

LOT SPLIT SURVEY

14.9056 ACRES

WALKER AND LEAR-NAGLE ROADS

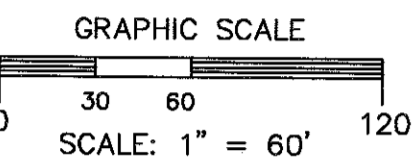
P.P.N. 04-00-030-141-268

ORIGINAL AVON TOWNSHIP LOT NO. 30 NOW IN THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO FOR LEARWOOD SQUARE CO., LLC

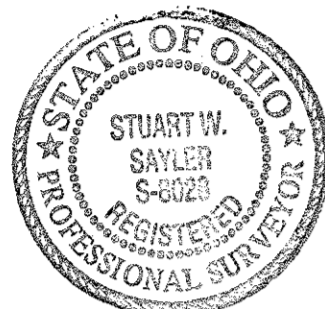
THE HENRY G. REITZ ENGINEERING COMPANY 4214 ROCKY RIVER DRIVE, CLEVELAND, OH. 44135 PH: (216) 251-3033 EMAIL: reitz@reitzeng.com

BY: Stuart W. Saylor P.R.S.

STUART W. SAYLER, REGISTERED SURVEYOR # S-8028 SCALE: 1" = 60' MAY 18, 2020



BASED ON LEAR ROAD BEARING N00°01'30"E



30' EGRESS INGRESS EASEMENT O.R. VOL. 1439, PG. 138

EXISTING WALKS

● DENOTES 3/8" CAPPED (REITZ ENG) IRON PIN FOUND

○ DENOTES 3/8" CAPPED (REITZ ENG) IRON PIN SET

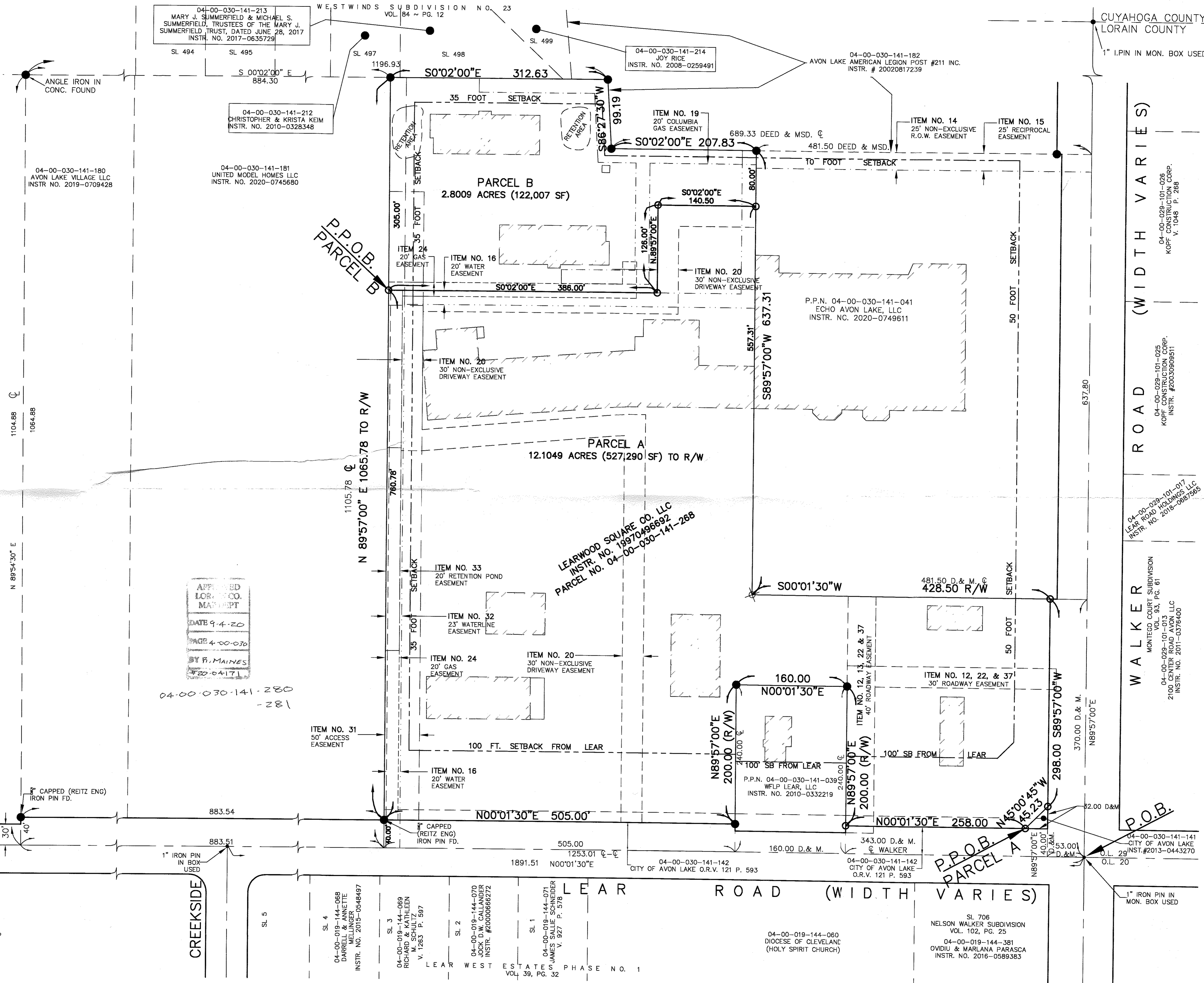
✕ DENOTES NAIL FOUND

EASEMENTS

- 12. NON-EXCLUSIVE EASEMENT FOR ROADWAYS RECORDED IN VOLUME 1075, PAGE 948 OF LORAIN COUNTY RECORDS.
13. NON-EXCLUSIVE DRIVEWAY EASEMENT RECORDED IN VOLUME 1089, PAGE 379 OF LORAIN COUNTY RECORDS.
14. APPURTENANT UTILITY EASEMENT AGREEMENT RECORDED IN VOLUME 1089, PAGE 385 OF LORAIN COUNTY RECORDS.
15. RECIPROCAL EASEMENT RECORDED IN VOLUME 1089, PAGE 393 OF LORAIN COUNTY RECORDS.
16. WATERLINE EASEMENT RECORDED IN VOLUME 31, PAGE 836 OF LORAIN COUNTY OFFICIAL RECORDS.
17. COLUMBIA GAS OF OHIO, INC. EASEMENT RECORDED IN VOLUME 769, PAGE 616 OF LORAIN COUNTY RECORDS.
19. COLUMBIA GAS OF OHIO, INC. EASEMENT RECORDED IN INSTRUMENT NO. 19970484453 OF LORAIN COUNTY RECORDS.
20. NON-EXCLUSIVE DRIVEWAY EASMENT RECORDED IN VOLUME 1439, PAGE 138 OF LORAIN COUNTY RECORDS.
21. USE RESTRICTIONS CONTAINED IN MEMORANDUM OF LEASE RECORDED IN VOLUME 1242, PAGE 33 OF LORAIN COUNTY RECORDS.
22. EASEMENT CONTAINED IN A CERTIFICATE OF COMMENCEMENT RECORDED IN INSTRUMENT NO. 19970660601 OF LORAIN COUNTY RECORDS.
23. TERMS AND CONDITIONS IN SCHEDULE A OF UNRECORDED LEASE AND RECORDED MEMORANDUM OF LEASE FILED SEPTEMBER 14, 2001 INSTRUMENT NO. 777242.
24. EASEMENT TO COLUMBIA GAS RECORDED IN INSTRUMENT NO. 2014-0519828 OF LORAIN COUNTY RECORDS.
31. ACCESS EASEMENT BY AND BETWEEN LEARWOOD SQUARE COMPANY LLC AND UNITED MODEL HOMES, LLC RECORDED IN INSTRUMENT NO. 2020-0745681 OF LORAIN COUNTY RECORDS.
32. WATER LINE EASEMENT BY AND BETWEEN LEARWOOD SQUARE COMPANY LLC AND UNITED MODEL HOMES, LLC RECORDED IN INSTRUMENT NO. 2020-0745682 OF LORAIN COUNTY RECORDS.
33. RETENTION POND EASEMENT BY AND BETWEEN LEARWOOD SQUARE COMPANY LLC AND UNITED MODEL HOMES, LLC RECORDED IN INSTRUMENT NO. 2020-0745683 OF LORAIN COUNTY RECORDS.
37. NON-EXCLUSIVE EASEMENT FOR ROADWAYS CONTAINED IN AN INSTRUMENT FROM AVON LAKE SHORE, INC. TO THE CENTRAL SECURITY NATIONAL BANK RECORDED IN VOLUME 1075, PAGE 948 OF LORAIN COUNTY RECORDS.
38. RIGHT OF WAY FROM ELYRIA SAVINGS AND TRUST NATIONAL BANK TO COLUMBIA GAS OF OHIO, INC. RECORDED IN VOLUME 569, PAGE 685 OF LORAIN COUNTY RECORDS.

Approved By The City of Avon Lake NO PLAT REQUIRED

Gary Hopping, P.E. City Engineer



CUYAHOGA COUNTY LORAIN COUNTY

1" I.PIN IN MON. BOX USED

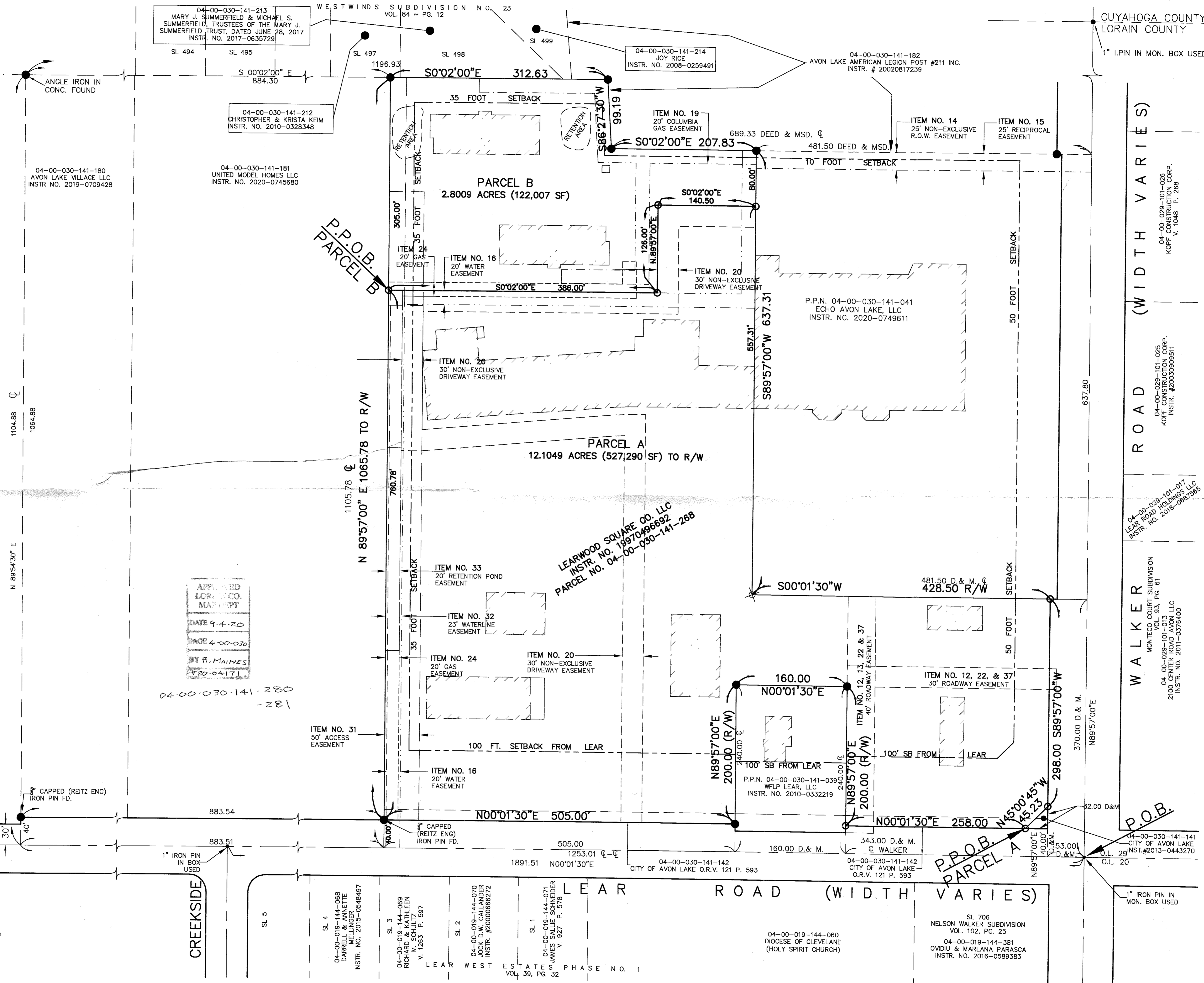
WALKER ROAD (WIDTH VARIES)

WALKER MONTEGO COUNTY SUBDIVISION VOL. 93, PG. 61

1" IRON PIN IN MON. BOX USED

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