

# LEAR WEST ESTATES PHASE 2

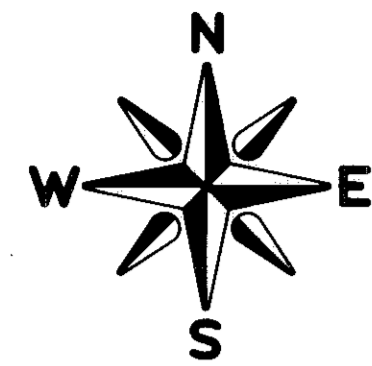
PART of AVON TOWNSHIP SECTION No 19

CITY of AVON LAKE COUNTY of LORAIN STATE of OHIO

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

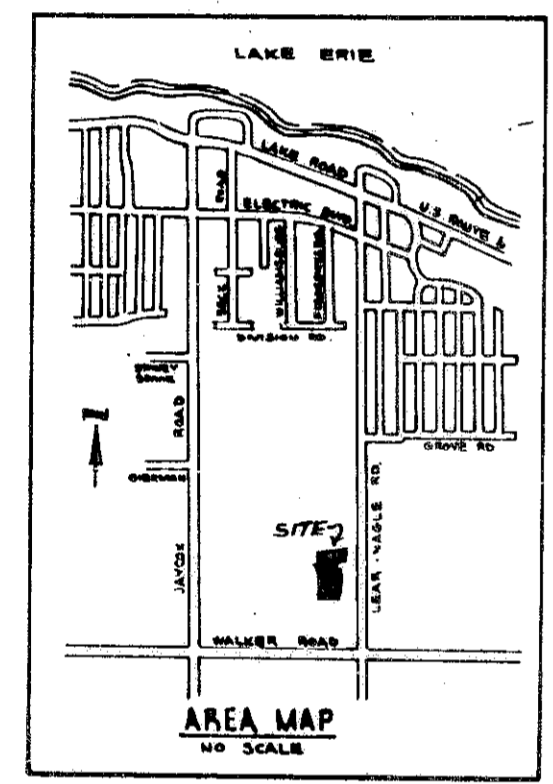
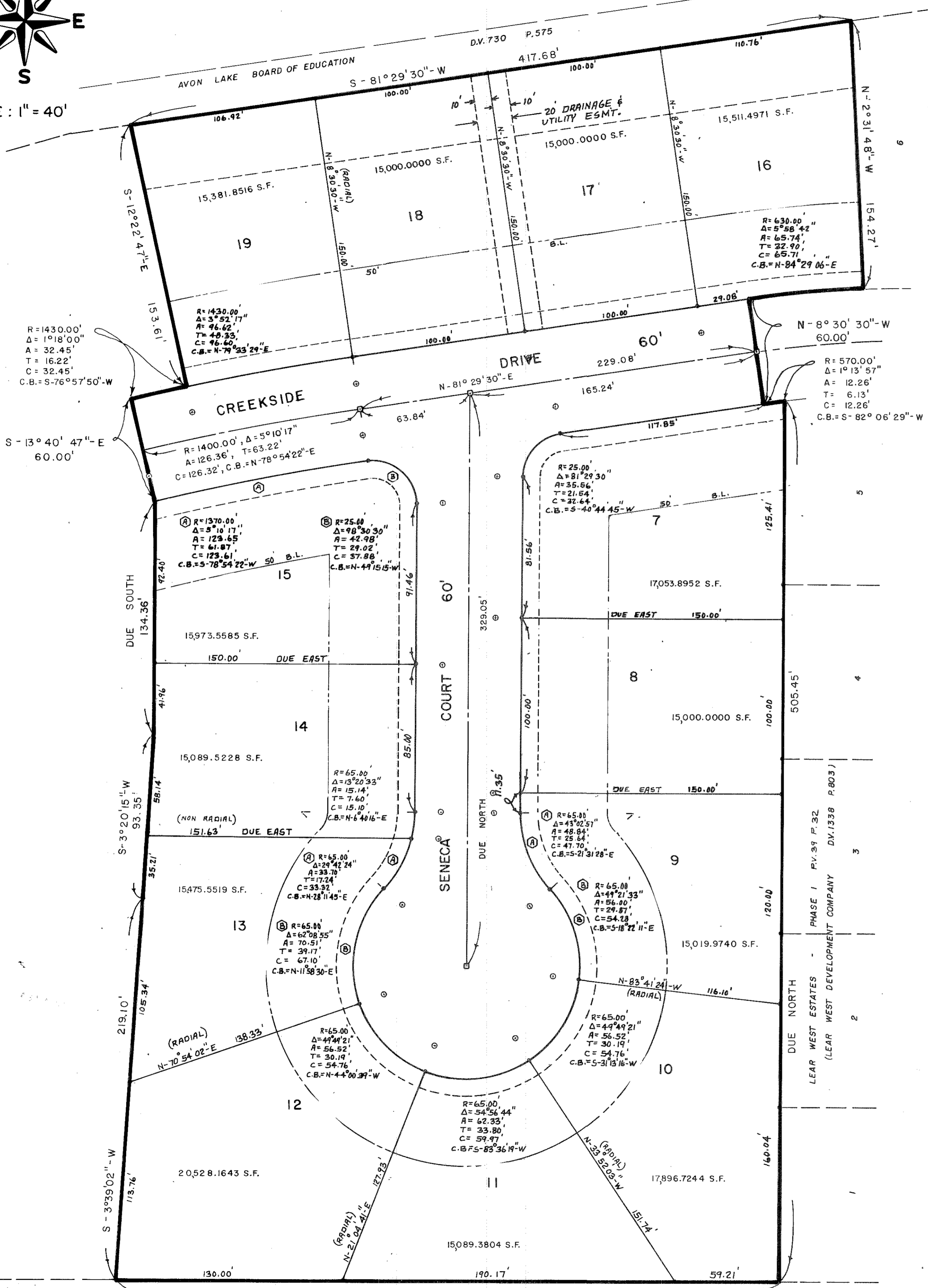
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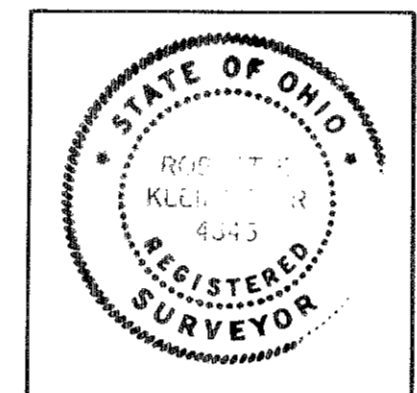
SCALE: 1" = 40'

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



### 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 2 AS SHOWN HEREON AND CONTAINING 5.907 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	4.776 ACRES
ACREAGE IN STREETS	1.131 ACRES
TOTAL	5.907 ACRES

*Robert E. Kleinoeder*  
ROBERT E. KLEINOEDER - REGISTERED SURVEYOR  
1984

### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT LEAR WEST DEV. CO. DOES HEREBY ACCEPT THIS PLAT OF LEAR WEST ESTATES-PHASE 2 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE CREEKSIDE DRIVE AND SENECCA COURT 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 2 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL THIS 27th DAY OF August 1984.

*Steven W. Pufko*  
NOTARY PUBLIC

MY COMMISSION EXPIRES April 19, 1989

### ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEAR WEST ESTATES-PHASE 2 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.

*Jesliew Sujal Kalowina, P.E.*  
AVON LAKE MUNICIPAL ENGINEER

### NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEAR WEST ESTATES-PHASE 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE

*Paul D. Boyer*  
AVON LAKE LAW DIRECTOR

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF LEAR WEST ESTATES-PHASE 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THIS 11th DAY OF September 1984

*Thomas P. Boyer*  
SECRETARY

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF LEAR WEST ESTATES-PHASE 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE NO. 124-84 PASSED THE 17 DAY OF September, 1984

*Kathleen Ryple*  
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, THE LORAIN TELEPHONE COMPANY, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEEES) 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, PEDESTALS, CONCRETE PADS, AND OTHER FACILITIES AS ARE NECESSARY OR CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS: FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENTS RIGHTS INDICATED HEREIN. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

REPRESENTING LEAR WEST DEVELOPMENT COMPANY: *Thomas J. Butts*

43 20 mr.

Box: LORAIN Co. TITLE SK.

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-22  
OHIO REV. CODE

OCT 3 1984  
JULIAN A. FLJOR  
LORAIN COUNTY AUDITOR

ANTHONY PILLA-BISHOP OF CLEVELAND 9.10 AC.  
MISC. VOL. 24 P. 629  
( EDWARD F. HOBAN D.V. 874 P. 183 )

OCT 13 1984  
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