

# LEAR INDUSTRIAL PARK SUBDIVISION NO. 2

PART OF ORIGINAL AVON TOWNSHIP SECTION No. 21 NOW IN THE CITY OF AVON - COUNTY OF LORAIN - STATE OF OHIO

### ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, SCHAFFER DOBRUNZ DEVELOPMENT LIMITED, AND G.W. ENTERPRISES, LTD. HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS LEAR INDUSTRIAL PARK SUBDIVISION NO. 2, A SUBDIVISION OF BLOCKS "A", "B" AND "C" INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS LEAR INDUSTRIAL PARKWAY, SIXTY (60) FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, OHIO EDISON, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS 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 ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "DRAINAGE AND WATERLINE EASEMENTS" AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO DRAINAGE AND WATERLINE FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE SEWER PIPE, WATERLINES, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE AND WATERLINE EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, STEVE SCHAFFER, PRESIDENT OF SCHAFFER DOBRUNZ DEVELOPMENT LIMITED, AND G.W. ENTERPRISES, LTD. HAS HEREUNTO SET THEIR HAND AT Avon OHIO, THIS 13th DAY OF October 1998.

BY: Steve Schaffer  
STEVE SCHAFFER, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS Patricia S. Zeck PRINT NAME  
WITNESS Nancy J. Moore PRINT NAME

STATE OF OHIO }  
COUNTY OF LORAIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, STEVE SCHAFFER, PRESIDENT, SCHAFFER DOBRUNZ DEVELOPMENT LIMITED, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF SCHAFFER DOBRUNZ DEVELOPMENT LIMITED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO, THIS 13th DAY OF OCTOBER 1998.

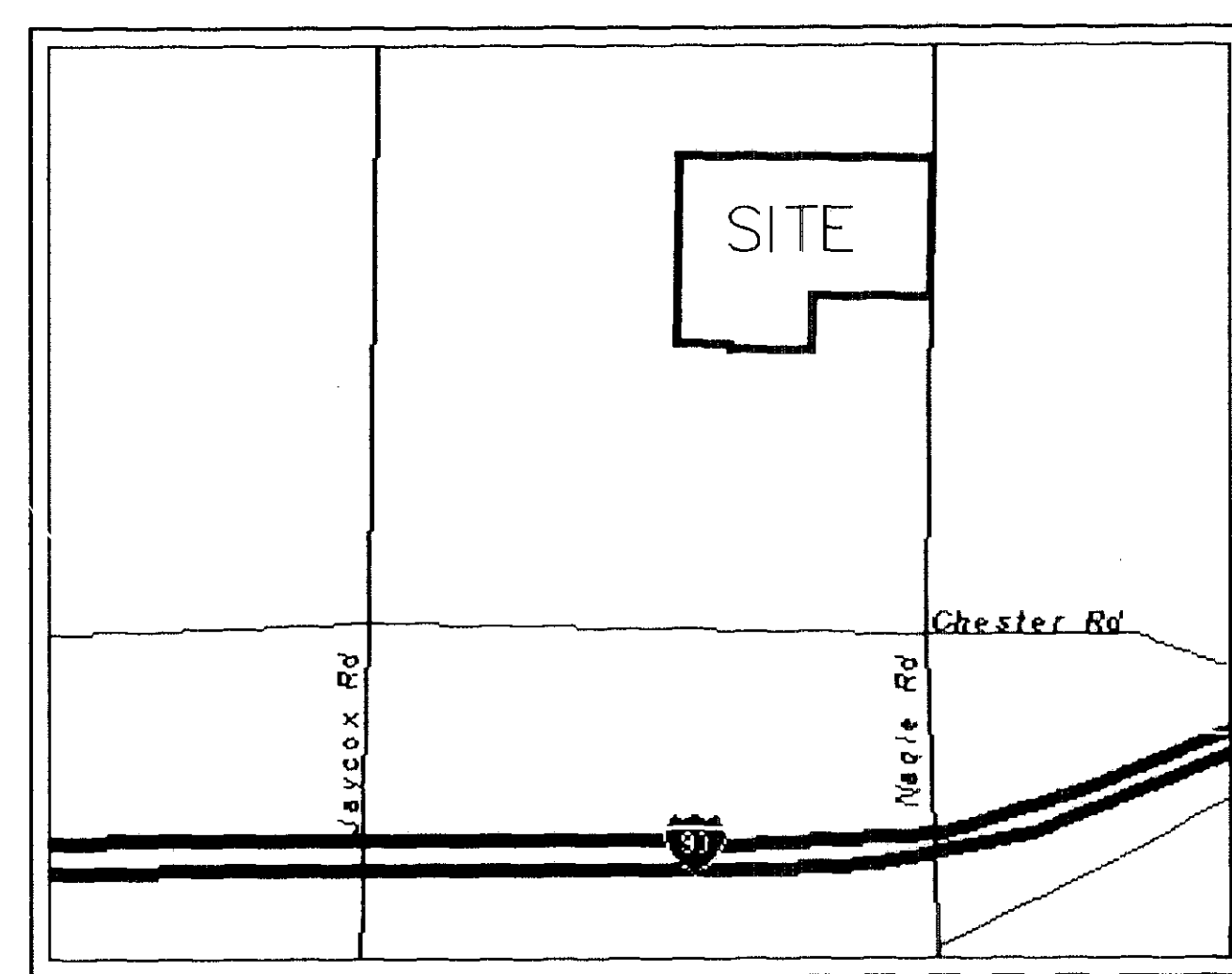
Nancy L. Maddock  
NOTARY PUBLIC

NANCY L. MADDOCK  
Notary Public, State of Ohio  
My Commission Expires 5/25/2002

### SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 29.8910 ACRE PARCEL OF LAND AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Richard A. Thompson Jr.  
RICHARD A. THOMPSON JR. P.S. NO. 7388  
DATE 10-6-98



VICINITY MAP

AREA TABULATION

BLOCKS	27.1371 AC.
RIGHT-OF-WAY	2.7539 AC.
TOTAL	29.8910 AC.

### APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 10 DAY OF OCTOBER 1998.

Michael Brubaker, P.E.  
AVON CITY ENGINEER  
(CITY CONSULTING & ENGINEER)

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 14 DAY OF October 1998.

Vance Pappas  
PLANNING COMMISSION CHAIRPERSON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1998. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Del Grange  
COUNCIL PRESIDENT

### MORTGAGE RELEASE

BE IT KNOWN THAT FIRST MERIT BANK FKA PREMIER BANK TRUST

MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF LORAIN COUNTY RECORD OF MORTGAGES.

AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF FIRST MERIT BANK FKA PREMIER BANK TRUST HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY Scott D. Foster THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUUNTO AFFIXED AT \_\_\_\_\_ OHIO, THIS 19th DAY OF OCTOBER 1998.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Patricia S. Zeck BY: Scott D. Foster (Commercial Loan Officer)  
Nancy J. Moore

STATE OF OHIO }  
COUNTY OF LORAIN } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, FIRST MERIT BANK FKA PREMIER BANK TRUST THROUGH: SCOTT D. FOSTER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREBY AFFIX MY HAND AND OFFICIAL SEAL AT AVON, OHIO, THIS 19th DAY OF OCTOBER 1998.

Nancy L. Maddock  
NOTARY PUBLIC

NANCY L. MADDOCK  
Notary Public, State of Ohio  
My Commission Expires 5/25/2002

NOV 3 1998

RECEIVED FOR RECORD  
at 3:26 clock P.M. in PLAT RECORD  
VOL. 64 MARY ANN JAMISON  
PAGE 2027 Lorain County Recorder  
Box 127C 86.40 (MR)

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
NOV 3 1998  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

BY: William S. McKinley / William S. McKinley  
G.W. ENTERPRISES, LTD. PRINT NAME

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS Patricia S. Zeck PRINT NAME  
WITNESS Nancy J. Moore PRINT NAME

STATE OF OHIO }  
COUNTY OF LORAIN }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, G.W. ENTERPRISES, LTD., BY WILLIAM S. MCKINLEY PRES. WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF G.W. ENTERPRISES LTD.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON, OHIO, THIS 13th DAY OF OCTOBER 1998.

Nancy L. Maddock  
NOTARY PUBLIC

NANCY L. MADDOCK  
Notary Public, State of Ohio  
My Commission Expires 5/25/2002

REV. No.	DATE	BY	CHK'D

**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
5508 EAST AVENUE - Mentor, OHIO 44060  
TELEPHONE 225-8463 354-6938 951-LAND

**LEAR INDUSTRIAL PARK**  
SUBDIVISION NO. 2  
CITY OF AVON - LORAIN COUNTY - OHIO

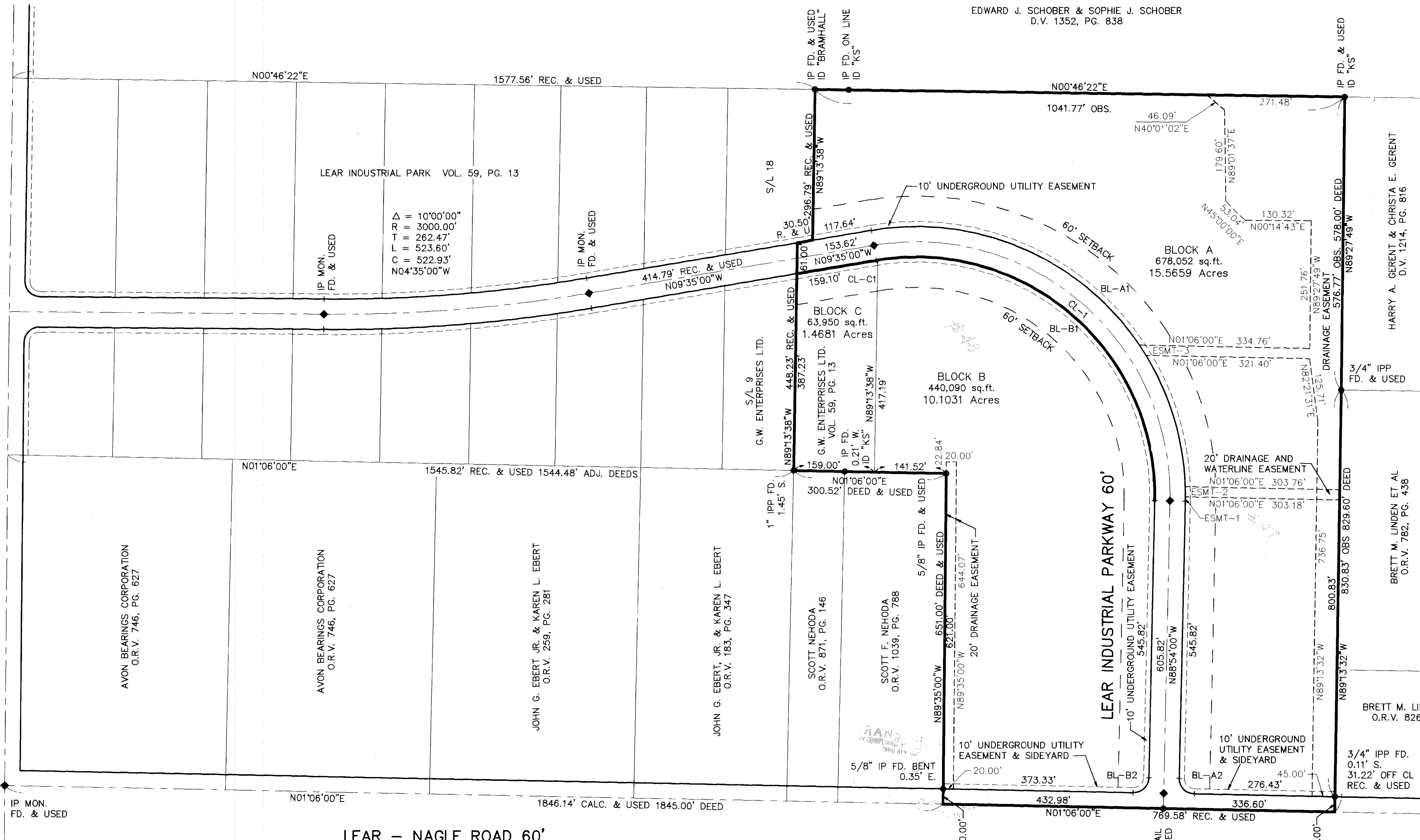
DATE OCTOBER 5, 1998  
SCALE: HOR. 1" = 1'  
VERT. none  
FILENAME MGP/PLAT2-1  
CHK'D BY \_\_\_\_\_  
F.B. No. \_\_\_\_\_

RECORD PLAT

SHEET 1 OF 2  
P1 / P2  
CONTRACT No. SCHAD16H

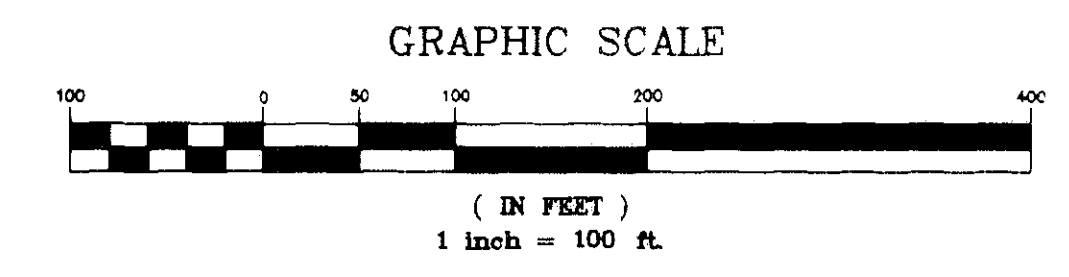
EDWARD J. SCHOBER & SOPHIE J. SCHOBER  
D.V. 1352, PG. 838

CHESTER ROAD 60'



Δ = 10°00'00"  
R = 3000.00'  
T = 262.47'  
L = 523.60'  
C = 522.93'  
N04°35'00"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BL-A1	530.00'	931.35'	639.33'	816.06'	N40°45'30"E	100°41'00"
BL-A2	30.00'	47.12'	30.00'	42.43'	N46°06'00"E	90°00'00"
BL-B1	470.00'	823.38'	563.86'	722.06'	N40°54'45"E	100°22'30"
BL-B2	30.00'	47.12'	30.00'	42.43'	N43°54'00"W	90°00'00"
CL-C1	470.00'	2.53'	1.26'	2.53'	N09°29'53"E	00°18'30"
CL-1	500.00'	878.63'	603.14'	769.86'	N40°45'30"E	100°41'00"
ESMT-1	530.00'	8.43'	4.22'	8.43'	N89°21'21"W	00°54'43"
ESMT-2	530.00'	20.01'	10.01'	20.01'	N89°06'23"E	02°09'49"
ESMT-3	530.00'	24.08'	12.04'	24.08'	N57°14'49"E	02°36'13"



REV. No.	DATE	BY	CHK'D

**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
8585 EAST AVENUE • MENTOR, OHIO 44060  
TELEPHONE 226-8483 304-8938 951-LAND

**LEAR INDUSTRIAL PARK**  
SUBDIVISION NO. 2  
CITY OF AVON - LORAIN COUNTY - OHIO

DATE OCTOBER 5, 1998  
SCALE: HOR. 1" = 100'  
VERT. none  
FILENAME MGP\PLAT2-2  
CHK'D BY  
F.B. No.

RECORD PLAT  
SHEET 2 OF 2  
CONTRACT No. SCHAD16H

61/71