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GAMELLIA SUBDIVISION No. 4

FINAL PLAT

BEING PART OF

ORIGINAL AVON TWP. SECTION 19

CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

SURVEYOR'S CERTIFICATE

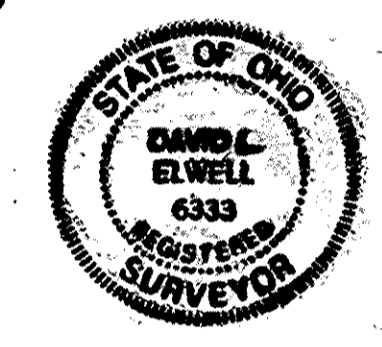
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, WALKER WOODS DEVELOPMENT CO., INC., I HAVE SURVEYED AND PLATTED GAMELLIA SUBDIVISION NO. 4 AS SHOWN HEREON AND CONTAINING 5.4935 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NO. 19, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

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

AREA IN SUBLOTS - 4.5974 ACRES
AREA IN RIGHT-OF-WAY - 0.8961 ACRES
TOTAL AREA IN SUBDIVISION - 5.4935 ACRES

David L. Elwell
DAVID L. ELWELL, REGISTERED SURVEYOR



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WALKER WOODS DEVELOPMENT CO., INC., DOES HEREBY ACCEPT THIS PLAT OF GAMELLIA SUBDIVISION NO. 4 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: AVON POINT AVENUE, AS SHOWN HEREON.

WALKER WOODS DEVELOPMENT CO., INC.

BY: *James A. Gamella*
JAMES A. GAMELLIA
PRESIDENT

NOTARY PUBLIC

THIS IS THE CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED JAMES A. GAMELLIA, PRESIDENT OF WALKER WOODS DEVELOPMENT CO., INC., AN OHIO CORPORATION, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING PLAT OF GAMELLIA SUBDIVISION NO. 4 AND THAT IT WAS HIS OWN 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 ON THIS 20 DAY OF November 1990.

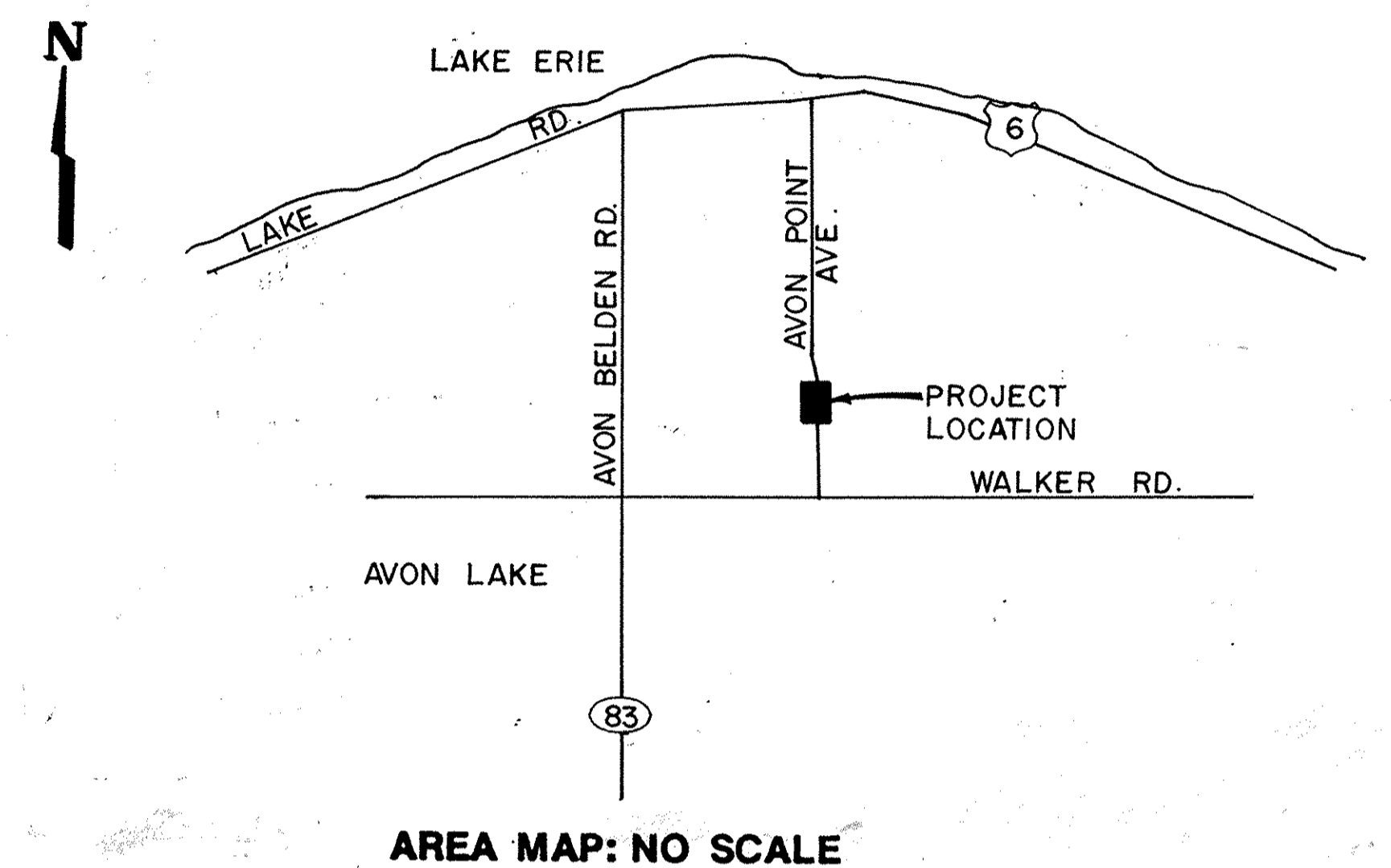
Mary Louise Gamella
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/31/94

UNDERGROUND CABLE EASEMENT

WALKER WOODS DEVELOPMENT CO., 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.

BY: *James A. Gamella*
JAMES A. GAMELLIA
PRESIDENT



MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT *Elyria Savings & Trust National Bank* MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF GAMELLIA SUBDIVISION NO. 4, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: AVON POINT AVENUE

Bruce Stevens SR. Vice President
Bruce Stevens

NOTARY PUBLIC

STATE OF OHIO
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR *Bruce Stevens SVP*, REPRESENTING *Elyria Savings & Trust National Bank*, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING PLAT OF GAMELLIA SUBDIVISION NO. 4 AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT *Elyria*, OHIO THIS 16 DAY OF *November*, 1990.

Nancy Sly
NOTARY PUBLIC
My Commission Expires Feb. 29, 1991

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GAMELLIA SUBDIVISION NO. 4 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 Cihra, P.E.
AVON LAKE MUNICIPAL ENGINEER
THOMAS JAMES CIHRA, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF GAMELLIA SUBDIVISION NO. 4 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 20TH DAY OF *NOVEMBER*, 1990.

Stephen V. Milovich
AVON LAKE PLANNING COMMISSION SECRETARY
STEPHEN V. MILOVICH

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF GAMELLIA SUBDIVISION NO. 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. *231-90* PASSED THE 26 DAY OF *November*, 1990.

Kathleen Lynch
CLERK OF COUNCIL
KATHLEEN LYNCH

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GAMELLIA SUBDIVISION NO. 4 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Russell Provenza
AVON LAKE LAW DIRECTOR
RUSSELL PROVENZA

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.22
OHIO REV. CODE

DEC 7 1990
JULIAN A. PIJOP
LORAIN COUNTY AUDITOR

Received for Record
at 2:06 clock P.M. in PLAT RECORD
VOL 46
PAGE 5936
DOROTHY L. ESSEX
Lorain County Recorder

Box LORAIN County Title
LM
#8640



REVISIONS	

GAMELLIA SUBDIVISION NO. 4
FINAL PLAT

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036
Elyria (216) 322-6317 • Lorain (216) 244-5757



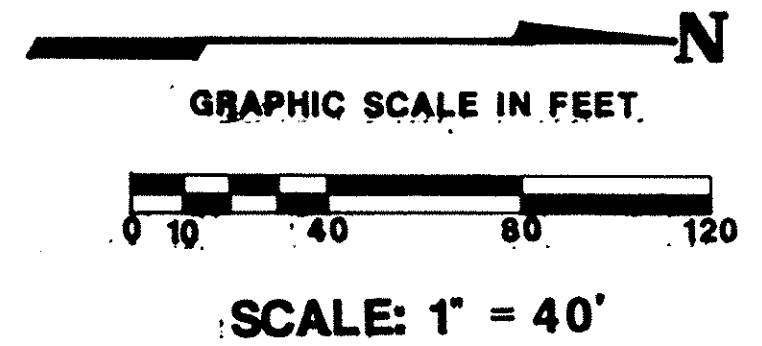
SHEET 1 OF 2
JOB NO. 88-478

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

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2 of 2

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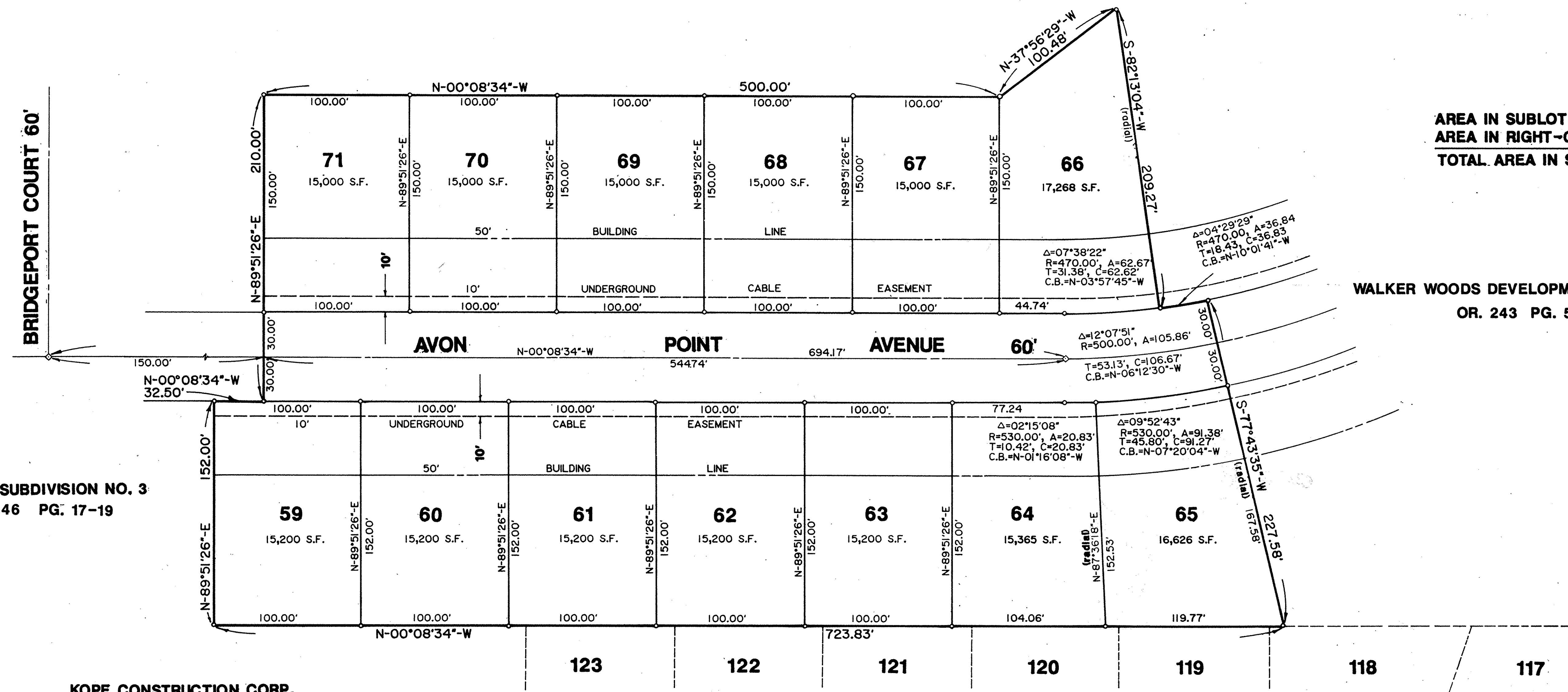


GAMELLIA SUBDIVISION NO. 4

BEING PART OF
ORIGINAL AVON TWP. SECTION 19
 CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

WALKER WOODS DEVELOPMENT CO., INC.
 OR. 243 PG. 525

AREA IN SUBLOTS = 4.5974 ACRES
 AREA IN RIGHT-OF-WAY = 0.8961 ACRES
 TOTAL AREA IN SUBDIVISION = 5.4935 ACRES



WALKER WOODS DEVELOPMENT CO., INC.
 OR. 243 PG. 525

GAMELLIA SUBDIVISION NO. 3
 P.V. 46 PG. 17-19

KOPF CONSTRUCTION CORP.
 4-00-019-143-281
 D.V. 1375 P. 135-137

GREEN POINT SUBDIVISION NO. 8
 P.V. 38 P. 57 & 58

LEGEND
 ○ IRON PIN MONUMENT SET

LORAIN COUNTY TAX
 MAP DEPARTMENT COPY

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 FINAL PLAT

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SHEET 2 OF 2
 JOB NO. 88-478

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