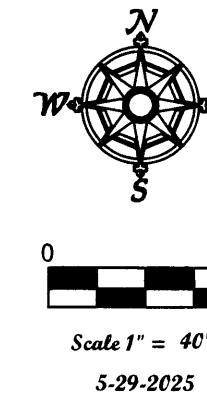


Note: Bearings and Coordinates shown are based on the Ohio State Plane (Grid North) but are used to describe angles only.



Meiners - Holub Subdivision

Situated in Section 19 of Avon Township, now in the City of Avon Lake, County of Lorain, and State of Ohio and being known as a re-subdivision of sublots 5 and 38 and vacated Groveland Drive, and Glendale Avenue all of the Glen Arden Beach Subdivision Number 3 as recorded in Volume 12, Page 18 of the Lorain County Records and Lorain County Parcel Number 04-00-019-137-011

Owners Acceptance:

We the owners of the land shown hereon do accept this Plat of the re-subdivision called Meiners - Holub Subdivision.

James S. Meiners 5/29/25
James S. Meiners Lked LLC Date

Kelley A. Meiners 5/29/25
Kelley A. Meiners Lked LLC Date

Richard Holub 5-29-25
Richard Holub Holub Properties LLC Date

State of Ohio } S.S.
Lorain County }

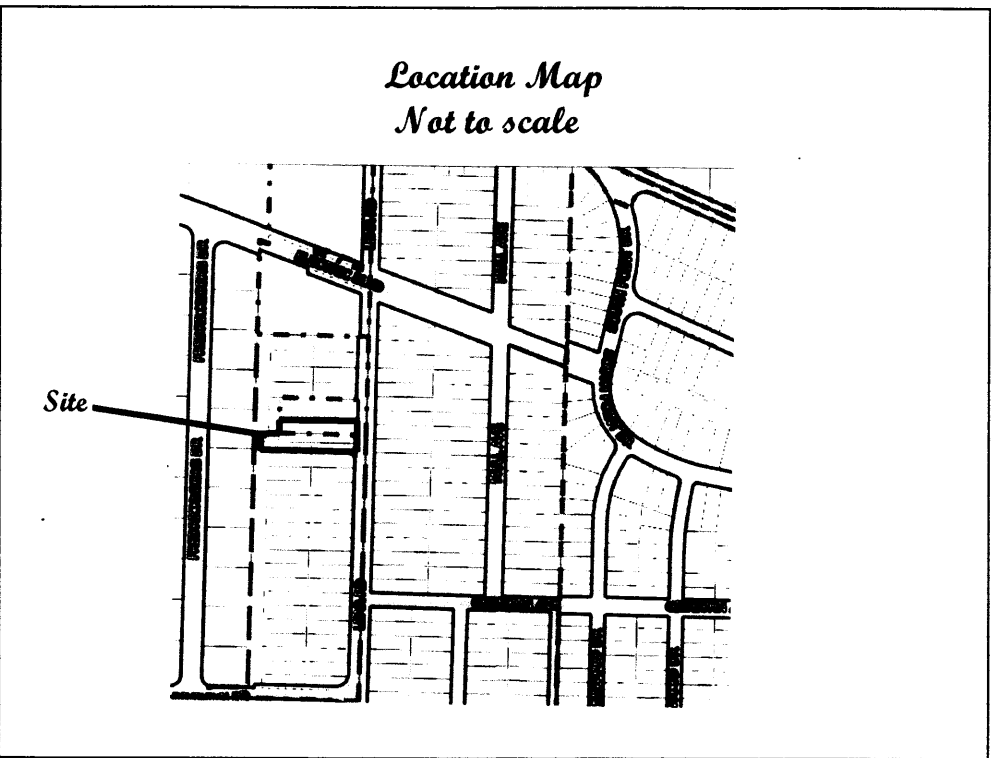
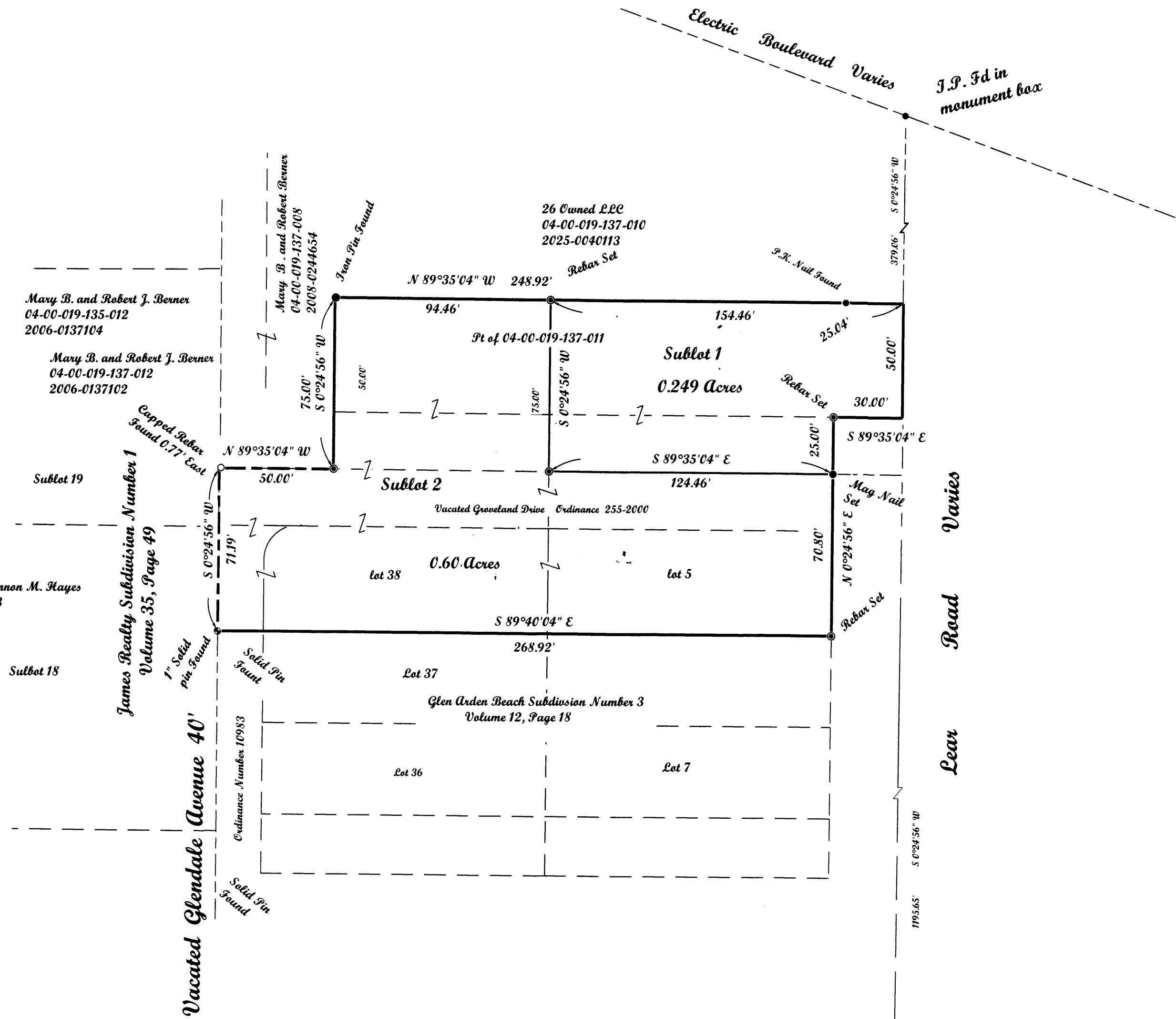
Before me a Notary Public in and for said county and State, Personally appeared the above named owners, owners who acknowledged that they did sign the foregoing instrument and the same was their free act and deed.

In witness whereof I have hereunto set my signature and official seal

at Avon Lake Ohio this 29th

Day of May 2025

George A. Badran 12-29-29
Notary Public My Commission Expires



Surveyors Certificate:

This is to certify that at the request of the owners, I have surveyed and plotted the "Meiners - Holub Subdivision" a re-subdivision of sublots 5 and 38 and vacated Groveland Drive and vacated Glendale Avenue of the Glen Arden Beach Subdivision Number 3 as recorded in Volume 12, Page 18 of the Lorain County Records and Lorain County Parcel Number 04-00-019-137-011 Situated in the City of Avon Lake. All points were found or set as indicated hereon. Distances are in Feet and decimal parts thereof all of which I certify to be correct. Bearings are based on the Ohio State Plane Grid North (2011 Correction).

Patrick A. McGannon 05-29-2025
Patrick A. McGannon, Registered Professional Surveyor Number 7154 Date

APPROVED

BY THE CITY ENGINEER, CITY OF AVON LAKE, OHIO

BRAMHALL ENGRG. & SURV. CO.

THIS APPROVAL IS FOR GENERAL PLAN & SCOPE ONLY AND DOES NOT RELIEVE AUTHOR OF THESE DOCUMENTS FROM PROFESSIONAL RESPONSIBILITY FOR ACCURACY OF DESIGN, CONFORMITY TO APPLICABLE ORDINANCES AND ERRORS OR OMISSIONS.



McGannon Surveying, LLC
Boundary Survey
Patrick A. McGannon
Registered Professional Surveyor
1731 Gettysburg Drive, Lorain, Ohio 44053 (440) 282-2712

Prepared exclusively for Holub Properties LLC of 156 East Road, Avon Lake Ohio 44012 under the terms of the work order as if incorporated herewith.

TRANSFERRED
JUL 23 2025
J. CRAIG SNODGRASS CPA, CFFA
LORAIN COUNTY AUDITOR

2025-0060739
PLAT Fee: \$90.40 Page 1 of 2
Recorded: 7/23/2025 at 01:54 PM
Receipt: T20250016320
Lorain County Recorder Mike Doran

Plat Vol. 118
Pg. 19

Division Road Varies

Edward Eason
Cadastral Engineer
Eason & Son
Date 6/4/25



Member Number 2433

Plat SheetInstrument # 2025-0060739

Film # _____

Name of Plat Meiners. Holub SubdivisionOwner: LKED LLC, and Holub Properties LLC.

Description: Situated the City of Avon Lake, County
of Lorain, State of Ohio: being a part of Avon Township
Section No. 19 with 0.849 acre with easements
being a resub. of Sublots 5 and 38 and vacated
Groveland Dr. and Glendale Ave. all of the Glen Arden
Beach Subdivision No. 3 recorded in Plat Vol. 12 pg. 18-

Creating Sublots 1 and 2Floor Plans: /Related/Margin: Plat Vol. 12 Pg. 18

Comments: _____

Vol. 118Receiving StampPg. 19Amount: \$ 90.40Initials: SC