

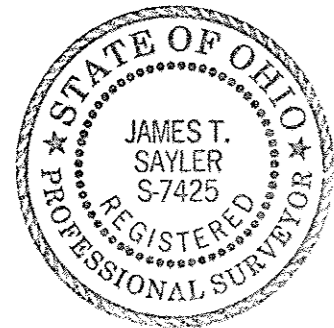
**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, PICCOLO PLACE LAND HOLDINGS LLC, I HAVE SURVEYED AND PLATTED THE PICCOLO PLACE P.U.D. SUBDIVISION NO. 3 AS SHOWN HEREON AND CONTAINING 3.9828 ACRES IN AVON TOWNSHIP SECTION NO. 17, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.  
 AT ALL POINTS INDICATED 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.  
 AT ALL POINTS INDICATED MONUMENTS FOUND (AS NOTED).

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON WALKER ROAD BEARING N89°25'15"W 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.

AUGUST, 2015



ACREAGE IN 8 LOTS 2.1128 AC.  
 ACREAGE IN 1 BLOCK 1.3708 AC.  
 ACREAGE IN STREETS 0.4992 AC.

TOTAL 3.9828 AC.

*[Signature]*  
 JAMES T. SAYLER, REG. SURVEYOR NO. S-7425

**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 MITCHELL COURT AND THE 7' WIDE SIDEWALK EASEMENT ALONG WALKER ROAD.

PICCOLO PLACE LAND HOLDINGS, LLC

BY *[Signature]*  
 JAMES GAMBELLIA, MANAGER

**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 PICCOLO PLACE LAND HOLDINGS, LLC, BY: JAMES GAMBELLIA, MANAGER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF PICCOLO PLACE P.U.D. SUBDIVISION NO. 3 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 30th DAY OF October 2015.

*[Signature]*  
 S. Renee Ebner  
 NOTARY PUBLIC  
 Notary Public, State of Ohio  
 My Commission Expires September 9, 2016

MY COMMISSION EXPIRES 9/9/16

**12' UTILITY EASEMENT**

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYTEL COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS AS SHOWN HEREON AND PARALLEL WITH ALL STREETS LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC LINES, GAS MAINS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, GAS 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, GAS AND COMMUNICATION 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.

BY \_\_\_\_\_

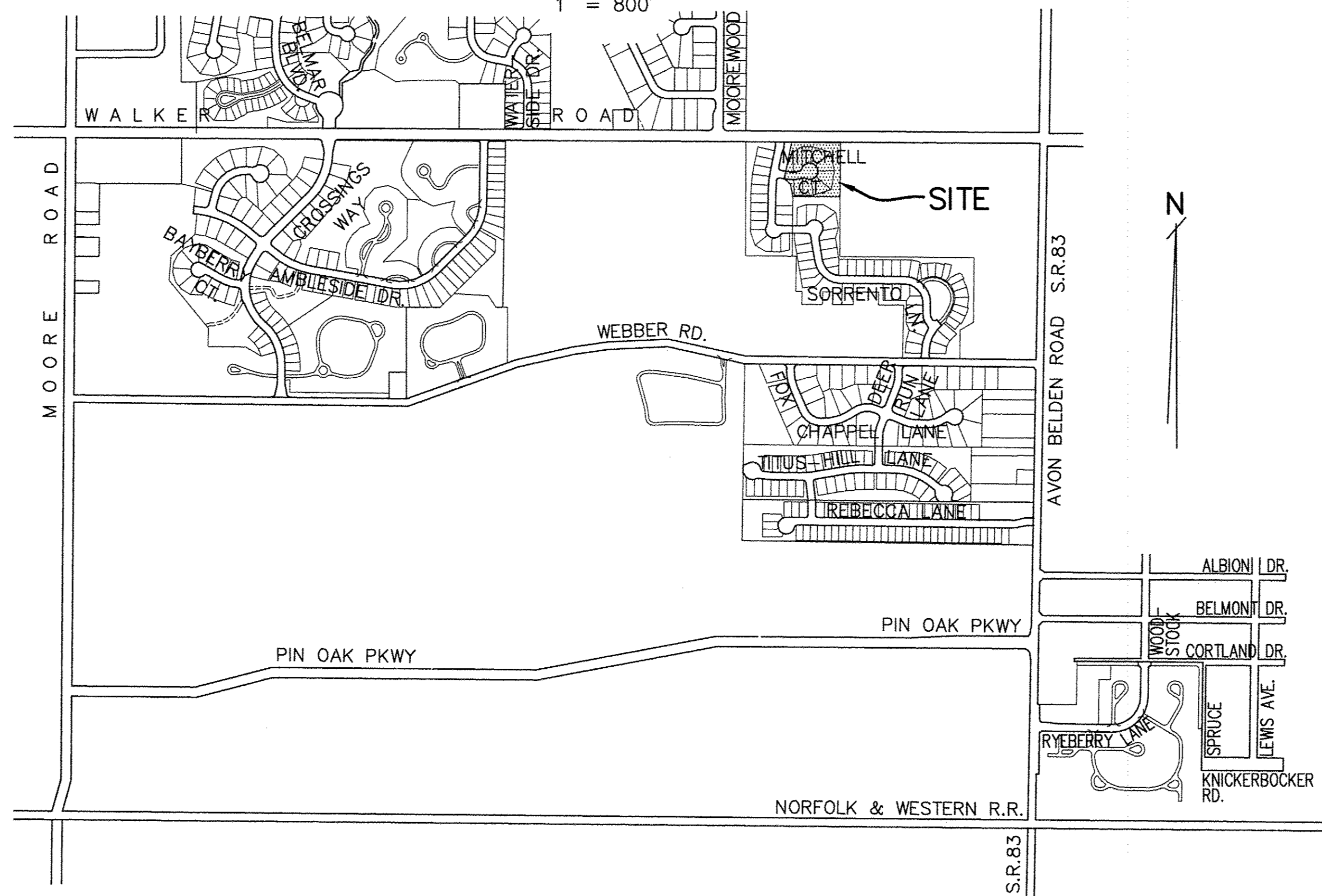
# PICCOLO PLACE P.U.D. SUBDIVISION NO. 3 PLAT

BEING PART OF  
 AVON TOWNSHIP SECTION NO. 17  
 CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION.  
 MAINTENANCE OF BLOCK "J" IS TO BE PROVIDED FOR BY THE ASSOCIATION.  
 (DOCUMENTS ON FILE AT CITY AND TO BE RECORDED SIMULTANEOUSLY AT COUNTY.)

**SITE MAP**

1" = 800'



**ENGINEER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF PICCOLO PLACE P.U.D. SUBDIVISION NO. 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.

*[Signature]*  
 AVON LAKE CITY ENGINEER  
 MICHAEL C. BRAMHALL, P.E., P.S.

**PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS PLAT OF PICCOLO PLACE P.U.D. SUBDIVISION NO. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 6th DAY OF October, 2015.

*[Signature]*  
 AVON LAKE PLANNING COMMISSION SECRETARY  
 JOSEPH R. REITZ,

**CITY COUNCIL**

THIS IS TO CERTIFY THAT THIS PLAT OF PICCOLO PLACE P.U.D. SUBDIVISION NO. 3 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 140-2015 PASSED THE 26th DAY OF October 2015.

*[Signature]*  
 MAYOR  
 GREGORY J. ZILKA

*[Signature]*  
 CLERK OF COUNCIL  
 BARBARA L. DOPP

**LAW DIRECTOR**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF PICCOLO PLACE P.U.D. SUBDIVISION NO. 3 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*[Signature]*  
 AVON LAKE LAW DIRECTOR  
 ABRAHAM LIEBERMAN

**MORTGAGEE'S CERTIFICATE**

THIS IS TO CERTIFY THAT INDEPENDENCE BANK MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF PICCOLO PLACE P.U.D. SUBDIVISION NO. 3 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING MITCHELL COURT, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY *[Signature]*  
Robert G. Wolvertin, SVP  
INDEPENDENCE BANK

**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 Robert G. Wolvertin BY: Independence Bank WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF PICCOLO PLACE P.U.D. SUBDIVISION NO. 3 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 3rd DAY OF November, 2015.

*[Signature]*  
 S. Renee Ebner  
 Notary Public, State of Ohio  
 My Commission Expires September 9, 2016

MY COMMISSION EXPIRES 9/9/16

EXAMCO TITLE SERVICES  
 6155 PARK SQUARE DRIVE  
 UNIT 3 SUITE 3  
 LORAIN, OH 44053  
 Plat vol. 101  
 Pages 45,46

**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 319.202  
 OHIO REV. CODE  
 NOV 05 2015  
 J. CRAIG SHODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR  
 LORAIN COUNTY AUDITOR

**LORAIN COUNTY RECORDER**  
 Doc ID: 019041280001 Type: OFF  
 Kind: PLAT  
 Recorded: 11/05/2015 at 01:34:53 PM  
 Fee Amt: \$172.50 Page 1 of 1  
 Lorain County, Ohio  
 Judith H. Madwick County Recorder  
 File # 2015-0565347

REVISIONS	

**PICCOLO PLACE  
 P.U.D. SUBDIVISION #3  
 PLAT**

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

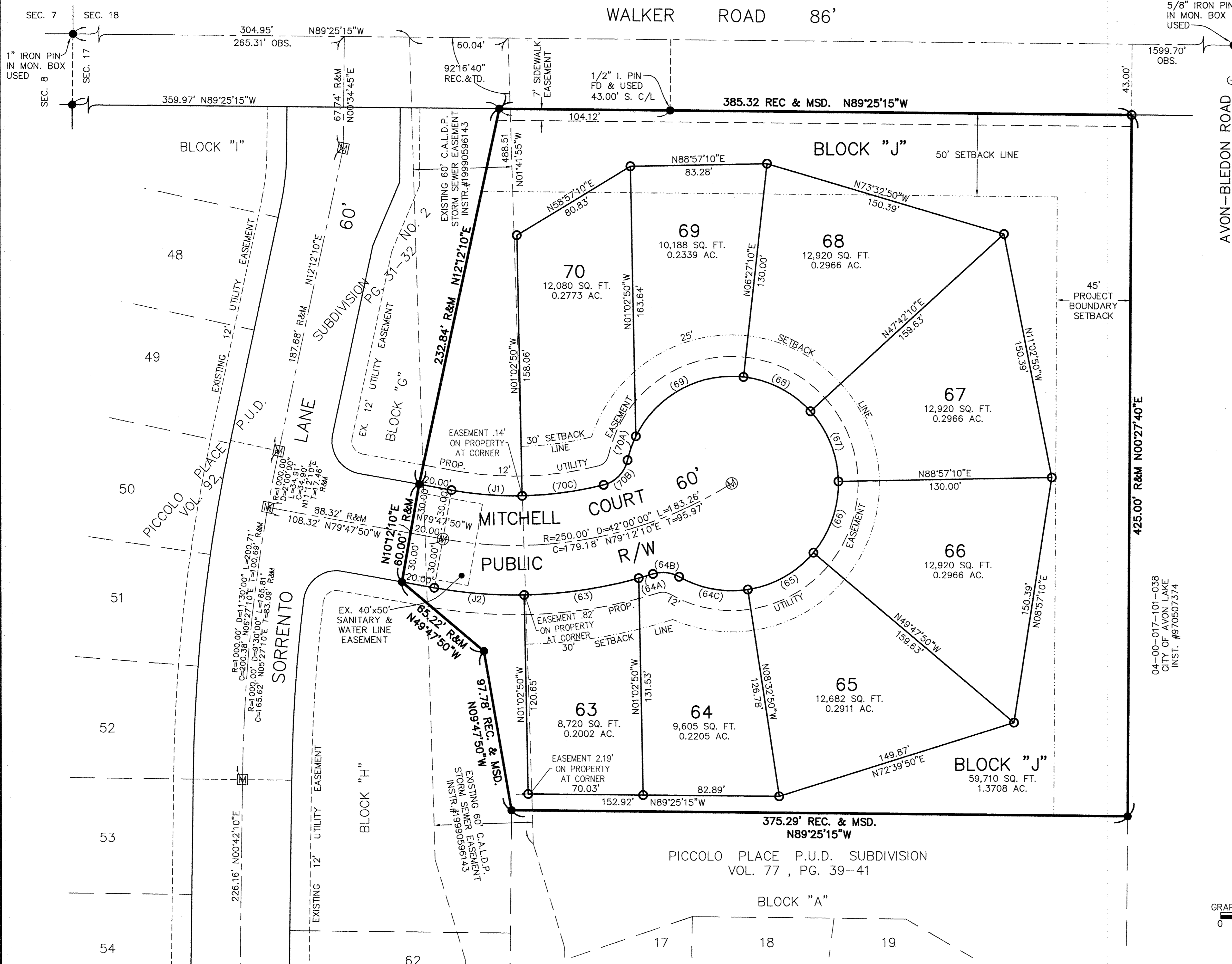
1  
 2  
 AUGUST  
 2015



# PICCOLO PLACE P.U.D. SUBDIVISION NO. 3 PLAT

BEING PART OF AVON TWP. SECTION NO. 17, CITY OF AVON LAKE  
BEING PART OF AVON TWP. SECTICOUNTY OF LORAIN, STATE OF OHIO

ACREAGE IN 8 LOTS	2.1128 AC.
ACREAGE IN 1 BLOCK	1.3708 AC.
ACREAGE IN STREETS	0.4992 AC.
<b>TOTAL</b>	<b>3.9828 AC.</b>



## CURVE DATA

(J1)	(J2)	(63)
R=220.00'	R=280.00'	R=280.00'
D=11'15"00"	D=11'15"00"	D=14'28'40"
L=43.20'	L=54.98'	L=70.75'
C=43.13'	C=54.89'	C=70.56'
N85°25'20"W	N85°25'20"W	N81°42'50"E
T=21.67'	T=27.58'	T=35.56'

(64A)	(64B)	(64C)	(65)
R=280.00'	R=20.00'	R=65.00'	R=65.00'
D=1'51'10"	D=47'05'14"	D=38'15'24"	D=41'15'00"
L=9.05'	L=16.44'	L=43.40'	L=46.80'
C=9.05'	C=15.98'	C=42.60'	C=45.79'
N73°32'55"E	N83°50'03"W	N79°25'08"W	N60°49'40"E
T=4.53'	T=8.71'	T=22.54'	T=24.46'
(66)	(67)	(68)	(69)
R=65.00'	R=65.00'	R=65.00'	R=65.00'
D=41'15'00"	D=41'15'00"	D=41'15'00"	D=70°19'18"
L=46.80'	L=46.80'	L=46.80'	L=79.78'
C=45.79'	C=45.79'	C=45.79'	C=74.86'
N19°34'40"E	N21°40'20"W	N62°55'20"W	N61°17'31"E
T=24.46'	T=24.46'	T=24.46'	T=45.79'

(70A)	(70B)	(70C)
R=65.00'	R=20.00'	R=220.00'
D=13'33'00"	D=63'18'18"	D=13'04'00"
L=15.37'	L=22.10'	L=50.17'
C=15.34'	C=20.99'	C=50.06'
N19°21'22"E	N44°14'01"E	N82°25'10"E
T=7.72'	T=12.33'	T=25.20'

04-00-017-101-038  
CITY OF AVON LAKE  
INST. #970507374



GRAPHIC SCALE: 1" = 30'  
0 15 30 60

## LEGEND:

- Ⓜ DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN IN MONUMENT BOX SET.
- Ⓜ DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN IN MONUMENT BOX FOUND & USED.
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PINS SET.
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND & USED UNLESS OTHERWISE NOTED

REVISIONS	DATE	DESCRIPTION

**PICCOLO PLACE  
P.U.D. SUBDIVISION #3  
PLAT**

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

2  
2  
AUGUST  
2015