

# KREBS ROAD ESTATES P.U.D. SUBDIVISION PLAT

BEING PART OF AVON TOWNSHIP SECTION NO. 29 NOW IN THE  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

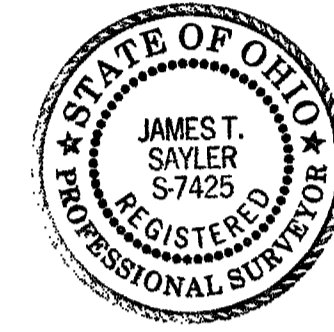
**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, MARGAM INVESTMENT - 32745 WALKER ROAD, LLC, I HAVE SURVEYED AND PLATTED THE KREBS ROAD ESTATES P.U.D. SUBDIVISION AS SHOWN HEREON AND CONTAINING 5.3547 ACRES IN AVON TOWNSHIP SECTION NO. 29, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED  $\odot$  5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE FOUND & USED.  
AT ALL POINTS INDICATED  $\circ$  5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON EXIST. WOODBRIDGE WAYS BEARING N89°22'28"E AND 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.

NOVEMBER, 2021



ACREAGE IN 6 LOTS 5.3547 AC.  
ACREAGE IN STREET R/W 0.0000 AC.  
TOTAL 5.3547 AC.

THE HENRY G. REITZ ENGINEERING COMPANY

BY: James T. Saylor 12/14/21, VICE PRES.  
JAMES T. SAYLER, REGISTERED 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.

MARGAM INVESTMENT - 32745 WALKER ROAD, LLC  
32745 WALKER ROAD, SUITE B  
AVON LAKE, OH 44012

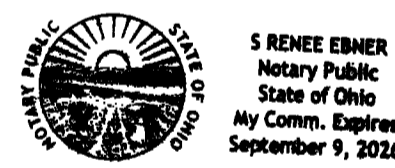
BY: James Gamellia  
JAMES GAMELLIA, MANAGER

**NOTARY PUBLIC**

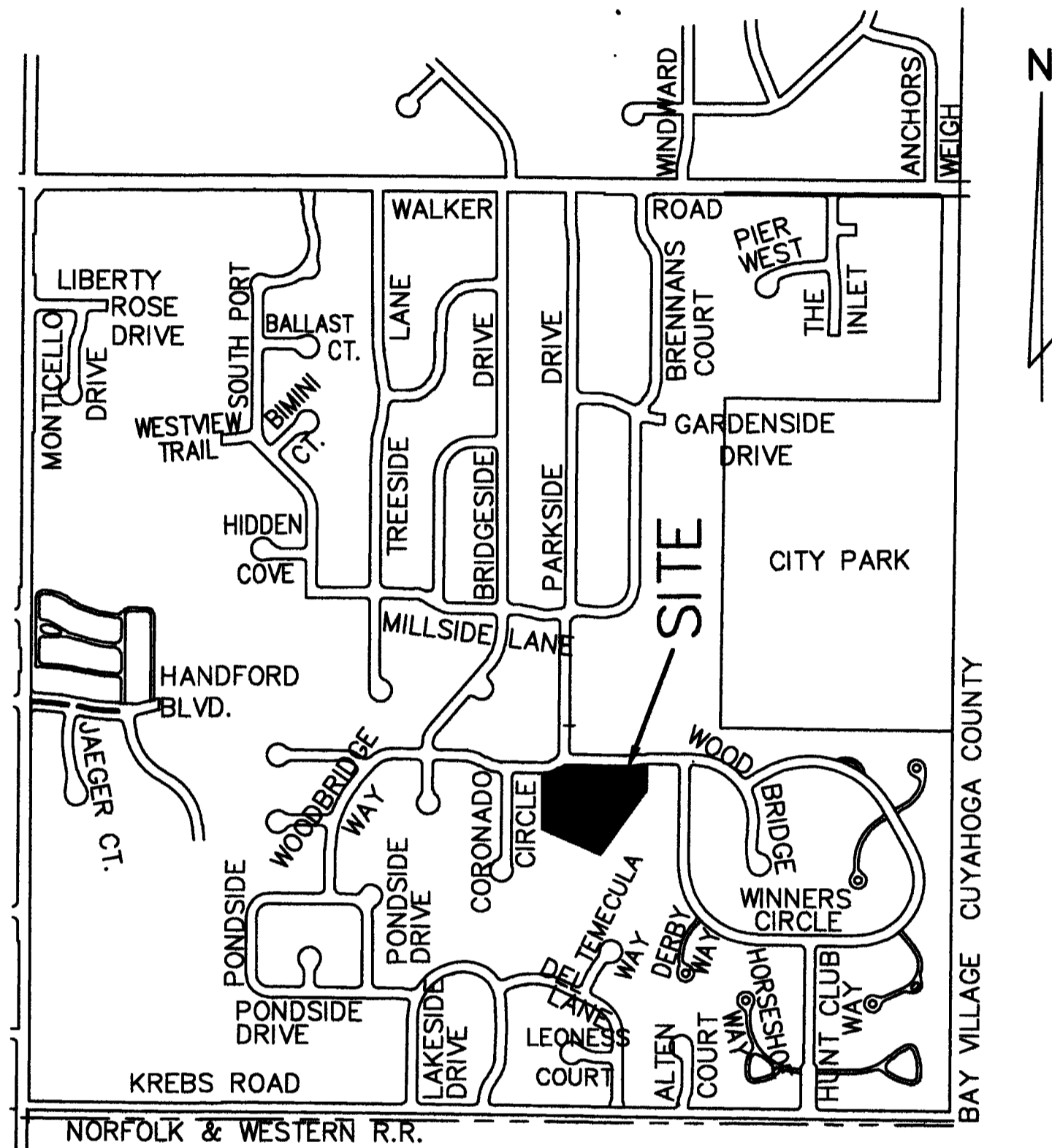
COUNTY OF }  
STATE OF OHIO } SS  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR MARGAM INVESTMENT - 32745 WALKER ROAD, LLC, BY JAMES GAMELLIA, MANAGER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF KREBS ROAD ESTATES P.U.D. SUBDIVISION 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 14th DAY OF December, 2021

S. Renee Ebner  
NOTARY PUBLIC



MY COMMISSION EXPIRES 9/9/26



**SITE MAP**  
1" = 800'

**UTILITY EASEMENT**

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYLINK COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS AS SHOWN HEREON 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.

MARGAM INVESTMENT - 32745 WALKER ROAD, LLC

BY: James Gamellia  
JAMES GAMELLIA, MANAGER

**ENGINEER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE KREBS ROAD ESTATES P.U.D. SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Gary A. Tipping 12/1/21  
AVON LAKE CITY ENGINEER,  
GARY A. TIPPING, P.E.

**PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS PLAT OF THE KREBS ROAD ESTATES P.U.D. SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 14 DAY OF December, 2021.

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

**CITY COUNCIL**

THIS IS TO CERTIFY THAT THIS PLAT OF THE KREBS ROAD ESTATES P.U.D. SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 21-183 PASSED THE 20th DAY OF December, 2021.

Gregory J. Zilka  
MAYOR,  
GREGORY J. ZILKA

Valerie E. Rosmarin  
CLERK OF COUNCIL,  
VALERIE ROSMARIN

**LAW DIRECTOR**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE KREBS ROAD ESTATES P.U.D. SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Gary A. Ebert  
AVON LAKE LAW DIRECTOR,  
GARY A. EBERT

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 STE 8  
LORAIN, OH 44053

PLAT Vol 111  
Pg 5 of 28

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JAN 21 2022  
J. CRAIG SHODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR  
LORAIN COUNTY AUDITOR

2022-0859694  
LORAIN COUNTY RECORDER

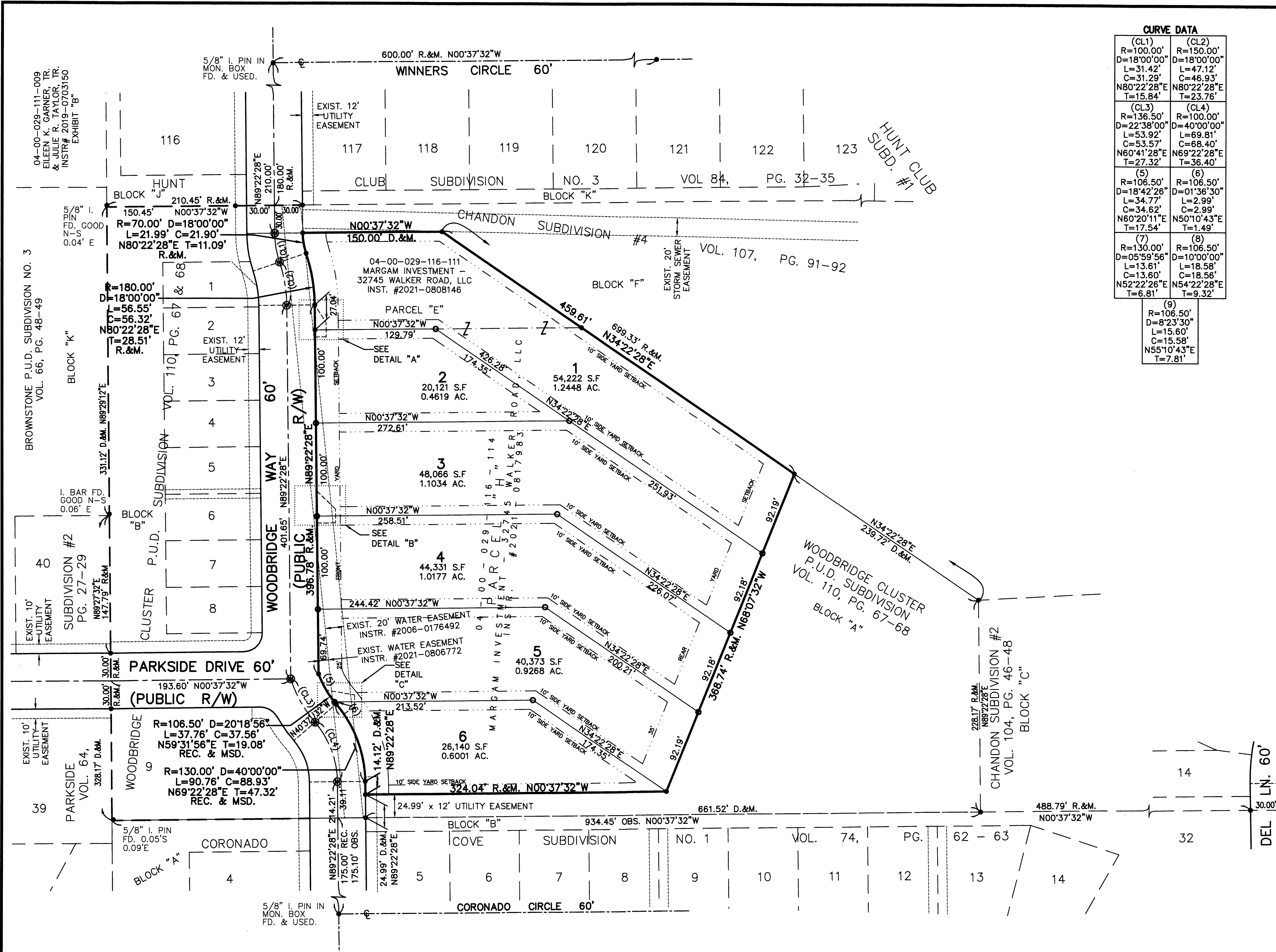
REVISIONS	DATE	DESCRIPTION
	12/13/2021	CORRECTED NUMBER OF LOTS IN ACREAGE TABLE

## KREBS ROAD ESTATES P.U.D. SUBDIVISION PLAT

**THE HENRY G. REITZ  
ENGINEERING COMPANY**

4214 ROCKY RIVER DRIVE, CLEVELAND, OH, 44135  
PHONE: (216) 251-3033, REITZ@REITZENG.COM

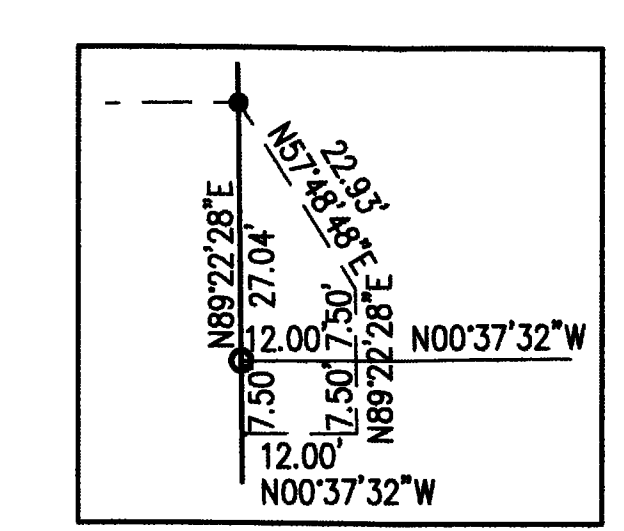
1  
2  
NOVEMBER  
2021



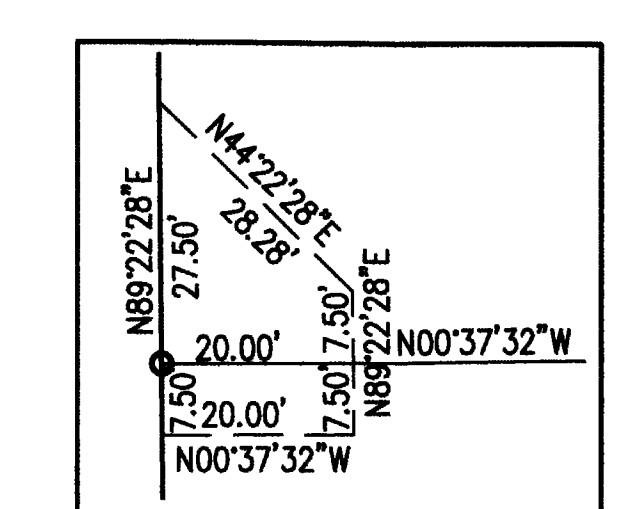
**CURVE DATA**

(CL1) R=100.00' D=18'00"00" L=31.42' C=31.29' N80°22'28"E T=15.84'	(CL2) R=150.00' D=18'00"00" L=47.12' C=46.93' N80°22'28"E T=23.76'
(CL3) R=136.50' D=22'38"00" L=53.92' C=53.57' N60°41'28"E T=27.32'	(CL4) R=100.00' D=40'00"00" L=69.81' C=68.40' N69°22'28"E T=36.40'
(5) R=106.50' D=18'42"26" L=34.77' C=34.62' N60°20'11"E T=17.54'	(6) R=106.50' D=01'36"30" L=2.99' C=2.99' N50°10'43"E T=1.49'
(7) R=130.00' D=05'59"56" L=13.61' C=13.60' N52°22'26"E T=6.81'	(8) R=106.50' D=10'00"00" L=18.58' C=18.56' N54°22'28"E T=9.32'
(9) R=106.50' D=8'23"30" L=15.60' C=15.58' N55°10'43"E T=7.81'	

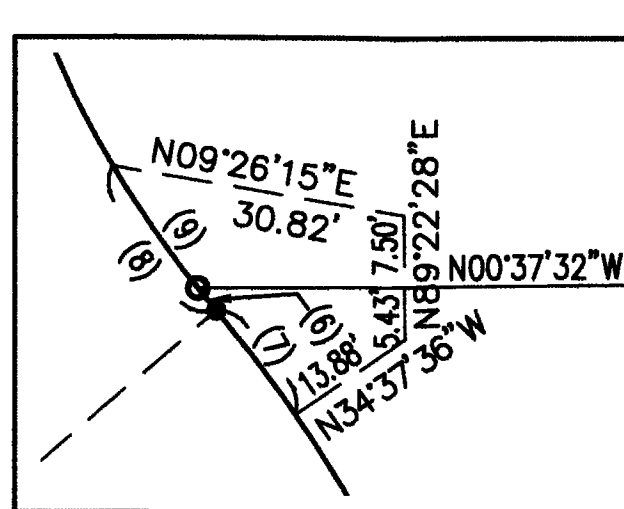
- LEGEND**
- DENOTES 5/8" IRON PIN FOUND UNLESS OTHERWISE NOTED
  - DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET
  - ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN FOUND MONUMENT
- NOTES:**
- SIDE AND REAR YARD SETBACKS SHOWN HEREON PER FOOTNOTE (c) OF SCHEDULE 1252.04(f) OF CHAPTER 1252 P.U.D. REGULATIONS.
- LATERAL EASEMENTS SHOWN HEREON ARE RESERVED FOR THE MUTUAL BENEFIT OF ADJACENT LOT OWNERS FOR ACCESS TO AND MAINTENANCE OF UTILITY CONNECTIONS LOCATED IN THE VICINITY OF COMMON PROPERTY LINES.



UTILITY & LATERAL EASEMENT DETAIL "A", 1"=20'

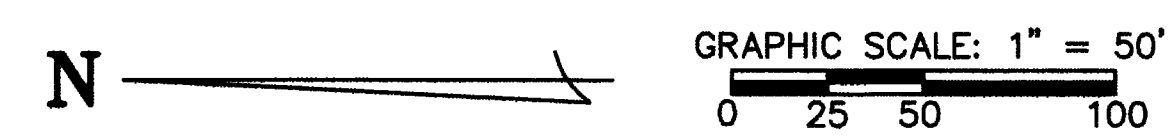


UTILITY & LATERAL EASEMENT DETAIL "B", 1"=20'



UTILITY & LATERAL EASEMENT DETAIL "C", 1"=20'

ACREAGE IN 6 LOTS	5.3547 AC.
ACREAGE IN R/W	0.0000 AC.
<b>TOTAL</b>	<b>5.3547 AC.</b>



REVISIONS	DATE	DESCRIPTION
1	1/5/2022	REMOVED HOOK FROM S/L 1 & 2 COMMON LINE ADDED R/W DIM. FOR S/L 1 & 2 FRONTAGE AND CORRECTED SPELLING OF KREBS

# KREBS ROAD ESTATES P.U.D. SUBDIVISION PLAT

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

2  
2  
NOVEMBER  
2021

Plat Sheet

Instrument # 2022-0859694 Film # \_\_\_\_\_

Name of Plat: Krebs ROAD ESTATES PUD subdivision

Owner: MARGAM INVESTMENT

Description: SITUATED IN CITY OF AVON LAKE, COUNTY  
OF LORAIN, STATE OF OHIO BEING A PART OF AVON TOWNSHIP  
SECTION NO 29 5.3547 ACRES  
CREATING SUBLOTS 1, 2, 3, 4, 5 AND 6  
EASEMENTS ALSO

Floor Plans: /

Related/Margin: /

Comments: /

Vol. 111

Pg. 27, 28

Receiving Stamp

EXAMCO TITLE SERVICES  
6155 PARK SQUARE DRIVE  
UNIT 3 STE 8  
LORAIN, OH 44053

Amount: 172.80

Initials: ST