

# PINE MEADOWS P.U.D. SUBDIVISION NO. 3

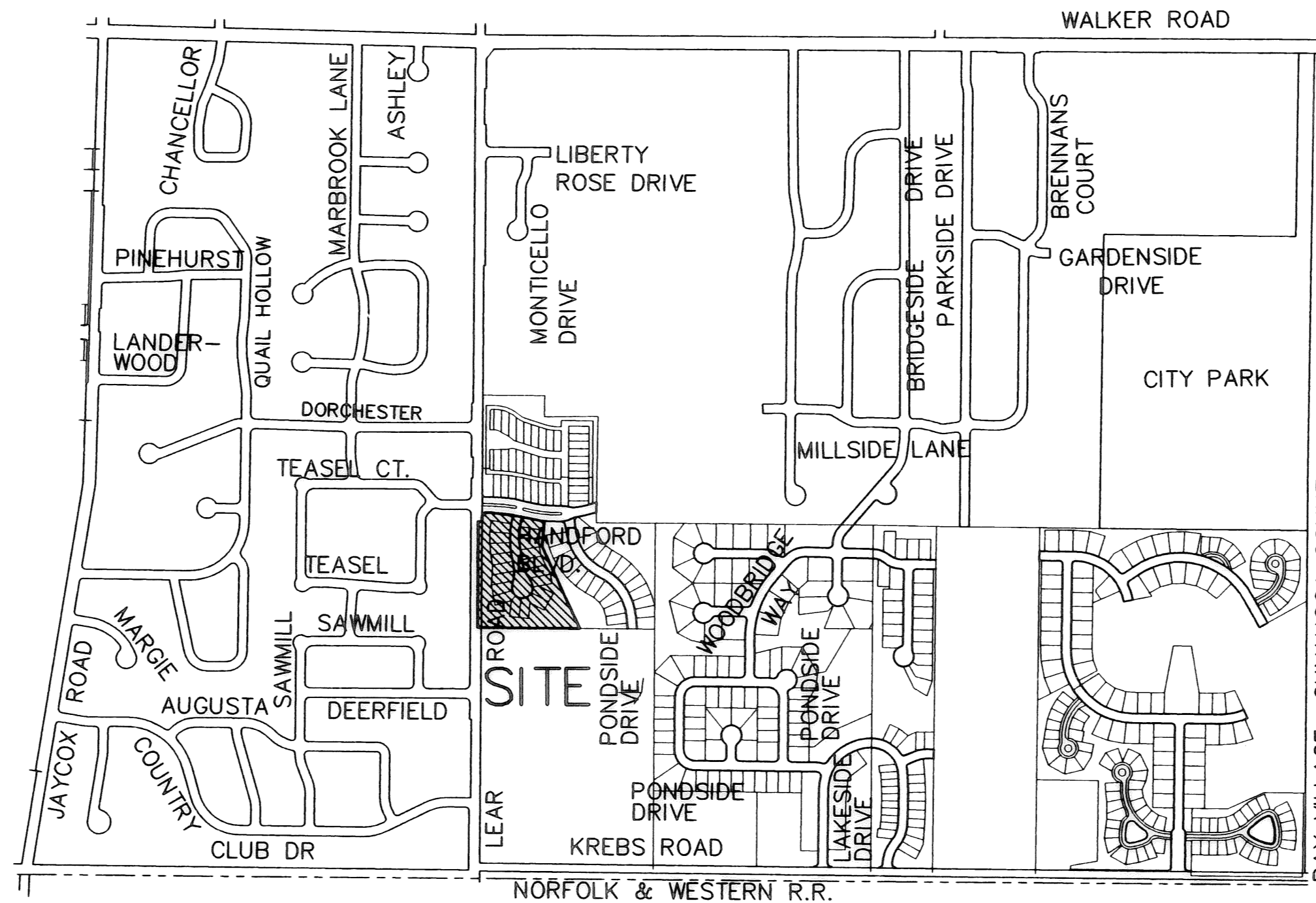
## PLAT

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

LOTS ARE SUBJECT TO HOMEOWNER'S ASSOCIATION. MAINTENANCE OF BLOCK "1" AND BIO-RETENTION AREAS IS TO BE PROVIDED FOR BY THE HOMEOWNER'S ASSOCIATION. (DOCUMENTS TO BE RECORDED SIMULTANEOUSLY WITH PLAT AT COUNTY)

## SITE MAP

1" = 800'



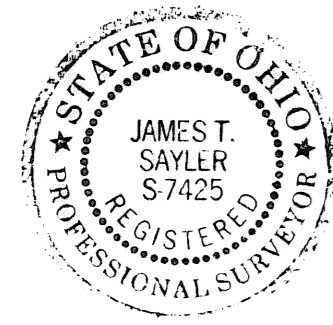
### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, GAMELLIA CONSTRUCTION INC., I HAVE SURVEYED AND PLATTED THE PINE MEADOWS P.U.D. SUBDIVISION NO. 3 AS SHOWN HEREON AND CONTAINING 8.4591 ACRES IN AVON TOWNSHIP SECTION NO. 17, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED  $\odot$  5/8" CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.  
AT ALL POINTS INDICATED  $\circ$  5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.  
AT ALL POINTS INDICATED  $\bullet$  5/8" CAPPED (REITZ ENG.) IRON PINS FOUND (UNLESS OTHERWISE NOTED).

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON THE PINE MEADOWS NO. 1, P.U.D. PLAT V. 74, PG. 32-33 AND ARE 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, 2007



ACREAGE IN 18 LOTS 3.3759 AC.  
ACREAGE IN 1 BLOCK 3.5544 AC.  
ACREAGE IN STREETS 1.5288 AC.

TOTAL 8.4591 AC.

*J.T. Saylor* 10-24-07  
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 STREETS SHOWN HEREON AND DESIGNATED AS LEAR ROAD AND JAEGER COURT

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

BY *James Gamellia*  
JAMES A. GAMELLIA, PRESIDENT

### 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. 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 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.

GAMELLIA CONSTRUCTION INC.

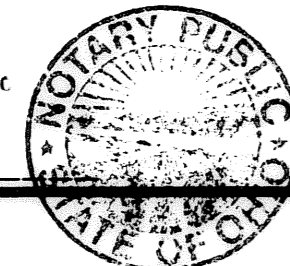
BY *James Gamellia*  
JAMES A. GAMELLIA, PRESIDENT

### 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 PINE MEADOWS P.U.D. SUBDIVISION NO. 3 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 October 2007

S. Renee Ebnel  
Notary Public - State of Ohio  
My commission expires 09/09/2011



*S. Renee Ebnel*  
NOTARY PUBLIC

### 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 GRANTEE 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.

GAMELLIA CONSTRUCTION INC.

BY *James Gamellia*  
JAMES A. GAMELLIA, PRESIDENT

### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF PINE MEADOWS P.U.D. SUBDIVISION NO. 3 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.

*Michael C. Bramhall*  
AVON LAKE CONSULTING ENGINEER  
MICHAEL C. BRAMHALL, P.E., P.S.

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF PINE MEADOWS SUBDIVISION P.U.D. NO. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 13th DAY OF November 2007.

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

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF PINE MEADOWS P.U.D. SUBDIVISION NO. 3 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 133-2007 PASSED THE 26th DAY OF November 2007.

*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 PINE MEADOWS P.U.D. SUBDIVISION NO. 3 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 MORTGAGE BANK N.A. MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF PINE MEADOWS P.U.D. SUBDIVISION NO. 3 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING LEAR ROAD AND JAEGER COURT, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: *Susan Grackham* V.P.

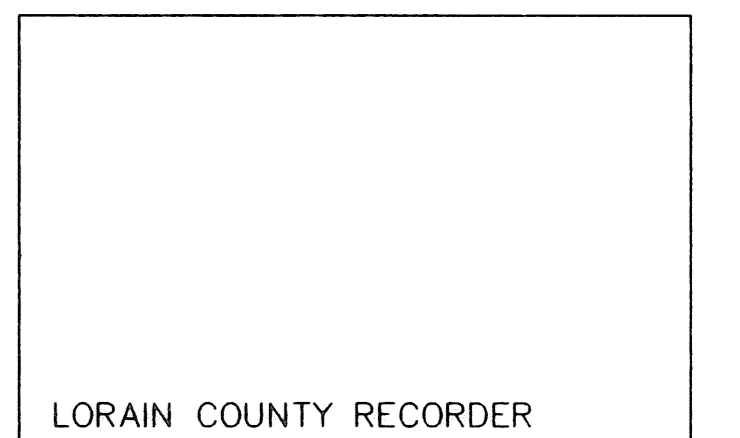
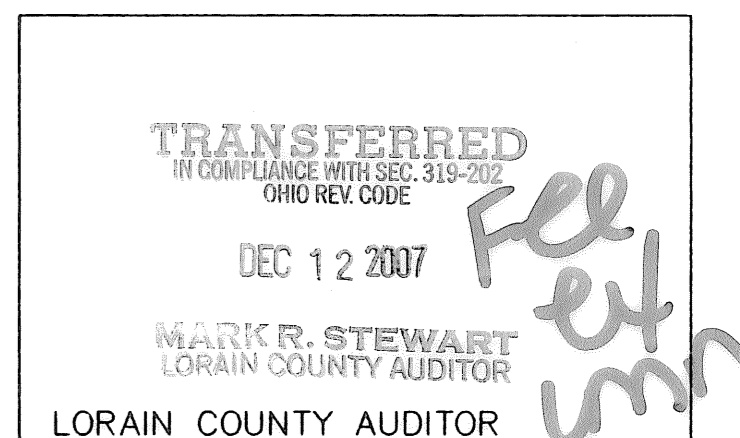
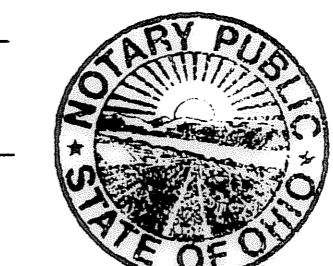
### NOTARY PUBLIC

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 Gameilia Const. Inc., BY: Susan Grackham, V.P. WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF PINE MEADOWS P.U.D. SUBDIVISION NO. 3 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 October 2007.

*S. Renee Ebnel*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 09/09/2011



REVISIONS	10/24/07	REVISED PER 10/22/07 SUMMARY OF STAFF COMMENTS

**PINE MEADOWS  
P.U.D. SUBD NO. 3  
PLAT**

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

1  
2  
OCTOBER  
2007



# PINE MEADOWS SUBDIVISION NO. 3 PLAT

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

### LEGEND:

☐ DENOTES LOCATION OF "BIO-RETENTION AREA" TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION

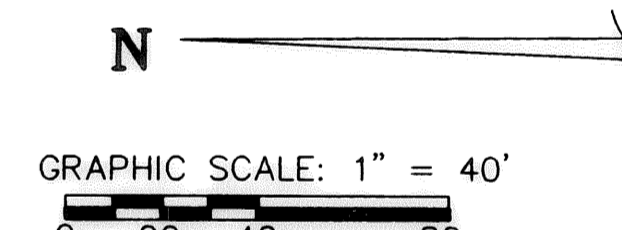
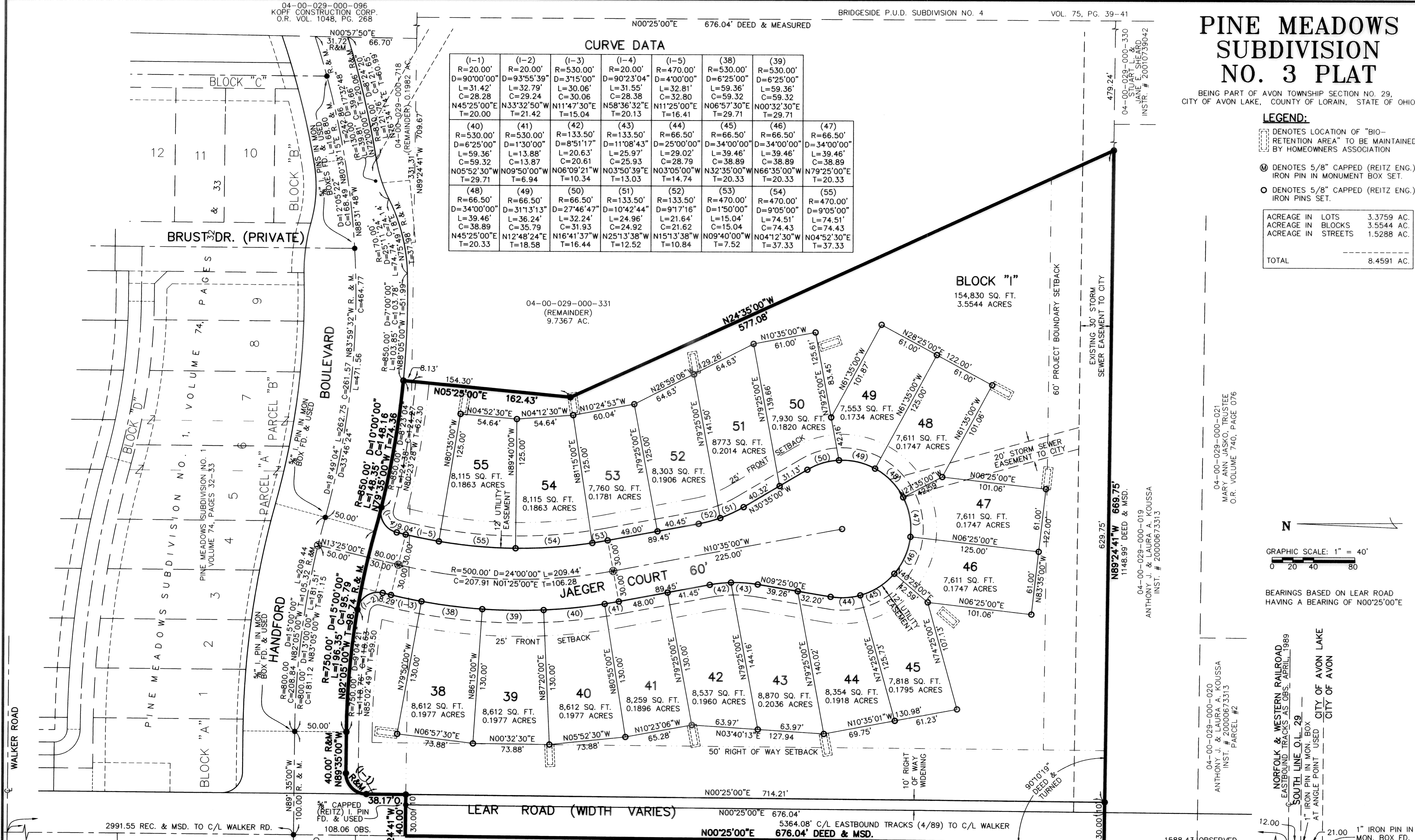
⊙ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX SET.

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

ACREAGE IN LOTS	3.3759 AC.
ACREAGE IN BLOCKS	3.5544 AC.
ACREAGE IN STREETS	1.5288 AC.
<b>TOTAL</b>	<b>8.4591 AC.</b>

### CURVE DATA

(1-1) R=20.00' D=90°00'00" L=31.42' C=28.28 N45°25'00"E T=20.00	(1-2) R=20.00' D=93°55'39" L=32.79' C=29.24 N33°32'50"W T=21.42	(1-3) R=530.00' D=3°15'00" L=30.06' C=30.06 N11°47'30"E T=15.04	(1-4) R=20.00' D=90°23'04" L=31.55' C=28.38 N58°36'32"E T=20.13	(1-5) R=470.00' D=4°00'00" L=32.81' C=32.80 N11°25'00"E T=16.41	(38) R=530.00' D=6°25'00" L=59.36' C=59.32 N06°57'30"E T=29.71	(39) R=530.00' D=6°25'00" L=59.36' C=59.32 N00°32'30"E T=29.71
(40) R=530.00' D=6°25'00" L=59.36' C=59.32 N05°52'30"W T=29.71	(41) R=530.00' D=1°30'00" L=13.88' C=13.87 N09°50'00"W T=6.94	(42) R=133.50' D=8°51'17" L=20.63' C=20.61 N06°09'21"W T=10.34	(43) R=133.50' D=11°08'43" L=25.97' C=25.93 N03°50'39"E T=13.03	(44) R=66.50' D=25°00'00" L=29.02' C=28.79 N03°05'00"W T=14.74	(45) R=66.50' D=34°00'00" L=39.46' C=38.89 N32°35'00"W T=20.33	(46) R=66.50' D=34°00'00" L=39.46' C=38.89 N66°35'00"W T=20.33
(47) R=66.50' D=34°00'00" L=39.46' C=38.89 N79°25'00"E T=20.33	(48) R=66.50' D=34°00'00" L=39.46' C=38.89 N45°25'00"E T=20.33	(49) R=66.50' D=31°13'13" L=36.24' C=35.79 N12°48'24"E T=18.58	(50) R=66.50' D=27°46'47" L=32.24' C=31.93 N16°41'37"W T=16.44	(51) R=133.50' D=10°42'44" L=24.96' C=24.92 N25°13'38"W T=12.52	(52) R=133.50' D=9°17'16" L=21.64' C=21.62 N15°13'38"W T=10.84	(53) R=470.00' D=1°50'00" L=15.04' C=15.04 N09°40'00"W T=7.52
(54) R=470.00' D=9°05'00" L=74.51' C=74.43 N04°12'30"W T=37.33	(55) R=470.00' D=9°05'00" L=74.51' C=74.43 N04°52'30"E T=37.33					



BEARINGS BASED ON LEAR ROAD  
HAVING A BEARING OF N00°25'00"E

REVISIONS	DATE	DESCRIPTION
	10/24/07	REVISED PER 10/22/07 SUMMARY OF STAFF COMMENTS

## PINE MEADOWS P.U.D. SUBDIVISION NO. 3 PLAT

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

2  
2  
OCTOBER  
2007

L:\3485\A\Pine\_Meads\3-plat.dwg, 1:40