

# JAMES REALTY SUBDIVISION NO. 3

PART OF AVON TOWNSHIP SECTION 19  
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

KLEINOEDER - SCHMIDT & ASSOC.

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, JAMES REALTY COMPANY, I HAVE SURVEYED AND PLATTED JAMES REALTY SUBDIVISION NO. 3 AS SHOWN HEREON AND CONTAINING 8.1298 ACRES IN AVON TOWNSHIP SECTION 19, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO.

ACREAGE IN LOTS	7.0203
ACREAGE IN STREETS	1.1095
TOTAL	8.1298

*Robert E. Kleinoeder*  
ROBERT E. KLEINOEDER, REGISTERED SURVEYOR

### ENGINEERS CERTIFICATE

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

*Jaslin Singh Kalounia, P.E.*  
AVON LAKE MUNICIPAL ENGINEER

### NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NO. 3 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*John E. ...*  
AVON LAKE LAW DIRECTOR

### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT JAMES REALTY COMPANY DOES HEREBY ACCEPT THIS PLAT OF JAMES REALTY SUBDIVISION NO. 3 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE JAMESTOWNE PARKWAY AS SHOWN HEREON.

REPRESENTING JAMES REALTY COMPANY:  
*James A. Gamellia*

### NOTARY PUBLIC

COUNTY OF LORAIN } 55  
STATE OF OHIO }  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR JAMES A. GAMELLIA OF JAMES REALTY COMPANY, AN OHIO CORPORATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF JAMES REALTY SUBDIVISION NO. 3 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL THIS 7th DAY OF June, 1983.

*Debra D. Hutson*  
NOTARY PUBLIC  
DEBRA D. HUTTON, Notary Public  
State of Ohio, No. 10000  
My Commission Expires Nov. 30, 1987

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NO. 3 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 7th DAY OF June, 1983.

*Jaslin Singh Kalounia, P.E.*  
SECRETARY

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CITIZENS HOME SAVINGS, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF JAMES REALTY SUBDIVISION NO. 3 AS SHOWN HEREON, AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, JAMESTOWNE PARKWAY AS SHOWN HEREON.

FOR  
CITIZENS HOME SAVINGS COMPANY  
*Howard J. Fischer* PRESIDENT

### NOTARY PUBLIC

COUNTY OF LORAIN } 55  
STATE OF OHIO }  
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR HOWARD J. FISCHER REPRESENTING CITIZENS HOME SAVINGS COMPANY WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF JAMES REALTY SUBDIVISION NO. 3 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL THIS 7th DAY OF JUNE, 1983.

*Kathleen Duray*  
NOTARY PUBLIC  
KATHLEEN DURAY, Notary Public  
State of Ohio & Lorain County  
My Commission Expires Nov. 21, 1987

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NO. 3 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE NO. 62-83, PASSED THE 13th DAY OF June, 1983.

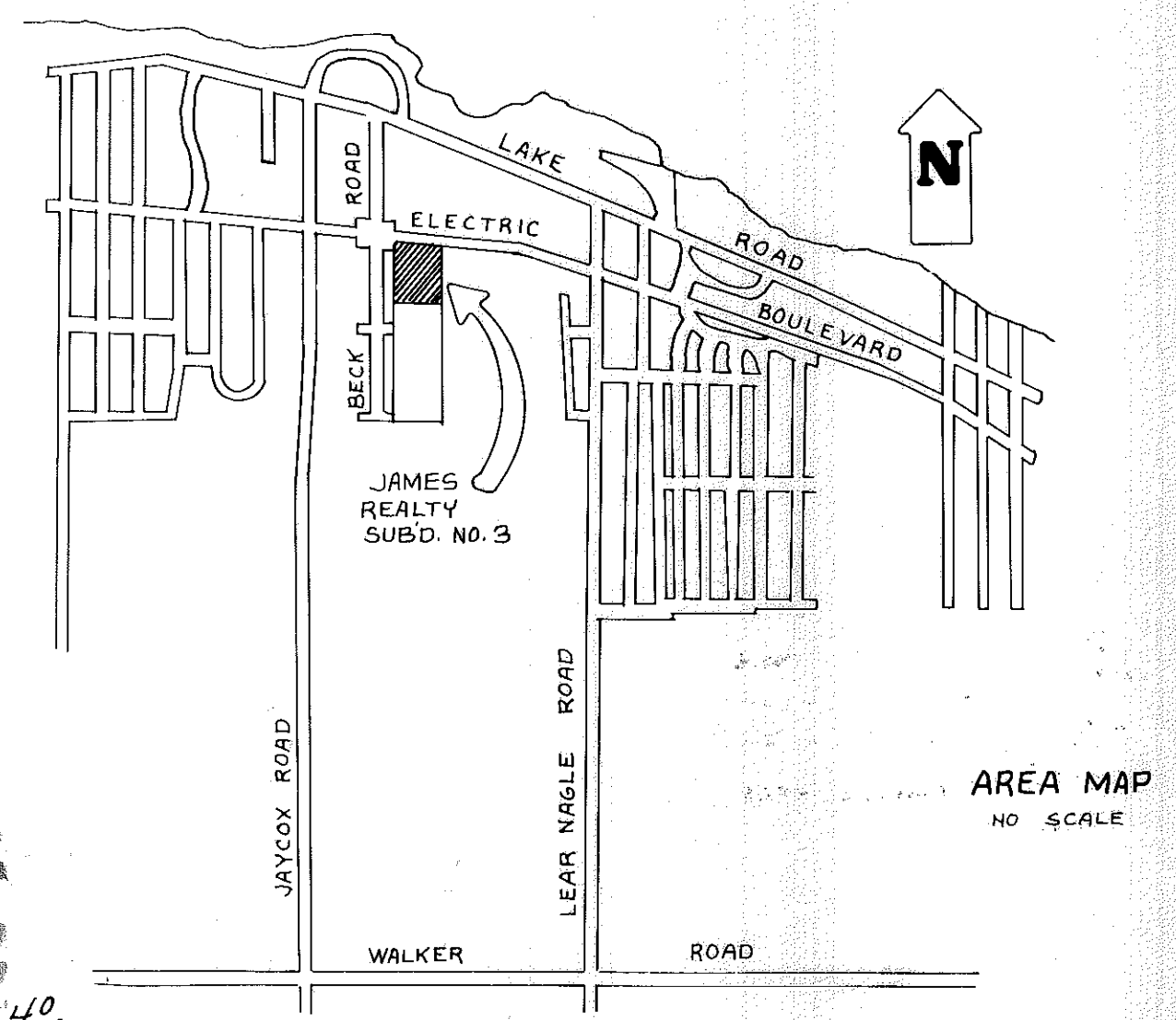
*Kevin Lynch*  
CLERK OF COUNCIL

JUN 24 1983  
3:30 o'clock P.M.  
VOL. 38  
PAGE 25 & 76  
Lorain County Recorder  
Dorothy B. ...  
Box: Louis C. ...  
(Daryl Kellner)

### UNDERGROUND CABLE EASEMENT

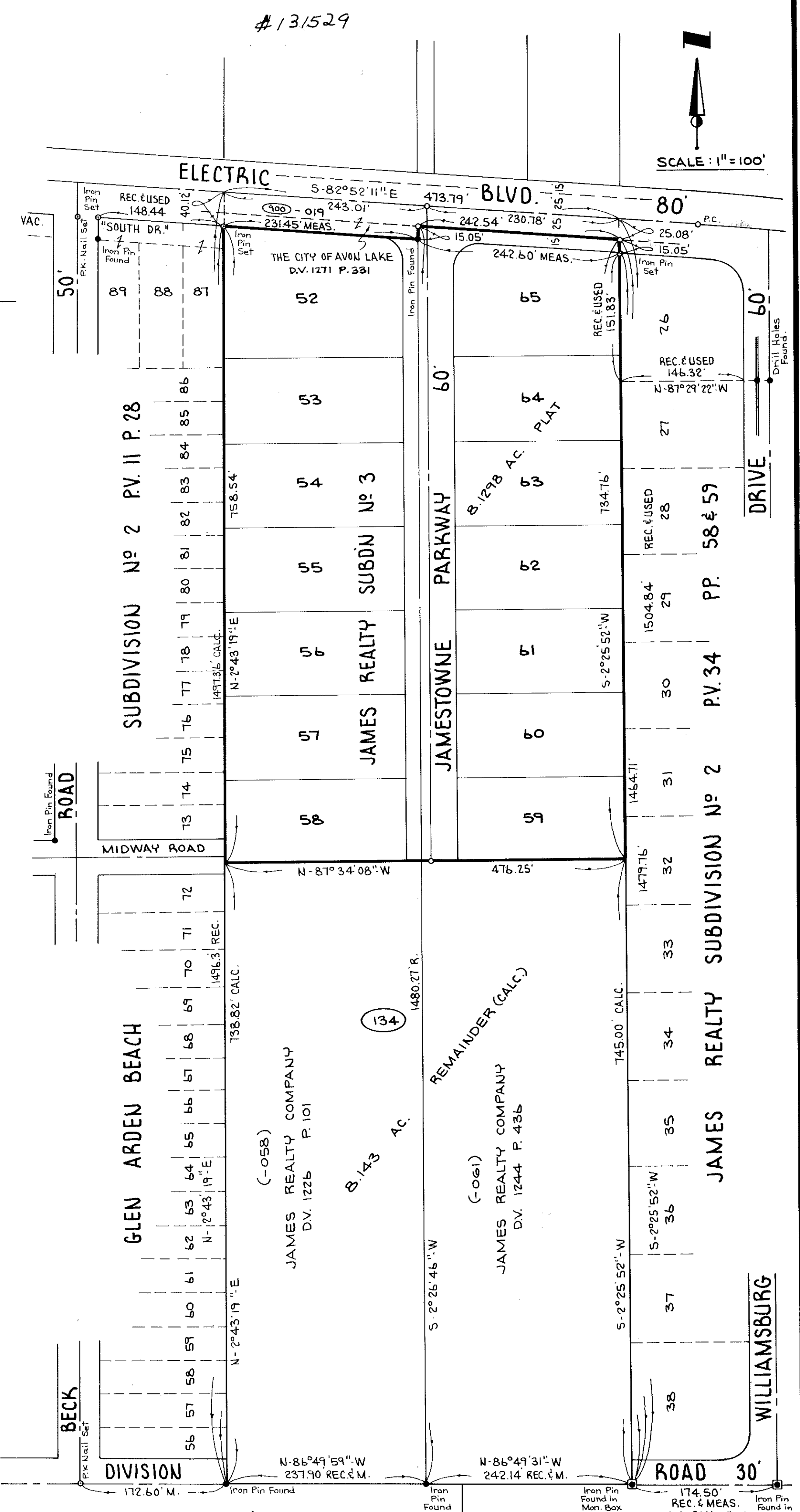
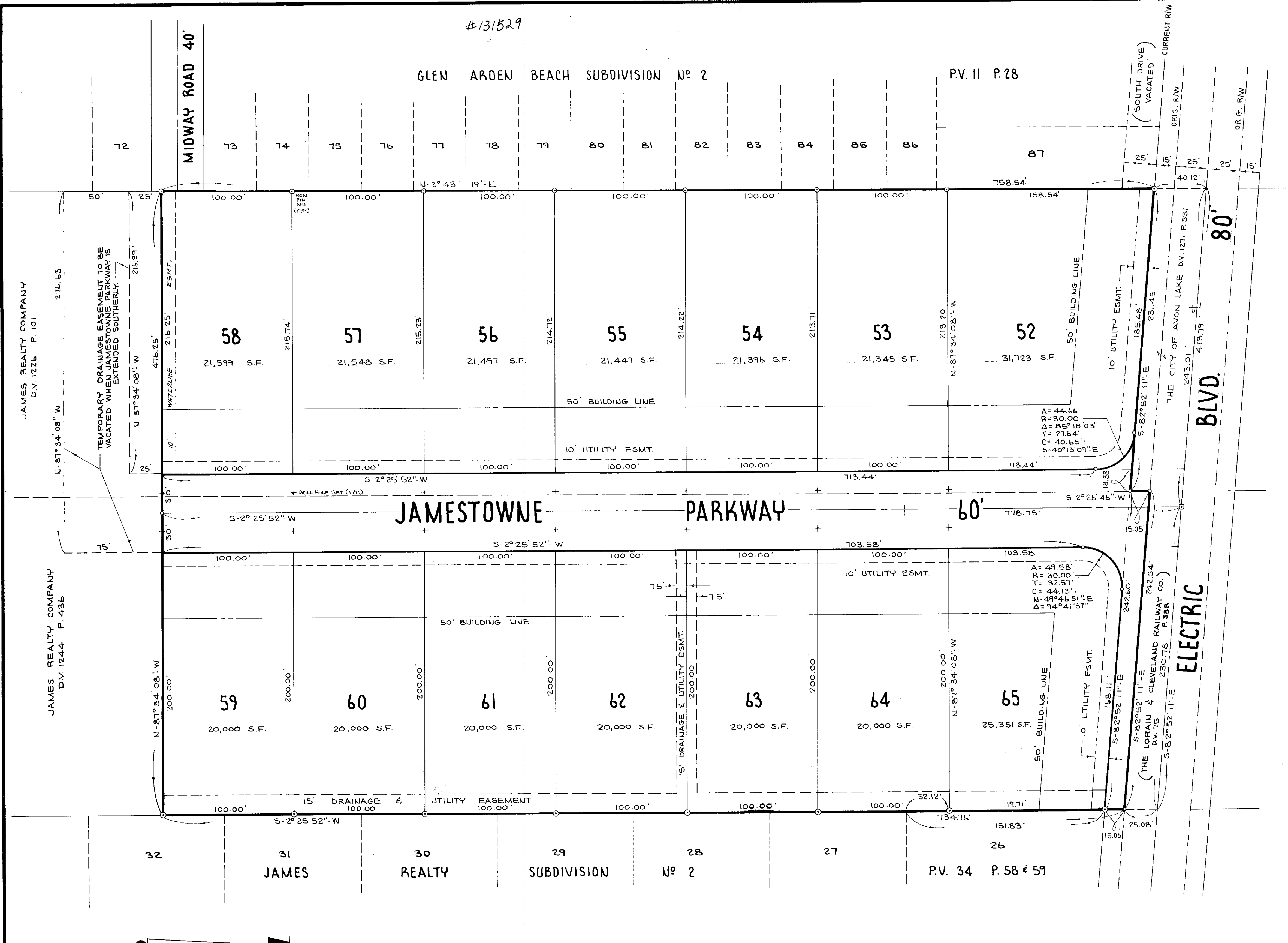
JAMES REALTY COMPANY, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND THE LORAIN TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEES) A PERMANENT RIGHT OF WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES 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 TREES, LANDSCAPING, INCLUDING LAWNS WITHIN, AND WITHOUT LIABILITY THEREOF, 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 PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND GRANT AND ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

REPRESENTING JAMES REALTY COMPANY:  
*James A. Gamellia, Sec.*



TRANSFERRED  
JUN 24 1983  
LORAIN COUNTY RECORDER





**JAMES REALTY SUBDIVISION NO 3**  
 PART OF AVON TOWNSHIP SEC. 19  
 CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

ACREAGE DATA:  
 ACREAGE TO & ELECT. BLVD. = 16.628  
 ACREAGE WITHIN EXIST. ELECT. BLVD. = 0.352  
 ACREAGE WITHIN JAMES REALTY CO. PCLS = 16.276  
 ACREAGE WITHIN JAMES REALTY SUBDN NO 3 = 8.133  
 {STREETS TO BE DEDICATED = 1.110 AC.}  
 {SUBLOTS 52-65 = 7.023 AC.}  
 ACREAGE IN REMAINDER = 8.143

ALL IRON PINS & DRILL HOLES SET AS OF JUNE 3, 1983.

REV. 5-12-83. WATERLINE ESMT.  
 5-13-83. LOT DIMEN. REV.