

# LEAR ROAD HOLDINGS SUBDIVISION NO. 2 PLAT

BEING A SUBDIVISION OF ALL OF BLOCK "A" IN THE LEAR ROAD HOLDINGS SUBDIVISION NO. 1 AS RECORDED IN VOL. 105 OF PLATS, PG. 46 OF LORAIN COUNTY RECORDS, OF 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. 2 AS SHOWN HEREON AND CONTAINING 1.1664 ACRES IN AVON TOWNSHIP SECTION NO. 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED ● MONUMENTS WERE FOUND AS NOTED.  
AT ALL POINTS INDICATED ⊙ 1" IRON PIN IN MONUMENT BOX WAS FOUND AND USED.

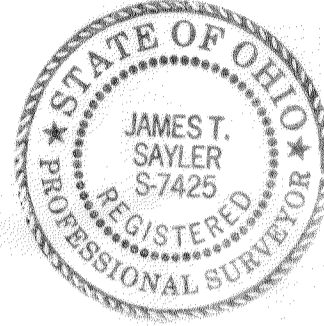
MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON LEAR ROAD HAVING A BEARING OF N. 00° 27' 50" W. AND ARE FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED 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.

ACREAGE IN 3 LOTS 0.1235 AC.  
ACREAGE IN 1 BLOCK 1.4029 AC.  
TOTAL 1.1664 AC.

THE HENRY G. REITZ ENGINEERING CO.

BY: *[Signature]*  
JAMES T. SAYLER, VICE PRESIDENT  
REGISTERED SURVEYOR NO. S-7425

DATE: 6/9/2020



## 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

## DRAINAGE & SANITARY SEWER EASEMENTS

DRAINAGE AND SANITARY SEWER 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 AND BLOCKS 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 SANITARY SEWERS 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.

LEAR ROAD HOLDINGS LLC

BY: *[Signature]*  
NATHAN W. GAMELLIA, MANAGER

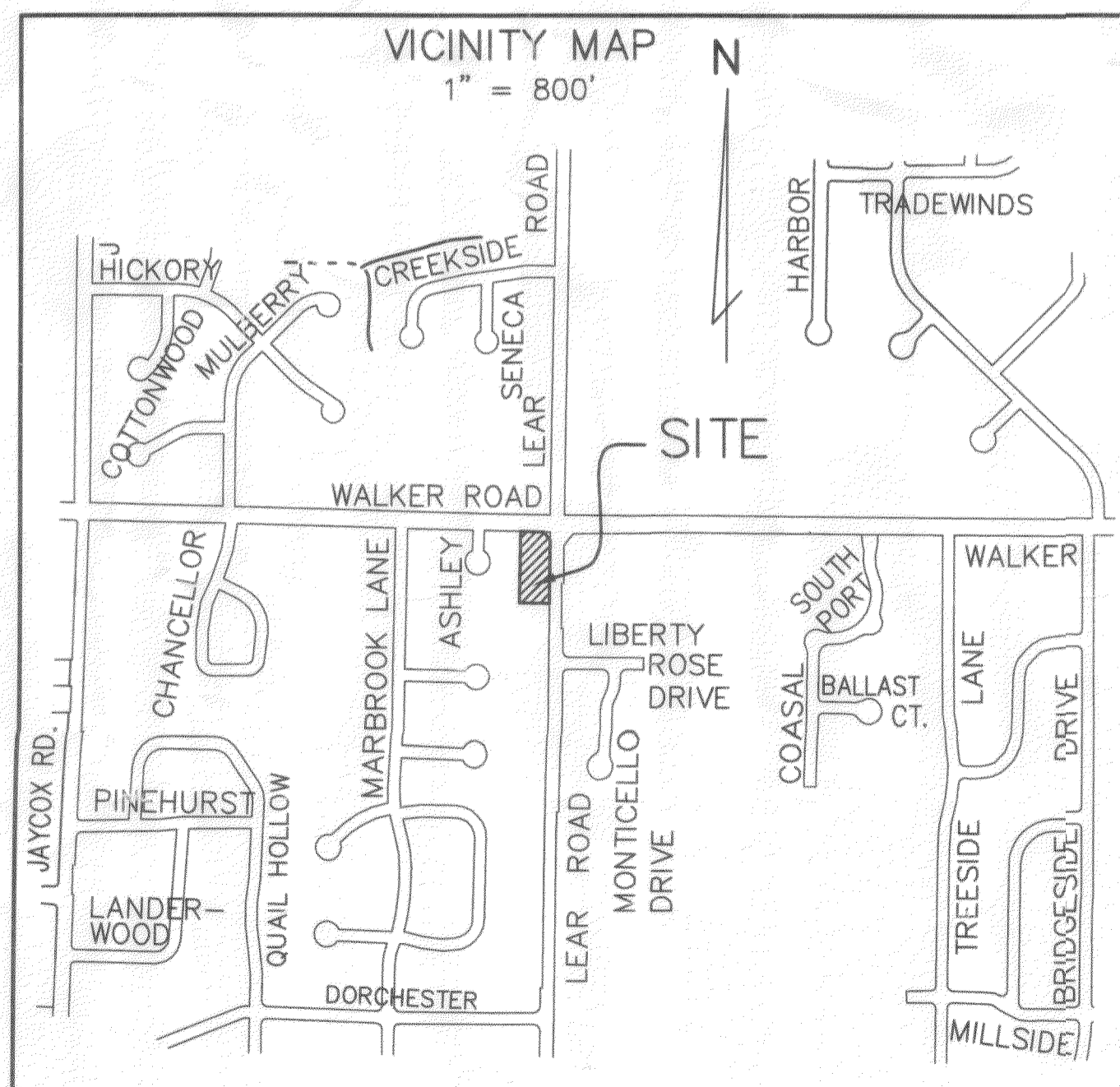
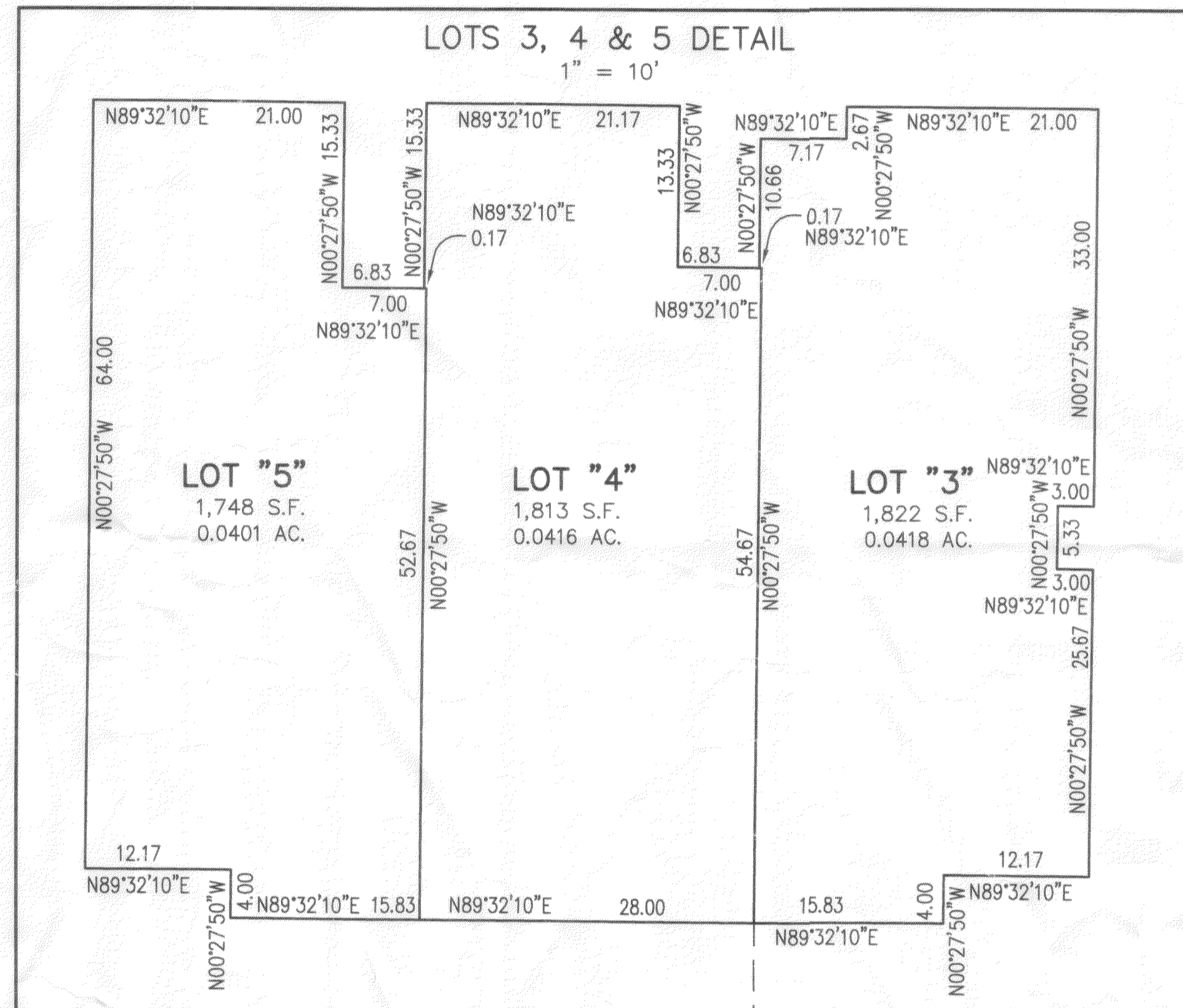
## NOTARY PUBLIC

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. 2 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 10th DAY OF June, 2020.

MY COMMISSION EXPIRES *[Signature]*  
NOTARY PUBLIC

S. Renee Ebner  
Notary Public, State of Ohio  
My Commission Expires  
September 9, 2021



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

## ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LEAR ROAD HOLDINGS SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*[Signature]* 6-15-2020  
AVON LAKE CITY ENGINEER,  
GARY A. TIPPING

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF THE LEAR ROAD HOLDINGS SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 4th DAY OF June, 2020.

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

## CITY COUNCIL

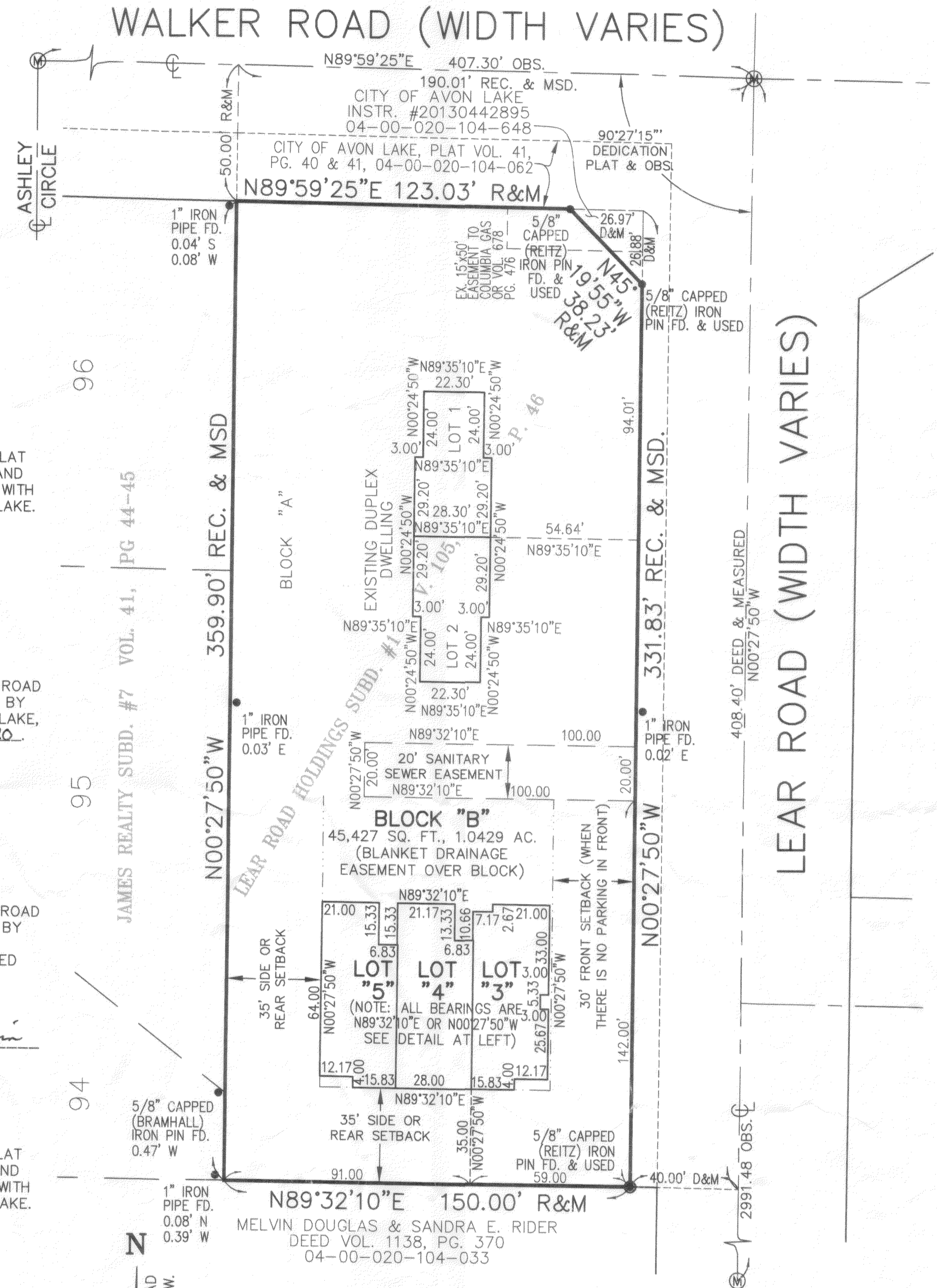
THIS IS TO CERTIFY THAT THIS PLAT OF THE LEAR ROAD HOLDINGS SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 65-2020 PASSED THE 8th DAY OF June, 2020.

*[Signature]* *[Signature]*  
MAYOR, GREGORY J. ZILKA  
CLERK OF COUNCIL, VALERIE ROSEMARIN

## LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LEAR ROAD HOLDINGS SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*[Signature]*  
AVON LAKE LAW DIRECTOR,  
GARY A. EBERT



GRAPHIC SCALE: 1" = 30'  
0 10 20 30 60

Doc ID: 02336840002 Type: OFF  
Kind: PLAT  
Recorded: 06/22/2020 at 12:08:54 PM  
Fee Amt: \$90.40 Page 1 of 2  
Lorain County, Ohio  
Judith H. Neelick County Recorder  
File # 2020-0765700  
Plat Vol 108 pg 22  
EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 SUITE 9  
LORAIN, OH 44053

LORAIN COUNTY RECORDER

TRANSFERRED  
IN COMPLIANCE WITH SEC. 10202  
OHIO REV. CODE  
JUN 22 2020  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

REVISIONS	DATE	DESCRIPTION

LEAR ROAD HOLDINGS  
SUBDIVISION NO. 2  
PLAT

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

1  
1  
MAY  
2020

Plat Sheet

Instrument # 20200 765700 Film # \_\_\_\_\_

Name of Plat: Lear Road Holdings Subdivision No 2

Owner: Lear Road Holdings LLC

Description: Situated in the City of Avon Lake  
County of Lorain State of Ohio being a subdivision  
of all of Block A in the Lear Road Holdings  
Subdivision No 1 as recorded in Vol 105 of Plats  
pg 46 of Lorain County Records of part of original  
Avon Township Section No 20.  
Sublots 3, 4, 5  
Block B Acreage 1.1664  
Easements

Floor Plans: \_\_\_\_\_

Related/Margin: Plat vol 105 pg 46

Comments: \_\_\_\_\_

Vol. 108

Receiving Stamp

Pg. 22

Amount: 90.40

Initials: PT