

953564

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PICCOLO PLACE P.U.D. SUBDIVISION PLAT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, PICCOLO PLACE LPD., I HAVE SURVEYED AND PLATTED THE PICCOLO PLACE P.U.D. SUBDIVISION AS SHOWN HEREON AND CONTAINING 20.1988 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 (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
AT ALL POINTS INDICATED O 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.

FEBRUARY, 2003



ACREAGE IN 47 LOTS 9.8817 AC.
ACREAGE IN 6 BLOCKS 7.4699 AC.
ACREAGE IN STREETS 2.8472 AC.

TOTAL 20.1988 AC.

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

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 STREET SHOWN HEREON AND DESIGNATED AS SORRENTO LANE.

PICCOLO PLACE LPD.
32745 WALKER ROAD
AVON LAKE, OH 44012

BY: James A. Gamellia
JAMES A. GAMELLIA, MEMBER

STORM AND SANITARY SEWER, WATER MAIN AND DETENTION EASEMENTS

STORM AND SANITARY SEWER, WATER MAIN AND DETENTION 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 WITHIN SAID EASEMENTS. NO FENCES, SIGNAGE, MOUNDING OR ROCKS GREATER THAN TWO FEET IN DIAMETER SHALL BE PLACED WITHIN FIVE FEET OF THE WATER LINE OR SANITARY SEWER WITHOUT PRIOR APPROVAL OF THE GRANTEE. 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. FOR THE DETENTION EASEMENT, THE CITY'S LIABILITY SHALL BE FOR REPAIRS ONLY IF THE HOMEOWNER'S ASSOCIATION FAILS TO DO NEEDED UPKEEP. ANY WORK DONE WITHIN SAID EASEMENT BY THE CITY SHALL BE REIMBURSED BY THE HOMEOWNER'S ASSOCIATION.

PICCOLO PLACE LPD.

BY: James A. Gamellia
JAMES A. GAMELLIA, 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 PICCOLO PLACE LPD., BY JAMES A. GAMELLIA, MEMBER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF PICCOLO PLACE 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 26th DAY OF August, 2003.

S. Renee Ebon
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/9/06

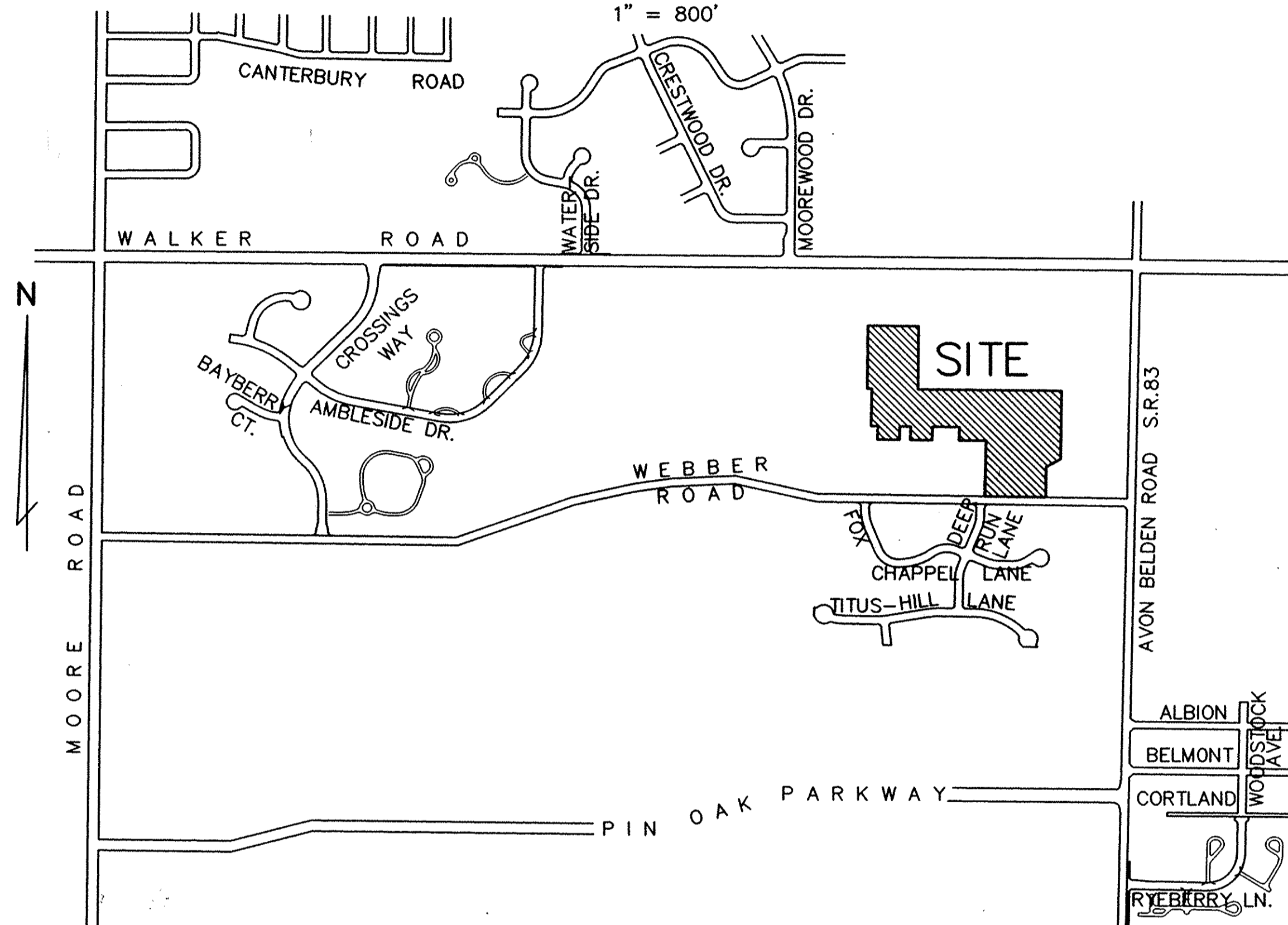
S. Renee Ebon
Notary Public - State of Ohio
My commission expires 09/09/2006

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 "E" TO BE PROVIDED FOR BY THE HOMEOWNER'S ASSOCIATION.
(DOCUMENTS TO BE RECORDED SIMULTANEOUSLY WITH PLAT AT COUNTY)

SITE MAP

1" = 800'



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.

PICCOLO PLACE LPD.

BY: James A. Gamellia
JAMES A. GAMELLIA, MEMBER

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF PICCOLO PLACE 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.

Wade M. Mertz
AVON LAKE MUNICIPAL ENGINEER
WADE M. MERTZ, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF PICCOLO PLACE P.U.D. SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 2nd DAY OF September, 2003.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF PICCOLO PLACE P.U.D. SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 193-2003 PASSED THE 8th DAY OF September, 2003.

Robert J. Berner
MAYOR
ROBERT J. BERNER

Barbara L. Dopp
CLERK OF COUNCIL
BARBARA L. DOPP

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF PICCOLO PLACE 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 Merit, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF PICCOLO PLACE 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 SORRENTO LANE, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: Susan M. Grachanin

NOTARY PUBLIC

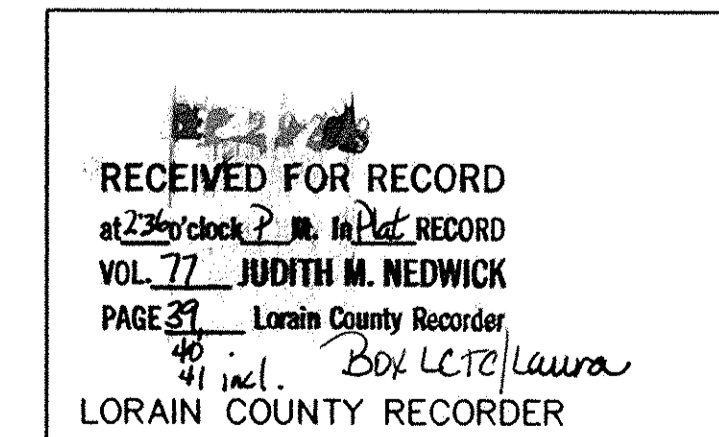
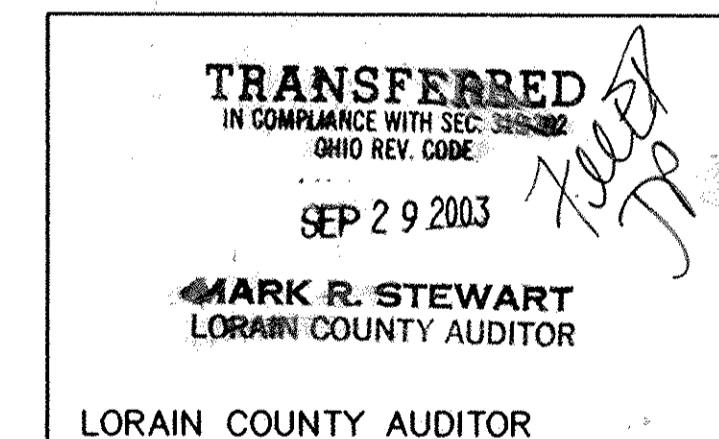
COUNTY OF LORAIN)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR SUSAN GRACHANIN BY: First Merit WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF PICCOLO PLACE P.U.D. SUBDIVISION AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 26th DAY OF August, 2003.

S. Renee Ebon
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/9/06

S. Renee Ebon
Notary Public - State of Ohio
My commission expires 09/09/2006



8/24/03	REVISED DETENTION EASEMENT PER PLANNING DEPT.

PICCOLO PLACE P.U.D. SUBDIVISION PLAT

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

1/3
FEBRUARY 2003

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PICCOLO PLACE P.U.D. SUBD. PLAT

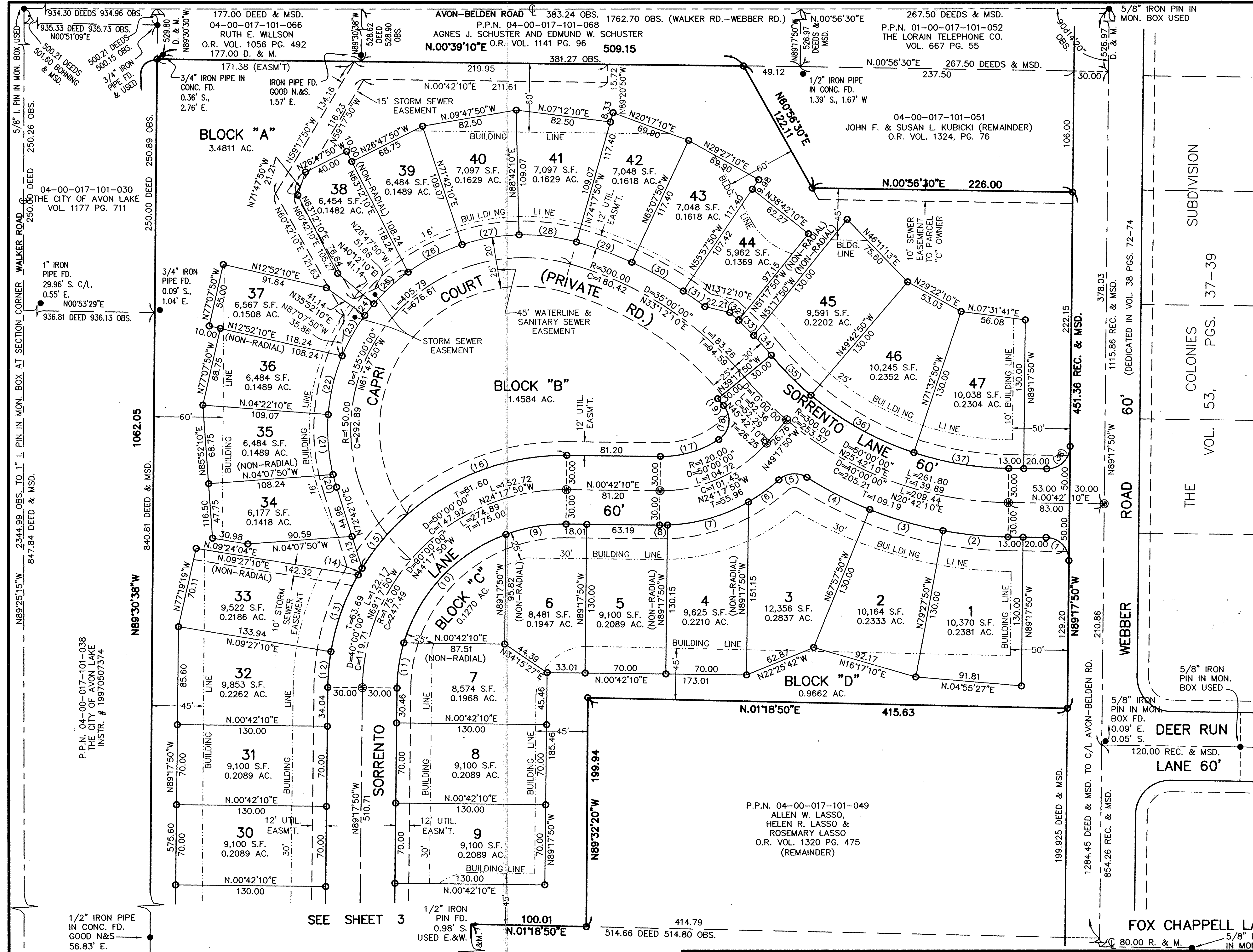
BEING PART OF AVON TOWNSHIP SECTION NO. 17,
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

ACREAGE IN 47 LOTS	9.8817 AC.
ACREAGE IN 6 BLOCKS	7.4699 AC.
ACREAGE IN STREETS	2.8472 AC.
TOTAL	20.1988 AC.

LEGEND:

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

CURVE DATA						
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	TANGENT
(1)	20.00	90°00'00"	31.42	28.28	N45°42'10"E	20.00
(2)	330.00	9°50'00"	56.64	56.57	N05°37'10"E	28.39
(3)	330.00	11°30'00"	66.24	66.12	N16°17'10"E	33.23
(4)	330.00	10°38'40"	61.31	61.22	N27°21'30"E	30.74
(5)	20.00	75°17'10"	26.28	24.43	N04°57'45"W	15.43
(6)	150.00	12°30'20"	32.75	32.68	N36°21'05"W	16.44
(7)	150.00	28°12'00"	73.83	73.08	N15°59'50"W	37.68
(8)	150.00	2°36'00"	6.81	6.81	N00°35'50"W	3.40
(9)	145.00	21°00'50"	53.18	52.88	N09°48'15"W	26.89
(10)	145.00	53°09'50"	134.54	129.77	N46°53'35"W	72.55
(11)	145.00	15°49'20"	40.04	39.92	N81°23'10"W	20.15
(12)	205.00	8°45'00"	31.31	31.28	N84°55'20"W	15.68
(13)	205.00	19°58'00"	71.44	71.08	N70°33'50"W	36.08
(14)	205.00	1°53'54"	6.79	6.79	N59°37'53"W	3.40
(15)	205.00	17°17'20"	61.86	61.62	N50°02'16"W	31.17
(16)	205.00	42°05'46"	150.62	147.25	N20°20'43"W	78.89
(17)	90.00	34°02'15"	53.47	52.68	N16°18'58"W	27.55
(18)	20.00	97°18'10"	33.97	30.03	N81°59'10"W	22.73
(19)	330.00	1°20'25"	7.72	7.72	N50°01'58"E	3.86
(20)	170.00	3°51'30"	11.45	11.44	N74°37'55"E	5.72
(21)	170.00	17°48'30"	52.84	52.63	N85°27'55"E	26.64
(22)	170.00	17°48'30"	52.84	52.63	N76°43'35"W	26.64
(23)	170.00	13°41'30"	40.62	40.52	N60°58'35"W	20.41
(24)	170.00	4°20'00"	12.86	12.85	N51°57'50"W	6.43
(25)	170.00	13°41'26"	40.62	40.52	N42°57'07"W	20.41
(26)	170.00	17°48'34"	52.84	52.63	N27°12'07"W	26.64
(27)	170.00	17°00'00"	50.44	50.26	N09°47'50"W	25.41
(28)	170.00	17°00'00"	50.44	50.26	N07°12'10"E	25.41
(29)	320.00	9°10'00"	51.20	51.14	N20°17'10"E	25.65
(30)	320.00	9°10'00"	51.20	51.14	N29°27'10"E	25.65
(31)	320.00	4°10'00"	23.27	23.27	N36°07'10"E	11.64
(32)	330.00	1°47'00"	10.27	10.27	N42°35'30"E	5.14
(33)	330.00	3°13'10"	18.54	18.54	N45°05'35"E	9.27
(34)	330.00	4°00'00"	23.04	23.03	N48°42'10"E	11.52
(35)	270.00	10°25'00"	49.09	49.02	N45°29'40"E	24.61
(36)	270.00	21°50'00"	102.89	102.27	N29°22'10"E	52.08
(37)	270.00	17°45'00"	83.65	83.31	N09°34'40"E	42.16
(38)	20.00	90°00'00"	31.42	28.28	N44°17'50"W	20.00



SUBDIVISION

COLONIES

THE

DEER RUN

FOX CHAPPELL LANE 60'

VOL. 53, PGS. 37-39

ROAD 60' (DEDICATED IN VOL. 38 PGS. 72-74)

LANE 60'

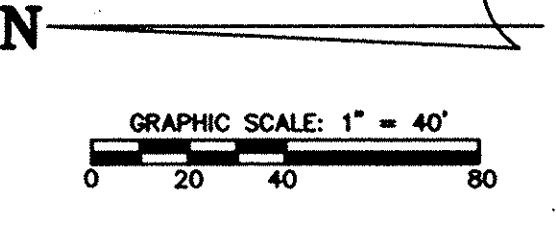
LANE 60'

REVISIONS	DATE	DESCRIPTION

PICCOLO PLACE P.U.D. SUBDIVISION PLAT

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

2/3
FEBRUARY
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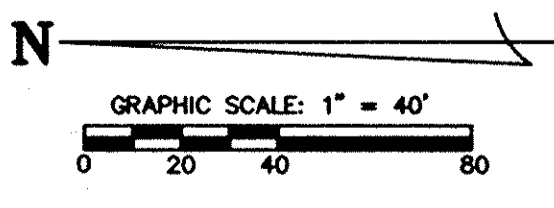
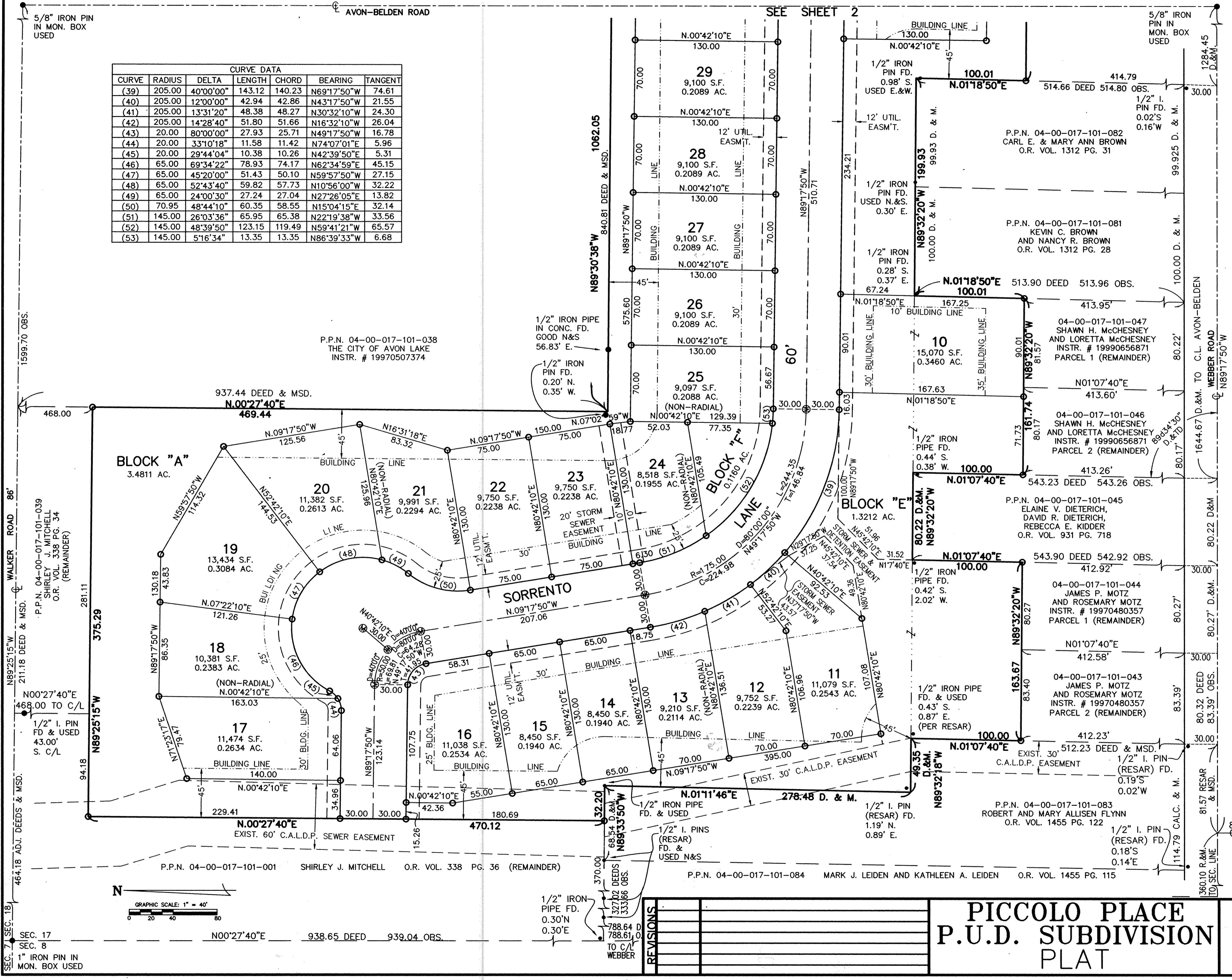
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LEGEND:

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

CURVE DATA						
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	TANGENT
(39)	205.00	40°00'00"	143.12	140.23	N69°17'50"W	74.61
(40)	205.00	12°00'00"	42.94	42.86	N43°17'50"W	21.55
(41)	205.00	13°31'20"	48.38	48.27	N30°32'10"W	24.30
(42)	205.00	14°28'40"	51.80	51.66	N16°32'10"W	26.04
(43)	20.00	80°00'00"	27.93	25.71	N49°17'50"W	16.78
(44)	20.00	33°10'18"	11.58	11.42	N74°07'01"E	5.96
(45)	20.00	29°44'04"	10.38	10.26	N42°39'50"E	5.31
(46)	65.00	69°34'22"	78.93	74.17	N62°34'59"E	45.15
(47)	65.00	45°20'00"	51.43	50.10	N59°57'50"W	27.15
(48)	65.00	52°43'40"	59.82	57.73	N10°56'00"W	32.22
(49)	65.00	24°00'30"	27.24	27.04	N27°26'05"E	13.82
(50)	70.95	48°44'10"	60.35	58.55	N15°04'15"E	32.14
(51)	145.00	26°03'36"	65.95	65.38	N22°19'38"W	33.56
(52)	145.00	48°39'50"	123.15	119.49	N59°41'21"W	65.57
(53)	145.00	5°16'34"	13.35	13.35	N86°39'33"W	6.68



NO.	DATE	DESCRIPTION

PICCOLO PLACE P.U.D. SUBDIVISION PLAT

**THE HENRY G. REITZ
ENGINEERING COMPANY**
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
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2003