

LEAR ROAD HOLDINGS SUBDIVISION NO. 1 PLAT

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 20 NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE LEAR ROAD HOLDINGS SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 1.2290 ACRES IN AVON TOWNSHIP SECTION NO. 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED \odot 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENT WAS SET.
 AT ALL POINTS INDICATED \bullet MONUMENTS WERE FOUND AS NOTED.
 AT ALL POINTS INDICATED \oplus 1" IRON PIN IN MONUMENT BOX WAS FOUND AND USED.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON LEAR ROAD HAVING A BEARING OF N. 00° 27' 50" W. AND ARE 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.

THE HENRY G. REITZ ENGINEERING CO.

BY: *[Signature]* DATE: 7/6/2018
 JAMES T. SAYLER, VICE PRESIDENT
 REGISTERED SURVEYOR NO. S-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.

LEAR ROAD HOLDINGS LLC

[Signature]
 NATHAN W. GAMELLIA, MANAGER

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 LEAR ROAD HOLDINGS BY: NATHAN W. GAMELLIA WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE LEAR ROAD HOLDINGS SUBDIVISION NO. 1 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 9th DAY OF July, 2018.

MY COMMISSION EXPIRES 9/9/21.
[Signature]
 S. Renee Ebner
 NOTARY PUBLIC
 Notary Public, State of Ohio
 My Commission Expires September 9, 2021

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LEAR ROAD HOLDINGS SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature]
 AVON LAKE CITY ENGINEER

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE LEAR ROAD HOLDINGS SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 30th DAY OF July, 2018.

AVON LAKE PLANNING COMMISSION SECRETARY,
 JOSEPH R. REITZ

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE LEAR ROAD HOLDINGS SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 138-2018 PASSED THE 9th DAY OF July, 2018.

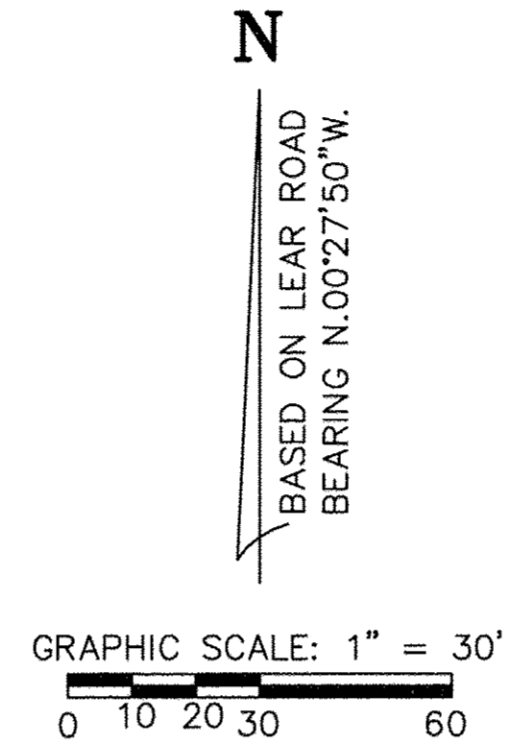
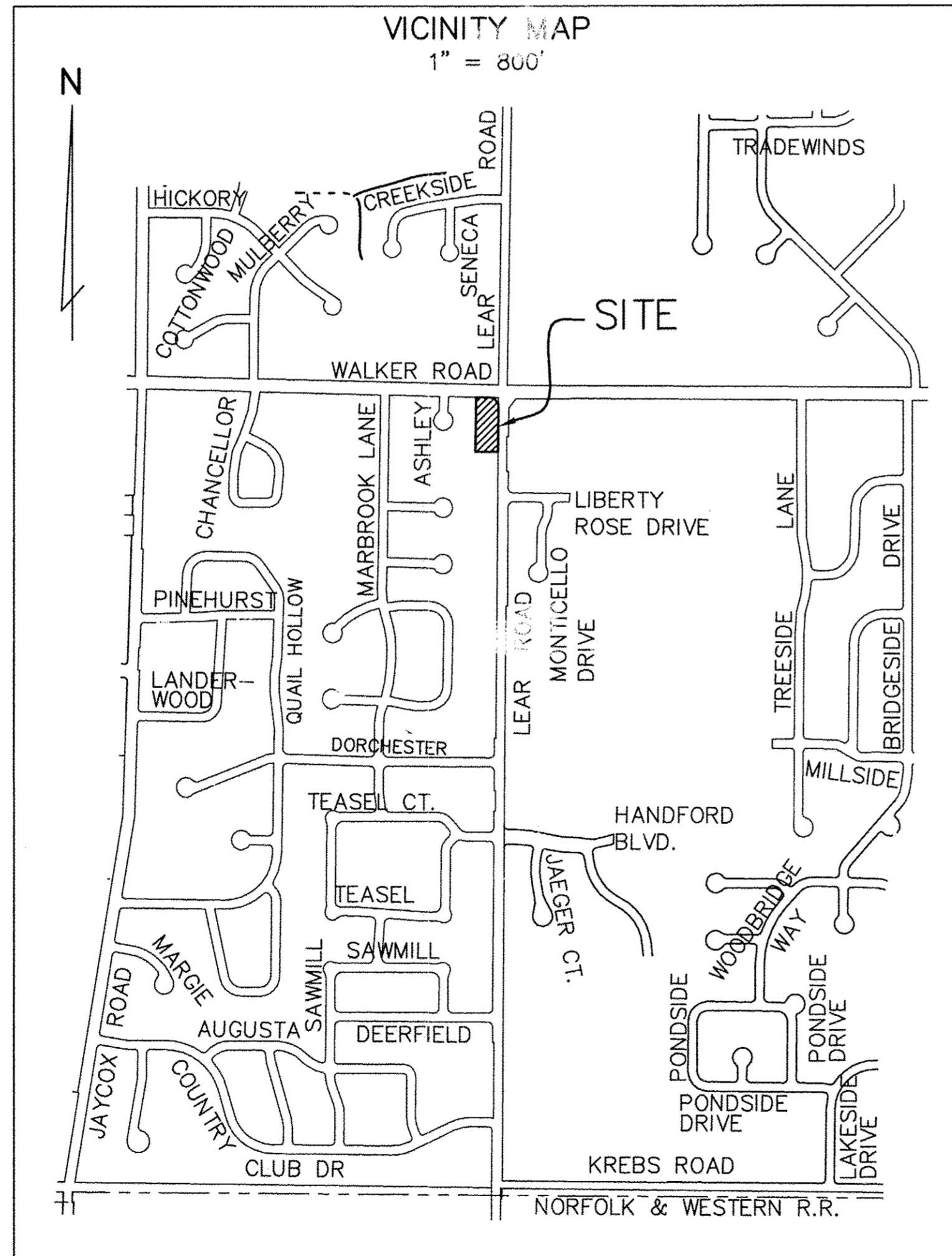
[Signature]
 MAYOR
 GREGORY J. ZILKA

[Signature]
 CLERK OF COUNCIL
 VALERIE ROSEMARIN

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LEAR ROAD HOLDINGS SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature]
 AVON LAKE LAW DIRECTOR,
 ABRAHAM LIEBERMAN



PARCEL RE-ZONING:
 1.2290 ACRES REZONED TO R-2
 MULTI-FAMILY RESIDENTIAL
 BY ORDINANCE #142-2017
 PASSED 11/13/2017

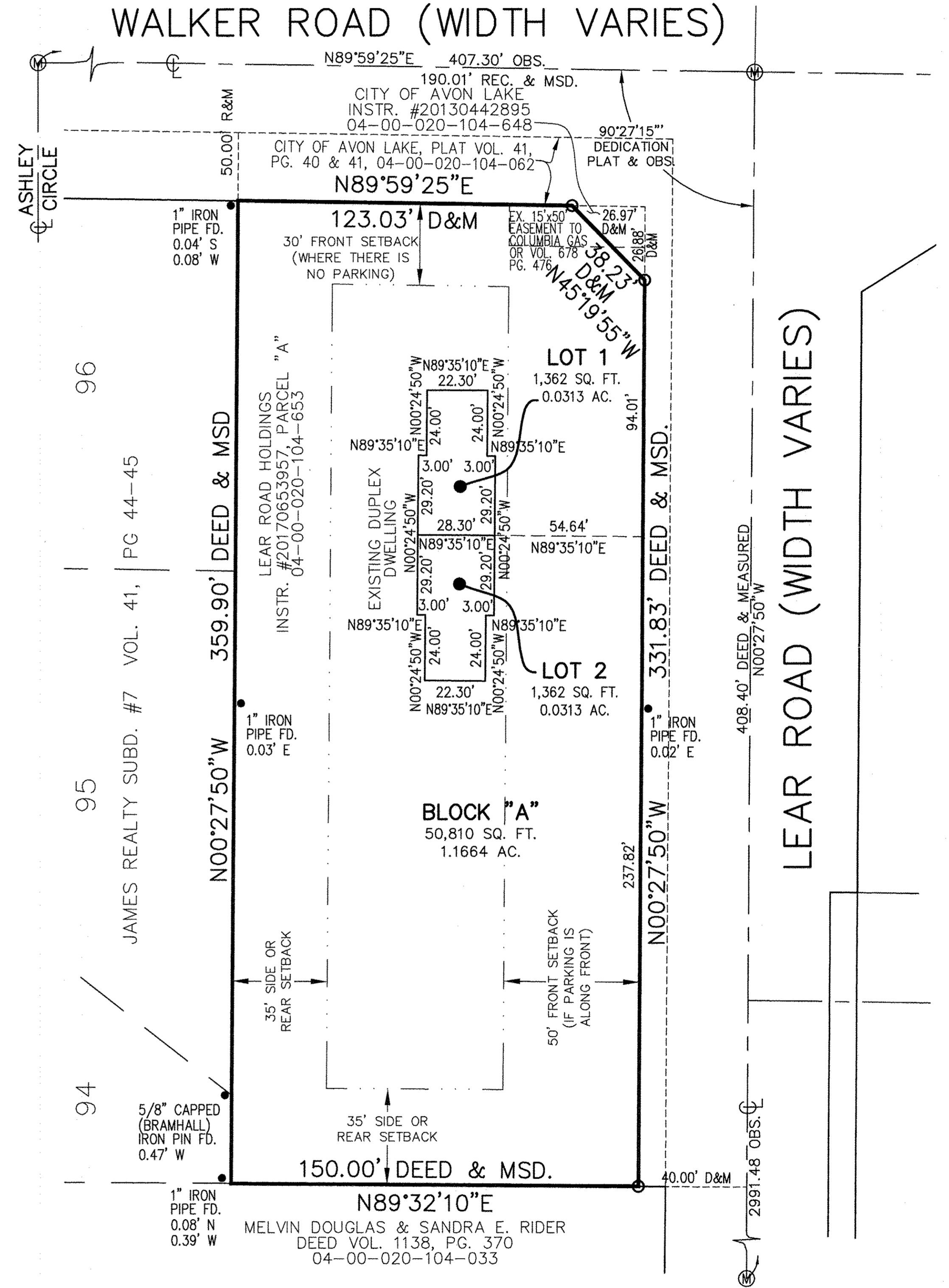
LORAIN COUNTY RECORDER

EXAMCO TITLE SERVICES
 6155 PARK SQUARE DRIVE
 UNIT 3 SUITE 3
 LORAIN, OH 44053
 Plat Vol. 105 Pg. 46

TRANSFERRED

IN COMPLIANCE WITH SEC. 3103.02
 OHIO REV. CODE
 AUG 20 2018

[Signature]
 J. CRAIG SNOODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR



REVISIONS	DATE	DESCRIPTION
	5/24/2018	REVISED PER REVIEW CYCLE 1 COMMENTS FROM CITY
	6/25/2018	REVISED PER 6/15/18 MEMO FROM CITY ENGINEER

**LEAR ROAD HOLDINGS
 SUBDIVISION NO. 1
 PLAT**

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

1 / 1
 APRIL 2018