

KREBS ROAD ESTATES P.U.D. SUBDIVISION NO. 2

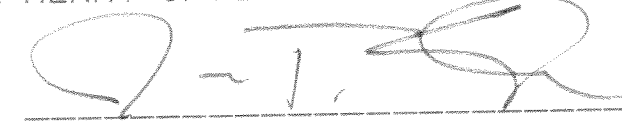
BEING A RE-SUBDIVISION OF ALL OF LOT NUMBERS 1, 2 AND 3 OF THE KREBS ROAD ESTATES P.U.D. SUBDIVISION OF AVON TOWNSHIP SECTION NO. 30 AS RECORDED IN PLAT VOLUME 111, PAGE 27 - 28 OF LORAIN COUNTY RECORDS NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

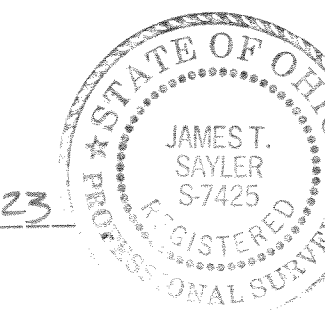
SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND PLATTED THE KREBS ROAD ESTATES P.U.D. SUBDIVISION NO. 2 AS SHOWN HEREON AND CONTAINING 2.8101 ACRES IN AVON TOWNSHIP SECTION NO. 29, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED ○ 5/8" x 30" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
AT ALL POINTS INDICATED ● 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE FOUND UNLESS OTHERWISE NOTED

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON THE KREBS ROAD ESTATES P.U.D. SUBDIVISION 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:  DATE: 1/3/2023
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 KREBS ROAD ESTATES P.U.D. SUBDIVISION NO. 2, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING.

NWG, LLC


NATHAN W. GAMELLIA, MANAGER


COUNTY OF)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT NWG, LLC, BY NATHAN W. GAMELLIA, MANAGER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF KREBS ROAD ESTATES P.U.D. 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 1/4/23 4th DAY OF January 2023



S. RENE EBNER
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/9/26



ENGINEER'S CERTIFICATE
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE KREBS ROAD ESTATES P.U.D. SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.


AVON LAKE CONSULTING ENGINEER,
ELIZABETH A. FULTON, P.E.
JAN 12 2023
I. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

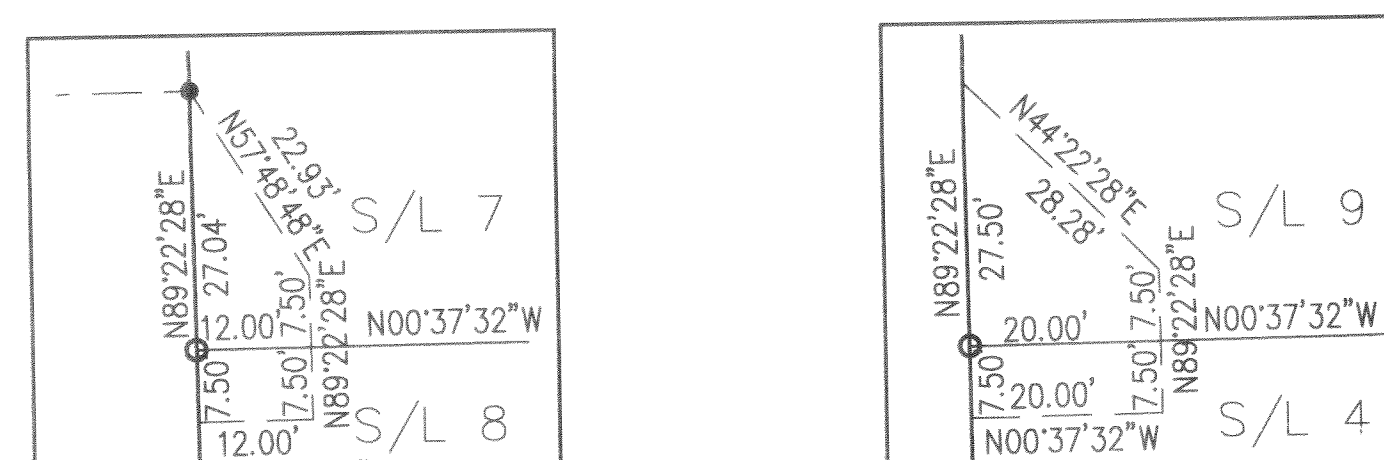
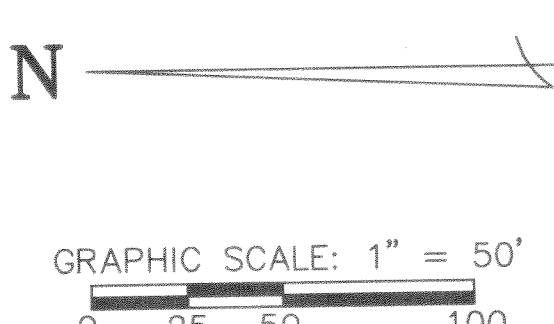
LAW DIRECTOR
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE KREBS ROAD ESTATES P.U.D. SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.


AVON LAKE LAW DIRECTOR,
GARY A. EBERT
EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 STE 8
LORAIN, OH 44053
PLAT NO. 13
PAGE 21
Doc ID: 9379524092 Type: PDF
Kind: PLAT
Recorded: 01/12/2023 at 11:45:00 AM
Fee Amt: \$90.40 Page 1 of 2
Lorain County, Ohio
File Goran County Recorder
File: 2023-0903237

CURRENT PARCEL INFORMATION
* S/L 1: 1.2448 AC.
PPN 04-00-029-116-126
NWG, LLC (VACANT)
INSTR# 2022-0881517
8/30/2022
** S/L 2: 0.4619 AC.
PPN 04-00-029-116-127
NWG, LLC (VACANT)
INSTR# 2022-0881517
8/30/2022
*** S/L 3: 1.1034 AC.
PPN 04-00-029-116-128
NWG, LLC (VACANT)
INSTR# 2022-0888498
8/23/2022

LEGEND
● DENOTES 5/8" IRON PIN FOUND UNLESS OTHERWISE NOTED
○ DENOTES 5/8" X 30" CAPPED (REITZ ENG.) IRON PIN SET
⊕ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN FOUND MONUMENT
▬ DENOTES EXISTING UTILITY & LATERAL EASEMENT LIMITS WITHIN RE-SUBDIVISION
▨ DENOTES EXISTING WATERMAIN EASEMENT LIMITS WITHIN RE-SUBDIVISION

NOTES:
SIDE AND REAR YARD SETBACKS SHOWN HEREON PER FOOTNOTE (c) OF SCHEDULE 1252.04(f) OF CHAPTER 1252 P.U.D. REGULATIONS (IN PRIOR VERSION OF CODE.)
LATERAL EASEMENTS SHOWN HEREON ARE RESERVED FOR THE MUTUAL BENEFIT OF ADJACENT LOT OWNERS FOR ACCESS TO AND MAINTENANCE OF UTILITY CONNECTIONS LOCATED IN THE VICINITY OF COMMON PROPERTY LINES.



DETAIL "A" 1"=20'
EXISTING UTILITY & LATERAL EASEMENT, VOL. 111, PG. 27-28

DETAIL "B" 1"=20'
EXISTING UTILITY & LATERAL EASEMENT, VOL. 111, PG. 27-28

CURVE DATA

(CL1)	(CL2)	(CL3)	(CL4)
R=100.00' D=18°00'00" L=31.42' C=31.29' N80°22'28"E T=15.84' R. & M.	R=150.00' D=18°00'00" L=47.12' C=46.93' N80°22'28"E T=23.76' R. & M.	R=136.50' D=22°38'00" L=53.92' C=53.57' N60°41'28"E T=27.32' R. & M.	R=100.00' D=40°00'00" L=69.81' C=68.40' N69°22'28"E T=36.40' R. & M.

REVISIONS

DATE	DESCRIPTION
11/28/2022	REVISED PER CITY ENGINEER REVIEW
1/3/2023	REVISED SUBDIVISION NAME PER COUNTY TAX MAP DEPT. REVIEW

KREBS ROAD ESTATES P.U.D. SUBDIVISION NO. 2 PLAT

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

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NOVEMBER
2022