

# GAMELLIA CONSTRUCTION SUBDIVISION No. 1

PART OF ORIGINAL AVON TOWNSHIP SECTION No. 7

CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, GAMELLIA CONSTRUCTION, INC., I HAVE SURVEYED AND PLATTED GAMELLIA CONSTRUCTION SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 7.4736 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NO. 7, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

AT ALL POINTS INDICATED — OR — IRON PIN MONUMENTS WERE EITHER FOUND OR SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT.

ACREAGE IN LOTS 5.6553 ACRES  
ACREAGE IN STREET RIGHT OF WAYS 1.8183 ACRES

TOTAL 7.4736 ACRES

David L. Elwell  
DAVID L. ELWELL, REGISTERED SURVEYOR



### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT GAMELLIA CONSTRUCTION, INC., DOES HEREBY ACCEPT THIS PLAT OF GAMELLIA CONSTRUCTION SUBDIVISION NO. 1 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: MOORE ROAD AND CHATHAM DRIVE, AS SHOWN HEREON. GAMELLIA CONSTRUCTION, INC. FURTHER GRANTS TO THE CITY OF AVON LAKE PERPETUAL UTILITY EASEMENTS OF THE WIDTHS AND LOCATIONS AS SHOWN, UNDER, OVER, AND THROUGH THE SUBLOTS AND LAND AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. NO BUILDINGS OR TREES ARE TO BE INSTALLED IN THE EASEMENTS AND THE CITY OF AVON LAKE IS TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN EASEMENTS EXCEPT GRASS.

James A. Gamellia  
JAMES A. GAMELLIA

### NOTARY PUBLIC

STATE OF OHIO  
SS  
LORAIN COUNTY  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED JAMES A. GAMELLIA OF GAMELLIA CONSTRUCTION, INC., AN OHIO CORPORATION, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING PLAT OF GAMELLIA CONSTRUCTION SUBDIVISION NO. 1 AND THAT IT WAS HIS OWN FREE ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 7 DAY OF November, 1988.

Mary Louise Gamellia  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/23/89

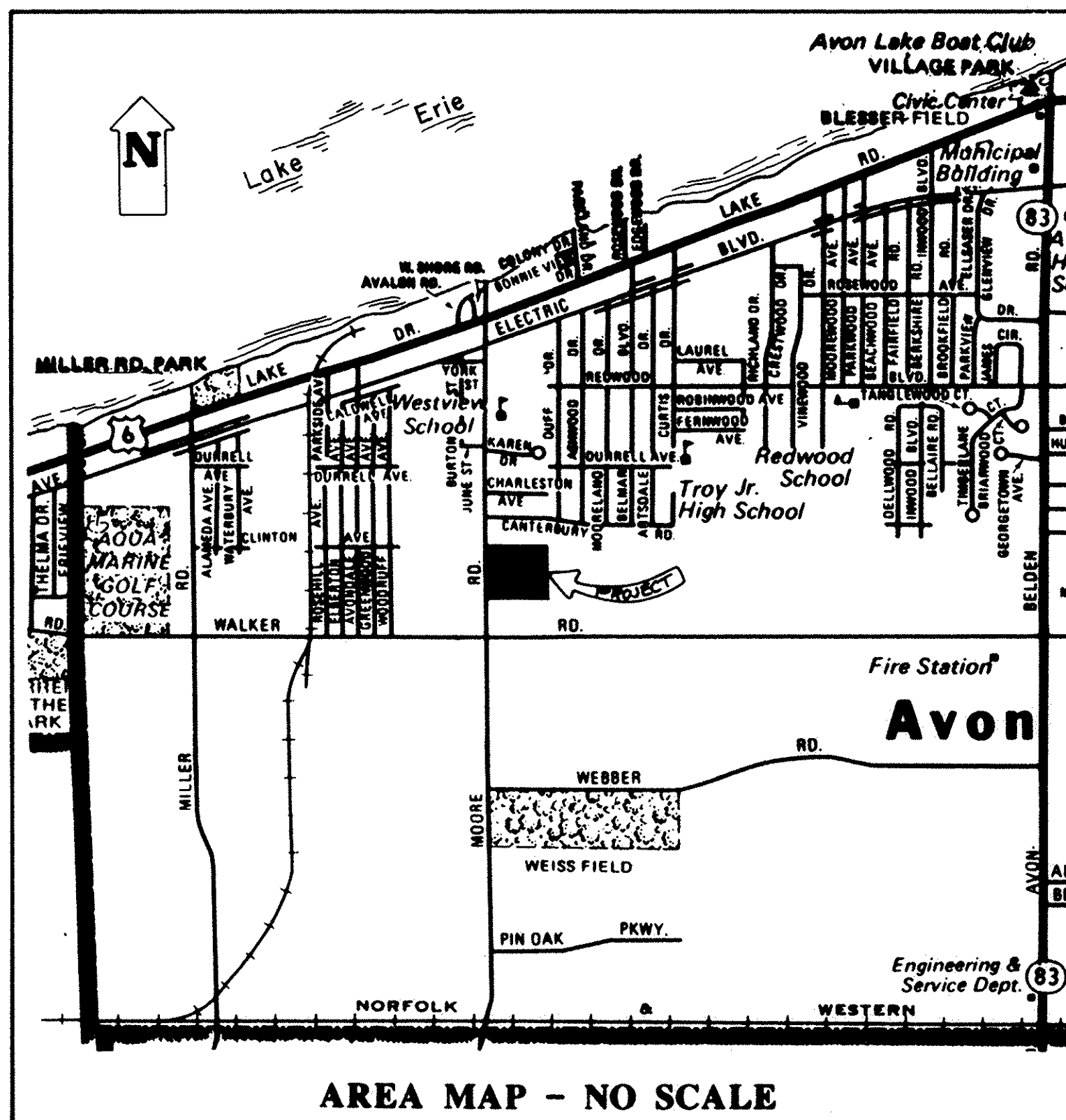
### CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GAMELLIA CONSTRUCTION SUBDIVISION NO. 1 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.

Thomas James Cole, P.E.  
AVON LAKE MUNICIPAL ENGINEER

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JAN 18 1989  
JULIAN A. PIJOR  
LORAIN COUNTY AUDITOR

GAMELLIA CONSTRUCTION, INC.  
By: James A. Gamellia



AREA MAP - NO SCALE

### UNDERGROUND CABLE EASEMENT

GAMELLIA CONSTRUCTION, INC., THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTRAL TELEPHONE COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, EXCEPT WHERE SHOWN OTHERWISE, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS 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 EASEMENT RIGHTS INDICATED HEREIN. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE 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 GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF GAMELLIA CONSTRUCTION SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 3 DAY OF JAN., 1989.

Secretary, Planning Commission  
OF THE CITY OF AVON LAKE

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF GAMELLIA CONSTRUCTION SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 6-89.  
PASSED THE 9th DAY OF January, 1989.

Clerk of Council

### LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GAMELLIA CONSTRUCTION SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Avon Lake Law Director

### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LORAIN, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF GAMELLIA CONSTRUCTION SUBDIVISION NO. 1, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: MOORE ROAD AND CHATHAM DRIVE, AS SHOWN HEREON.

FOR FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF LORAIN  
Vice President and Secretary

### NOTARY PUBLIC

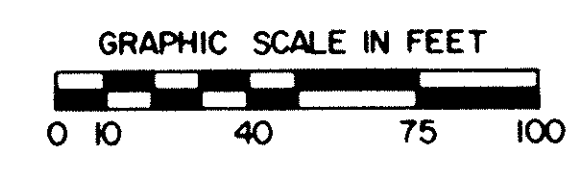
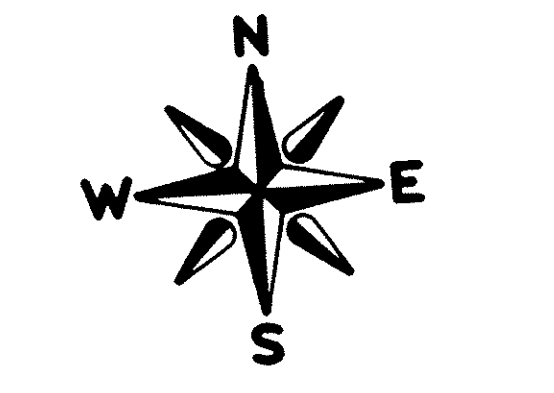
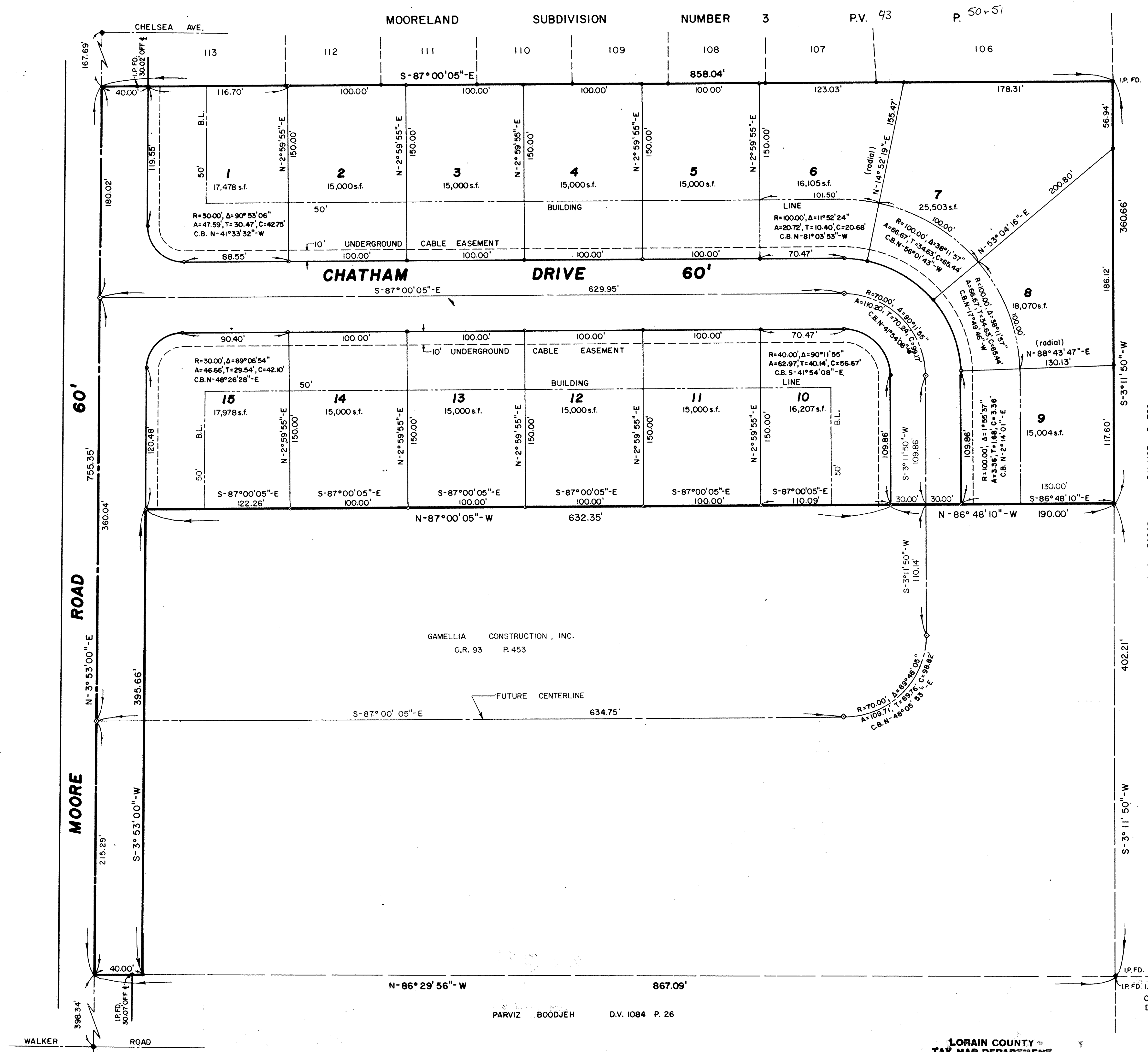
STATE OF OHIO  
SS  
COUNTY OF LORAIN  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR John R. Malinowski, Vice President and Secretary REPRESENTING FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF LORAIN, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF GAMELLIA CONSTRUCTION SUBDIVISION NO. 1 AND THAT IT WAS THEIR OWN FREE ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 8 DAY OF DECEMBER, 1988.

Notary Public, State of Ohio  
My Commission Expires 9-26-89

Received for Record  
JAN 18 1989  
Dorothy L. Essex  
Lorain County Recorder

LORAIN COUNTY  
TAX MAP DEPARTMENT





SCALE: 1" = 40'

|                               |               |            |
|-------------------------------|---------------|------------|
| AREA IN SUBLOTS               | 5.6553        | AC.        |
| AREA IN STREET R/Ws.          | 1.8183        | AC.        |
| <b>TOTAL SUBDIVISION AREA</b> | <b>7.4736</b> | <b>AC.</b> |

**GAMELLIA CONSTRUCTION SUBDIVISION No. 1**  
 PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 7  
 CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

1988 SCALE: 1" = 40'

PREPARED BY  
**KS ASSOCIATES, INC.**  
 ENGINEERS, SURVEYORS

I.P. FD. 108 S. - NOT USED  
 CARLO R KING  
 D.V. 927 P. 117

LORAIN COUNTY  
 TAX MAP DEPARTMENT

