

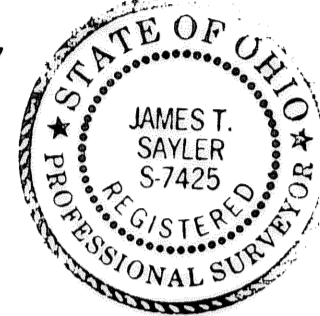
**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, MARGAM INVESTMENTS, I HAVE SURVEYED AND PLATTED THE MONTEGO COURT SUBDIVISION AS SHOWN HEREON AND CONTAINING 2.3702 ACRES IN AVON TOWNSHIP SECTION NO. 29, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED BY 1/4" DRILL HOLES WITH CROSS IN CONCRETE WERE SET.  
AT ALL POINTS INDICATED BY 5/8" CAPPED (REITZ ENG.) IRON PINS WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON LEAR ROAD BEARING N0°25'00"E 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.

OCTOBER, 2007



ACREAGE IN 12 LOTS 0.5967 AC.  
ACREAGE IN BLOCK A 1.7735 AC.  
TOTAL 2.3702 AC.

*James T. Saylor*  
11-S-2007  
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.

MARGAM INVESTMENT - RESIDENTIAL LTD.  
32745 WALKER ROAD  
AVON LAKE, OHIO 44012

BY *James Gamellia*  
JAMES GAMELLIA

**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 MARGAM INVESTMENTS, BY: *James A. Gamellia*, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF MONTEGO COURT 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 *6th* DAY OF *November* 2007.

MY COMMISSION EXPIRES *09/09/2011*

*S. Renee Egan*  
NOTARY PUBLIC



**ENGINEER'S CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF MONTEGO COURT 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.

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

**PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS PLAT OF MONTEGO COURT SUBDIVISION 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 MONTEGO COURT SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. *134-2007* PASSED THE *26th* DAY OF *November* 2007.

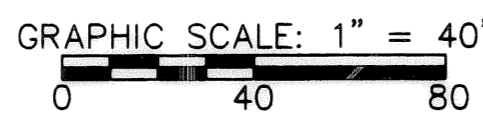
*Robert J. Berner*  
MAYOR  
ROBERT J. BERNER

*Barbara L. Dopp*  
CLERK OF COUNCIL  
BARBARA L. DOPP

**LAW DIRECTOR**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF MONTEGO COURT SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

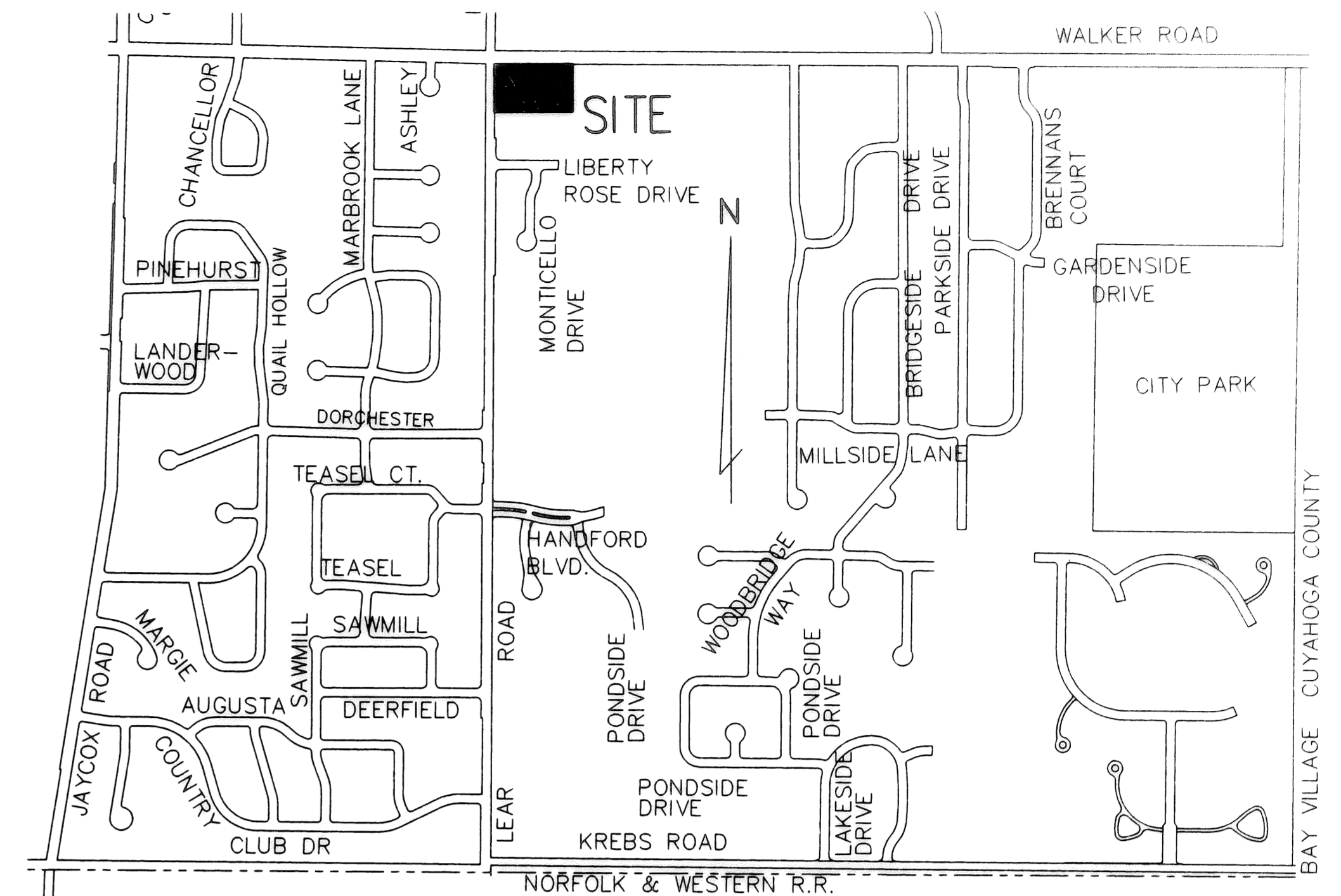
*Geoffrey R. Smith*  
AVON LAKE LAW DIRECTOR  
GEOFFREY R. SMITH



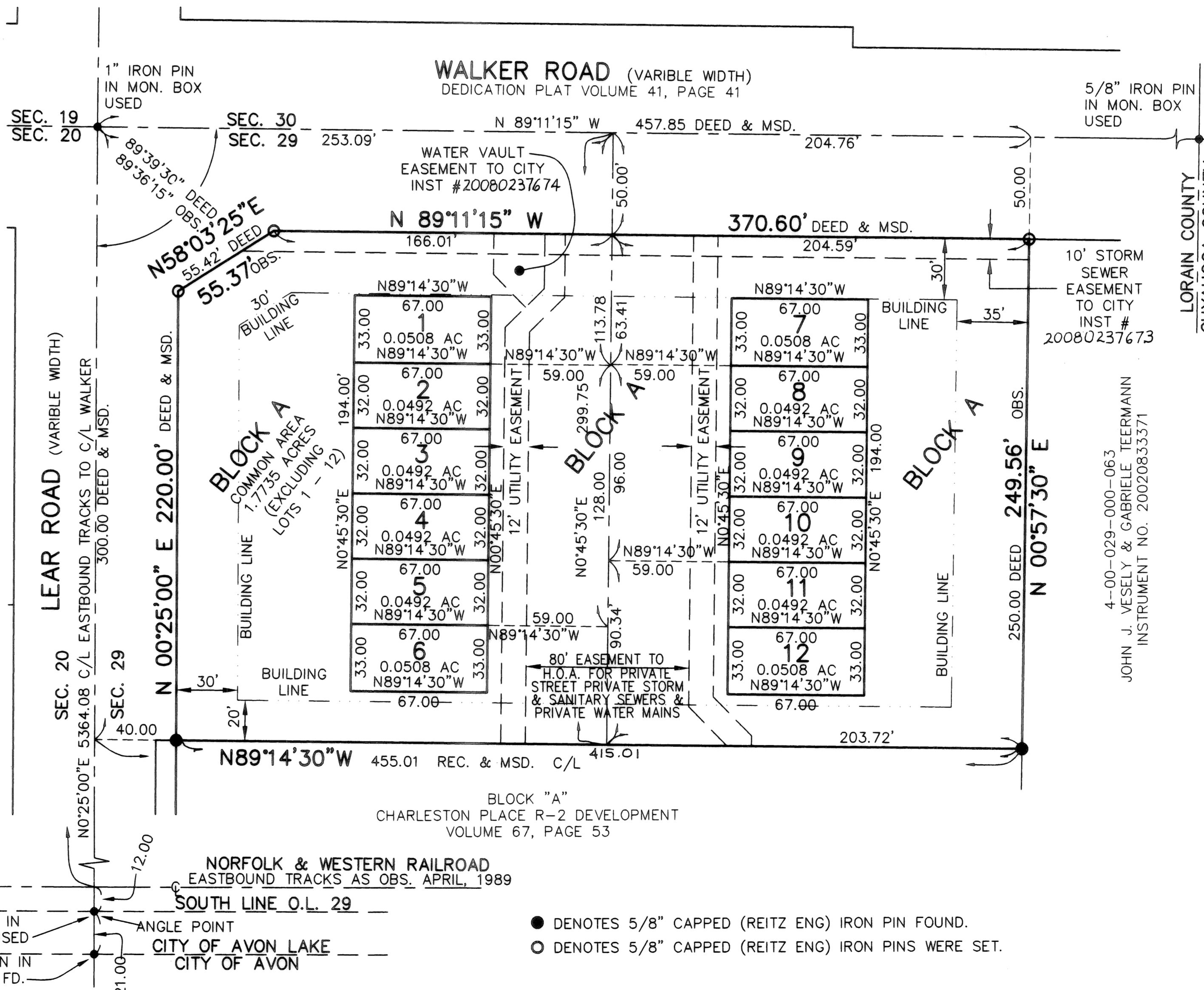
# MONTEGO COURT SUBDIVISION PLAT

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 (H.O.A.) MAINTENANCE, REPAIR AND REPLACEMENT OBLIGATIONS FOR THE COMMON AREA LANDSCAPING, THE STORMWATER MANAGEMENT SYSTEM, THE SANITARY SEWERS, THE WATER MAINS AND THE STREET PAVEMENT SERVICING THE ENTIRE SUBDIVISION ARE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE H.O.A. (DOCUMENTS ON FILE AT CITY AND TO BE RECORDED SIMULTANEOUSLY WITH PLAT)



**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 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.

MARGAM INVESTMENTS  
BY *James Gamellia*, PRESIDENT

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319.992  
OHIO REV. CODE  
MAR 28 2008  
*Reed Linn*  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

REVISIONS	DATE	DESCRIPTION
	11/5/2007	REVISED PER CYCLE 1 REVIEW COMMENTS FROM CITY OF AVON LAKE
	12/11/2007	REMOVED "R-2" FROM SUBD. NAME PER COUNTY TAX MAP DEPT.
	3/6/2008	ADDED INSTRUMENT NUMBERS TO RECORDED EASEMENTS

## MONTEGO COURT SUBDIVISION PLAT

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

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1  
OCTOBER 2007

Tax Map Dept. Copy # 07-0115