

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, KOPF CONSTRUCTION CORPORATION, I HAVE SURVEYED AND PLATTED THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 4 AS SHOWN HEREON AND CONTAINING 0.7624 ACRES IN AVON TOWNSHIP SECTION NO. 30, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

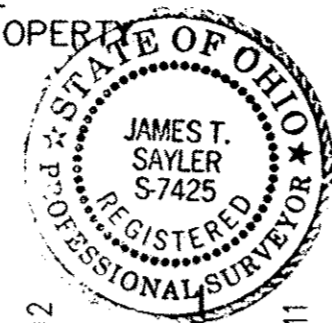
AT ALL POINTS INDICATED  $\odot$  5/8" IRON PIN IN MONUMENT BOX WAS FOUND.  
 AT ALL POINTS INDICATED  $\circ$  5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENT WAS SET.  
 AT ALL POINTS INDICATED  $\bullet$  5/8" MONUMENTS WERE FOUND AS NOTED.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 3 PLAT AND ARE FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

JULY, 2010

ACREAGE IN 4 LOTS 0.7350 AC.  
 ACREAGE IN R/W 0.0274 AC.  
 TOTAL 0.7624 AC.

*J.T.S.*  
 9-14-2010  
 JAMES T. SAYLER, REGISTERED SURVEYOR NO. S-7425



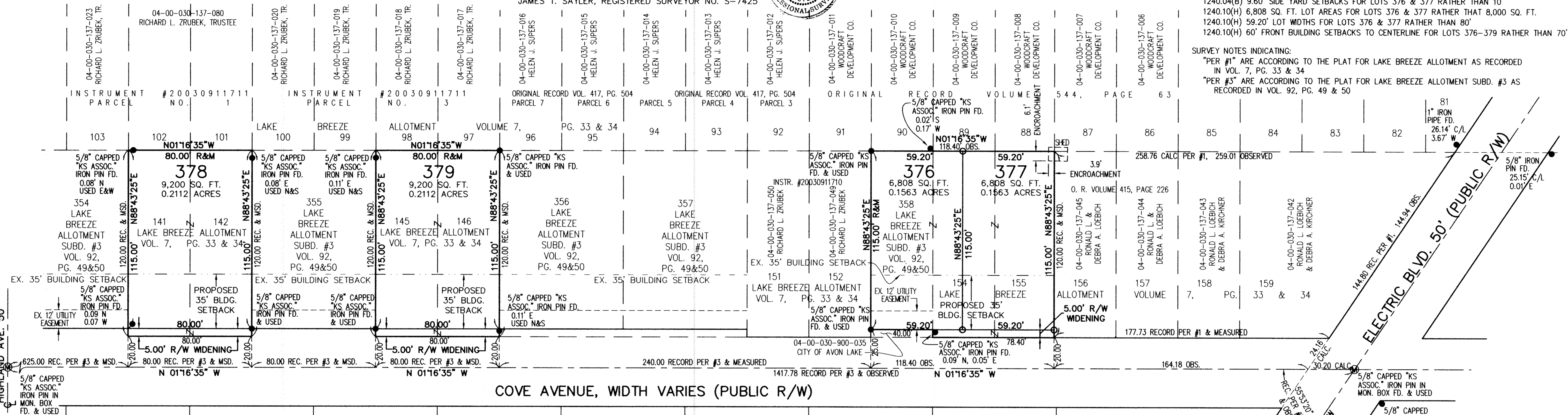
# LAKE BREEZE ALLOTMENT SUBDIVISION NO. 4

BEING A RE-SUBDIVISION OF SUBLOTS NUMBERS 141, 142, 145, 146, 154 & 155 IN THE LAKE BREEZE ALLOTMENT AS SHOWN BY THE RECORDED PLAT IN VOLUME 7 OF PLATS, PAGE 33 OF LORAIN COUNTY PLAT RECORDS AND SUBLOT NUMBER 358 IN THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 3 AS SHOWN BY THE RECORDED PLAT IN VOLUME 92 OF PLATS, PAGES 49 AND 50 OF LORAIN COUNTY PLAT RECORDS OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 30, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

**NOTES:**

MODIFICATIONS TO STANDARDS:  
 1240.04(B) 9.60' SIDE YARD SETBACKS FOR LOTS 376 & 377 RATHER THAN 10'  
 1240.10(H) 6,808 SQ. FT. LOT AREAS FOR LOTS 376 & 377 RATHER THAN 8,000 SQ. FT.  
 1240.10(H) 59.20' LOT WIDTHS FOR LOTS 376 & 377 RATHER THAN 80'  
 1240.10(H) 60' FRONT BUILDING SETBACKS TO CENTERLINE FOR LOTS 376-379 RATHER THAN 70'

SURVEY NOTES INDICATING:  
 "PER #1" ARE ACCORDING TO THE PLAT FOR LAKE BREEZE ALLOTMENT AS RECORDED IN VOL. 7, PG. 33 & 34  
 "PER #3" ARE ACCORDING TO THE PLAT FOR LAKE BREEZE ALLOTMENT SUBD. #3 AS RECORDED IN VOL. 92, PG. 49 & 50



**OWNERS CERTIFICATE**

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREET SHOWN HEREON AND DESIGNATED AS COVE AVENUE.

KOPF CONSTRUCTION CORPORATION  
 420 AVON-BELDEN ROAD  
 AVON LAKE, OH 44012

BY *H.R. Kopf*  
 H. R. KOPF, PRESIDENT



**NOTARY PUBLIC**

COUNTY OF LORAIN )  
 STATE OF OHIO ) SS  
 THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR KOPF CONSTRUCTION CORPORATION BY H. R. KOPF, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 4 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATIONS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 14th DAY OF September, 2010.

MY COMMISSION EXPIRES January 6, 2012

*John Murray*  
 NOTARY PUBLIC

**ENGINEER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 4 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.

*Mark Skellen*  
 AVON LAKE CONSULTING ENGINEER,  
 MICHAEL C. BRAMHALL, P.E., P.S.  
 MARK SKELLEN BOR, P.E. 10/1/10

**PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS PLAT OF THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 4 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 1st DAY OF September, 2010.

*Joseph R. Reitz*  
 AVON LAKE PLANNING COMMISSION SECRETARY,  
 JOSEPH R. REITZ

**CITY COUNCIL**

THIS IS TO CERTIFY THAT THIS PLAT OF THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 104-2010 PASSED THE 14th DAY OF October, 2010.

*Karl C. Zuber*  
 MAYOR,  
 KARL C. ZUBER  
*Barbara L. Dopp*  
 CLERK OF COUNCIL,  
 BARBARA L. DOPP

**LAW DIRECTOR**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE LAKE BREEZE ALLOTMENT SUBDIVISION NO. 4 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*William Kerner*  
 AVON LAKE LAW DIRECTOR,  
 WILLIAM KERNER

LORAIN COUNTY RECORDER  
 2010-0351254

TRANSFERRED  
 IN COMPLIANCE WITH SEC. 319-202  
 OHIO REV. CODE  
 OCT 25 2010  
 MARK R. STEWART  
 LORAIN COUNTY AUDITOR

BOX LAWYERS TITLE / LAURA  
 Plat Vol. 96  
 Page 36

**MORTGAGEE'S CERTIFICATE**

THIS IS TO CERTIFY THAT LORAIN NATIONAL BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF LAKE BREEZE ALLOTMENT SUBDIVISION NO. 4 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING COVE AVENUE, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *Thomas K. Palmer*, VP

**NOTARY PUBLIC**

COUNTY OF LORAIN )  
 STATE OF OHIO ) SS  
 THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR LORAIN NATIONAL BANK, BY: Thomas K. Palmer WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF LAKE BREEZE ALLOTMENT SUBDIVISION NO. 4 AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 21st DAY OF September, 2010.

MY COMMISSION EXPIRES January 6, 2012

*John Murray*  
 NOTARY PUBLIC

8/25/10	ADDED LOTS 378 & 379
9/15/10	REVISED HEADING PER COUNTY & ADDED MORTGAGE RELEASE

**LAKE BREEZE ALLOTMENT SUBDIVISION NO. 4 PLAT**

**THE HENRY G. REITZ ENGINEERING COMPANY**  
 4214 ROCKY RIVER DRIVE  
 CLEVELAND, OHIO 44135  
 PHONE: (216) 251-3033

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 JULY 2010