

143457
143457

48
47/48
143457
143457

GAMELLIA SUBDIVISION No. 5

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. 5 AS SHOWN HEREON AND CONTAINING 14.1421 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NO. 19, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

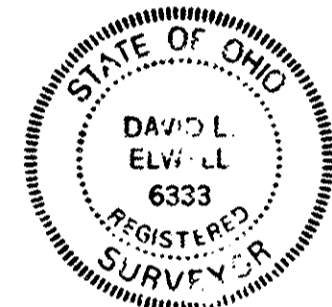
AT ALL POINTS INDICATED — OR — IRON PIN MONUMENTS WERE EITHER FOUND OR SET. (SEE LEGEND)

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 29 SUBLOTS = 11.7930 ACRES
AREA IN RIGHT-OF-WAY = 2.3491 ACRES
TOTAL AREA IN SUBDIVISION = 14.1421 ACRES

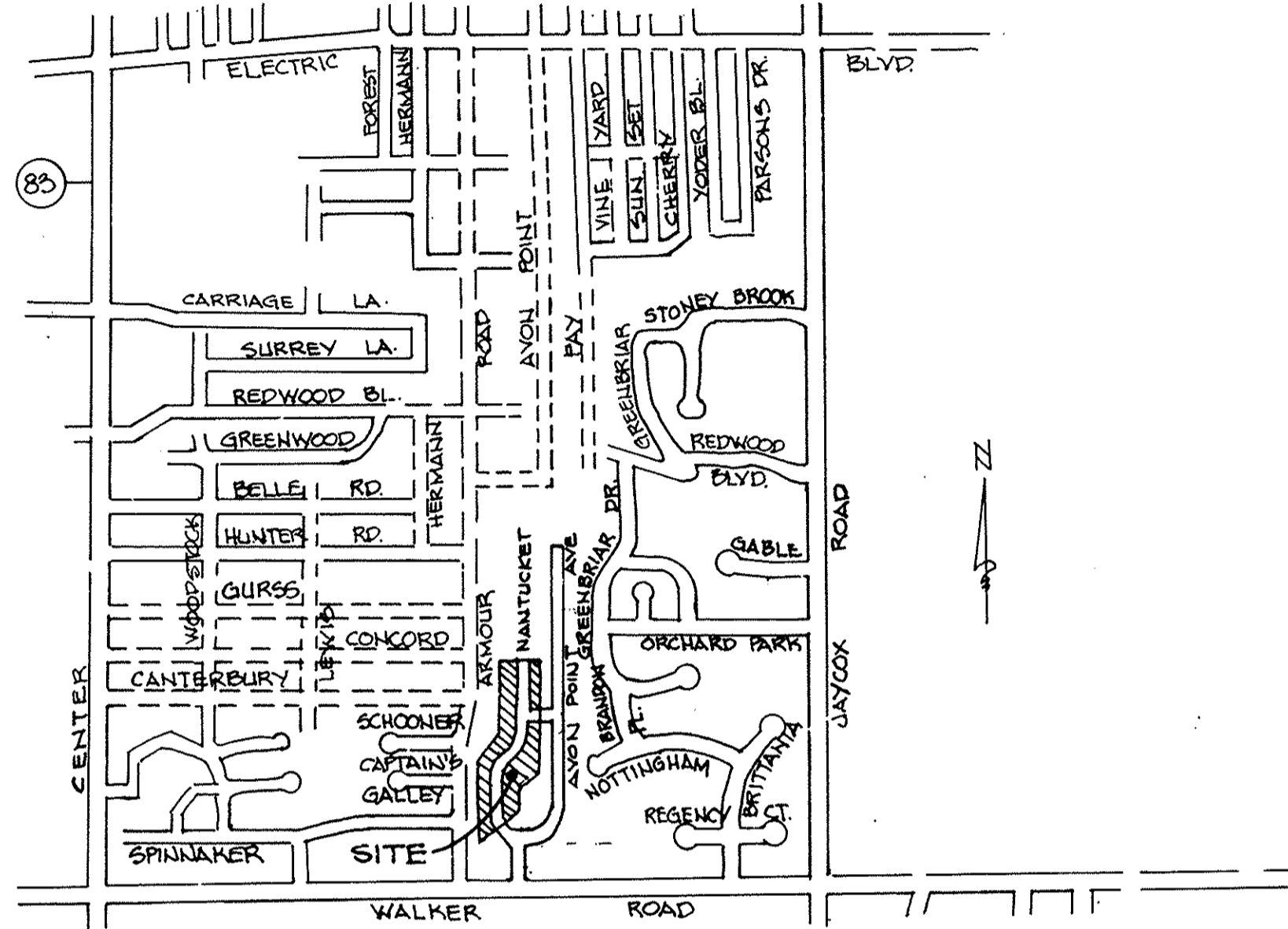
David L. Elwell

DAVID L. ELWELL, REGISTERED SURVEYOR



LEGEND

● IRON PIN FOUND
○ IRON PIN SET



AREA MAP SCALE: 1"=1200' ±

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GAMELLIA SUBDIVISION NO. 5 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 Ciha, P.E.
AVON LAKE MUNICIPAL ENGINEER
THOMAS JAMES CIHA, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF GAMELLIA SUBDIVISION NO. 5 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 25 DAY OF June, 1991.

Gina L. Clayton
AVON LAKE PLANNING COMMISSION SECRETARY
GINA L. CLAYTON

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF GAMELLIA SUBDIVISION NO. 5 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 74-91 PASSED THE 24 DAY OF June, 1991.

Kathleen Lynch
CLERK OF COUNCIL
KATHLEEN LYNCH

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GAMELLIA SUBDIVISION NO. 5 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Russell D. Provenza
AVON LAKE LAW DIRECTOR
RUSSELL D. PROVENZA

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WALKER WOODS DEVELOPMENT CO., INC. DOES HEREBY ACCEPT THIS PLAT OF GAMELLIA SUBDIVISION NO. 5 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: NANTUCKET DRIVE AND BRIDGEPORT COURT, AS SHOWN HEREON. WALKER WOODS DEVELOPMENT CO., INC. FURTHER GRANTS TO THE CITY OF AVON LAKE PERPETUAL WATERLINE EASEMENT OF THE WIDTHS AND LOCATIONS AS DESCRIBED, UNDER, AND THROUGH THE LAND AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WATERLINES. NO BUILDINGS OR TREES ARE TO BE INSTALLED IN THE EASEMENT AND THE CITY OF AVON LAKE IS TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN EASEMENTS EXCEPT GRASS.

James A. Gamella, Jr.
PRESIDENT
JAMES A. GAMELLIA, JR.
WALKER WOODS DEVELOPMENT CO., INC.

10 FOOT UTILITY 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.

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ELYRIA SAVINGS & TRUST NATIONAL BANK

MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF GAMELLIA SUBDIVISION NO. 5, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: NANTUCKET DRIVE AND BRIDGEPORT COURT, AS SHOWN HEREON TOGETHER WITH A PERPETUAL WATERLINE EASEMENT OF THE WIDTHS AND LOCATIONS AS DESCRIBED UNDER, AND THROUGH THE LAND AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WATERLINES. NO BUILDINGS OR TREES ARE TO BE INSTALLED IN THE EASEMENT AND THE CITY OF AVON LAKE IS TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN EASEMENTS EXCEPT GRASS.

ELYRIA SAVINGS & TRUST NATIONAL BANK

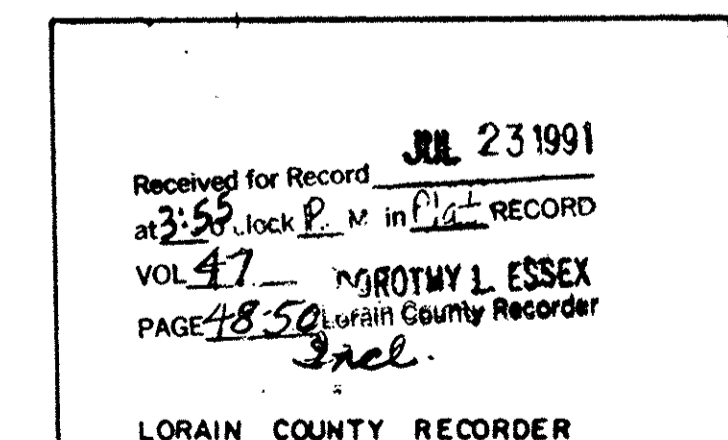
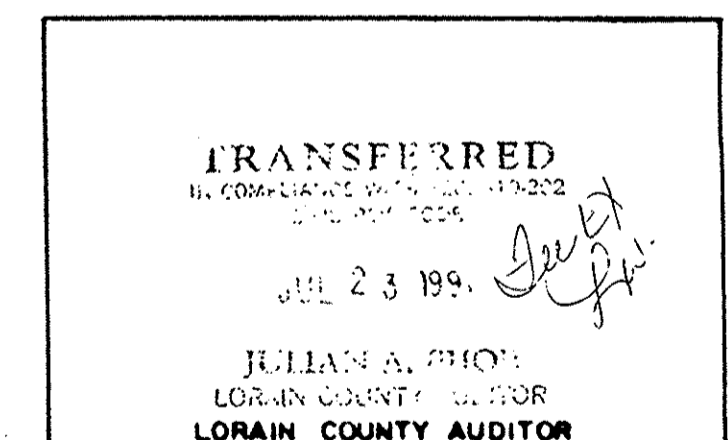
BY: *Thomas Beal*
THOMAS BEAL

NOTARY PUBLIC

STATE OF OHIO
SS
COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR *Thomas Beal* REPRESENTING *Elyria Savings & Trust National Bank* WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF GAMELLIA SUBDIVISION NO. 5 AND THAT IT WAS HIS OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT *Avon Lake*, OHIO THIS *18th* DAY OF *June*, 1991.

Julie A. Bott
NOTARY PUBLIC



MY COMMISSION EXPIRES: 1/29/96
Lorain County Title Co.

NOTARY PUBLIC

COUNTY OF LORAIN } s.s.
STATE OF OHIO

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, JR. OF WALKER WOODS DEVELOPMENT CO., INC., AN OHIO CORPORATION, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING PLAT OF GAMELLIA SUBDIVISION NO. 5 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 *18th* DAY OF *June*, 1991.

Julie A. Bott
NOTARY PUBLIC



MY COMMISSION EXPIRES: 1/29/96

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

BY: *James A. Gamella, Jr.*
JAMES A. GAMELLIA, JR.
PRESIDENT, WALKER WOODS DEVELOPMENT CO., INC.

REVISIONS	

GAMELLIA SUBDIVISION NO. 5
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 3
DATE: 6-05-91

JOB NO. 88-478

700 Sec. of Plat

47/48

143457

GAMELLIA SUBDIVISION NO. 5 ⁴⁷/₄₉

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

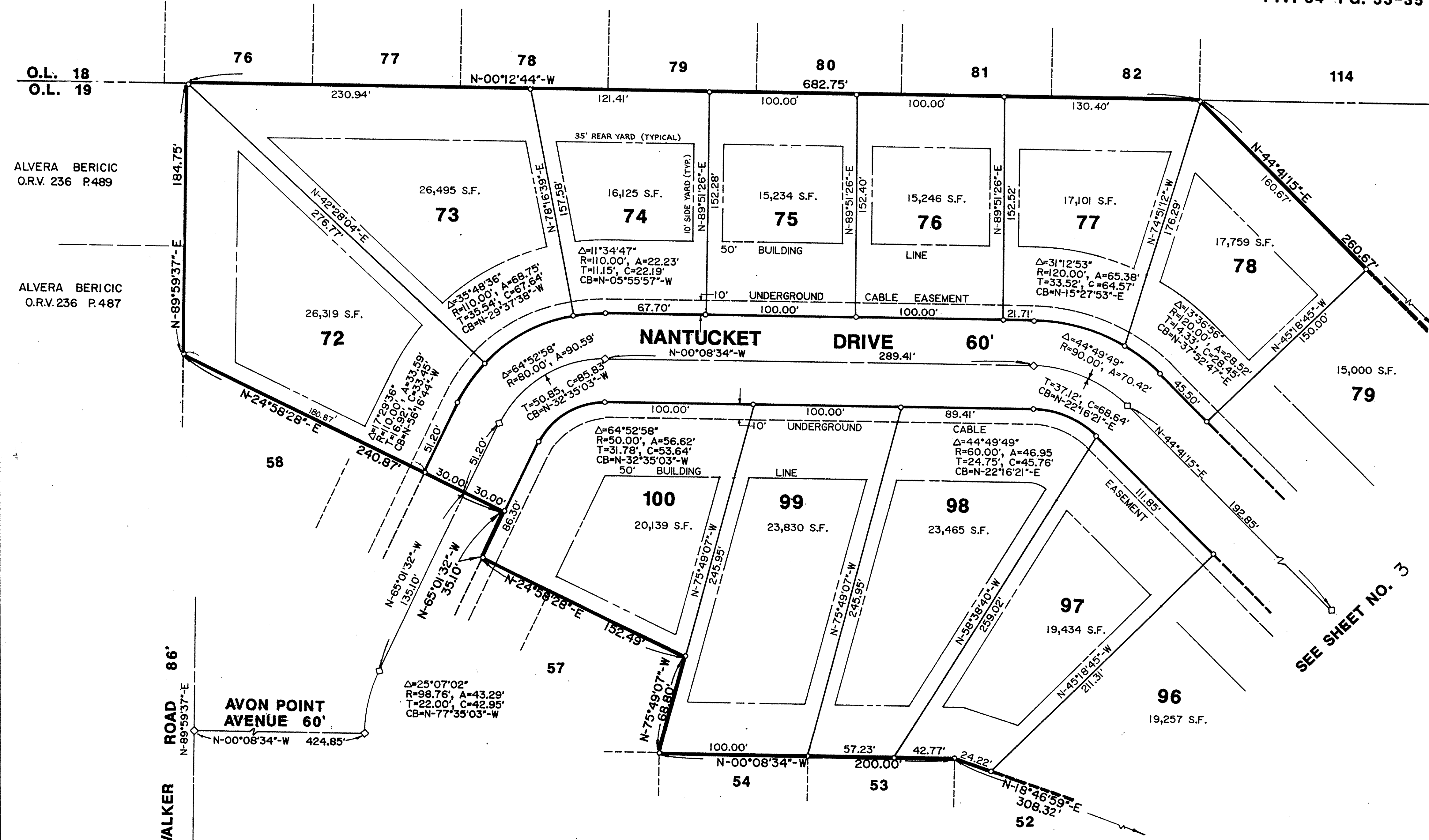
LANDINGS SUBD. NO. 4
P.V. 33 PG. 60-62

LANDINGS SUBD. NO. 5
P.V. 34 PG. 30-32

LANDINGS SUBD. NO. 6
P.V. 34 PG. 33-35

AREA IN 29 SUBLOTS = 11.7930 ACRES
AREA IN RIGHT-OF-WAY = 2.3491 ACRES
TOTAL AREA IN SUBDIVISION = 14.1421 ACRES

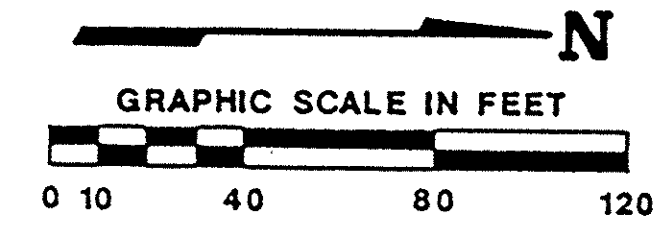
WALKER WOODS DEVELOPMENT CO., INC.
O.R.V. 243 P. 525



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



David L. Elwell
DAVID L. ELWELL REG. SURV. NO. 6333



SCALE: 1" = 40'

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

REVISIONS	DATE	DESCRIPTION

GAMELLIA SUBDIVISION NO. 5
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



JOB NO. 88-478
SHEET 2 OF 3
DATE: 6-05-91

143457

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GAMELLIA SUBDIVISION NO. 5

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

PERPETUAL WATERLINE EASEMENT FROM GAMELLIA SUBDIVISION NO. 5 TO ARMOUR ROAD

Situated in the City of Avon Lake, County of Lorain, State of Ohio, being known as part of Avon Township Section No. 19, and being a strip of land 60.00 feet wide, 30.00 feet each side of the following described centerline; the exterior bounds of said easement are to extend on both sides to the termination lines as described;

Beginning at the intersection of the centerline of Bridgeport Court and the westerly line of Gamellia Subdivision No. 3, as recorded in Volume 46, Pages 17 through 19 of Lorain County Plat Records;

Thence South 89° 51' 26" West along the centerline of Bridgeport Court, a distance of 180.00 feet to a point in the centerline of Nantucket Drive;

Thence North 0° 08' 34" West along the centerline of Nantucket Drive, a distance of 450.00 feet to a point in the northerly line of Gamellia Subdivision No. 5 (proposed); said point is the principal place of beginning of the easement centerline herein described;

Thence continuing North 0° 08' 34" West along the centerline of a proposed street, a distance of 84.96 feet to a point of curvature;

Thence along the arc of a curve which deflects to the left along the centerline of said proposed street, a distance of 173.50 feet to the point of tangency of said curve; said curve has a radius of 262.39 feet, a central angle of 37° 43' 55" and a chord of 170.37 feet which bears North 19° 02' 31" West;

Thence North 37° 56' 29" West along the centerline of said proposed street, a distance of 55.00 feet to a point in the centerline of another proposed street;

Thence North 37° 56' 29" West, a distance of 30.00 feet to a point in the northwesterly sideline of said proposed street;

Thence South 37° 56' 29" East, a distance of 30.00 feet to a point in the centerline of said proposed street;

Thence South 52° 03' 31" West along the centerline of said proposed street, a distance of 192.12 feet to a point of curvature;

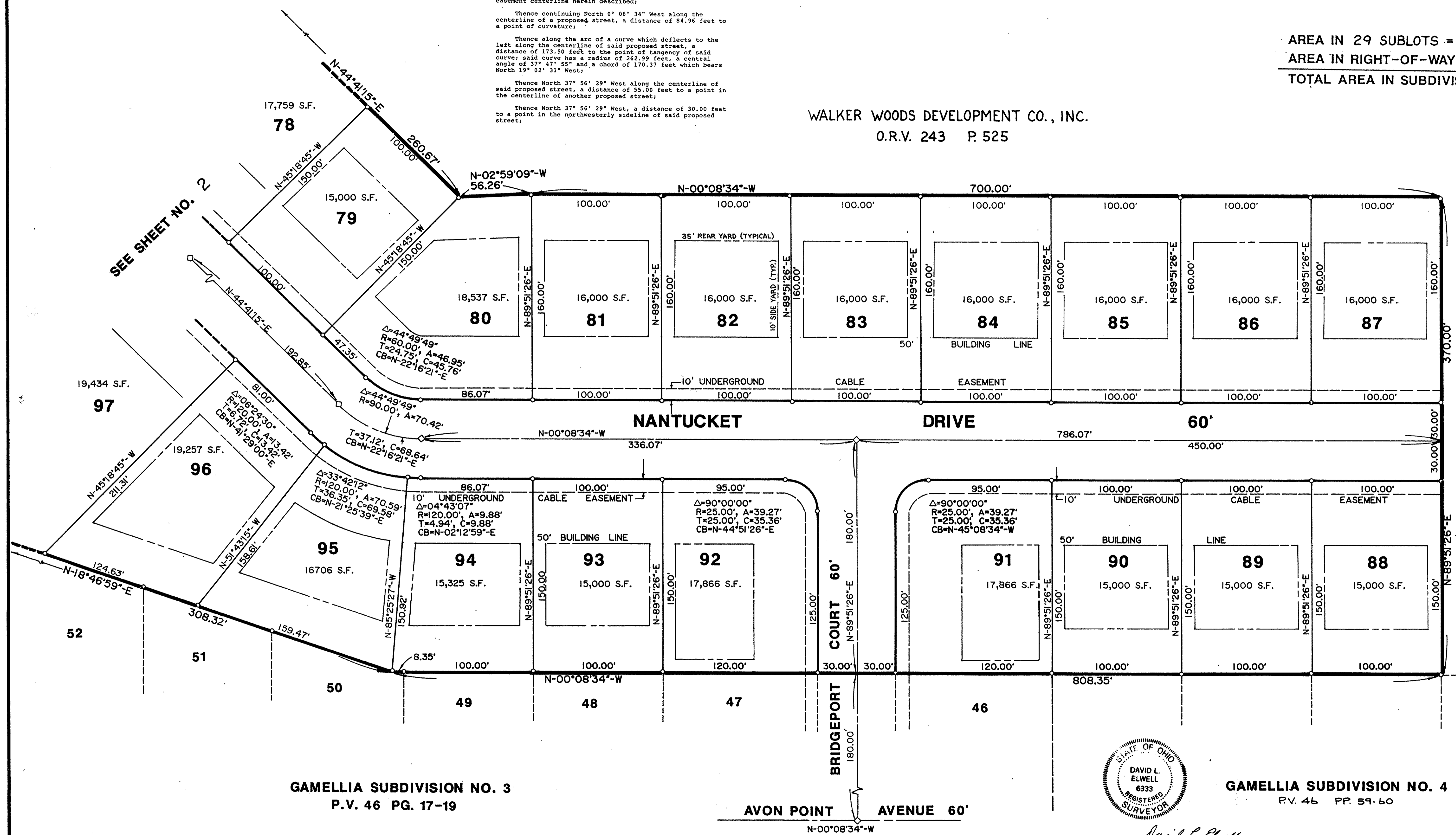
Thence along the arc of a curve which deflects to the right along the centerline of said proposed street, a distance of 192.72 feet to a point in the centerline of Armour Road, said centerline having a bearing of North 0° 12' 44" West and being the termination line of said easement centerline; said curve has a radius of 292.67 feet, a central angle of 37° 43' 45" and a chord of 189.26 feet which bears South 70° 55' 24" West.

ENCLOSING AN AREA OF 0.7900 ACRE.

AREA IN 29 SUBLOTS = 11.7930 ACRES
AREA IN RIGHT-OF-WAY = 2.3491 ACRES
TOTAL AREA IN SUBDIVISION = 14.1421 ACRES

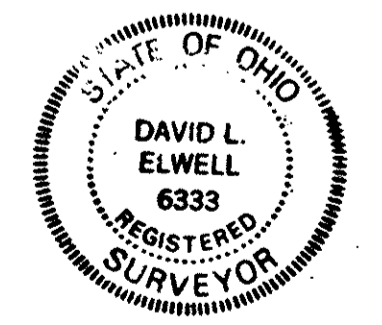
WALKER WOODS DEVELOPMENT CO., INC.
O.R.V. 243 P. 525

WALKER WOODS DEVELOPMENT CO., INC.
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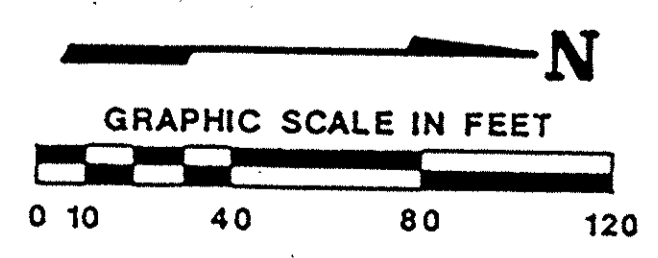


GAMELLIA SUBDIVISION NO. 3
P.V. 46 PG. 17-19

GAMELLIA SUBDIVISION NO. 4
P.V. 46 PP. 59-60



David L. Elwell
DAVID L. ELWELL REG. SURV. NO. 6333



SCALE: 1" = 40'

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

REVISIONS	DATE	DESCRIPTION

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FINAL PLAT

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
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Elyria, Ohio 44036
Elyria (216) 322-6317 • Lorain (216) 244-5757



JOB NO. 88-478
SHEET 3 OF 3
DATE: 6-05-91

47/50