

# GAMELLIA SUBDIVISION NO. 6

## FINAL PLAT

BEING PART OF

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

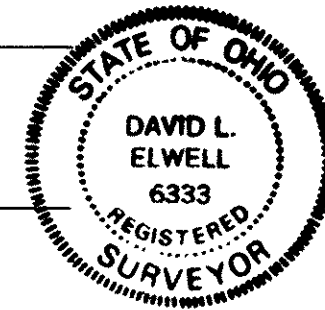
### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, WALKER WOODS DEVELOPMENT CO., INC., I HAVE SURVEYED AND PLATTED GAMELLIA SUBDIVISION NO. 6, AS SHOWN HEREON AND CONTAINING 9.9693 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 12 SUBLOTS 7.7644 ACRES  
AREA IN BLOCK 2 0.4458 ACRES  
AREA IN RIGHT-OF-WAY 1.7591 ACRES  
TOTAL AREA IN SUBDIVISION 9.9693 ACRES



*David L. Elwell*  
DAVID L. ELWELL, REGISTERED SURVEYOR NO. 6333

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WALKER WOODS DEVELOPMENT CO., INC. DOES HEREBY ACCEPT THIS PLAT OF GAMELLIA SUBDIVISION NO. 6 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE NANUCKET DRIVE, GURSS ROAD, AVON POINT AVENUE, AND BLOCK 2 AS SHOWN HEREON.

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

### DRAINAGE EASEMENT

WALKER WOODS DEVELOPMENT COMPANY INC., THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CITY OF AVON LAKE, ITS SUCCESSORS AND ASSIGNS, A PERMANENT RIGHT OF WAY AND EASEMENT, OVER, UNDER, AND THROUGH LANDS WHICH ARE SUBJECT TO A DRAINAGE EASEMENT AS SHOWN HEREON AND FOR PURPOSES OF MAINTAINING THE HEADWALLS AND/OR ANY STRUCTURES TO BE PLACED OR CONSTRUCTED THEREON BY THE CITY, THEIR SUCCESSORS AND ASSIGNS, AND/OR BY ANY OTHER PARTY AT THE REQUEST AND/OR WITH THE CONSENT AND APPROVAL OF THE CITY, TOGETHER WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS, TO AND FROM ANY OF SAID LANDS FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS GRANTED HEREIN.

NOTHING SHALL BE PLACED ON SAID EASEMENT EXCEPT AS APPROVED BY THE CITY. CITY SHALL NOT BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE EXCEPT REPLACEMENT OF GRASS AS MAY BE DISTURBED DURING THE EXERCISING OF ANY OF THE EASEMENT RIGHTS GRANTED HEREIN.

WALKER WOODS DEVELOPMENT COMPANY, INC.

*James A. Gamellia, Jr.*  
BY: JAMES A. GAMELLIA, JR., PRESIDENT

### NOTARY PUBLIC

COUNTY OF LORAIN  
STATE OF OHIO

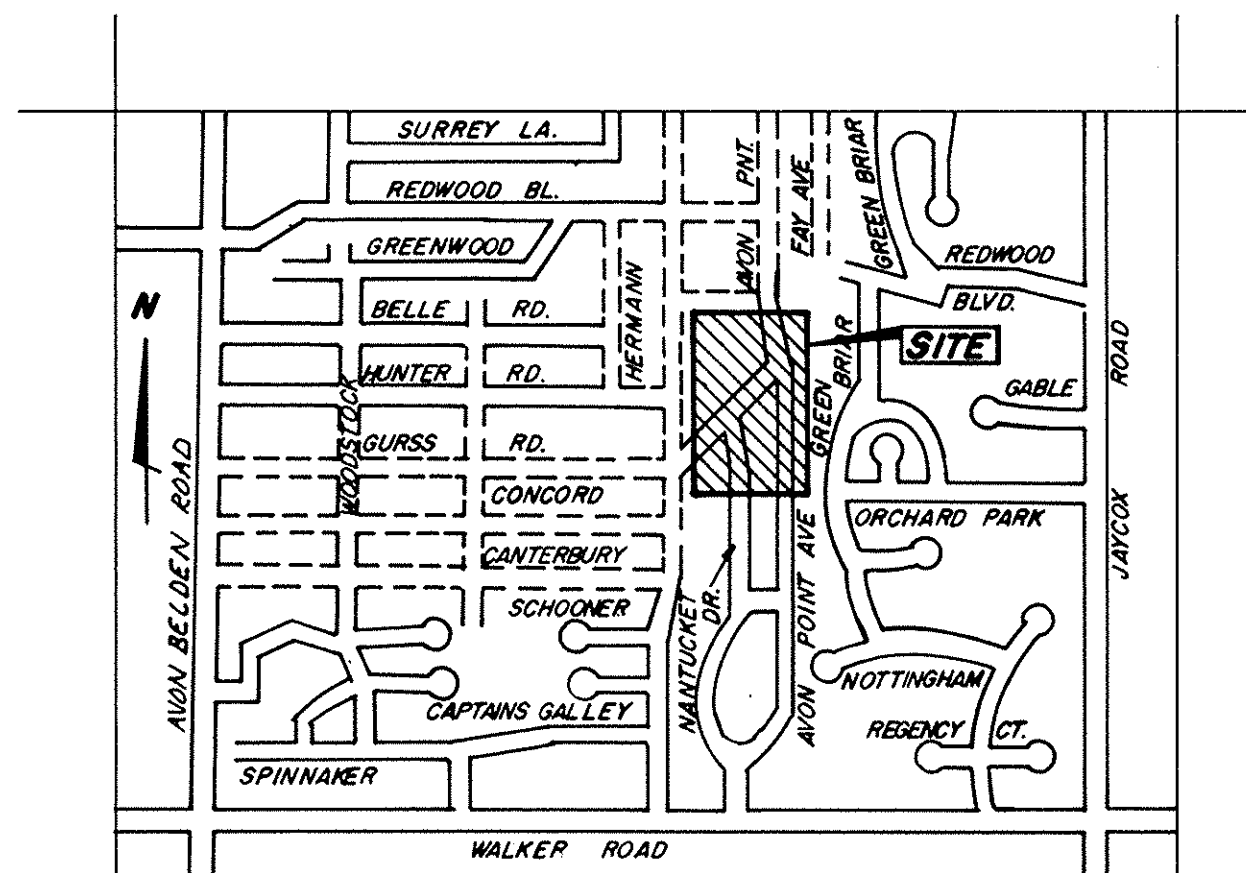
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED JAMES A. GAMELLIA, JR., PRESIDENT OF WALKER WOODS DEVELOPMENT CO., INC., AN OHIO CORPORATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF GAMELLIA SUBDIVISION NO. 6 AND THAT IT IS 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 16th DAY OF July, 1992.

*Marlene L. Jacobs*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-4-94



#### LEGEND

- IRON PIN FOUND
- IRON PIN SET



AREA MAP SCALE 1"=200'

### 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 ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEEES), 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY 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 AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES ONTO ADJACENT SUBLOTS 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, 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 GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

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

### MORTGAGEE'S CERTIFICATE

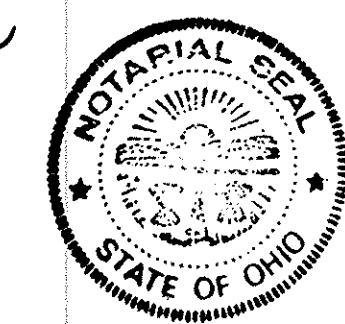
THIS IS TO CERTIFY THAT ELYRIA SAVINGS AND TRUST NATIONAL BANK  
MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF GAMELLIA SUBDIVISION NO. 6, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE NANUCKET DRIVE, GURSS ROAD, AVON POINT AVENUE AND BLOCK 2 AS SHOWN HEREON.  
ELYRIA SAVINGS AND TRUST NATIONAL BANK  
BY: *Raymond E. Albaugh, VP*  
RAYMOND E. ALBAUGH - VICE/PRESIDENT

### NOTARY PUBLIC

STATE OF OHIO  
LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR RAYMOND E. ALBAUGH - VICE PRESIDENT REPRESENTING ELYRIA SAVINGS AND TRUST NATIONAL BANK WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF GAMELLIA SUBDIVISION NO. 6 AND THAT IT WAS HIS OWN-FREE ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Elyria, OHIO, THIS 16th DAY OF July, 1992.

*Tom L. Paden*  
NOTARY PUBLIC  
Expires 4/24/93



LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

### CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GAMELLIA SUBDIVISION NO. 6 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, PE.*  
CITY OF AVON LAKE MUNICIPAL ENGINEER  
THOMAS JAMES CIHRA, P.E.

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF GAMELLIA SUBDIVISION NO. 6 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 21 DAY OF July, 1992.

*Thomas J. Cihra for Gina L. Clayton*  
CITY OF AVON LAKE PLANNING COMMISSION SECRETARY  
THOMAS J. CIHRA FOR GINA L. CLAYTON  
AS ACTING PLAN. COM. SECR.

### CITY COUNCIL

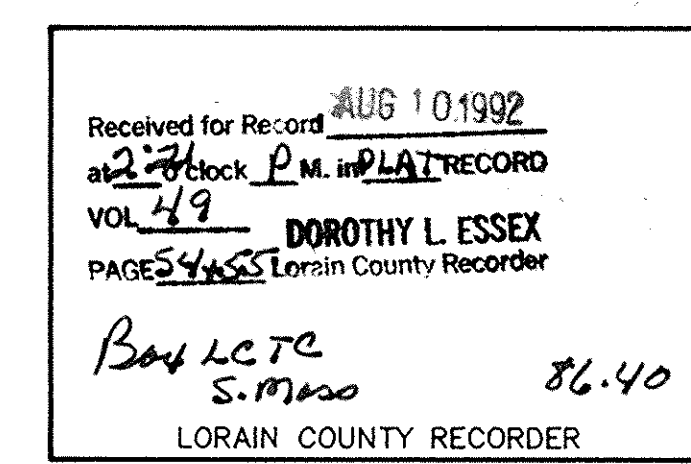
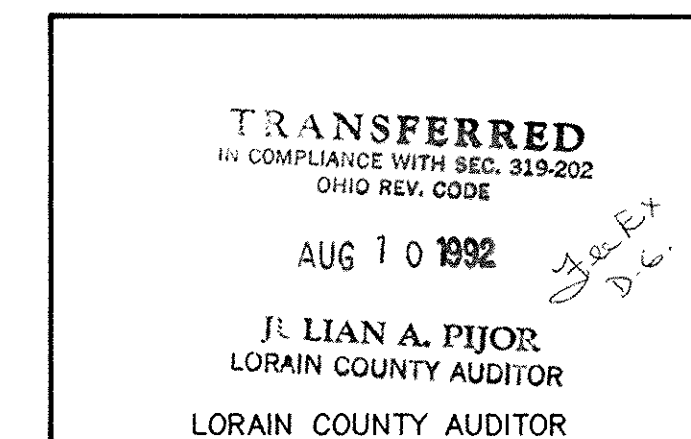
THIS IS TO CERTIFY THAT THIS PLAT OF GAMELLIA SUBDIVISION NO. 6 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 124-92 PASSED THE 27 DAY OF July, 1992.

*Kathleen Lynch*  
CITY OF AVON LAKE  
CLERK OF COUNCIL  
KATHLEEN LYNCH

### LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GAMELLIA SUBDIVISION NO. 6 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*Russell D. Provenza*  
CITY OF AVON LAKE LAW DIRECTOR  
RUSSELL D. PROVENZA



MY COMMISSION EXPIRES: \_\_\_\_\_

REVISIONS	DATE	DESCRIPTION
8-7-92		REVISED OWNER'S & MORTGAGEE'S CERT
8-6-92		REVISED BLOCK NAME
7-16-92		REVISE DRAINAGE EASEMENT, MISCELLANEOUS ADJ.
7-9-92		ADD DETENTION BASIN EASEMENT

## GAMELLIA SUBDIVISION NO. 6 FINAL PLAT

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS  
484 Middle Avenue  
P.O. Box 89  
Elyria, Ohio 44036  
ELYRIA (216) 322-6317 • LORAIN (216) 244-5757



SHEET 1 OF 2  
JOB NO. 884786

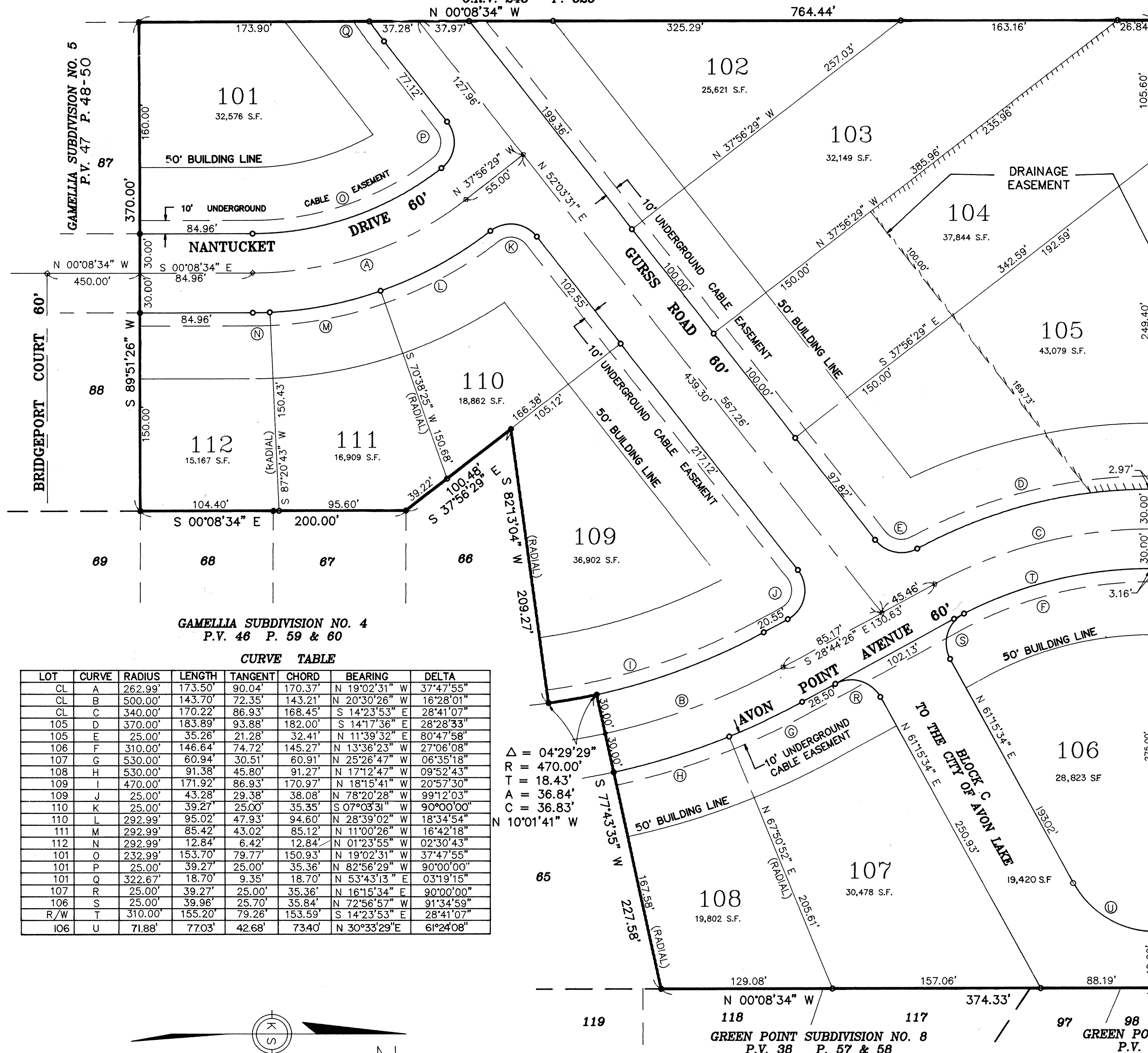
WALKER WOODS DEVELOPMENT CO., INC.  
O.R.V. 243 P. 525

# GAMELLIA SUBDIVISION NO.6

BEING PART OF

## ORIGINAL AVON TWP. SECTION 19

CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO



89  
AVON VINEYARD ALLOTMENT  
P.V. 11 P. 34

124

AVON POINT AVENUE 50'

126  
AVON POINT ALLOTMENT  
P.V. 7 P. 15

353

FAY AVENUE 40'

2.00' STRIP RESERVED

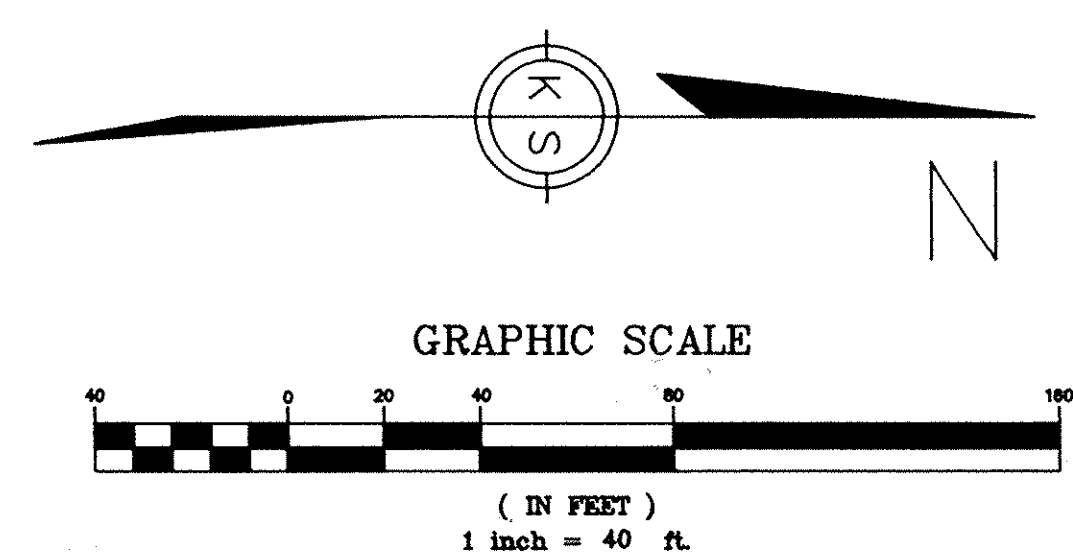
AREA IN 12 SUBLOTS	7.7644	ACRES
AREA IN BLOCK C	0.4458	ACRES
AREA IN RIGHT-OF-WAY	1.7591	ACRES
TOTAL AREA IN SUBDIVISION	9.9693	ACRES

GAMELLIA SUBDIVISION NO. 4  
P.V. 46 P. 59 & 60

CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL	A	262.99'	173.50'	90.04'	170.37'	N 19°02'31" W	37°47'55"
CL	B	500.00'	143.70'	72.35'	143.21'	N 20°30'26" W	16°28'01"
CL	C	340.00'	170.22'	86.93'	168.45'	S 14°23'53" E	28°41'07"
105	D	370.00'	183.89'	93.88'	182.00'	S 14°17'36" E	28°28'33"
105	E	25.00'	35.26'	21.28'	32.41'	N 11°39'32" E	80°47'58"
106	F	310.00'	146.64'	74.72'	145.27'	N 13°36'23" W	27°06'08"
107	G	530.00'	60.94'	30.51'	60.91'	N 25°26'47" W	06°35'18"
108	H	530.00'	91.38'	45.80'	91.27'	N 17°12'47" W	09°52'43"
109	I	470.00'	171.92'	86.93'	170.97'	N 18°15'41" W	20°57'30"
109	J	25.00'	43.28'	29.38'	38.08'	N 78°20'28" W	99°12'03"
110	K	25.00'	39.27'	25.00'	35.35'	S 07°03'31" W	90°00'00"
110	L	292.99'	95.02'	47.93'	94.60'	N 28°39'02" W	18°34'54"
111	M	292.99'	85.42'	43.02'	85.12'	N 11°00'28" W	16°42'18"
112	N	292.99'	12.84'	6.42'	12.84'	N 01°23'55" W	02°30'43"
101	O	232.99'	153.70'	79.77'	150.93'	N 19°02'31" W	37°47'55"
101	P	25.00'	39.27'	25.00'	35.36'	N 82°56'29" W	90°00'00"
101	Q	322.67'	18.70'	9.35'	18.70'	N 53°43'13" E	03°19'15"
107	R	25.00'	39.27'	25.00'	35.36'	N 16°15'34" E	90°00'00"
106	S	25.00'	39.96'	25.70'	35.84'	N 72°56'57" W	91°34'59"
R/W	T	310.00'	155.20'	79.26'	153.59'	S 14°23'53" E	28°41'07"
106	U	71.88'	77.03'	42.68'	73.40'	N 30°33'29" E	61°24'08"

$\Delta = 04^{\circ}29'29"$   
 $R = 470.00'$   
 $T = 18.43'$   
 $A = 36.84'$   
 $C = 36.83'$

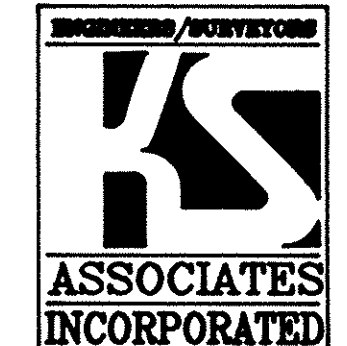


REVISIONS	DATE	DESCRIPTION
0-6-92		REVISED BLOCK NAME & NOTES
7-16-92		REMOVE REAR LOT LINES
7-9-92		BLOCK A, LOT 106 AND 107

## GAMELLIA SUBDIVISION NO. 6 FINAL PLAT

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

KS ASSOCIATES, INC.  
ENGINEERS/SURVEYORS  
484 Middle Avenue  
P.O. Box 89  
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SHEET 2 OF 2  
JOB NO. 884786

DAVID L. ELWELL REG. SURV. NO. 6333

