

GAMELLIA SUBDIVISION NO 7

BEING PART OF
 ORIGINAL AVON TOWNSHIP SECTIONS NO. 18 & 19
 AND A RESUBDIVISION OF SUBLOTS 52 THRU 58 AND SUBLOTS
 161 AND 162 IN AVON CENTER ESTATES NO 1 AS RECORDED IN
 PLAT VOLUME 12, PAGE 19 AND A RESUBDIVISION OF SUBLOTS
 54 THRU 61 IN BELDEN PARK SUBDIVISION AS RECORDED
 IN PLAT VOLUME 12, PAGE 8 & 9.
 CITY OF AVON LAKE * COUNTY OF LORAIN * STATE OF OHIO

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF
 GAMELLIA SUBDIVISION NO 7 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.

Waide M. Mertz
 AVON LAKE MUNICIPAL ENGINEER
 WAIDE M. MERTZ, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF GAMELLIA SUBDIVISION
 NO 7 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE
 CITY OF AVON LAKE ON THE 30th DAY OF SEPTEMBER, 1996.

Albert J. Dispenza, Jr.
 AVON LAKE PLANNING COMMISSION SECRETARY
 ALBERT J. DISPENZA, JR

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF GAMELLIA SUBDIVISION
 NO 7 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON
 LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 165-96
 PASSED THE 9th DAY OF SEPTEMBER, 1996.

Vincent M. Urbin Mayor
 Vincent M. Urbin
Kathleen Lynch Clerk of Council
 Kathleen Lynch

LAW DIRECTOR



THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF
 GAMELLIA SUBDIVISION NO 7 AND FIND THE SAME TO BE PREPARED
 IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF
 AVON LAKE.

Geoffrey R. Smith
 AVON LAKE LAW DIRECTOR
 GEOFFREY R. SMITH

TRANSFERRED
 IN COMPLIANCE WITH SEC. 318-002
 OHIO R.V. CODE
 SEP 17 1996
 MARK R. STEWART
 LORAIN COUNTY AUDITOR

SEP 16 1996
 RECEIVED FOR RECORD
 at 10:54 clock A.M. in PLAT RECORD
 VOL. 57 MARY ANN JAMISON
 Box: LCT/LINDA H. #133.60
 LORAIN COUNTY RECORDER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER I HAVE
 SURVEYED AND PLATTED GAMELLIA SUBDIVISION NO 7 AS SHOWN
 HEREON AND CONTAINING 9.8332 ACRES OF LAND IN ORIGINAL SECTION
 NOS. 18 AND 19 OF AVON TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL
 POINTS THUSLY INDICATED , IRON PIN MONUMENTS WERE FOUND AND
 AT ALL POINTS THUSLY INDICATED , IRON PIN MONUMENTS WERE SET.
 DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS
 SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN
 REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR
 BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED
 FROM MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR
 OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER
 BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM
 STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO
 ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN
 CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO
 BE CORRECT.

AREA IN 24 SUBLOTS 8.5048 ACRES
 AREA IN RIGHT-OF-WAY 1.3284 ACRES
 TOTAL AREA IN SUBDIVISION 9.8332 ACRES
 AREA IN SECTION NO 18 3.0885 ACRES
 AREA IN SECTION NO 19 6.7447 ACRES

BY: *David L. Elwell*
 DAVID L. ELWELL
 REGISTERED SURVEYOR NO 6333



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT JAMES A. GAMELLIA JR, PRESIDENT OF
 WALKER WOODS DEVELOPMENT CO, INC DOES HEREBY ACCEPT THIS PLAT
 OF GAMELLIA SUBDIVISION NO 7 TO BE CORRECT AND DEDICATES FOREVER
 TO PUBLIC USE ARMOUR ROAD, GURSS ROAD, CONCORD ROAD AND
 HUNTER ROAD, AS SHOWN HEREON.

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

NOTARY PUBLIC







COUNTY OF LORAIN
 STATE OF OHIO

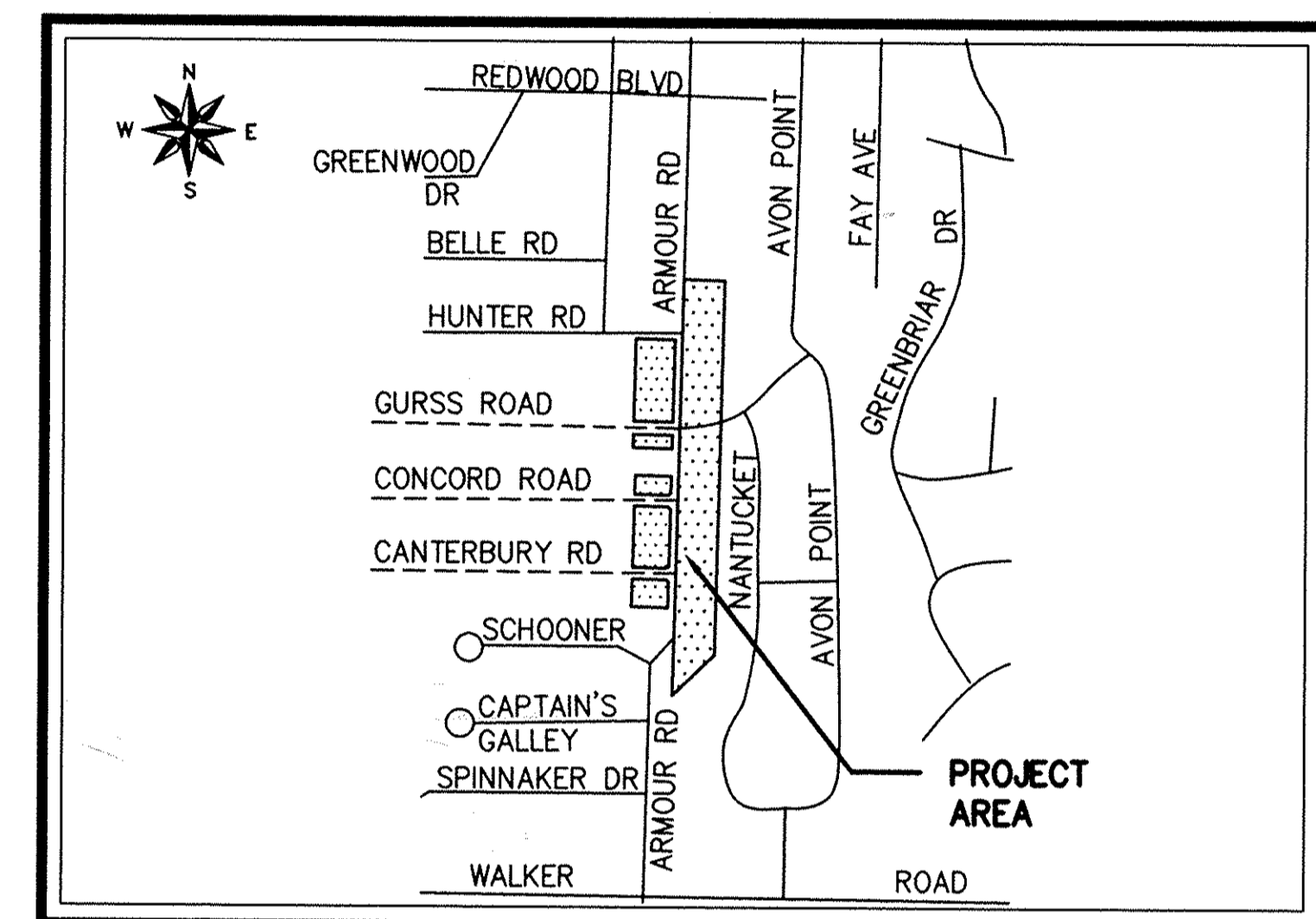
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND
 FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR JAMES A.
 GAMELLIA JR, PRESIDENT OF WALKER WOODS DEVELOPMENT CO, INC,
 WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF
 GAMELLIA SUBDIVISION NO 7 AND THAT IT WAS HIS OWN FREE ACT AND DEED
 ON BEHALF OF SAID CORPORATION, IN TESTIMONY WHEREOF, I HAVE
 HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 17th DAY OF
 August, 1996.

Richard M. Manias
 NOTARY PUBLIC
 RICHARD MANIAS

MY COMMISSION EXPIRES: 4-14-97

LEGEND

-  IRON PIN FOUND
-  IRON PIN SET
-  MONUMENT BOX FOUND
-  MONUMENT BOX SET
-  CALCULATED DISTANCE
-  RECORD DISTANCE



AREA MAP
 NO SCALE

10 FOOT UTILITY EASEMENT

THE OWNER OF THE WITHIN PLATTED LAND DOES
 HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING
 COMPANY, CENTURY TELEPHONE COMPANY OF OHIO, INC, AND
 CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS, (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. Gamellia Jr*
 JAMES A. GAMELLIA JR, PRESIDENT
 WALKER WOODS DEVELOPMENT CO, INC
 JAMES A. GAMELLIA JR, PRESIDENT

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT *FIRST MORTGAGE EST BANK*
 MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF GAMELLIA
 SUBDIVISION NO 7, AS SHOWN HEREON AND REPRESENTED
 BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME
 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ARMOUR ROAD,
 CONCORD RD., HUNTER RD. AND GURSS ROAD, AS SHOWN HEREON.

BY: *Susan Graechanin*
 SUSAN GRAECHANIN

NOTARY PUBLIC

STATE OF OHIO
 SS
 LORAIN COUNTY
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND
 STATE, DID PERSONALLY APPEAR *Susan Graechanin*
 REPRESENTING *First Mortgage Est Bank*
 WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF
 GAMELLIA SUBDIVISION NO 7 AND THAT IT WAS HIS OWN
 FREE ACT AND DEED ON BEHALF OF *First Mortgage Est Bank*
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND
 OFFICIAL SEAL AT *Avon Lake*, OHIO, THIS *16th* DAY OF
August, 1996.

Marge Chmura
 NOTARY PUBLIC
 MARGE CHMURA

MY COMMISSION EXPIRES: *July 26, 1999*

LORAIN COUNTY TAX
 MAP DEPARTMENT COPY

DATE: 07-16-96	REVISIONS	
DRAWN BY: ELK/JEC		
CH'D BY:		
F.B.:		
DWG. NAME: 88478-7XDRSVP1.DWG		
		07-16-96 ORIGINAL ISSUE

GAMELLIA SUBDIVISION NO 7

RECORD PLAT

KS ASSOCIATES, INC

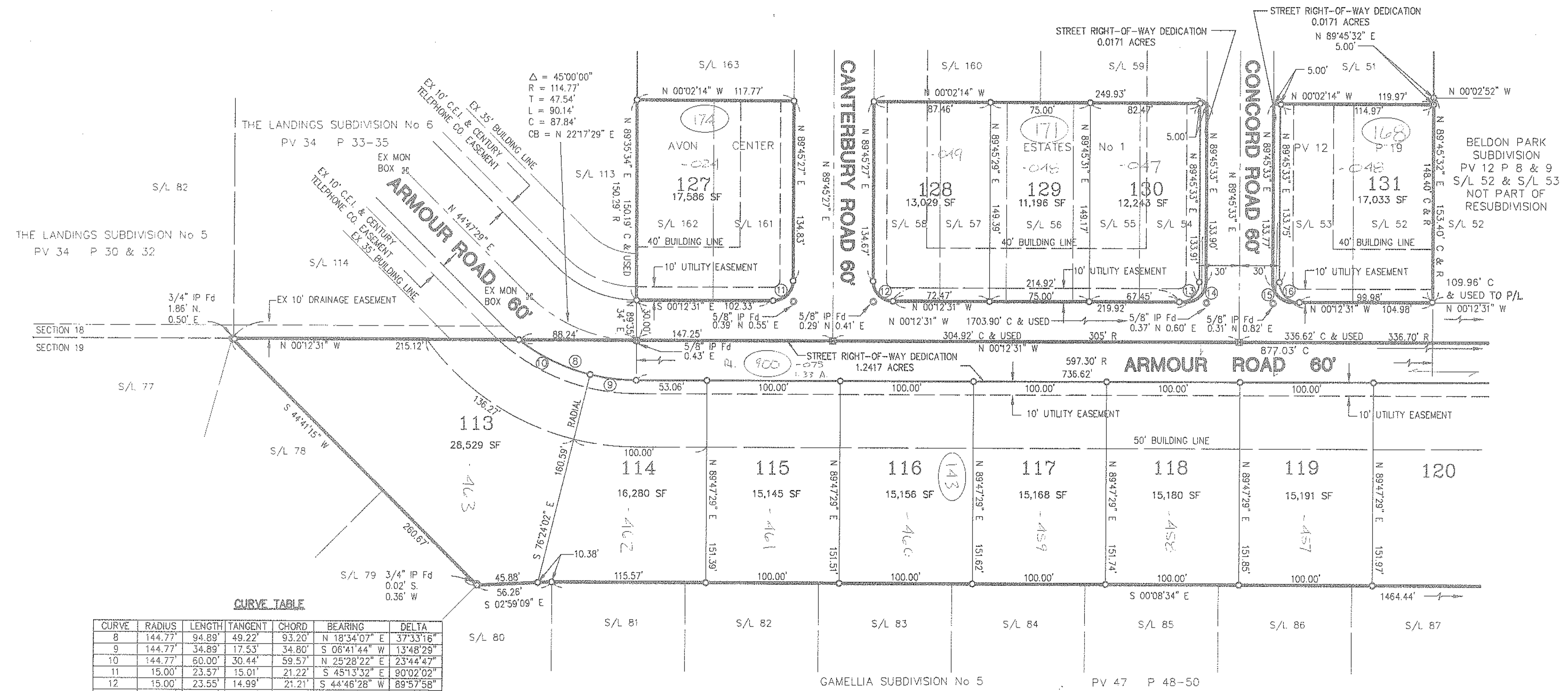
ENGINEERS/SURVEYORS
 424 Middle Avenue
 P.O. Box 89
 Elyria, Ohio 44036
 ELYRIA (216) 322-6317 * LORAIN (216) 244-5757



SHEET 1 OF 3
 JOB NO 88478-7
 05-15-96

GAMELLIA SUBDIVISION NO. 7

BEING PART OF
 ORIGINAL AVON TOWNSHIP SECTIONS NO 18 & 19
 AND A RESUBDIVISION OF SUBLOTS 52 THRU 58 AND SUBLOTS
 161 & 162 IN AVON CENTER ESTATES NO 1 AS RECORDED IN
 PLAT VOLUME 12, PAGE 19 AND A RESUBDIVISION OF SUBLOTS
 54 THRU 61 IN BELDEN PARK SUBDIVISION AS RECORDED
 IN PLAT VOLUME 12, PAGE 8 & 9.
 CITY OF AVON LAKE * COUNTY OF LORAIN * STATE OF OHIO



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
8	144.77'	94.89'	49.22'	93.20'	N 18°34'07" E	37°33'16"
9	144.77'	34.89'	17.53'	34.80'	S 06°41'44" W	13°48'29"
10	144.77'	60.00'	30.44'	59.57'	N 25°28'22" E	23°44'47"
11	15.00'	23.57'	15.01'	21.22'	S 45°13'32" E	90°02'02"
12	15.00'	23.55'	14.99'	21.21'	S 44°46'28" W	89°57'58"
13	15.00'	23.57'	15.01'	21.22'	S 45°13'29" E	90°01'56"
14	15.00'	23.57'	15.01'	21.22'	S 45°13'29" E	90°01'56"
15	15.00'	23.55'	14.99'	21.21'	N 44°46'31" E	89°58'04"
16	15.00'	23.55'	14.99'	21.21'	N 44°46'31" E	89°58'04"

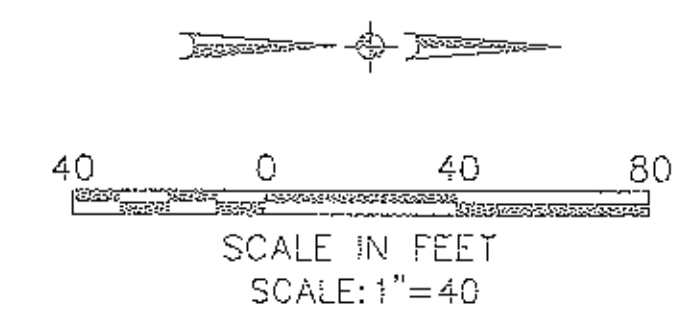
OUT OF CA CO-018 (165) CAR 1130-018
 (168) CAR-045, 046
 (174) CAR-072, 073
 04-00-019-143-425
 INTO PLAT
 REMAINDER
 NONE
 9.83 A.
 9.83 A.
 0.00 A.

AREA IN 24 SUBLOTS 8.5048 ACRES
 AREA IN RIGHT-OF-WAY 1.3284 ACRES
 TOTAL AREA IN SUBDIVISION 9.8332 ACRES

#21922

APPROVED
 LORAIN CO.
 MAP DEPT.
 DATE
 2019-06-13
 21922

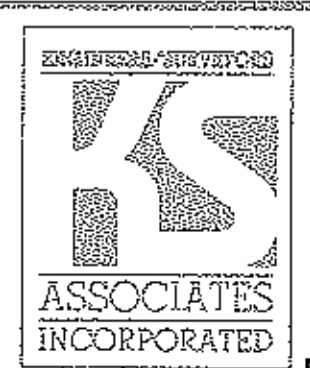
- LEGEND**
- ⊙ IRON PIN FOUND
 - ⊙ IRON PIN SET
 - ⊙ MONUMENT BOX FOUND
 - ⊙ MONUMENT BOX SET
 - C CALCULATED DISTANCE
 - R RECORD DISTANCE



DATE	REV	DESCRIPTION
08-08-98		
08-09-96	1	REV PER CITY ENGINEER'S LETTER DATED 8-1-96.8-7-96
07-16-95	1	ORIGINAL ISSUE

GAMELLIA SUBDIVISION NO. 7
 RECORD PLAT

KS ASSOCIATES, INC.
 ENGINEERS/SURVEYORS
 424 Middle Avenue
 P.O. Box 89
 Elyria, Ohio 44035
 ELYRIA (216) 322-6317 * LORAIN (216) 244-5757



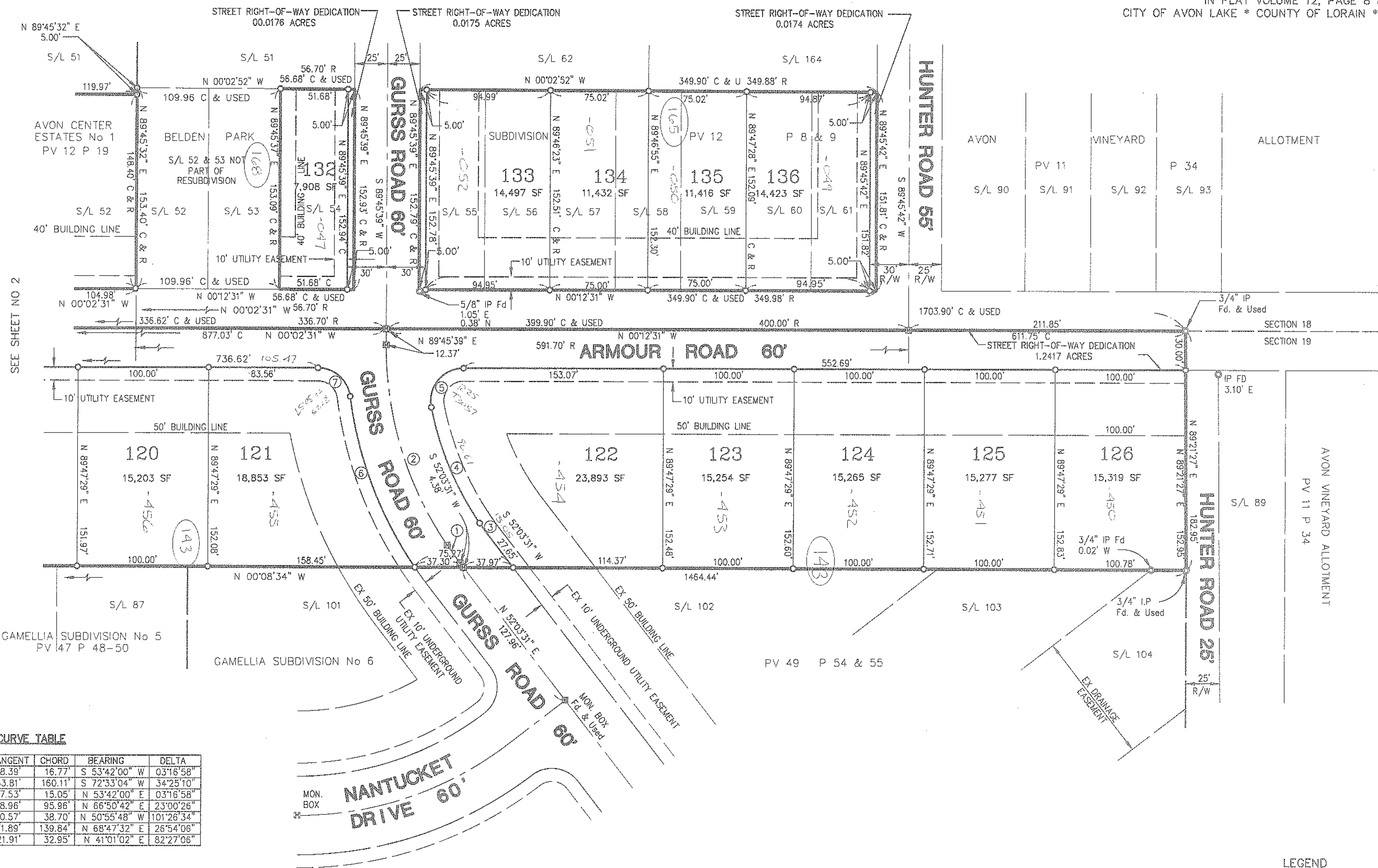
SHEET
 2 OF
 3
 JOB NO.
 88478-7
 8-4-95

SEE SHEET NO. 3

57/47

GAMELLIA SUBDIVISION NO. 7

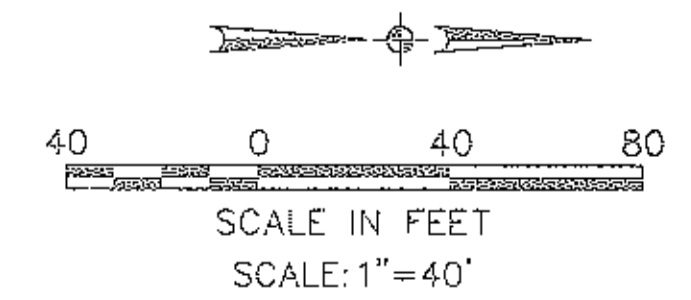
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 CITY OF AVON LAKE * COUNTY OF LORAIN * STATE OF OHIO



SEE SHEET NO 2

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	292.67'	16.77'	8.39'	16.77'	S 53°42'00" W	03°16'58"
2	270.58'	162.55'	83.81'	160.11'	S 72°33'04" W	34°25'10"
3	262.67'	15.05'	7.53'	15.05'	N 53°42'00" E	03°16'58"
4	240.58'	96.61'	48.96'	95.96'	N 66°50'42" E	23°00'26"
5	25.00'	44.26'	30.57'	38.70'	N 50°55'48" W	101°26'34"
6	300.58'	141.13'	71.89'	139.84'	N 68°47'32" E	26°54'06"
7	25.00'	35.98'	21.91'	32.95'	N 41°01'02" E	82°27'06"



AREA IN 24 SUBLOTS 8.5048 ACRES
 AREA IN RIGHT-OF-WAY 1.3284 ACRES
 TOTAL AREA IN SUBDIVISION 9.8332 ACRES

- LEGEND**
- ⊙ IRON PIN FOUND
 - ⊙ IRON PIN SET
 - ☒ MONUMENT BOX FOUND
 - ☒ MONUMENT BOX SET
 - C CALCULATED DISTANCE
 - R RECORD DISTANCE

DATE	REVISIONS	DESCRIPTION
08-09-96		REV PER CITY ENGINEER'S LETTER DATED 8-1-96, 8-7-96
07-16-96		ORIGINAL ISSUE

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 RECORD PLAT

KS ASSOCIATES, INC.
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SHEET 3 OF 3
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