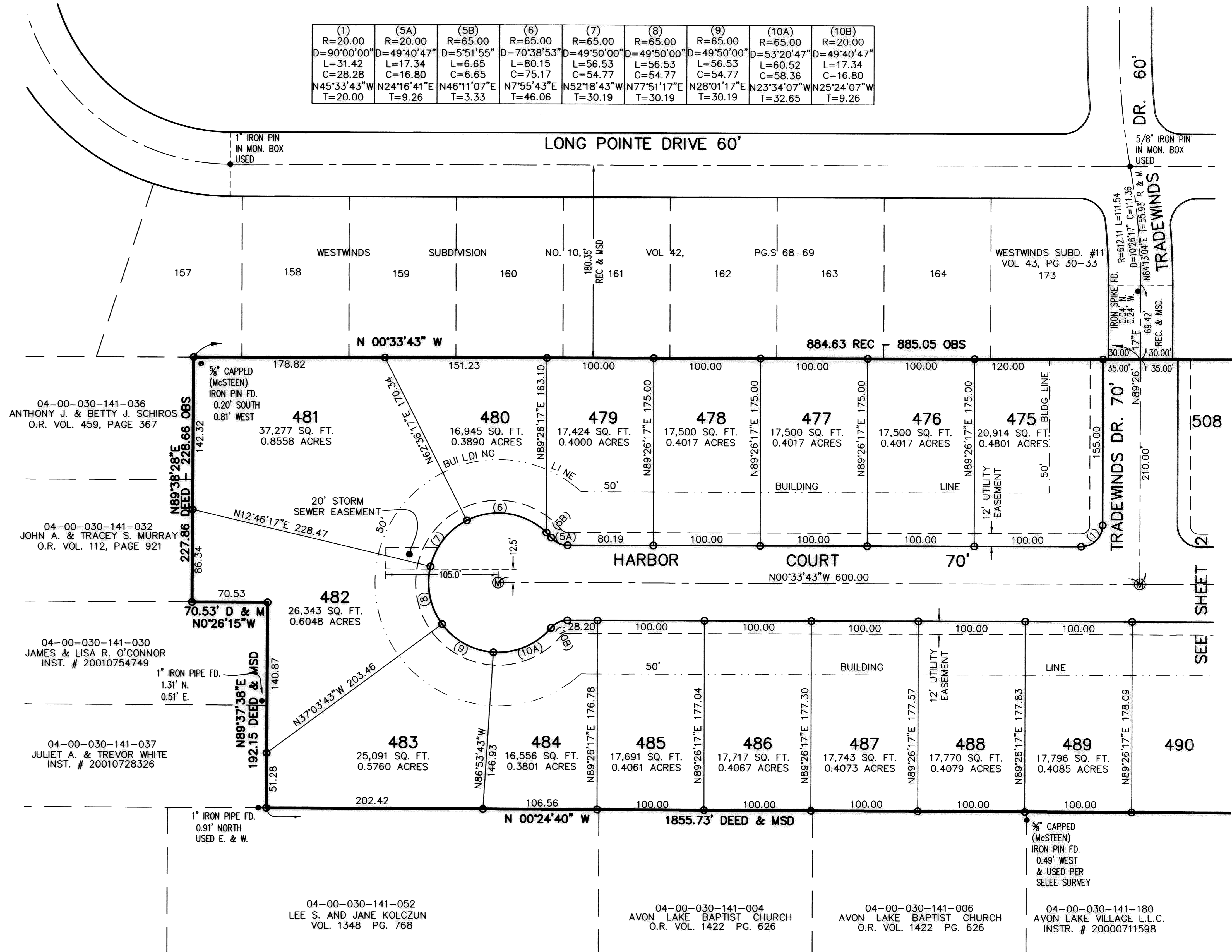
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AUGUST
2004



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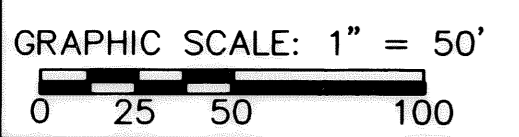
(1)	(5A)	(5B)	(6)	(7)	(8)	(9)	(10A)	(10B)
R=20.00	R=20.00	R=65.00	R=65.00	R=65.00	R=65.00	R=65.00	R=65.00	R=20.00
D=90°00'00"	D=49°40'47"	D=5°51'55"	D=70°38'53"	D=49°50'00"	D=49°50'00"	D=49°50'00"	D=53°20'47"	D=49°40'47"
L=31.42	L=17.34	L=6.65	L=80.15	L=56.53	L=56.53	L=56.53	L=60.52	L=17.34
C=28.28	C=16.80	C=6.65	C=75.17	C=54.77	C=54.77	C=54.77	C=58.36	C=16.80
T=20.00	T=9.26	T=3.33	T=46.06	T=30.19	T=30.19	T=30.19	T=32.65	T=9.26



LEGEND:

- Ⓜ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS SET.

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TOTAL	19.1734 AC.



REVISIONS	DATE	DESCRIPTION
11/22/2004	LOT NUMBERS PER COUNTY TAX MAP DEPARTMENT	

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AUGUST
2004

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