

TITUS - HILL P.U.D. SUBDIVISION PLAT

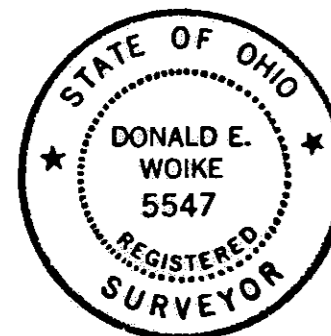
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, GAMELLIA CONSTRUCTION CO., I HAVE SURVEYED AND PLATTED TITUS-HILL P.U.D. SUBDIVISION AS SHOWN HEREON AND CONTAINING 17.7976 ACRES IN AVON TOWNSHIP SECTION NO. 17, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED ● 5/8" CAPPED IRON PIN MONUMENTS WERE FOUND OR WERE SET. AT ALL POINTS INDICATED ○ 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING 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 FIELD 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.

JULY, 2000



ACREAGE IN 41 LOTS 8.7646 AC.
ACREAGE IN 6 BLOCKS 5.8887 AC.
ACREAGE IN STREETS 3.1443 AC.
TOTAL 17.7976 AC.

Donald E. Woike
DONALD E. WOIKE, REGISTERED SURVEYOR NO. 5547

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS TITUS-HILL LANE, DEER RUN LANE AND WILLIAMS COURT.

GAMELLIA CONSTRUCTION CO.
32745 WALKER ROAD
AVON LAKE, OH 44012

BY: *James Gamellia*
JAMES GAMELLIA, PRESIDENT

STORM SEWER EASEMENTS

STORM SEWER EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND WHO DO HEREBY GRANT UNTO THE CITY OF AVON LAKE, (HEREINAFTER REFERRED TO AS THE "GRANTEE"), A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH BLOCKS AND SUBLOTS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. NO STRUCTURES SHALL BE PLACED WITHIN SAID EASEMENTS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES, THE RIGHT TO CLEAN, WIDEN, DEEPEN, REPAIR, AUGMENT AND MAINTAIN PUBLIC DRAINAGE AND SERVICE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES, WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. THE GRANTEE SHALL NOT BE REQUIRED TO REPLACE OR REPAIR ANY CURBS, FENCES, SIDEWALKS, DRIVEWAYS, ROADWAYS, PARKING AREAS, SIGNAGE AND LANDSCAPING, INCLUDING ORNAMENTAL TREES, BUSHES AND SPECIAL PLANTINGS AND THAT THE SAME ARE CONSTRUCTED ON THE EASEMENT AREA AT THE GRANTOR'S RISK; THE GRANTEE'S ONLY OBLIGATION BEING TO RESTORE THE DENSITY OF SUBSURFACE MATERIAL AND TO REPAIR OR REPLACE ANY GRASS DAMAGED IN SUCH MAINTENANCE, REPAIR OR RECONSTRUCTION.

GAMELLIA CONSTRUCTION CO.

BY: *James Gamellia*
JAMES GAMELLIA, PRESIDENT

NOTARY PUBLIC

COUNTY OF LORAIN)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR GAMELLIA CONSTRUCTION CO., BY: JAMES GAMELLIA, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF TITUS-HILL P.U.D. SUBDIVISION AND THAT THE SAME WAS THEIR 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 THIS 25th DAY OF October 2000

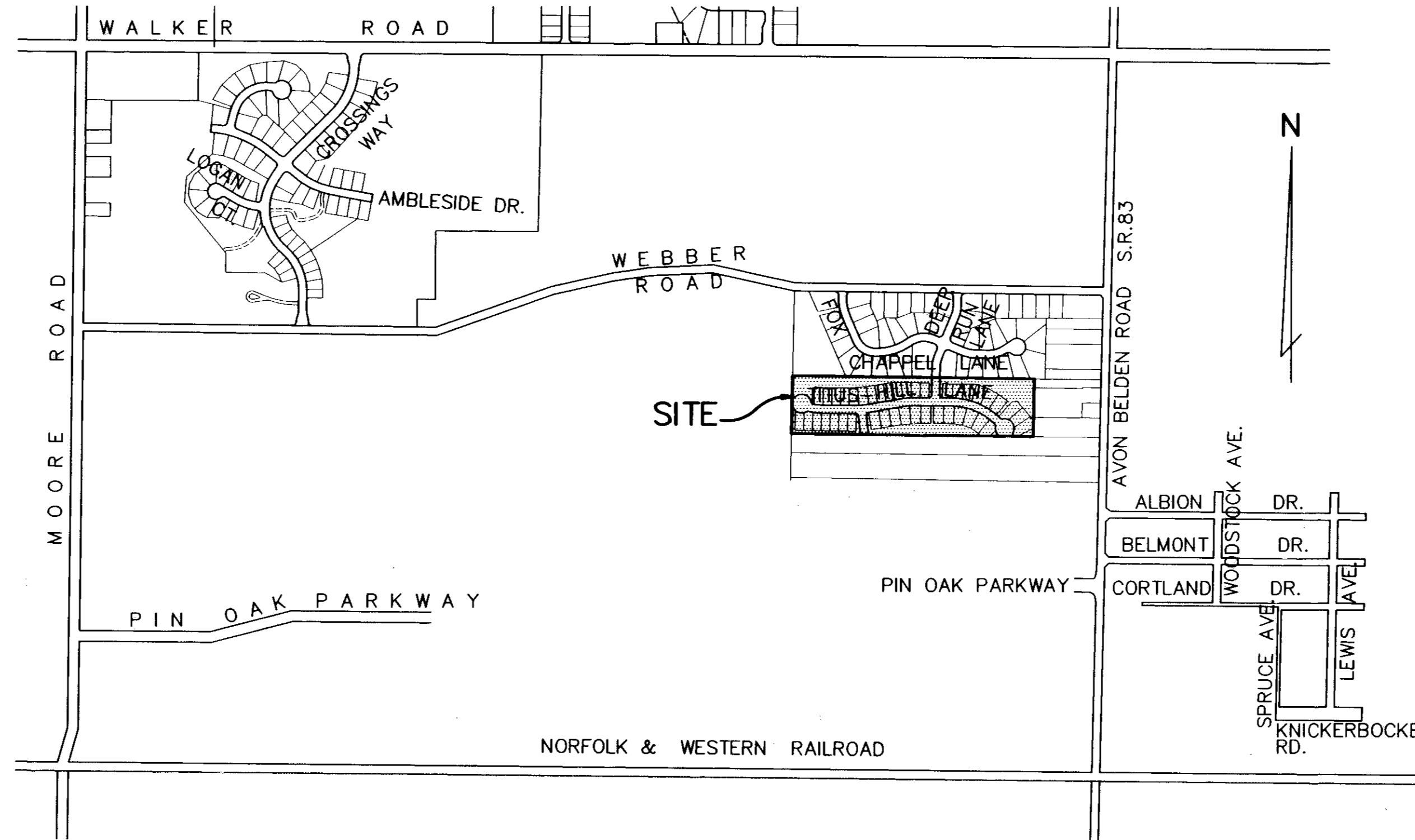
Elizabeth R. Cross
NOTARY PUBLIC ELIZABETH R. CROSS

MY COMMISSION EXPIRES July 25, 2001

BEING PART OF
AVON TOWNSHIP SECTION NO. 17
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION.
MAINTENANCE OF BLOCKS "A" THROUGH "F" IS TO BE PROVIDED FOR BY THE ASSOCIATION.
(DOCUMENTS ON FILE AT CITY AND TO BE RECORDED SIMULTANEOUSLY AT COUNTY.)

SITE MAP
1" = 800'



12' UTILITY EASEMENT

GAMELLIA CONSTRUCTION CO., THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYTEL COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREETS LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE'S TO DISTRIBUTE AND TRANSMIT ELECTRICITY, AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATION 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 EASEMENTS RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEES 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 GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

GAMELLIA CONSTRUCTION CO.

BY: *James Gamellia*
JAMES GAMELLIA, PRESIDENT

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF TITUS - HILL P.U.D. SUBDIVISION 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 TITUS - HILL P. U. D. SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 2nd DAY OF January 2001

Debra M. ...
AVON LAKE PLANNING COMMISSION SECRETARY
CITY ENGINEER

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF TITUS - HILL P. U. D. SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 9-2001 PASSED THE 8 DAY OF January 2001

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 TITUS - HILL P. U. D. SUBDIVISION 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

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT FIRST MERRIT MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF TITUS - HILL P. U. D. SUBDIVISION AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING TITUS-HILL LANE, DEER RUN LANE AND WILLIAMS COURT, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

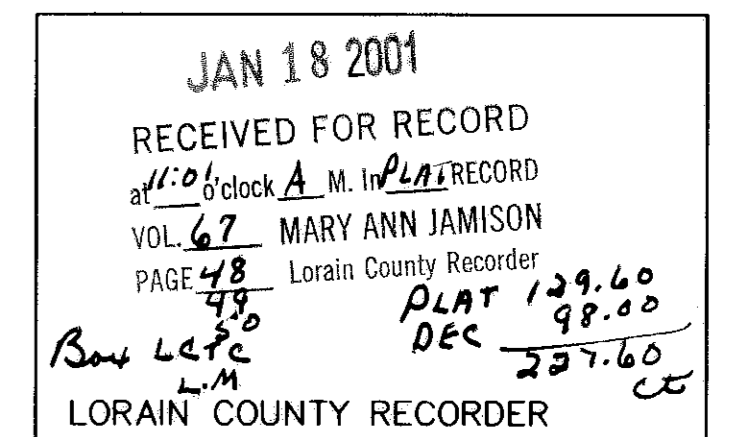
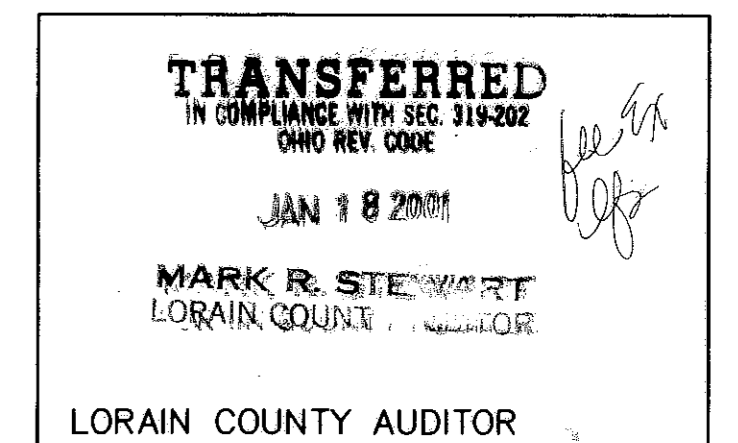
BY: *Susan Graehan*

NOTARY PUBLIC

COUNTY OF LORAIN)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR FIRST MERRIT BY: Susan Graehan WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF TITUS - HILL P. U. D. SUBDIVISION AND THAT THE SAME WAS THEIR 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 THIS 30th DAY OF October 2000

Elizabeth R. Cross
NOTARY PUBLIC ELIZABETH R. CROSS

MY COMMISSION EXPIRES July 25, 2001



REVISIONS	

TITUS - HILL P.U.D. SUBDIVISION PLAT

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
PHONE: (216) 251-3033

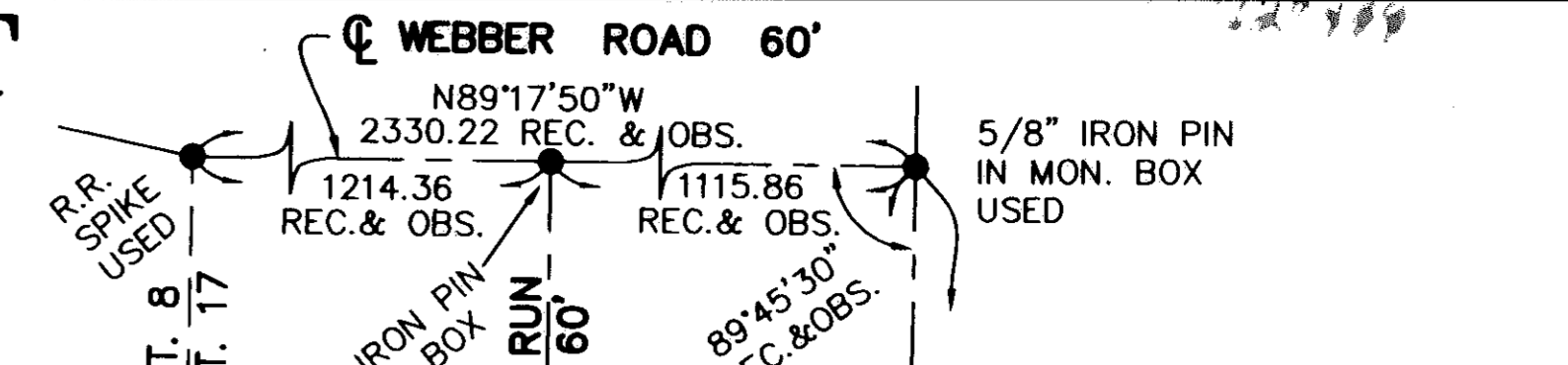
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JULY 2000

TITUS - HILL P.U.D. SUBDIVISION PLAT

BEING PART OF AVON TWP. SECTION NO. 17, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

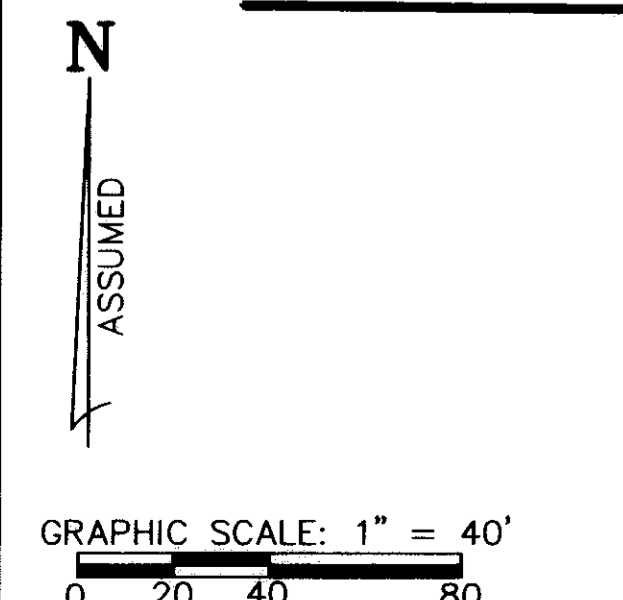
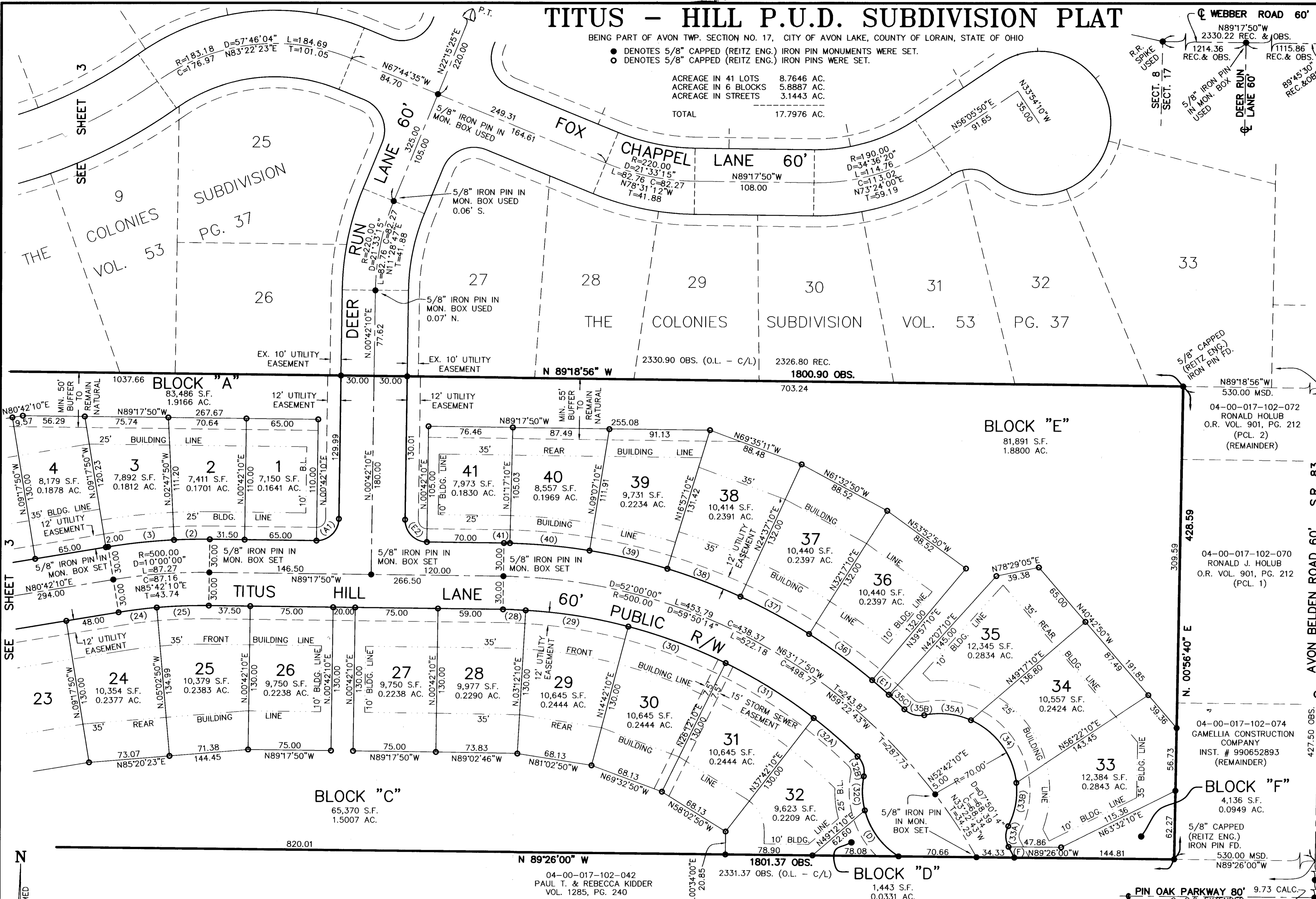
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

ACREAGE IN 41 LOTS 8.7646 AC.
 ACREAGE IN 6 BLOCKS 5.8887 AC.
 ACREAGE IN STREETS 3.1443 AC.
 TOTAL 17.7976 AC.



CURVE DATA:

(A1) R=20.00 D=90°00'00" L=31.42 C=28.28 N45°42'10"E T=20.00	(D) R=70.00 D=43°23'12" L=53.01 C=51.75 N36°21'30"W T=27.85	(E1) R=530.00 D=02°10'00" L=20.04 C=20.04 N48°57'50"W T=10.02
(E2) R=20.00 D=90°00'00" L=31.42 C=28.28 N44°17'50"W T=20.00	(F) R=530.00 D=01°12'48" L=11.22 C=11.22 N28°12'34"W T=5.61	(2) R=530.00 D=03°30'00" L=32.37 C=32.37 N88°57'10"E T=16.19
(3) R=530.00 D=06°30'00" L=60.13 C=60.09 N83°57'10"E T=30.10	(24) R=470.00 D=04°15'00" L=34.86 C=34.85 N82°49'40"E T=17.44	(25) R=470.00 D=05°45'00" L=47.17 C=47.15 N87°49'40"E T=23.60
(28) R=470.00 D=02°30'00" L=20.51 C=20.51 N88°02'50"W T=10.25	(29) R=470.00 D=11°30'00" L=94.34 C=94.18 N81°02'50"W T=47.33	(30) R=470.00 D=11°30'00" L=94.34 C=94.18 N69°32'50"W T=47.33
(31) R=470.00 D=11°30'00" L=94.34 C=94.18 N58°02'50"W T=47.33	(32A) R=470.00 D=06°25'48" L=52.74 C=52.72 N49°04'56"W T=26.40	(32B) R=20.00 D=56°44'20" L=19.81 C=19.01 N17°29'52"W T=10.80
(32C) R=70.00 D=25°32'12" L=31.20 C=30.94 N01°53'48"W T=15.86	(33A) R=20.00 D=55°10'00" L=19.50 C=18.73 N00°53'28"W T=10.60	(33B) R=70.00 D=33°11'20" L=40.55 C=39.98 N10°26'22"E T=20.86
(34) R=70.00 D=60°01'20" L=73.33 C=70.02 N36°09'58"W T=40.43	(35A) R=70.00 D=35°27'04" L=43.31 C=42.62 N83°54'10"W T=22.37	(35B) R=20.00 D=55°51'00" L=19.50 C=18.73 N73°42'12"W T=10.60
(35C) R=530.00 D=02°06'08" L=19.45 C=19.44 N46°49'46"W T=9.72	(36) R=530.00 D=07°40'00" L=70.92 C=70.87 N53°52'50"W T=35.51	(37) R=530.00 D=07°40'00" L=70.92 C=70.87 N61°32'50"W T=35.51
(38) R=530.00 D=07°40'00" L=70.92 C=70.87 N69°12'50"W T=35.51	(39) R=530.00 D=07°50'00" L=72.46 C=72.40 N76°57'50"W T=36.29	(40) R=530.00 D=07°50'00" L=72.46 C=72.40 N84°47'50"W T=36.29
(41) R=530.00 D=00°35'00" L=5.40 C=5.40 N89°00'20"W T=2.70		



REVISIONS	11/30/2000	ADDED SURVEY INFORMATION

TITUS - HILL P.U.D. SUBDIVISION PLAT

THE HENRY G. REITZ ENGINEERING COMPANY
 4214 ROCKY RIVER DRIVE
 CLEVELAND, OHIO 44135
 PHONE: (216) 251-3033

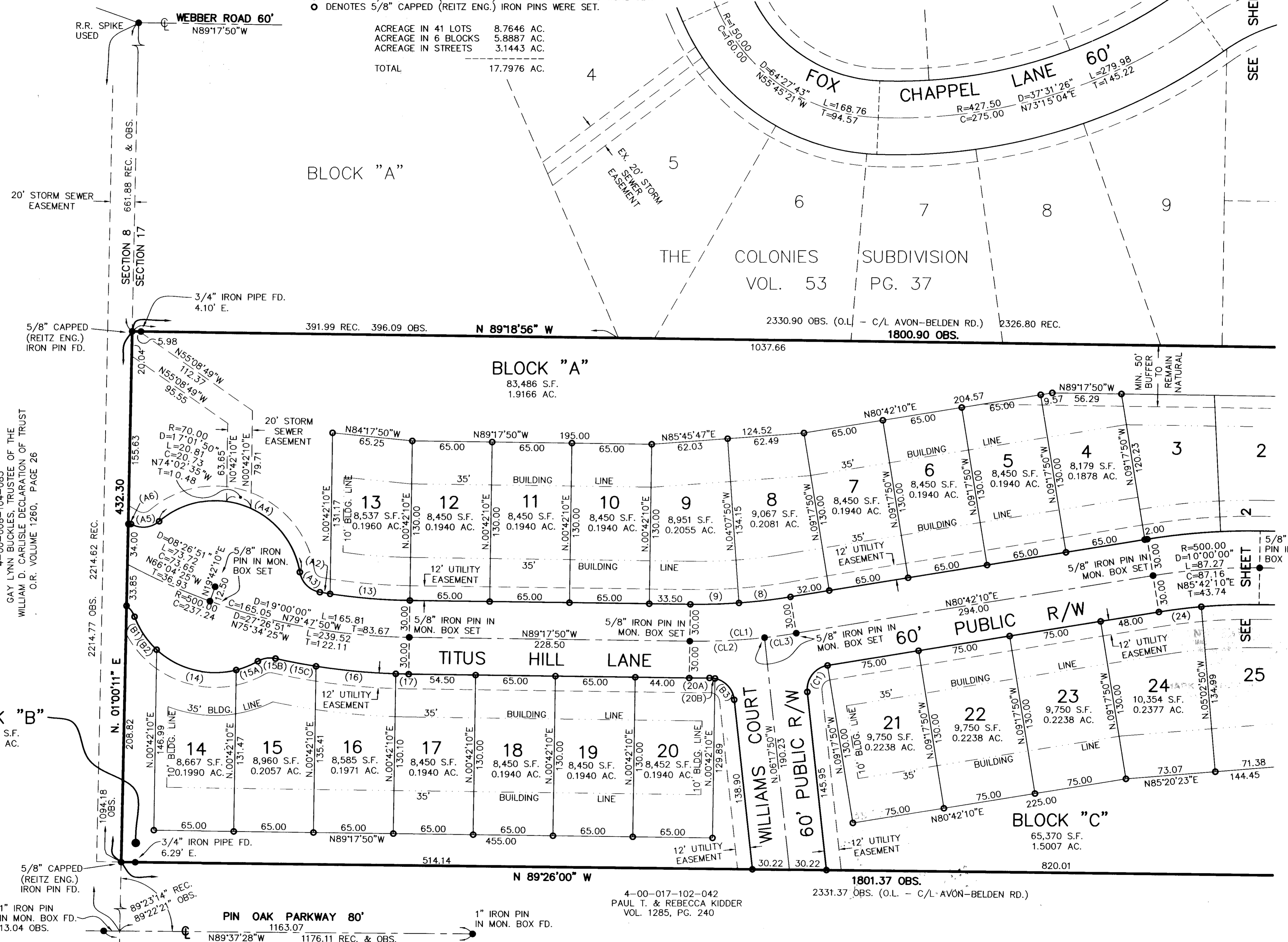
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 JULY 2000

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BEING PART OF AVON TWP. SECTION NO. 17, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
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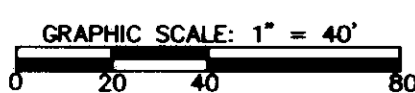
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 ACREAGE IN 6 BLOCKS 5.8887 AC.
 ACREAGE IN STREETS 3.1443 AC.
 TOTAL 17.7976 AC.



CURVE DATA:

(CL1) R=500.00 D=10°00'00" L=87.27 C=87.16 N85°42'10"E T=43.74	(CL2) R=500.00 D=07°00'00" L=61.09 C=61.05 N87°12'10"E T=30.58	(CL3) R=500.00 D=03°00'00" L=26.18 C=26.18 N82°12'10"E T=13.09
(8) R=470.00 D=05°10'00" L=42.38 C=42.37 N83°17'10"E T=21.21	(9) R=470.00 D=04°50'00" L=39.65 C=39.64 N88°17'10"E T=19.84	(13) R=470.00 D=07°56'58" L=65.21 C=65.16 N85°19'21"W T=32.66
(14) R=70.00 D=57°01'24" L=69.67 C=66.83 N75°52'02"W T=38.03	(15A) R=70.00 D=15°37'42" L=19.09 C=19.03 N67°48'25"E T=9.61	(15B) R=20.00 D=42°32'24" L=14.85 C=14.51 N81°15'46"E T=7.79
(15C) R=530.00 D=03°38'24" L=33.67 C=33.66 N79°17'14"W T=16.84	(16) R=530.00 D=07°03'16" L=65.26 C=65.22 N84°38'04"W T=32.67	(17) R=530.00 D=01°08'08" L=10.50 C=10.50 N88°43'46"W T=17.44
(20A) R=530.00 D=01°47'04" L=16.51 C=16.51 N89°48'38"E T=8.25	(20B) R=20.00 D=12°57'26" L=4.52 C=4.51 N84°36'11"W T=2.27	(24) R=470.00 D=04°15'00" L=34.86 C=34.85 N82°49'40"E T=17.44
(A2) R=470.00 D=01°01'46" L=8.44 C=8.44 N80°49'59"W T=4.22	(A3) R=20.00 D=70°29'12" L=24.60 C=23.08 N45°04'30"W T=14.13	(A4) R=70.00 D=120°55'52" L=147.74 C=121.81 N70°17'50"W T=123.55
(A5) R=20.00 D=70°29'12" L=24.60 C=23.08 N84°28'50"E T=14.13	(A6) R=470.00 D=00°19'04" L=2.61 C=2.61 N60°07'02"W T=1.30	(B1) R=20.00 D=32°05'56" L=11.20 C=11.06 N36°38'10"W T=5.75
(B2) R=70.00 D=26°46'08" L=32.70 C=32.41 N33°58'16"W T=16.66	(B3) R=20.00 D=71°49'38" L=25.07 C=23.46 N42°12'39"W T=14.48	(C1) R=19.74 D=87°00'00" L=29.97 C=27.18 N37°12'10"E T=18.73

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ASSUMED



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