

# JAMES REALTY SUBDIVISION NO. 1 ORIGINAL AVON TOWNSHIP SECTION 19 CITY OF AVON LAKE, LORAIN COUNTY, OHIO

IN PART BEING A RESUBDIVISION OF  
SUBLOTS 44 THROUGH 66, INCLUSIVE  
IN GLEN ARDEN BEACH SUBDIVISION  
NO.3 RECORDED IN VOLUME 12, PAGE 18

## SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, JAMES REALTY COMPANY, I HAVE SURVEYED AND PLATTED THE JAMES REALTY SUBDIVISION NO. 1 AS SHOWN HEREON AND CONTAINING 12.962 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	10.273
ACREAGE IN STREETS	2.689
TOTAL	12.962

*Alexander Kanareff*  
ALEXANDER KANAREFF REGISTERED SURVEYOR "4446

## ENGINEERS CERTIFICATE

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

*Edward C. Brubaker*  
AVON LAKE MUNICIPAL ENGINEER

## SANITARY SEWER ASSESSMENT COVENANT

ALL SUBLOTS WITHIN THE JAMES REALTY SUBDIVISION NO. 1 ARE SUBJECT TO ASSESSMENT BY THE MUNICIPALITY FOR ANY TRUNK SANITARY SEWER REQUIRED FOR THIS SUBDIVISION IRRESPECTIVE OF ANY EXISTING SANITARY SEWER SERVING SAID SUBDIVISION.

## NOTE

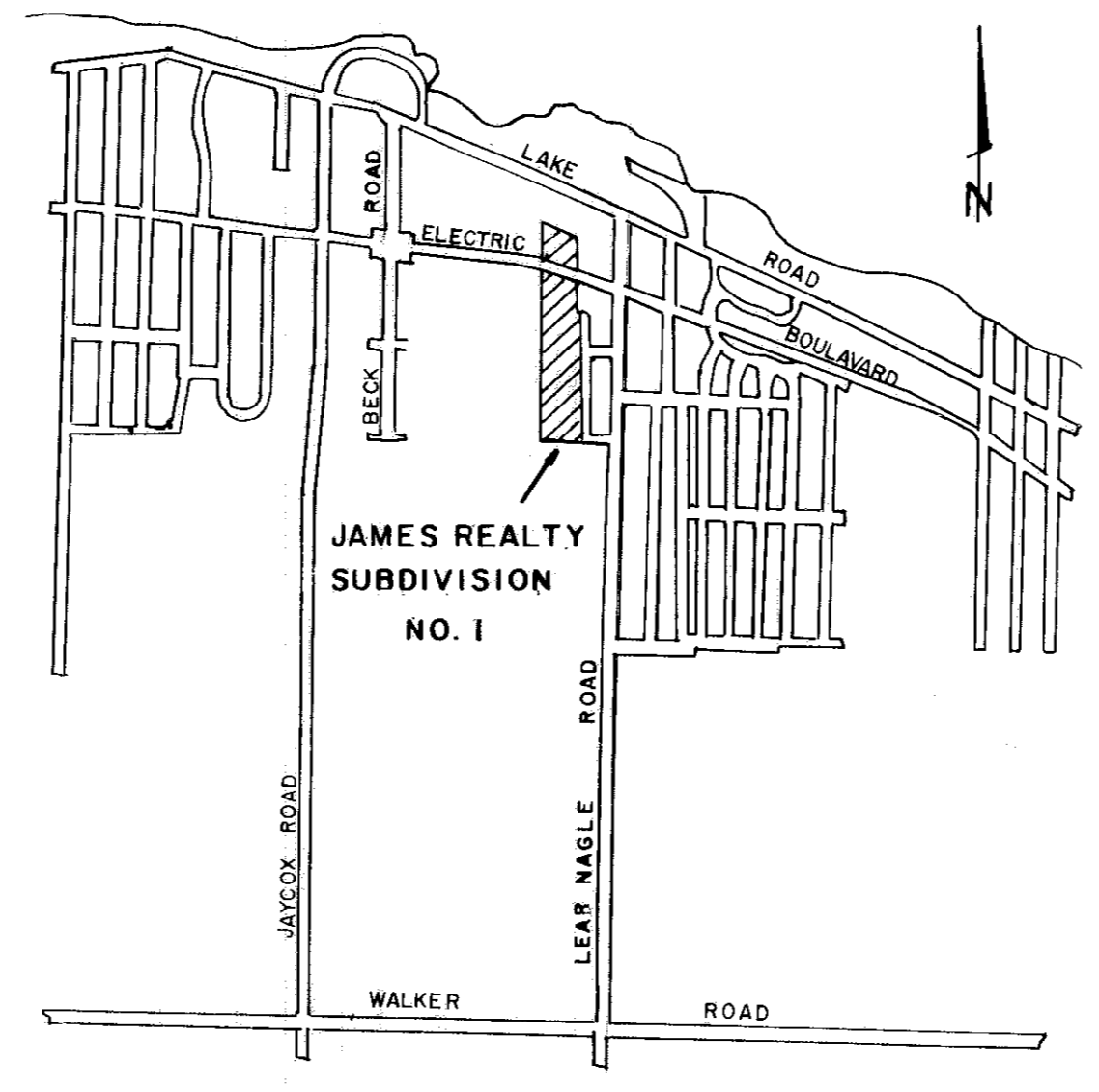
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NO. 1 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCE OF THE CITY OF AVON LAKE.

*Jude C. Bernard*  
AVON LAKE LAW DIRECTOR

## OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT JAMES REALTY COMPANY DOES HEREBY ACCEPT THIS PLAT OF JAMES REALTY SUBDIVISION NO. 1 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE FREDRICKSBERG DRIVE (60 FEET WIDE), DIVISION ROAD (30 FEET WIDE) AND ELECTRIC BOULEVARD (80 FEET WIDE) 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 R. Gambella Sr.*



KEY MAP

## CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NO. 1 HAS BEEN ACCEPTED, AND THAT THE LAND SHOWN HEREON IN YELLOW SHADE AND DESIGNATED AS PART OF GROVELAND DRIVE IS HEREBY VACATED FOR STREET AND HIGHWAY PURPOSES, AND THAT FREDRICKSBERG DRIVE, DIVISION ROAD AND ELECTRIC BOULEVARD, AS SHOWN HEREON, WERE ACCEPTED FOR PUBLIC USE BY THE COUNCIL OF THE CITY OF AVON LAKE, BY ORDINANCE NO. 121-79, PASSED THE 17th DAY OF September, 1979.

*William A. Lopez*  
CLERK OF COUNCIL

## PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NO. 1 AND THE VACATION OF THAT PART OF GROVELAND DRIVE SITUATED WITHIN SUBLOT 18 AND SHOWN HEREON IN YELLOW SHADE HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, ON THE 11th DAY OF September, 1979.

*Ronald S. 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 GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREOF TO REMOVE TREE, LANDSCAPING INCLUDING LAWN 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 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 R. Gambella Sr.*

## NOTARY PUBLIC

COUNTY OF LORAIN  
STATE OF OHIO  
THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF JANUARY, 1979, BY JAMES R. GAMBELLA, SECRETARY OF JAMES REALTY COMPANY, AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

*Alexander Kanareff*  
NOTARY PUBLIC  
My Commission Expires 12/31/82

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT CITIZENS HOME SAVINGS, MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF JAMES REALTY SUBDIVISION NO. 1 AND REPRESENTED BY THE UNDERSIGNED, HAS EXAMINED THE FOREGOING PLAT OF SAME AND ACCEPTS IT TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE ROADS AND EASEMENTS AS SHOWN HEREON.

*Sam J. Hall*  
*Carl Wood*

COUNTY OF LORAIN  
STATE OF OHIO  
THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF September, 1979, BY *Leona J. Hall, Vice President* AND *Regina R. Bork, Assistant Vice President* OF CITIZENS HOME SAVINGS, AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

*Kathleen Plancy*  
NOTARY PUBLIC

KATHLEEN PLANCY, Notary Public  
State of OHIO, No. 21139  
My Commission Expires 12/31/82

ALEX KANAREFF & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
SCALE: 1" = 50'  
NORTH OLMSTED, OHIO 777-5300

TRANSFERRED  
IN COMPLIANCE WITH SEC. 1509.02  
OHIO REV. CODE  
OCT 11 1979  
JULIAN A. PUGH  
LORAIN COUNTY CLERK

Received for Record  
10:01 clock A.M. in Plat RECORD.  
VOL. 35  
PAGE 49, 50  
Dorothy L. Esser  
Lorain County Recorder

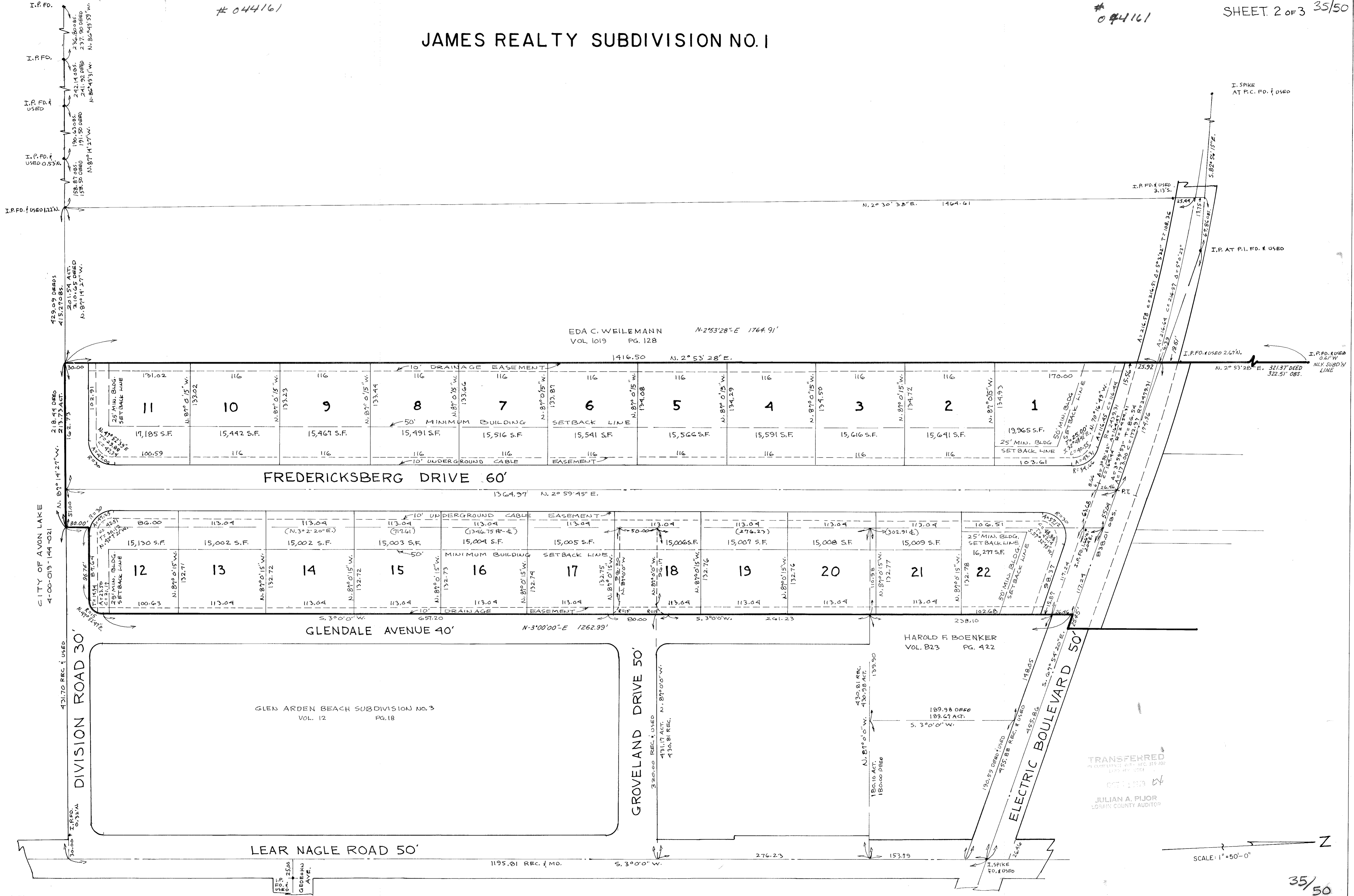
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Co. Title  
(Ken Handley)

52.34  
1 M.E.

# 044161

# JAMES REALTY SUBDIVISION NO. I

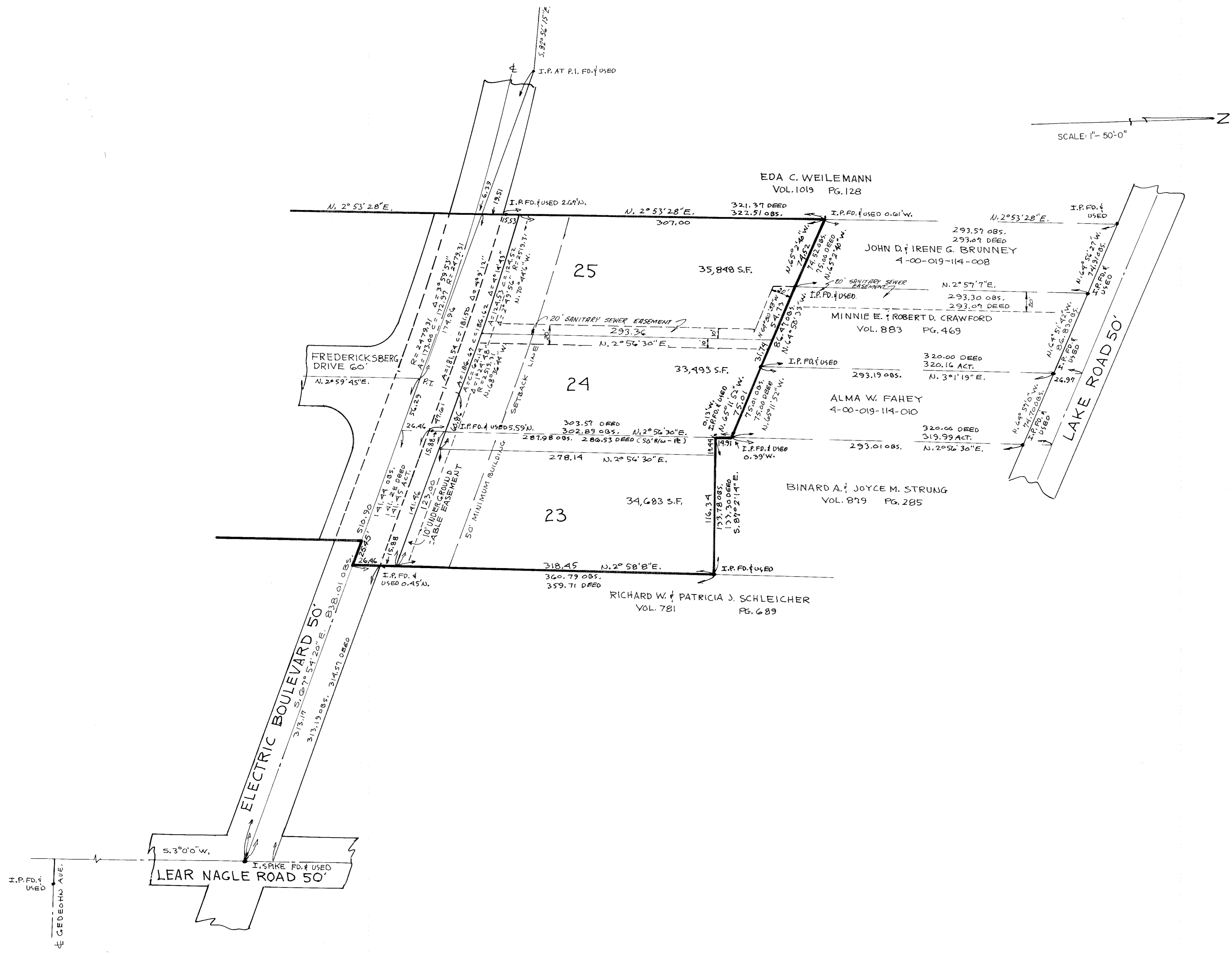
# 044161



TRANSFERRED  
 JULIAN A. PIJOR  
 LORAIN COUNTY AUDITOR

SCALE: 1" = 50'-0"

# JAMES REALTY SUBDIVISION NO. 1



TRANSFERRED  
 BY COMMISSIONER OF REGISTRY, REG. 315-202  
 JULIAN A. FLJOR  
 LORAIN E. FLJOR, AUCTIONEER