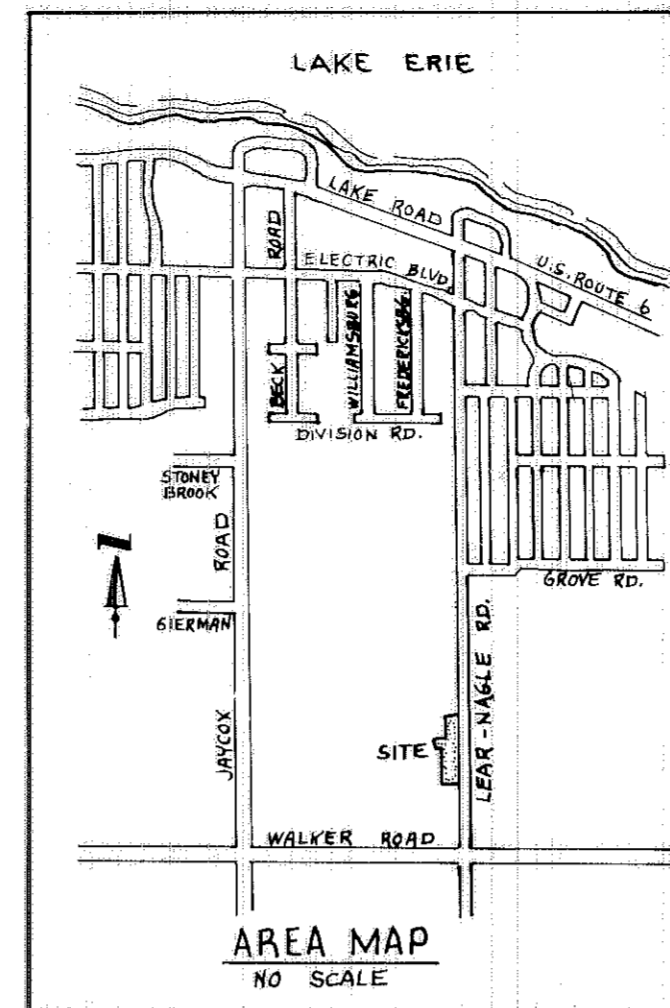


LEAR WEST ESTATES - PHASE I

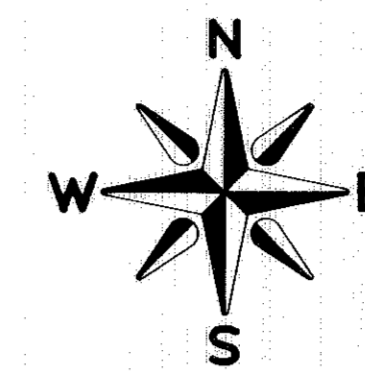
PART of AVON TOWNSHIP SECTION No 19

CITY of AVON LAKE COUNTY of LORAIN STATE of OHIO

PREPARED BY
KLEINOEDER-SCHMIDT & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
ELYRIA OHIO



LEGEND:
● IRON PIN FOUND
○ IRON PIN SET
□ MONUMENT BOX SET

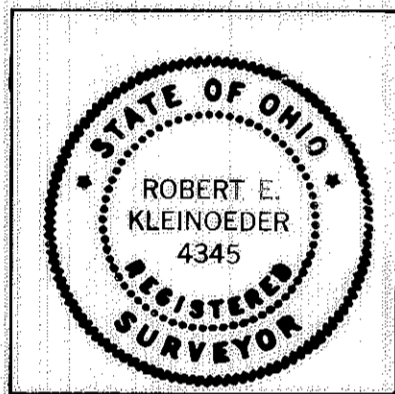


SCALE: 1" = 40'

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, LEAR WEST DEV. CO., I HAVE SURVEYED AND PLATTED LEAR WEST ESTATES-PHASE I AS SHOWN HEREON AND CONTAINING 2.390 ACRES IN AVON TOWNSHIP SECTION NUMBER 19, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.
AT ALL POINTS INDICATED ○, IRON PIN MONUMENTS WERE EITHER FOUND OR SET. MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

ACREAGE IN LOTS 2.154 ACRES
ACREAGE IN STREETS 0.236 ACRES
TOTAL 2.390 ACRES



Robert E. Kleinoeder
ROBERT E. KLEINOEDER REGISTERED SURVEYOR

APRIL, 1984

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT LEAR WEST DEV. CO. DOES HEREBY ACCEPT THIS PLAT OF LEAR WEST ESTATES-PHASE I TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE CREEKSIDE DRIVE AS SHOWN HEREON. LEAR WEST DEV. CO. FURTHER GRANTS PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

REPRESENTING LEAR WEST DEVELOPMENT COMPANY:

Thomas L. Butts THOMAS L. BUTTS
James Kendera JAMES KENDERA

NOTARY PUBLIC

COUNTY OF LORAIN } S.S.
STATE OF OHIO }

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THOMAS L. BUTTS, AND JAMES KENDERA WHO ACKNOWLEDGED SIGNING THE FOREGOING PLAT OF LEAR WEST ESTATES-PHASE I AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 26th DAY OF June 1984

Anna E. Harwood
NOTARY PUBLIC

MY COMMISSION EXPIRES 02/28/89

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT ELYRIA SAVINGS AND TRUST NATIONAL BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF LEAR WEST ESTATES-PHASE I AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, CREEKSIDE DRIVE AS SHOWN HEREON.

FOR ELYRIA SAVINGS AND TRUST NATIONAL BANK:

Jabell Beal Manager
Walker NA Office

NOTARY PUBLIC

COUNTY OF LORAIN } S.S.
STATE OF OHIO }

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Jabell Beal REPRESENTING ELYRIA SAVINGS AND TRUST NATIONAL BANK WHO ACKNOWLEDGED THAT she DID SIGN THE FOREGOING PLAT OF LEAR WEST ESTATES-PHASE I AND THAT IT WAS her OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 26th DAY OF June 1984

Anna E. Harwood
NOTARY PUBLIC

MY COMMISSION EXPIRES 02/28/89

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEAR WEST ESTATES-PHASE I 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.

Jasbir Singh Kaloua
AVON LAKE MUNICIPAL ENGINEER

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEAR WEST ESTATES-PHASE I AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Russell Stojawa
AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF LEAR WEST ESTATES-PHASE I HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THIS 10 DAY OF July 1984

Thomas P. Boyer
SECRETARY

CITY COUNCIL

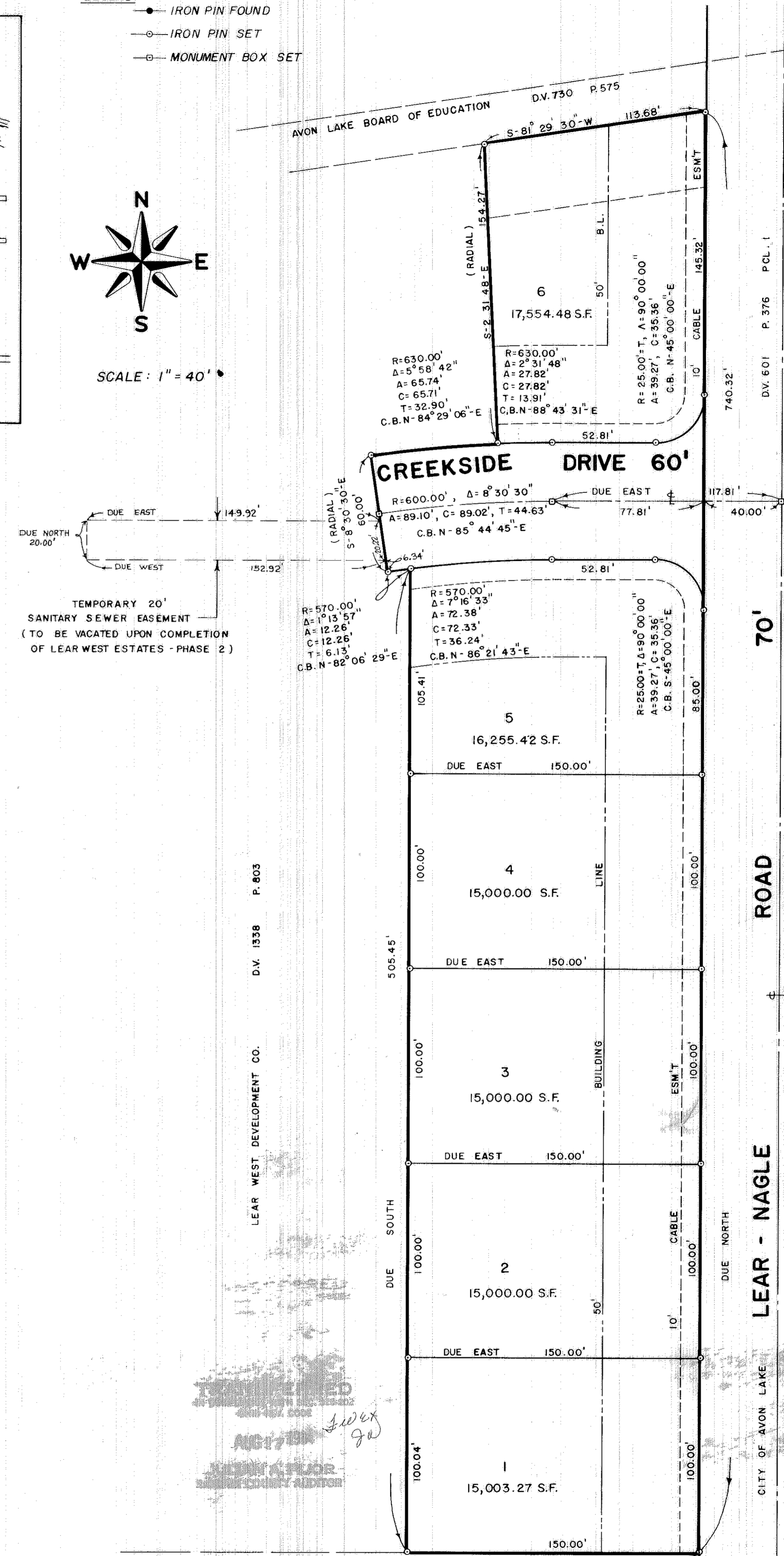
THIS IS TO CERTIFY THAT THIS PLAT OF LEAR WEST ESTATES-PHASE I HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE NO. 126-84 PASSED THE 23 DAY OF July 1984

Karlus Lopez
CLERK OF COUNCIL

UNDERGROUND CABLE EASEMENT

LEAR WEST DEVELOPMENT COMPANY, OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND THE LORAIN TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREOF TO REMOVE TREES, LANDSCAPING, INCLUDING LAWNS WITHIN, AND WITHOUT LIABILITY THEREOF, SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SAID ELECTRIC AND COMMUNICATIONS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT, AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND GRANT AND ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

REPRESENTING LEAR WEST DEVELOPMENT COMPANY: *James Kendera*



Authenticated for Record Aug 17, 1984
11:36 AM
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32
32

ANTHONY PILLA-BISHOP OF CLEVELAND 910 A.C.
MISC. VOL. 24 P. 629
(EDWARD F. HOBAN D.V. 874 P. 183)

N. LINE NELSON WALKER SUBD'N.

Row Lorain County Title L.M.