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GAMELLIA CONSTRUCTION SUBDIVISION No. 2

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. 2 AS SHOWN HEREON AND CONTAINING 7.5575 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.

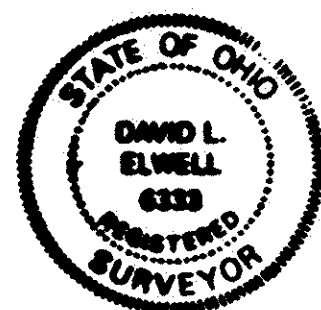
MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY, ALL OF WHICH I CERTIFY TO BE CORRECT.

ACREAGE IN LOTS 6.4264 ACRES
ACREAGE IN STREET RIGHT OF WAYS 1.1311 ACRES

TOTAL 7.5575 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. 2 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: CHATHAM DRIVE, AS SHOWN HEREON. GAMELLIA CONSTRUCTION, INC. FURTHER GRANTS TO THE CITY OF AVON LAKE A PERPETUAL EASEMENT AS SHOWN, UNDER, OVER AND THROUGH THE SUBLOTS AND LAND AS SHOWN HEREON, FOR THE PURPOSE OF PUBLIC PASSAGE OPEN SPACE, AND DRAINAGE. 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. Gamella
JAMES A. GAMELLIA, PRESIDENT

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. 2 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.

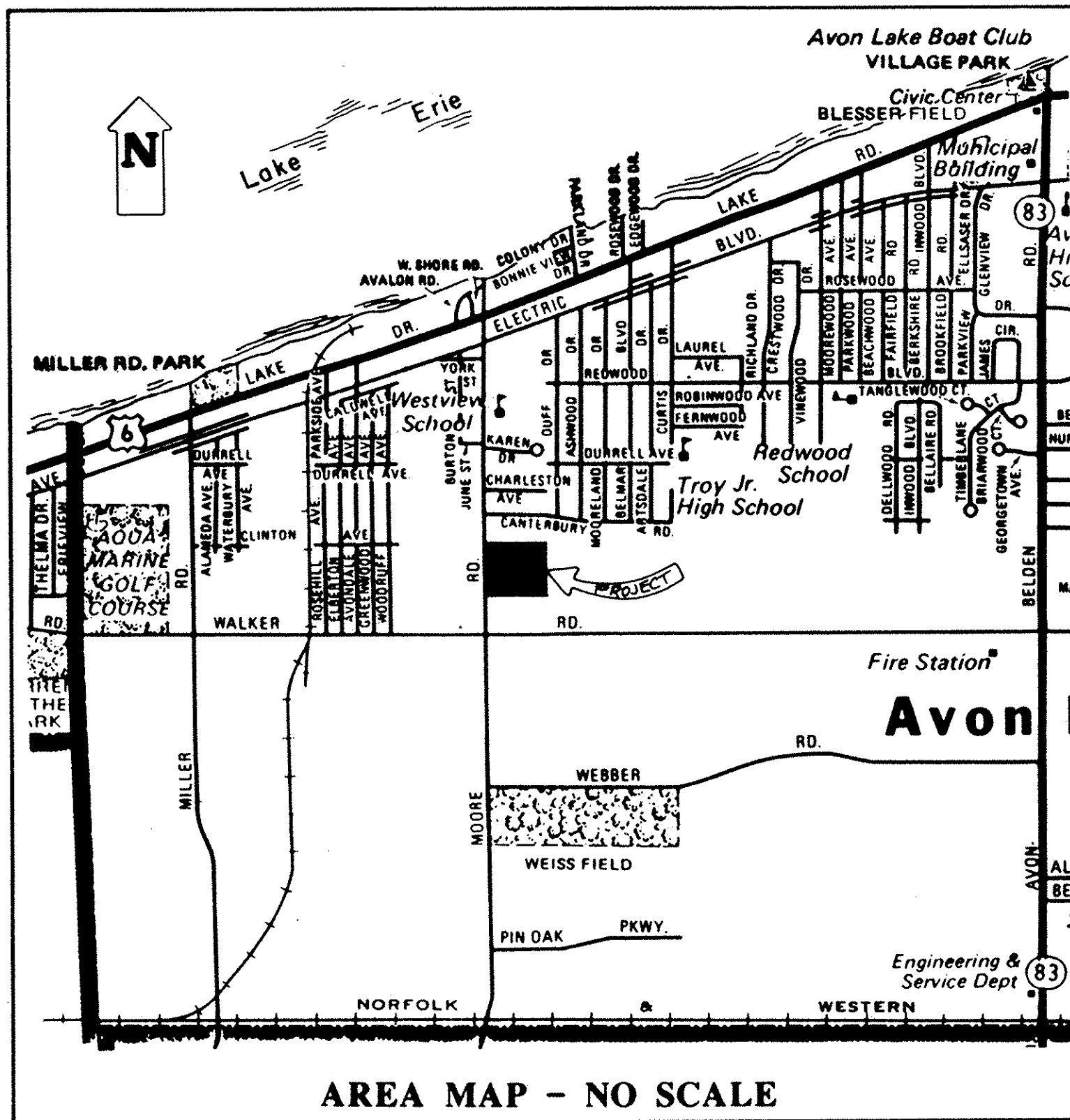
Mary Louisa Gamella
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/23/89

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GAMELLIA CONSTRUCTION SUBDIVISION NO. 2 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 Cella, P.E.
AVON LAKE MUNICIPAL ENGINEER



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.

GAMELLIA CONSTRUCTION, INC.
By: James A. Gamella
James A. Gamella, PRESIDENT

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.02
OHIO REV. CODE

JUN 21 1989

JULIAN A. BURR
LORAIN COUNTY AUDITOR

Received for Record JUN 21 1989
2:34 P.M. in Plot RECORD
VOL 44
PAGE 38/39 Lorain County Recorder

486 to

LORAIN COUNTY
TAX MAP DEPARTMENT

Box: Lorain County Title Co.
L.M.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF GAMELLIA CONSTRUCTION SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 23 DAY OF MAY, 1989.

Judy Murray
CHAIRMAN, PLANNING COMMISSION
OF THE CITY OF AVON LAKE

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF GAMELLIA CONSTRUCTION SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 16-89, PASSED THE 5 DAY OF June, 1989.

Karen Lopez
CLERK OF COUNCIL

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GAMELLIA CONSTRUCTION SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

David L. Elwell
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. 2, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: CHATHAM DRIVE, AS SHOWN HEREON.

FOR FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF LORAIN

John R. Malanowski
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. Malanowski REPRESENTING FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF LORAIN, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF GAMELLIA CONSTRUCTION SUBDIVISION NO. 2 AND THAT IT WAS THEIR OWN FREE ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT LORAIN, OHIO, THIS 31st DAY OF May, 1988.

James M. Ganey
NOTARY PUBLIC

MY COMMISSION EXPIRES June 24, 1990

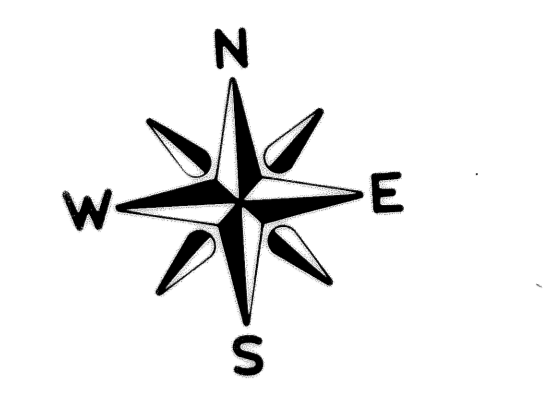


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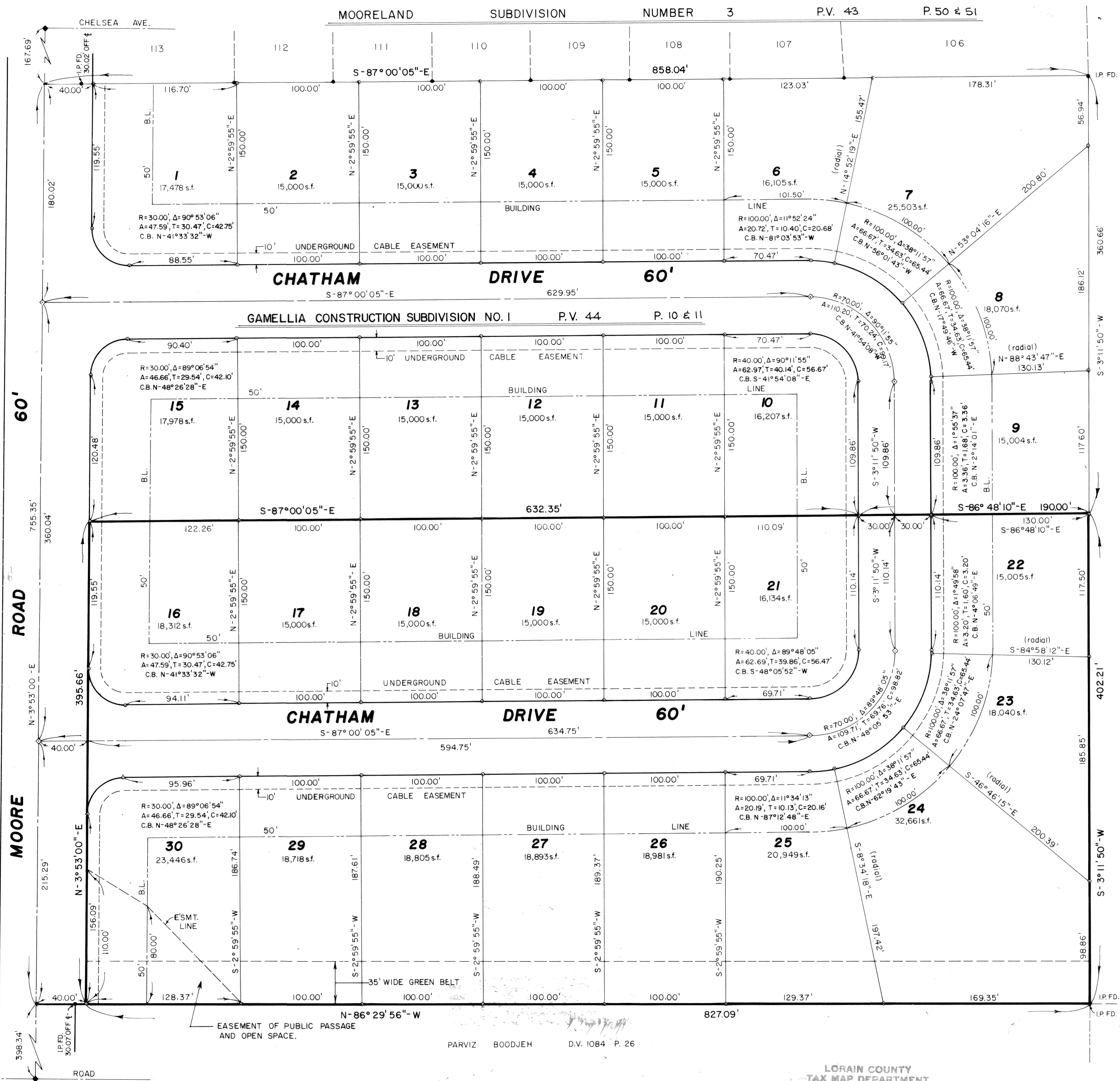


GRAPHIC SCALE IN FEET
0 10 40 75 100

SCALE: 1" = 40'

RESTRICTION FOR GREEN BELT

GAMELLIA CONSTRUCTION, INC., AN OHIO CORPORATION, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY CREATES AND IMPRESSES ACROSS THE SOUTHERLY 35' OF SUBLOTS 30, 29, 28, 27, 26, 25, AND 24, AS SHOWN ON THIS PLAT, THE FOLLOWING RESTRICTIONS WHICH SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTOR AND ALL OTHER PARTIES HAVING AN INTEREST IN ANY OF SAID SUBLOTS AND THEIR RESPECTIVE HEIRS, DEVISEES, AND ASSIGNS. NO STRUCTURES, BUILDINGS, IMPROVEMENTS, LANDSCAPING, VEHICLES OR ANY OTHER ITEM SHALL BE, PERMANENTLY OR TEMPORARILY, CONSTRUCTED, ERECTED, PLANTED, SET OR PLACED ON, ABOVE OR UNDER THE ABOVE-DESCRIBED THIRTY-FIVE (35) FOOT STRIP (HEREIN CALLED THE "GREEN BELT"). THE FOREGOING RESTRICTIONS MAY BE ENFORCED BY INJUNCTION, WITHOUT THE REQUIREMENT FOR THE POSTING OF A BOND, BY ANY PARTY WITH AN INTEREST IN ANY OF SAID SUBLOTS OR BY THE CITY OF AVON LAKE, OHIO, AS A THIRD PARTY BENEFICIARY.



AREA IN SUBLOTS 6.4264 AC.
AREA IN STREET R/Ws. 1.1311 AC.
TOTAL SUBDIVISION AREA 7.5575 AC.

LOUIS FODOR D.V. 1193 P. 789

GAMELLIA CONSTRUCTION SUBDIVISION No. 2
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

NOTE: DEED RESTRICTIONS APPLY ONLY TO SUBLOTS 24 THROUGH 30, INCLUSIVE.

PARVIZ BOODJEH D.V. 1084 P. 26

LORAIN COUNTY
TAX MAP DEPARTMENT

