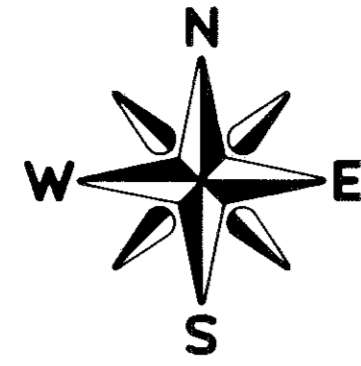


LEAR WEST ESTATES PHASE 3

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



SCALE: 1" = 40'

AVON LAKE BOARD OF EDUCATION 37.28 AC.
 D.V. 730 P. 573

PART of AVON TOWNSHIP SECTION No 19

CITY of AVON LAKE COUNTY of LORAIN STATE of OHIO

PREPARED BY

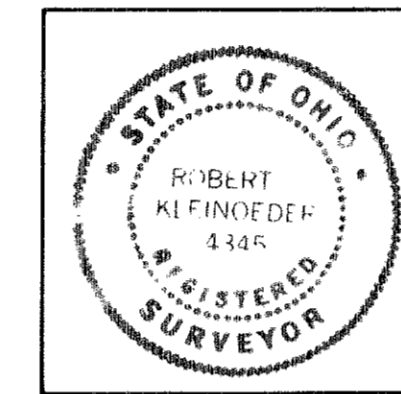
KLEINOEDER-SCHMIDT & ASSOCIATES
 CONSULTING ENGINEERS & SURVEYORS
 ELYRIA OHIO

TRANSFERRED
 IN COMPLIANCE WITH REG. 319-202
 OHIO REV. CODE
 MAY 28 1985
 JULIAN A. FLJOR
 LORAIN COUNTY AUDITOR

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 3 AS SHOWN HEREON AND CONTAINING 5.292 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	4.530 ACRES
ACREAGE IN STREETS	0.762 ACRES
TOTAL	5.292 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 3 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 3 AND THAT IT WAS THEIR OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 2 DAY OF MAY 19 85.

Linda C. Colwell
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2-24-90

Linda C. Colwell
 Notary Public, State of Ohio
 My Commission Expires Feb. 24, 1990

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 3 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:
Isabelle Beal

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 Isabelle Beal REPRESENTING ELYRIA SAVINGS AND TRUST NATIONAL BANK WHO ACKNOWLEDGED THAT She DID SIGN THE FOREGOING PLAT OF LEAR WEST ESTATES-PHASE 3 AND THAT IT WAS Her OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 2 DAY OF MAY, 19 85.

Linda C. Colwell
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2-24-90

Linda C. Colwell
 Notary Public, State of Ohio
 My Commission Expires Feb. 24, 1990

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEAR WEST ESTATES-PHASE 3 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 Kalouia, P.E.
 AVON LAKE MUNICIPAL ENGINEER

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LEAR WEST ESTATES-PHASE 3 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE

Donald DeLoach
 AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF LEAR WEST ESTATES-PHASE 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THIS 7 DAY OF MAY 19 85

Thomas P. Boyer
 SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF LEAR WEST ESTATES-PHASE 3 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE NO. 87-85 PASSED THE 13 DAY OF MAY, 19 85.

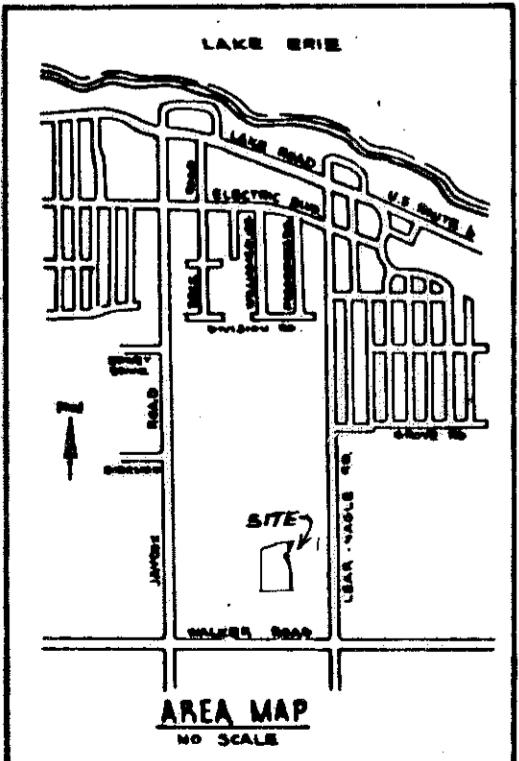
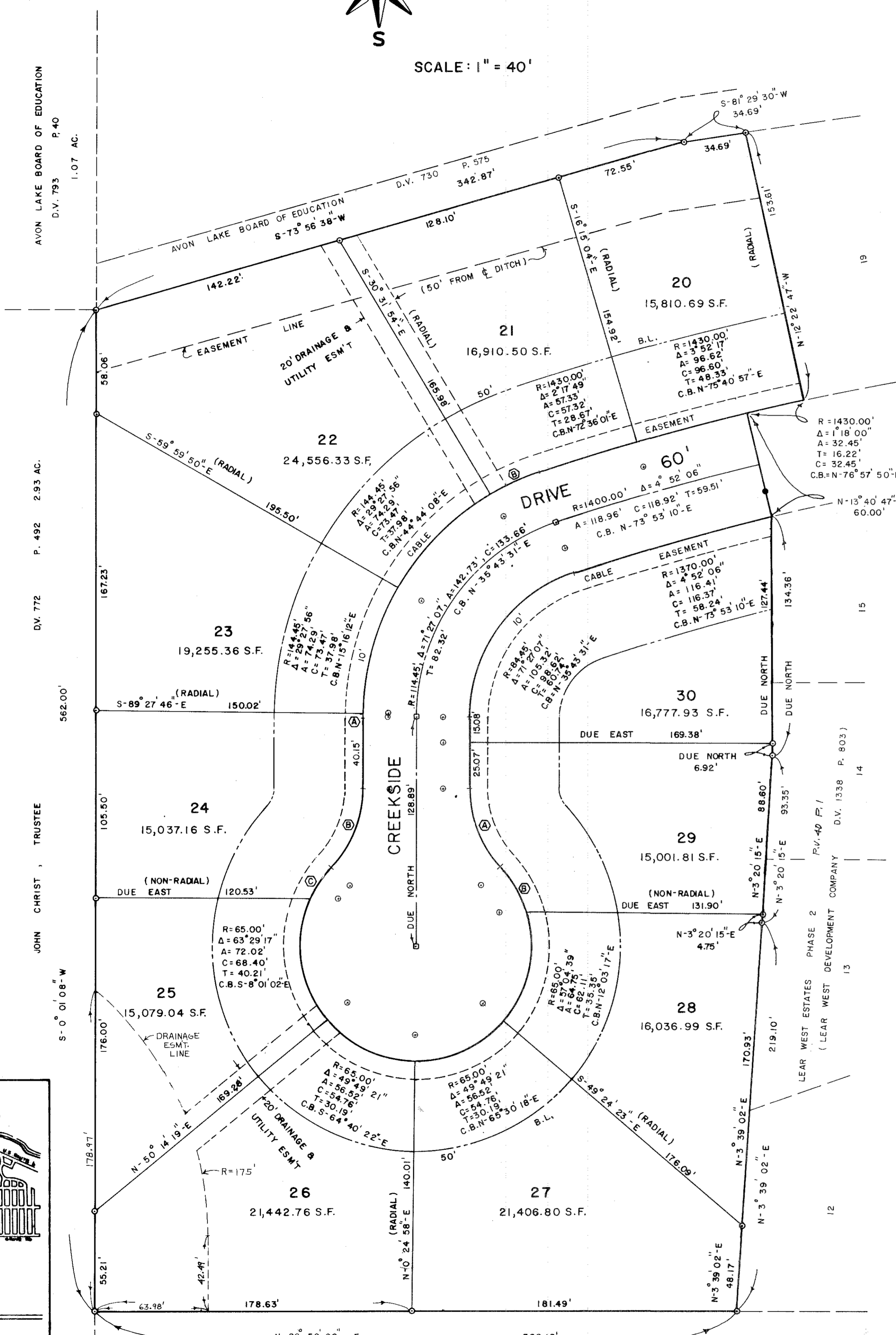
Kathleen Lynen
 CLERK OF COUNCIL

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 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, PEDESTALS, CONCRETE PADS, AND OTHER FACILITIES AS ARE NECESSARY OR CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT 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 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. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE 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 GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

REPRESENTING LEAR WEST DEVELOPMENT COMPANY: *James Kendera*

LEAR WEST ESTATES SUBDIVISION NUMBER 3



S/L 21 R=144.45' Δ=11°59'01" A=30.21' C=30.16' T=15.16' C.B. N-65°27'32"E	S/L 24 R=144.45' Δ=0°32'14" A=1.35' C=1.35' T=0.68' C.B. N-0°16'15"E	S/L 24 R=65.00' Δ=43°02'57" A=48.84' C=47.70' T=25.84' C.B. N-21°31'28"E	S/L 24 R=65.00' Δ=19°19'21" A=21.92' C=21.82' T=11.07' C.B. N-33°23'17"E	S/L 29 R=65.00' Δ=43°02'57" A=48.84' C=47.70' T=25.84' C.B. S-21°31'28"E	S/L 29 R=6500' Δ=26°33'55" A=3014' C=29.87' T=15.34' C.B. S-29°46'00"E
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Received for Record MAY 28 1985
 at 3:00 clock P.M. in PLAT RECORD
 VOL. 40
 PAGE 34
 Dorothy E. Esser
 Lorain County Recorder

#43.20 BOA: LORAIN COUNTY TITLE
 L.A.