

# 21835

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# JAMES REALTY SUBDIVISION NO. 2 ORIGINAL AVON TOWNSHIP SECTION 19 CITY OF AVON LAKE, LORAIN COUNTY, OHIO

## SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, JAMES REALTY COMPANY, I HAVE SURVEYED AND PLATTED JAMES REALTY SUBDIVISION NUMBER 2 AS SHOWN HEREON AND CONTAINING 11.976 ACRES IN AVON TOWNSHIP, SECTION NO. 19 NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN AND STATE OF OHIO.

AT ALL POINTS INDICATED IRON PIN MONUMENTS WERE EITHER FOUND OR SET, MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF, BEARINGS SHOWN ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

ACREAGE IN LOTS 9.415  
ACREAGE IN STREETS 2.561  
TOTAL 11.976

*Alexander Kanareff*  
ALEXANDER KANAREFF REGISTERED SURVEYOR # 4446

## ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY 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.

*Charles P. Waryn* 3/14/79  
AVON LAKE MUNICIPAL ENGINEER

## NOTE

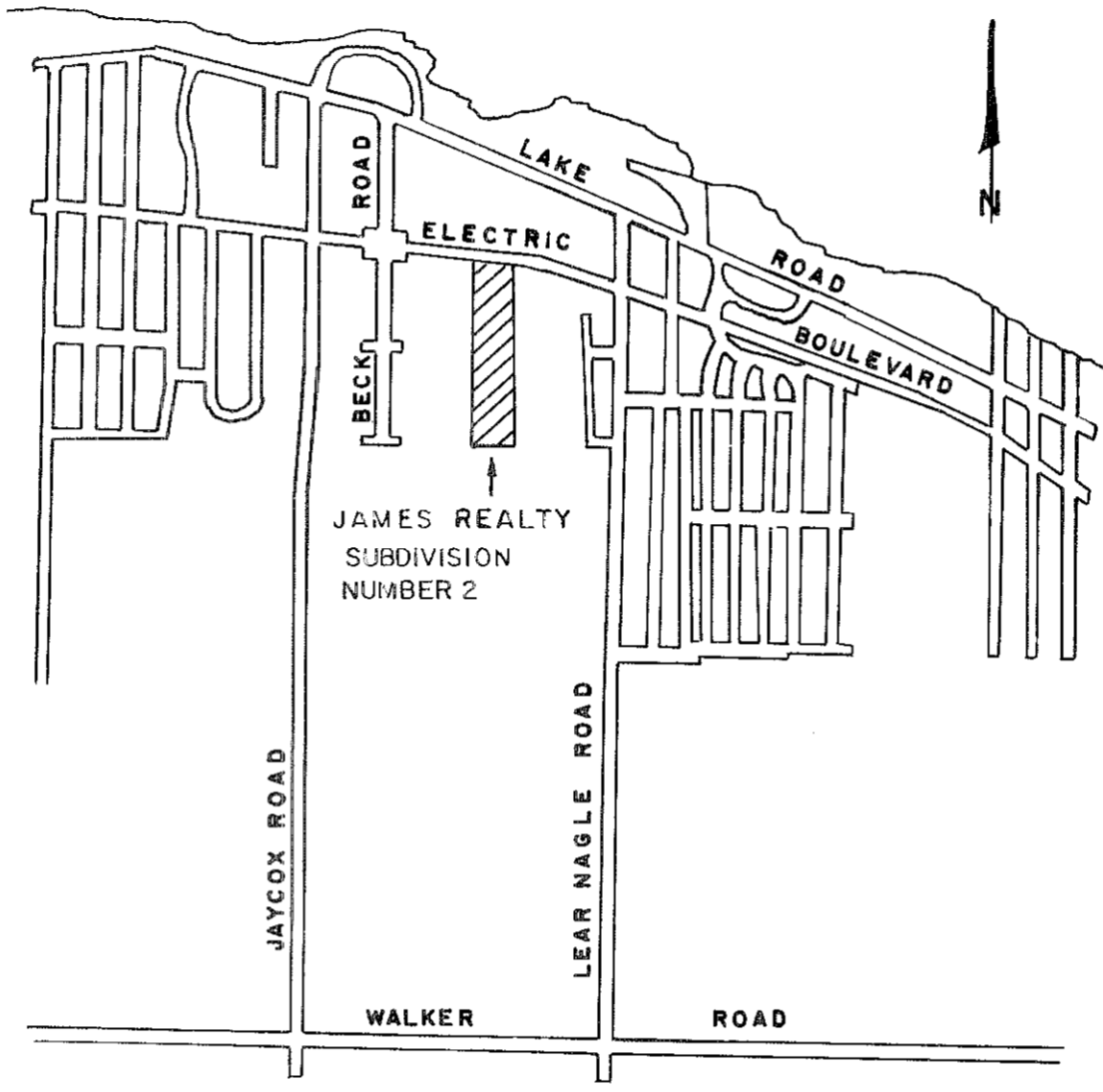
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NO. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*Dale E. Barnard*  
AVON LAKE LAW DIRECTOR

## OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT JAMES REALTY COMPANY DOES HEREBY ACCEPT THIS PLAT OF JAMES REALTY SUBDIVISION NO. 2 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE WILLIAMSBURG DRIVE (60 FEET WIDE), DIVISION ROAD (30 FEET WIDE) AND ELECTRIC BOULEVARD (40 FEET 1/2 WIDTH) AS SHOWN HEREON. JAMES REALTY COMPANY FURTHER GRANTS PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES

JAMES REALTY COMPANY  
BY *James A. Gambella Jr.*



KEY MAP

## MORTGAGE RELEASE

THIS IS TO CERTIFY THAT THE UNDERSIGNED *The Citizens Home And Savings Association Co.* HOLDER OF A MORTGAGE DEED ON LAND CONTAINED WITHIN JAMES REALTY SUBDIVISION NO. 2 HAVING EXAMINED THE FOREGOING PLAT, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND CONSENT TO THE DEDICATION TO PUBLIC USE WILLIAMSBURG DRIVE (60 FEET WIDE), DIVISION ROAD (30 FEET WIDE) AND ELECTRIC BOULEVARD (40 FEET 1/2 WIDTH) AND EASEMENTS AS SHOWN HEREON THEREBY RELEASING MORTGAGE RIGHTS ON THAT PART DEDICATED.

## NOTARY PUBLIC

COUNTY OF LORAIN  
STATE OF OHIO

THE FOREGOING PLAT AND RELEASE WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF March, 1979 BY  
*Howard D. Fischer* *Howard D. Fischer*  
OF CITIZENS HOME SAVINGS.

*Kathleen Murray*  
KATHLEEN MURRAY, Notary Public  
State of Ohio - Lorain County  
My commission expires Nov. 21, 1982

## ALEX KANAREFF & ASSOCIATES

CONSULTING ENGINEERS & SURVEYORS  
SCALE 1" = 50'  
GREAT NORTHERN SHOPPING CTR.  
NORTH OLMSTED, OHIO

MAR 22 1979  
3:25 clock P.M. in Plat Record  
VOL. 94  
5159  
PAGE 59  
Lorain County Auditor

## CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NO. 2 HAS BEEN APPROVED AND THAT THE DEDICATION OF LAND FOR THE STREETS HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 19-79 PASSED THE 12th DAY OF February, 1979.

*Stacy Seelig Jr.*  
ACTING CLERK OF COUNCIL

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NO. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 6th DAY OF February, 1979.

*Donald B. Burbank*  
SECRETARY

## UNDERGROUND CABLE EASEMENTS

JAMES REALTY COMPANY  
THE OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND THE LORAIN TELEPHONE COMPANY, BOTH OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNEES (HEREIN AFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF WAY EASEMENT TEN (10) FEET IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINE TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREOF TO REMOVE TREES, LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SAID ELECTRIC AND COMMUNICATIONS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT AND ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

JAMES REALTY COMPANY  
BY *James A. Gambella Jr.*

## NOTARY PUBLIC

COUNTY OF LORAIN  
STATE OF OHIO

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF March, 1979, BY JAMES A. GAMBELLA, SECRETARY OF JAMES REALTY COMPANY, AN OHIO CORPORATION ON BEHALF OF THE CORPORATION.

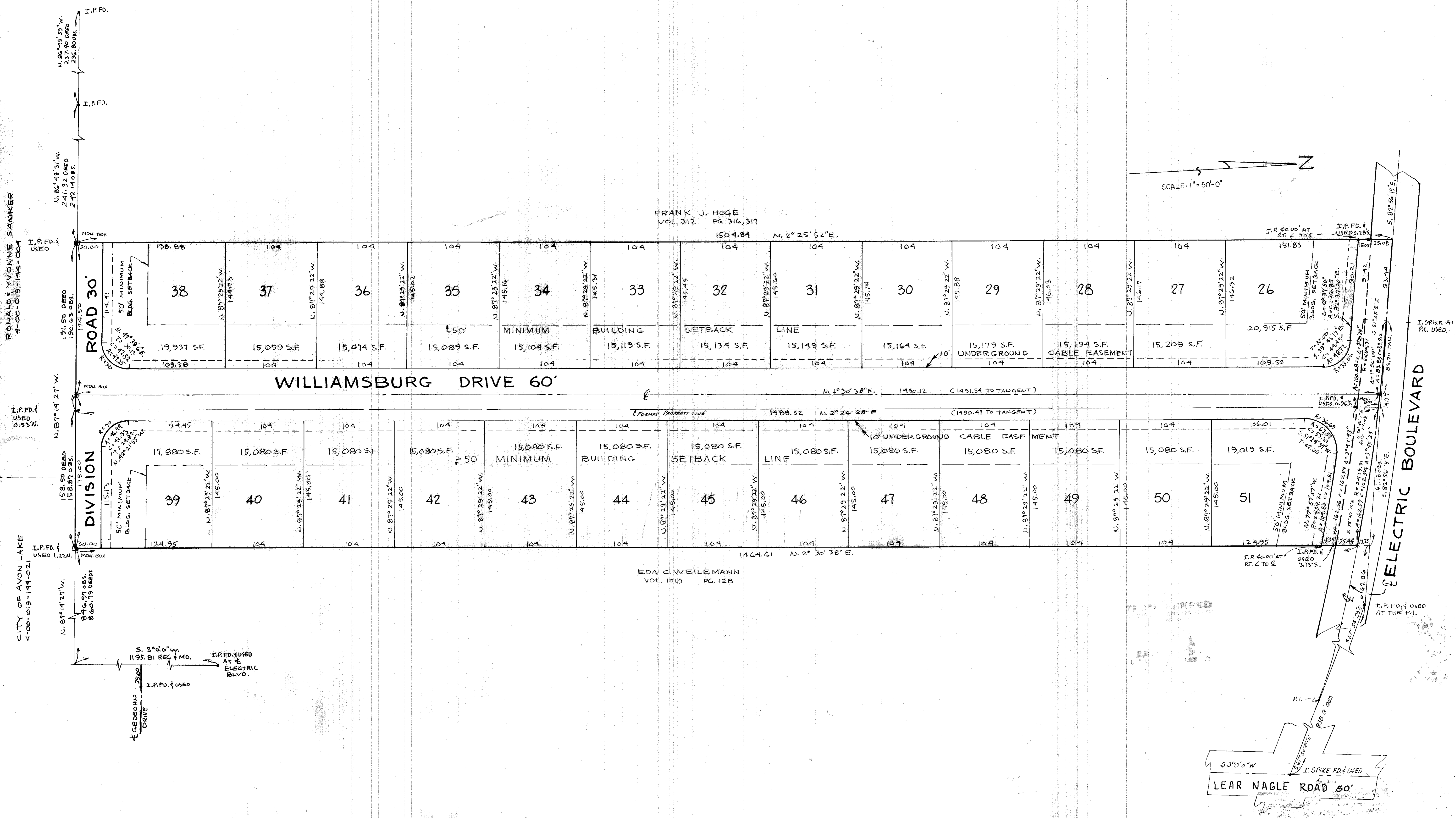
*Alexander Kanareff*  
NOTARY PUBLIC  
My Commission has no expiration.

300 Midland Title ref

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# JAMES REALTY SUBDIVISION NO. 2

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FRANK J. HOGGE  
VOL. 312 PG. 316, 317

EDA C. WEILEMANN  
VOL. 1019 PG. 128

SCALE: 1" = 50'-0"  
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