

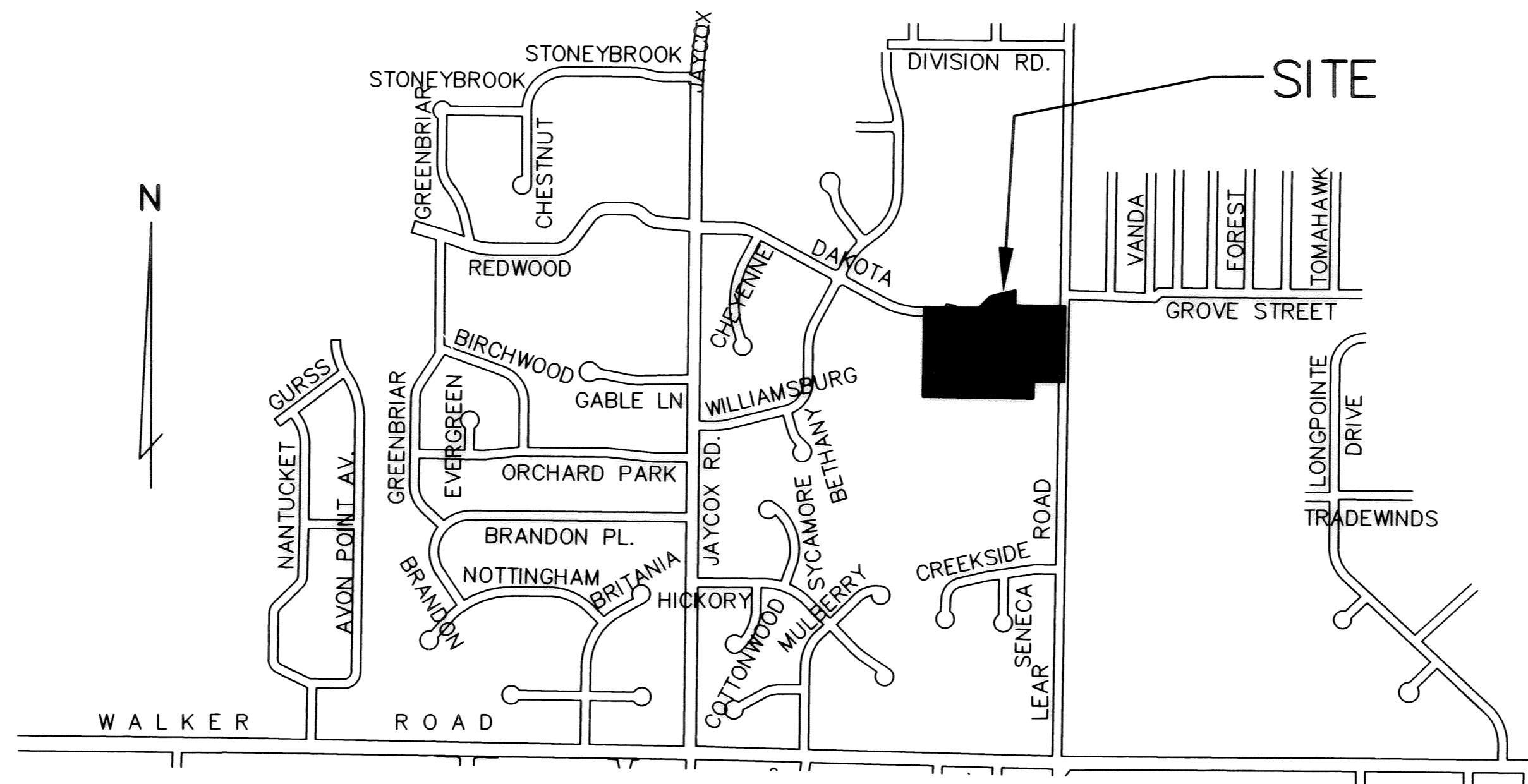
VENTANAS SUBDIVISION NO. 1 PLAT

BEING PART OF
AVON TOWNSHIP SECTION NO. 19
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

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

SITE MAP

1" = 800'



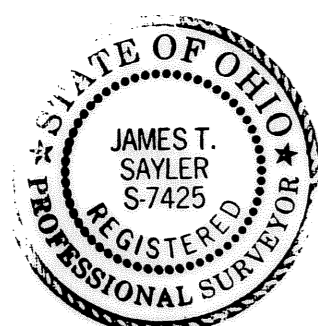
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, GAMELLIA CONSTRUCTION INC., I HAVE SURVEYED AND PLATTED THE VENTANAS SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 12.8452 ACRES IN AVON TOWNSHIP SECTION NO. 19, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED (M) 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
AT ALL POINTS INDICATED (O) 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.
AT ALL POINTS INDICATED (X) 1/4" DRILL HOLES WITH CROSS WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON THE WOODFIELD ESTATES SUBDIVISION PLATS AND ARE USED 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.

NOVEMBER, 2004



ACREAGE IN 22 LOTS 9.3661 AC.
ACREAGE IN 3 OPEN SPACE BLOCKS 0.5848 AC.
ACREAGE IN PUBLIC STREETS 2.8953 AC.

TOTAL 12.8452 AC.

JAMES T. SAYLER, REG. PROFESSIONAL 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 VENTANAS CIRCLE, FINESTERA LANE, DAKOTA RUN AND LEAR ROAD.

GAMELLIA CONSTRUCTION INC.
32745 WALKER RD.
AVON LAKE, OH 44012

BY *James A. Gamellia*
JAMES A. GAMELLIA, PRESIDENT

STORM SEWER EASEMENTS

THE UNDERSIGNED OWNER HEREBY CONVEYS TO THE VENTANAS HOMEOWNERS ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS EASEMENTS FOR PURPOSES OF THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT AND REMOVAL OF STORM SEWER LINES ENCUMBERING THE AREAS SHOWN HEREIN AS "STORM SEWER EASEMENT". THE HOMEOWNERS ASSOCIATION HAS PRIMARY RESPONSIBILITY FOR MAINTENANCE AND REPAIR OF THE STORM SEWER LINES WITHIN THE STORM SEWER EASEMENT AREAS. IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION NEGLECTS TO PERFORM ANY MAINTENANCE DEEMED NECESSARY BY THE CITY OF AVON LAKE, THE CITY WILL HAVE THE RIGHT TO ENTER AND PERFORM SAID MAINTENANCE AND CHARGE THE HOMEOWNERS ASSOCIATION FOR SAID MAINTENANCE.

GAMELLIA CONSTRUCTION INC.
32745 WALKER RD.
AVON LAKE, OH 44012

BY *James A. Gamellia*
JAMES A. 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 INC., BY JAMES A. GAMELLIA, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF VENTANAS SUBDIVISION NO. 1 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 January, 2005.

S. Renee Ebnor
NOTARY PUBLIC

MY COMMISSION EXPIRES 09/09/2006

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 AND PARALLEL WITH ALL PUBLIC STREETS LINES AND OTHER PLACES AS SHOWN HEREON 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, GAS 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, 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES 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.

GAMELLIA CONSTRUCTION INC.

BY *James A. Gamellia*
JAMES A. GAMELLIA, PRESIDENT

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF VENTANAS SUBDIVISION NO. 1 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 VENTANAS SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 5th DAY OF April, 2005.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF VENTANAS SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 53-2005 PASSED THE 11th DAY OF April, 2005.

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 VENTANAS SUBDIVISION NO. 1 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 Federal of Lakewood, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF THE VENTANAS SUBDIVISION NO. 1 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING VENTANAS CIRCLE, FINESTERA LANE DAKOTA RUN AND LEAR ROAD, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY *Michael B. Berich, J.P.*

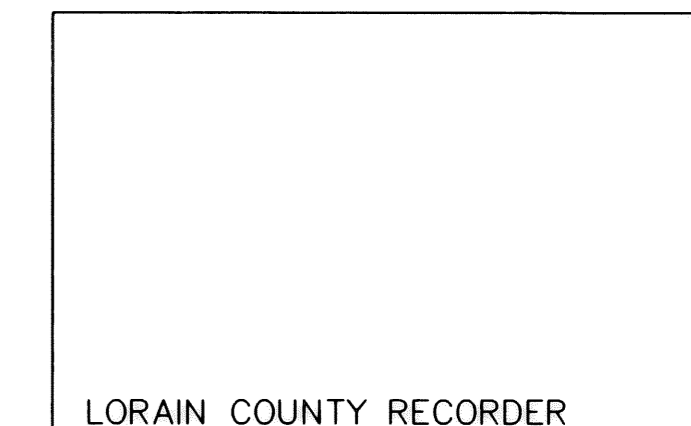
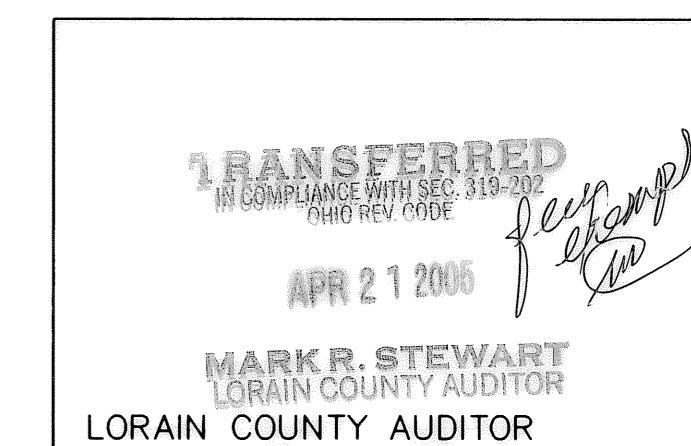
NOTARY PUBLIC

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 _____ WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF VENTANAS SUBDIVISION NO. 1 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 January, 2005.

S. Renee Ebnor
NOTARY PUBLIC

MY COMMISSION EXPIRES 09/09/2006



REVISIONS	1/24/2005	REVISED PER SUMMARY OF STAFF COMMENTS DATED 12/20/04

VENTANAS SUBDIVISION NO. 1 PLAT

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

1
2
NOVEMBER
2004

VENTANAS SUBD. NO. 1 PLAT

BEING PART OF AVON TWP. SECTION NO. 19,
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

ACREAGE IN 22 LOTS	9.3661 AC.
ACREAGE IN 3 OPEN SPACE BLOCKS	0.5838 AC.
ACREAGE IN PUBLIC STREETS	2.8953 AC.
TOTAL	12.8452 AC.

- ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENT
- ⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN
- ⊗ DENOTES 1/4" DRILL HOLES WITH CROSS

STORM SEWER EASEMENTS:

THE OWNER HEREBY CONVEYS TO THE VENTANAS HOMEOWNERS ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS EASEMENTS FOR PURPOSES OF THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT AND REMOVAL OF STORM SEWER LINES ENCUMBERING THE AREAS SHOWN HEREIN AS "STORM SEWER EASEMENT". THE HOMEOWNERS ASSOCIATION HAS PRIMARY RESPONSIBILITY FOR MAINTENANCE AND REPAIR OF THE STORM SEWER LINES WITHIN THE STORM SEWER EASEMENT AREAS. IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION NEGLECTS TO PERFORM ANY MAINTENANCE DEEMED NECESSARY BY THE CITY OF AVON LAKE, THE CITY WILL HAVE THE RIGHT TO ENTER AND PERFORM SAID MAINTENANCE AND CHARGE THE HOMEOWNERS ASSOCIATION FOR SAID MAINTENANCE.

04-00-019-144-026
GAMELLIA CONSTRUCTION, INC.
INSTR #20040998405 (PARCEL 1)

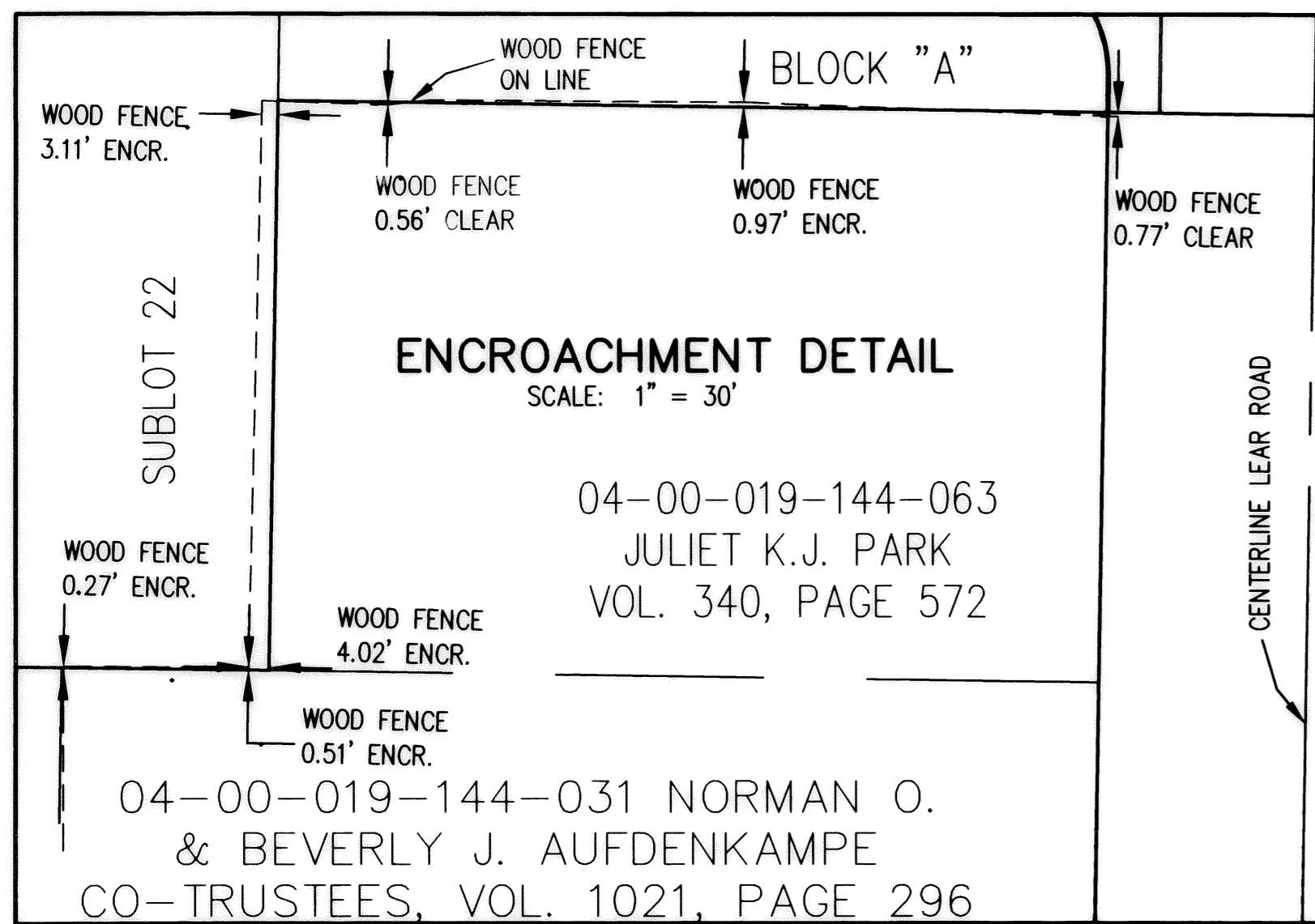
04-00-019-144-064
GAMELLIA CONSTRUCTION, INC.
INSTR #20040998405 (PARCEL 2 REMAINDER)
46,327 SQ. FT.
1.0635 ACRES

R=270.00
D=7°50'30"
L=36.95
C=36.92
N02°33'11"E
T=18.51

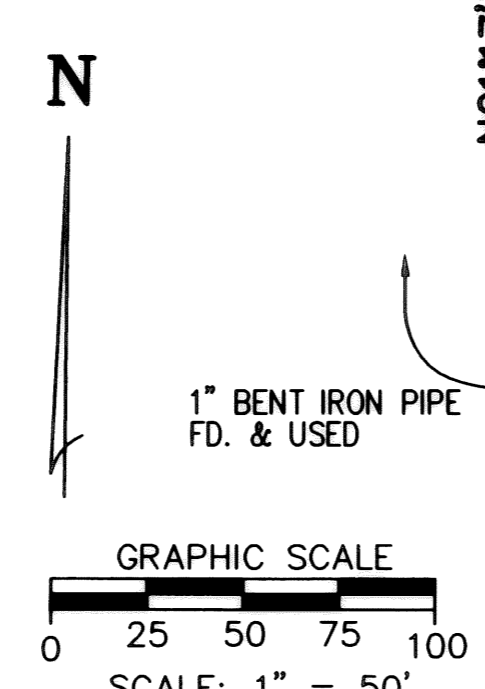
R=25.00
D=81°56'01"
L=35.75
C=32.78
N47°26'26"E
T=21.71

DIVISION ROAD (WIDTH VARIES) 5/8" IRON PIN IN MON BOX USED

04-00-019-144-029
CAROL A. TILLOTSON
INSTR. #20010768751



(1) R=25.00 D=90°00'08" L=39.27 C=35.36 N43°37'52"E T=25.00	(2) R=25.00 D=90°00'00" L=39.27 C=35.36 N46°22'04"W T=25.00	(3A) R=25.00 D=52°19'50" L=22.83 C=22.05 N24°47'50"E T=12.28	(3B) R=65.00 D=57°19'50" L=65.04 C=62.36 N22°17'50"E T=35.53	(4) R=65.00 D=75°30'36" L=85.66 C=79.60 N44°07'22"W T=50.34	(5) R=65.00 D=52°29'24" L=59.55 C=57.49 N71°52'37"E T=32.05
(6) R=65.00 D=55°51'00" L=63.36 C=60.88 N17°42'26"E T=34.45	(7A) R=65.00 D=43°28'50" L=49.33 C=48.15 N31°57'28"W T=25.92	(7B) R=25.00 D=52°19'50" L=22.83 C=22.05 N27°31'58"W T=12.28	(8) R=25.00 D=90°00'00" L=39.27 C=35.36 N43°37'56"E T=25.00	(9) R=100.00 D=45°00'00" L=78.54 C=76.54 N68°52'04"W T=41.42	(10) R=100.00 D=45°00'00" L=78.54 C=76.54 N23°52'04"W T=41.42
(13) R=25.00 D=90°13'29" L=39.37 C=35.42 N46°28'49"W T=25.10	(15A) R=160.00 D=15°28'26" L=43.21 C=43.08 N09°06'17"W T=21.74	(15B) R=60.00 D=10°53'34" L=11.41 C=11.39 N11°23'43"W T=5.72	(16A) R=60.00 D=24°12'16" L=25.35 C=25.16 N06°09'12"E T=12.87	(16B) R=60.00 D=59°37'24" L=62.44 C=99.66 N11°33'22"W T=34.38	(17A) R=60.00 D=69°37'24" L=72.91 C=68.51 N76°10'46"W T=41.72
(17B) R=60.00 D=9°00'20" L=9.43 C=9.42 N73°30'43"E T=4.73	(18A) R=60.00 D=26°05'30" L=27.32 C=27.09 N88°56'23"W T=13.90	(18B) R=160.00 D=15°28'26" L=43.21 C=43.08 N83°37'51"W T=21.74	(A) R=25.00 D=89°59'52" L=39.27 C=35.35 N46°22'08"W T=25.00	(CL) R=300.00 D=7°50'30" L=41.06 C=41.03 N02°33'11"E T=20.56	



1/24/2005	REVISED PER SUMMARY OF STAFF COMMENTS DATED 12/20/04

VENTANAS SUBDIVISION NO. 1 PLAT

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2004