

# CORONADO COVE P.U.D. SUBDIVISION NO. 2 PLAT

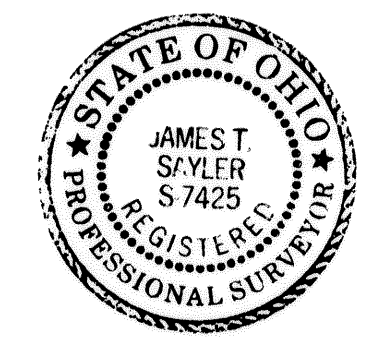
## SURVEYOR'S/ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, CORONADO COVE LTD., I HAVE SURVEYED AND PLATTED CORONADO COVE P.U.D. SUBDIVISION NO. 2 AS SHOWN HEREON AND CONTAINING 9.6572 ACRES IN AVON TOWNSHIP SECTION NO. 29, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED  $\odot$  5/8" CAPPED IRON PIN MONUMENTS WERE SET.  
AT ALL POINTS INDICATED  $\circ$  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.

OCTOBER, 2002



ACREAGE IN 25 LOTS 3.6436 AC.  
ACREAGE IN 3 BLOCKS 4.1861 AC.  
ACREAGE IN STREETS 1.8275 AC.  
TOTAL 9.6572 AC.

JAMES T. SAYLER, REGISTERED SURVEYOR NO. S-7425

## OWNERS CERTIFICATE

I, THE UNDERSIGNED OWNER 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 MY REQUEST AND AUTHORIZE ITS RECORDING. I DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS LAKESIDE DRIVE, DEL LANE AND KREBS ROAD.

CORONADO COVE LTD.  
32745 WALKER ROAD  
AVON LAKE, OH 44012

BY: Jim Gamellia  
JIM GAMELLIA, MANAGING MEMBER

## STORM SEWER EASEMENTS

STORM SEWER EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND WHO DOES 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 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 WITH 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. REGULAR MAINTENANCE OF THE EASEMENT AREA LANDSCAPE IS THE RESPONSIBILITY OF THE LANDOWNER. THE GRANTEE RESERVES THE RIGHT TO ENTER AND PERFORM ANY NECESSARY LANDSCAPE MAINTENANCE IF THE LANDOWNER FAILS TO DO SO AND CHARGE THE LANDOWNER FOR SAID LANDSCAPE MAINTENANCE.

CORONADO COVE LTD.

BY: Jim Gamellia  
JIM GAMELLIA, MANAGING MEMBER

## 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 CORONADO COVE LTD., BY: JIM GAMELLIA, MANAGING MEMBER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF CORONADO COVE P.U.D. SUBDIVISION NO. 2 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 19th DAY OF December, 20 02

S. Renee Ebner  
NOTARY PUBLIC

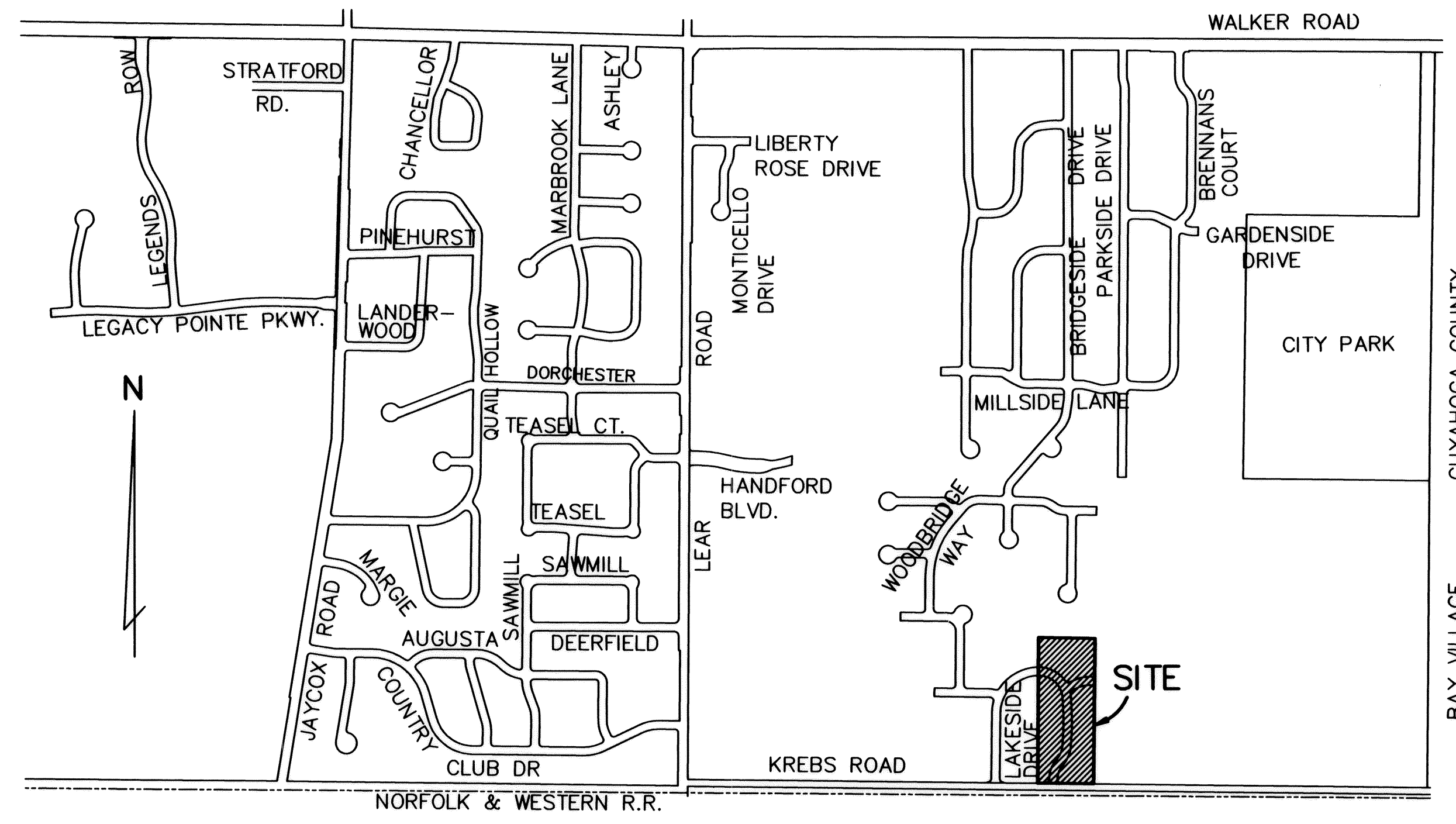
MY COMMISSION EXPIRES 9/9/06

## BEING PART OF

AVON TOWNSHIP SECTION NO. 29  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO  
LOTS ARE SUBJECT TO A DEED RESTRICTION ALLOWING FOR AN ASSESSMENT IF KREBS RD SANITARY SEWER REQUIRES INSTALLATION.  
LOTS ARE SUBJECT TO A HOMEOWNER'S ASSOCIATION. MAINTENANCE OF BLOCKS "C", "D" AND "E" TO BE PROVIDED FOR BY THE HOMEOWNER'S ASSOCIATION.  
(DOCUMENTS ON FILE AT CITY AND RECORDED WITH SUBDIVISION NO. 1 AT COUNTY.)  
SUBD #1 COVENANTS INSTR. # 20020853769  
SUBD #2 COVENANTS INSTR. # 20020853770

## SITE MAP

1" = 800'



## ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF CORONADO COVE P.U.D. SUBDIVISION NO. 2 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 CORONADO COVE P.U.D. SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 4th DAY OF March, 2002.

Joseph R. Reitz  
AVON LAKE PLANNING COMMISSION SECRETARY  
JOSEPH R. REITZ

## CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF CORONADO COVE P.U.D. SUBDIVISION NO. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 67-2002 PASSED THE 10 DAY OF March, 2002.

Robert J. Berner  
MAYOR  
ROBERT J. BERNER

Kathleen Lynch  
CLERK OF COUNCIL  
KATHLEEN LYNCH

## LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF CORONADO COVE P.U.D. SUBDIVISION NO. 2 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

## 12' UTILITY EASEMENT

WE, THE UNDERSIGNED 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 AS SHOWN HEREON AND PARALLEL WITH ALL STREETS LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC LINES, GAS MAINS 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 GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, GAS 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, GAS 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.

CORONADO COVE LTD.

BY: Jim Gamellia  
JIM GAMELLIA, MANAGING MEMBER

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT LORAIN NATIONAL BANK, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF CORONADO COVE P.U.D. SUBDIVISION NO. 2 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS LAKESIDE DRIVE DEL LANE AND KREBS ROAD.

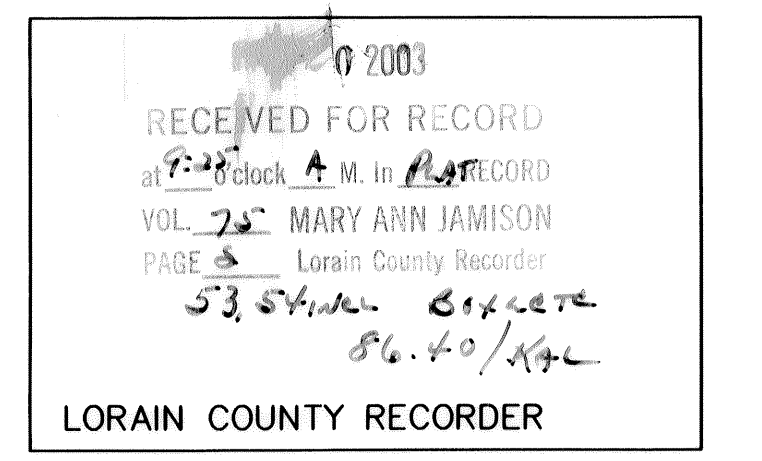
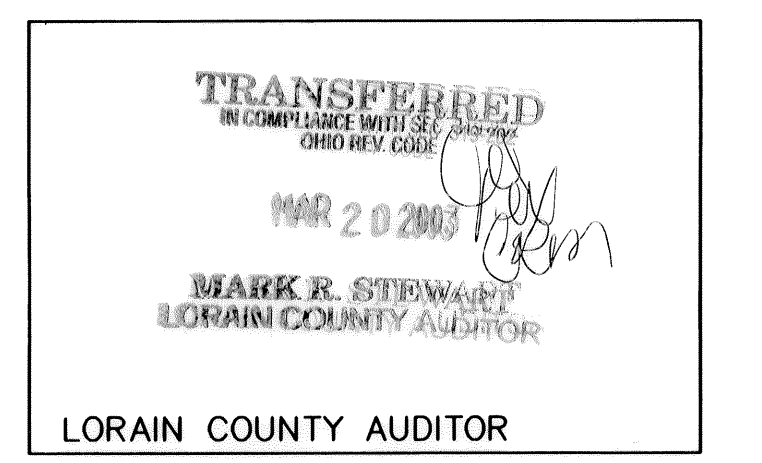
BY: Diana L. Schmittgen

## 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 LORAIN NATIONAL BANK, BY: Diana L. Schmittgen WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF CORONADO COVE P.U.D. SUBDIVISION NO. 2 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 20 DAY OF December, 20 02

Diana L. Schmittgen  
NOTARY PUBLIC

MY COMMISSION EXPIRES



REVISIONS	

### CORONADO COVE P.U.D. SUBD. NO. 2 PLAT

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

1  
2  
OCTOBER  
2002



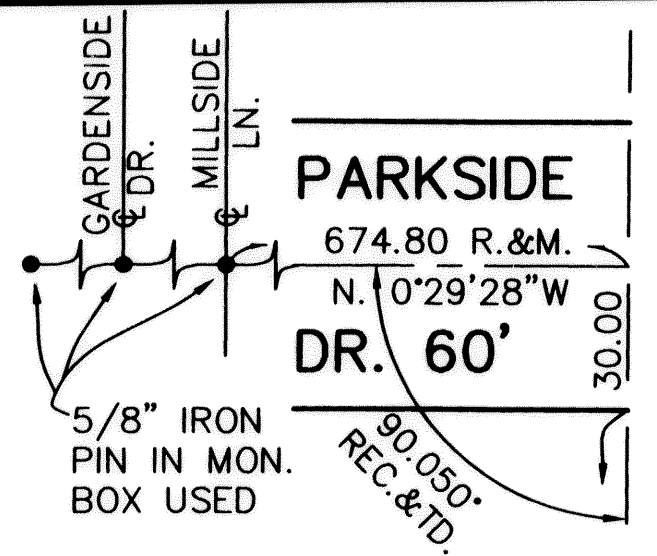
# CORONADO COVE P.U.D. SUBDIVISION NO. 2 PLAT

BEING PART OF AVON TOWNSHIP SECTION NO. 29, CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

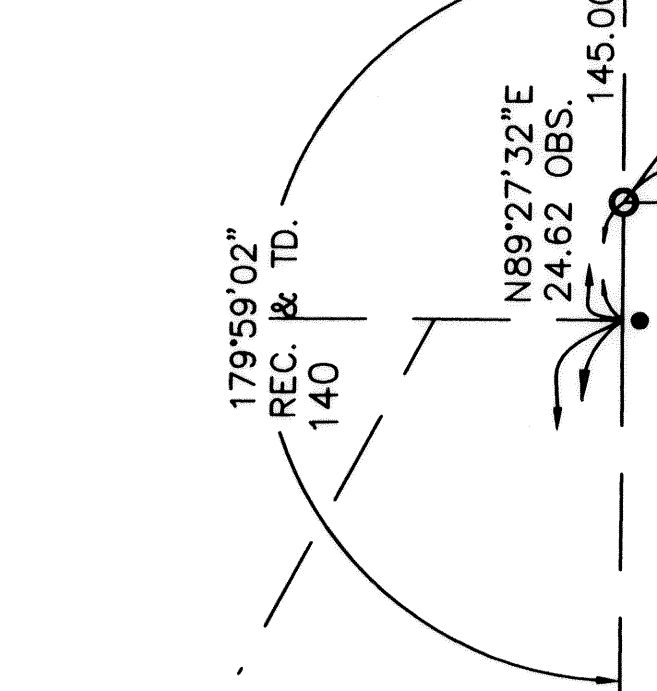
### LEGEND:

- ⊙ DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN IN MONUMENT BOX SET.
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PINS SET.

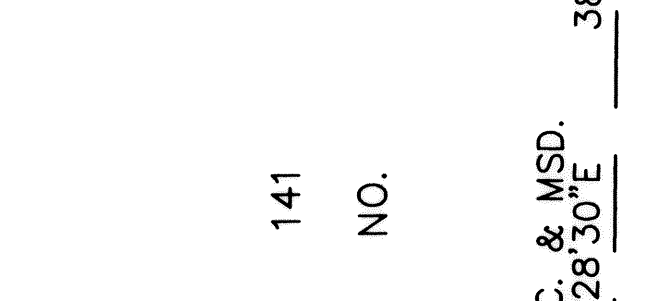
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ACREAGE IN 3 BLOCKS	4.1861 AC.
ACREAGE IN STREETS	1.8275 AC.
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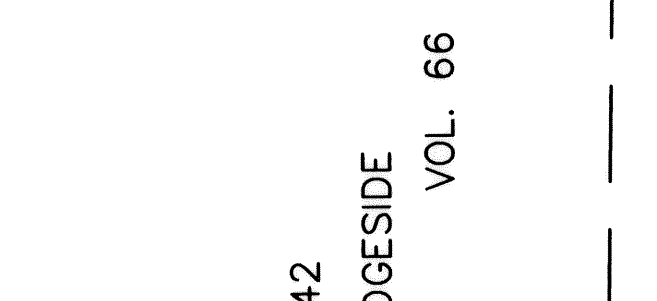
39  
PARKSIDE SUBD. NO. 2  
VOL. 64 PGS. 27-29



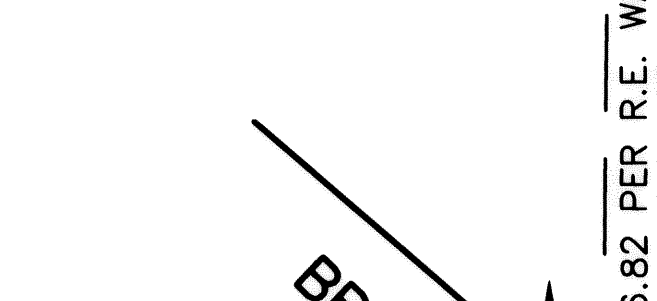
141  
BRIDGESIDE VOL. 66 PG. 9



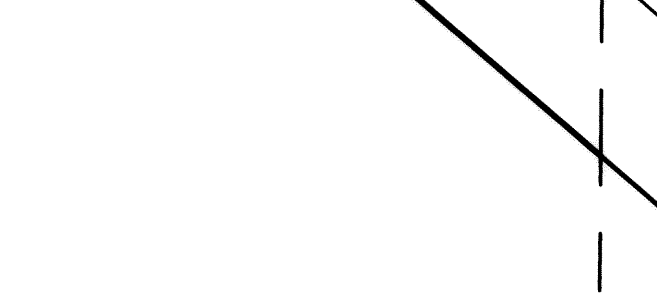
142  
BRIDGESIDE VOL. 66 PG. 9



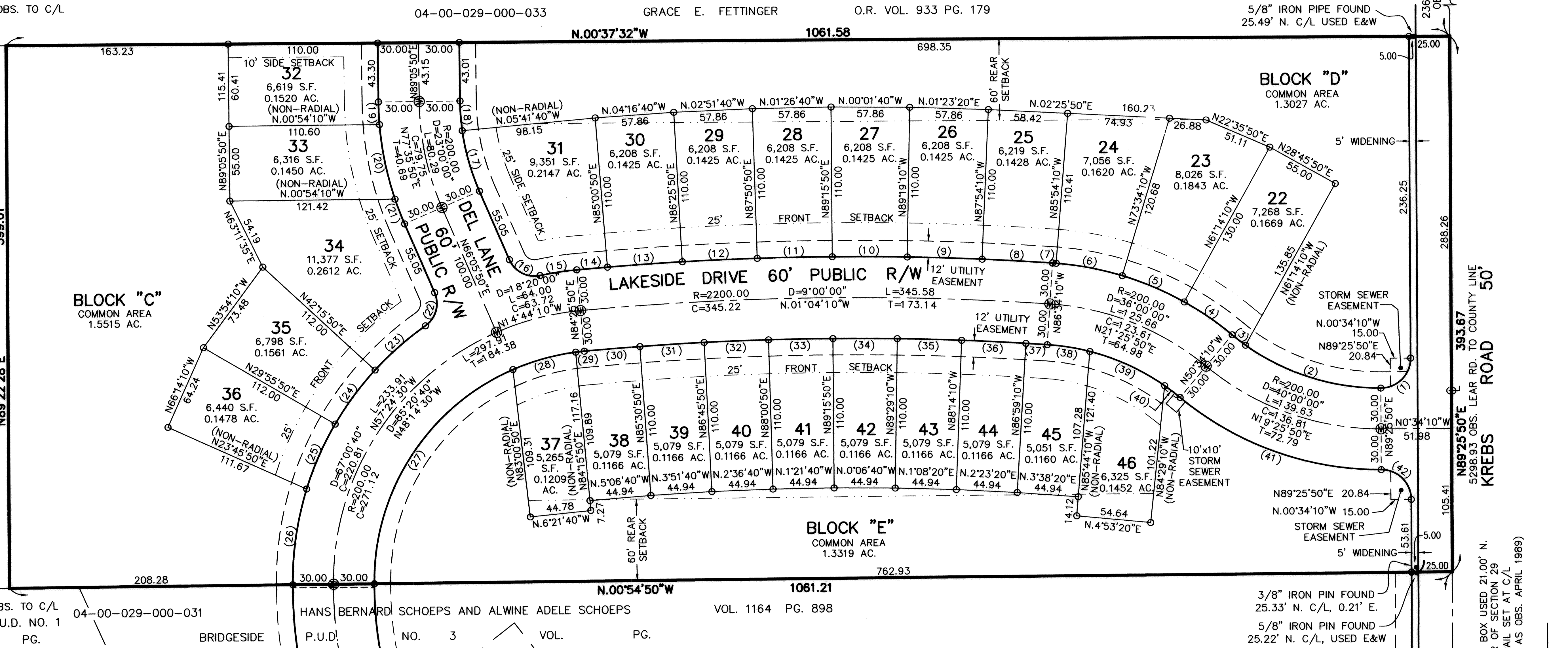
126.62 PER R.E. WARNER  
126.90 OBS.



BRIDGESIDE DR. 60'



GRAPHIC SCALE: 1" = 40'



CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	TANGENT
(1)	21.98	90°00'00"	34.53	31.08	N45°34'10"W	21.98
(2)	170.00	35°45'40"	106.11	104.39	N17°18'40"E	54.84
(3)	170.00	4°14'20"	12.58	12.57	N37°18'40"E	6.30
(4)	230.00	10°40'00"	42.82	42.76	N34°05'50"E	21.47
(5)	230.00	12°20'00"	49.51	49.41	N22°35'50"E	24.85
(6)	230.00	12°20'00"	49.51	49.41	N03°45'50"E	24.85
(7)	230.00	0°40'00"	2.68	2.68	N03°45'50"E	1.34
(8)	2230.00	1°20'00"	55.14	55.14	N00°01'40"W	27.57
(9)	2230.00	1°25'00"	55.14	55.14	N01°26'40"W	27.57
(10)	2230.00	1°25'00"	55.14	55.14	N02°51'40"W	27.57
(11)	2230.00	1°25'00"	55.14	55.14	N02°51'40"W	27.57
(12)	2230.00	1°25'00"	55.14	55.14	N04°16'40"W	27.57
(13)	2230.00	1°25'00"	55.14	55.14	N05°16'40"W	11.35
(14)	2230.00	0°35'00"	22.70	22.70	N05°16'40"W	11.35

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	TANGENT
(15)	230.00	6°47'50"	27.29	27.27	N08°58'05"W	13.66
(16)	20.00	78°27'50"	27.39	25.30	N26°51'55"E	16.33
(17)	170.00	15°37'50"	46.38	46.23	N73°54'45"E	23.33
(18)	170.00	7°22'10"	21.87	21.85	N85°24'45"E	10.95
(19)	230.00	4°08'00"	16.59	16.59	N87°01'50"E	8.30
(20)	230.00	14°00'00"	56.20	56.06	N77°57'50"E	28.24
(21)	230.00	4°52'00"	19.54	19.53	N68°31'50"E	9.77
(22)	20.00	78°27'50"	27.39	25.30	N74°40'15"W	16.33
(23)	230.00	12°17'50"	49.36	49.27	N41°35'15"W	24.78
(24)	230.00	12°20'00"	49.51	49.41	N53°54'10"W	24.85
(25)	230.00	13°02'00"	52.32	52.21	N66°35'10"W	26.27
(26)	230.00	17°48'40"	71.50	71.21	N82°00'30"W	36.04
(27)	170.00	67°01'10"	198.85	187.71	N57°24'15"W	112.56
(28)	170.00	16°11'50"	48.06	47.90	N15°47'45"W	24.19

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	TANGENT
(29)	170.00	2°07'40"	6.31	6.31	N06°38'00"W	3.16
(30)	2170.00	1°05'00"	41.03	41.03	N05°01'40"W	20.52
(31)	2170.00	1°15'00"	47.34	47.34	N03°51'40"W	23.67
(32)	2170.00	1°15'00"	47.34	47.34	N02°36'40"W	23.67
(33)	2170.00	1°15'00"	47.34	47.34	N01°21'40"W	23.67
(34)	2170.00	1°15'00"	47.34	47.34	N00°06'40"W	23.67
(35)	2170.00	1°15'00"	47.34	47.34	N01°08'20"E	23.67
(36)	2170.00	1°15'00"	47.34	47.34	N02°23'20"E	23.67
(37)	2170.00	0°25'00"	15.78	15.78	N03°13'20"E	7.89
(38)	170.00	10°41'10"	31.71	31.66	N08°46'25"E	15.90
(39)	170.00	20°30'30"	60.85	60.53	N24°22'15"E	30.75
(40)	170.00	4°48'20"	14.26	14.25	N37°01'40"E	7.13
(41)	230.00	40°00'00"	160.57	157.33	N19°25'50"E	83.71
(42)	21.98	90°00'00"	34.53	31.08	N44°25'50"E	21.98

REVISIONS	DATE	DESCRIPTION

**CORONADO COVE**  
**P.U.D. SUBD. NO. 2**  
**PLAT**

**THE HENRY G. REITZ**  
**ENGINEERING COMPANY**  
4214 ROCKY RIVER DRIVE  
CLEVELAND, OHIO 44135  
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2  
2  
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