

JAMES REALTY SUBDIVISION NO. 4

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. 4 AS SHOWN HEREON AND CONTAINING 4.3825 ACRES IN AVON TOWNSHIP SECTION 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 3.8315
ACREAGE IN STREETS 0.5510
TOTAL 4.3825



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. 4 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.

Jashiv Singh Kalonia, P.E.
AVON LAKE MUNICIPAL ENGINEER

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NO. 4 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Donald W. ...
AVON LAKE LAW DIRECTOR

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT JAMES REALTY COMPANY DOES HEREBY ACCEPT THIS PLAT OF JAMES REALTY SUBDIVISION NO. 4 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE JAMESTOWNE PARKWAY AS SHOWN HEREON.

JAMES REALTY COMPANY FURTHER GRANTS PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

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. 4 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL THIS 14 DAY OF MAY, 1984.

Kathleen G. Lynch
NOTARY PUBLIC

MY COMMISSION EXPIRES: SEPT. 30, 1985

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NO. 4 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 1st DAY OF May, 1984.

Thomas P. Boyer
SECRETARY

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT CITIZENS HOME SAVINGS, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF JAMES REALTY SUBDIVISION NO. 4 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

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 OF CITIZENS HOME SAVINGS, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF JAMES REALTY SUBDIVISION NO. 4 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL THIS 16 DAY OF MAY, 1984.

Kathleen Duray
NOTARY PUBLIC

MY COMMISSION EXPIRES: My commission expires Nov. 21, 1987

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NO. 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE NO. 86-87, PASSED THE 14th DAY OF April, 1984.

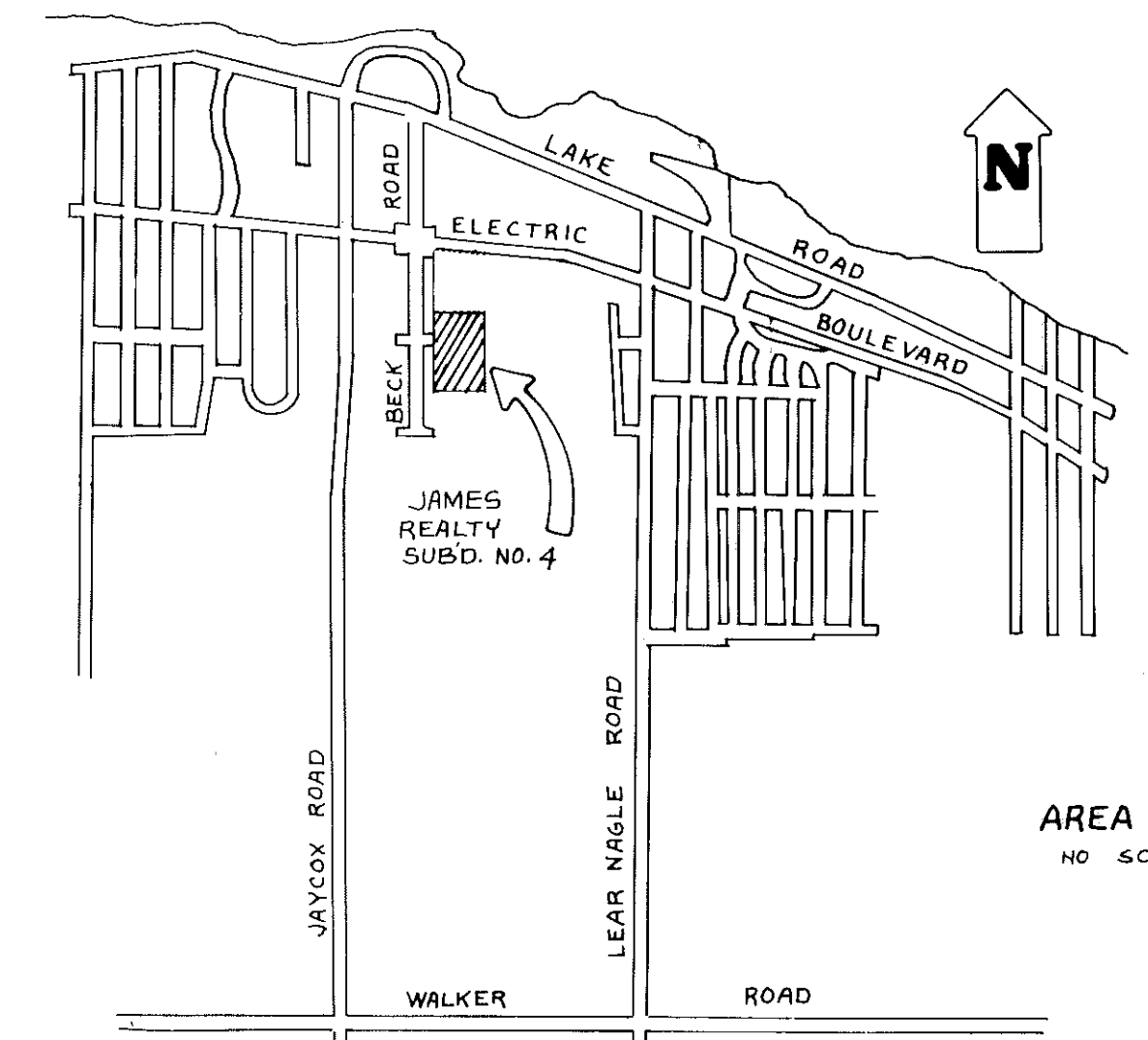
Kathleen G. Lynch
CLERK OF COUNCIL

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 GRANTEEES) 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 GRANTEEES FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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



TRANSFERRED
BY RECORDER WITH SEAL 21-1-88
JUN 1 1 1984
JULIAN A. PIJOR
LORAIN COUNTY RECORDER

AREA MAP
NO SCALE

Received for Record at 1:10 PM, 4/19/84
at 2:00 clock P.M. at 2:00 RECORD
VOL. 33
Dorothy L. Caser
Lorain County Recorder

Box Lorain Co. Title
S.H.

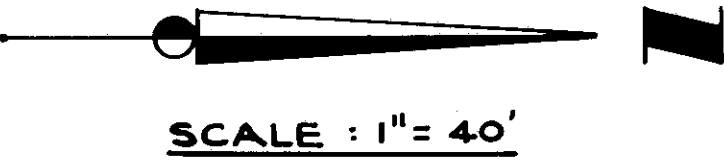
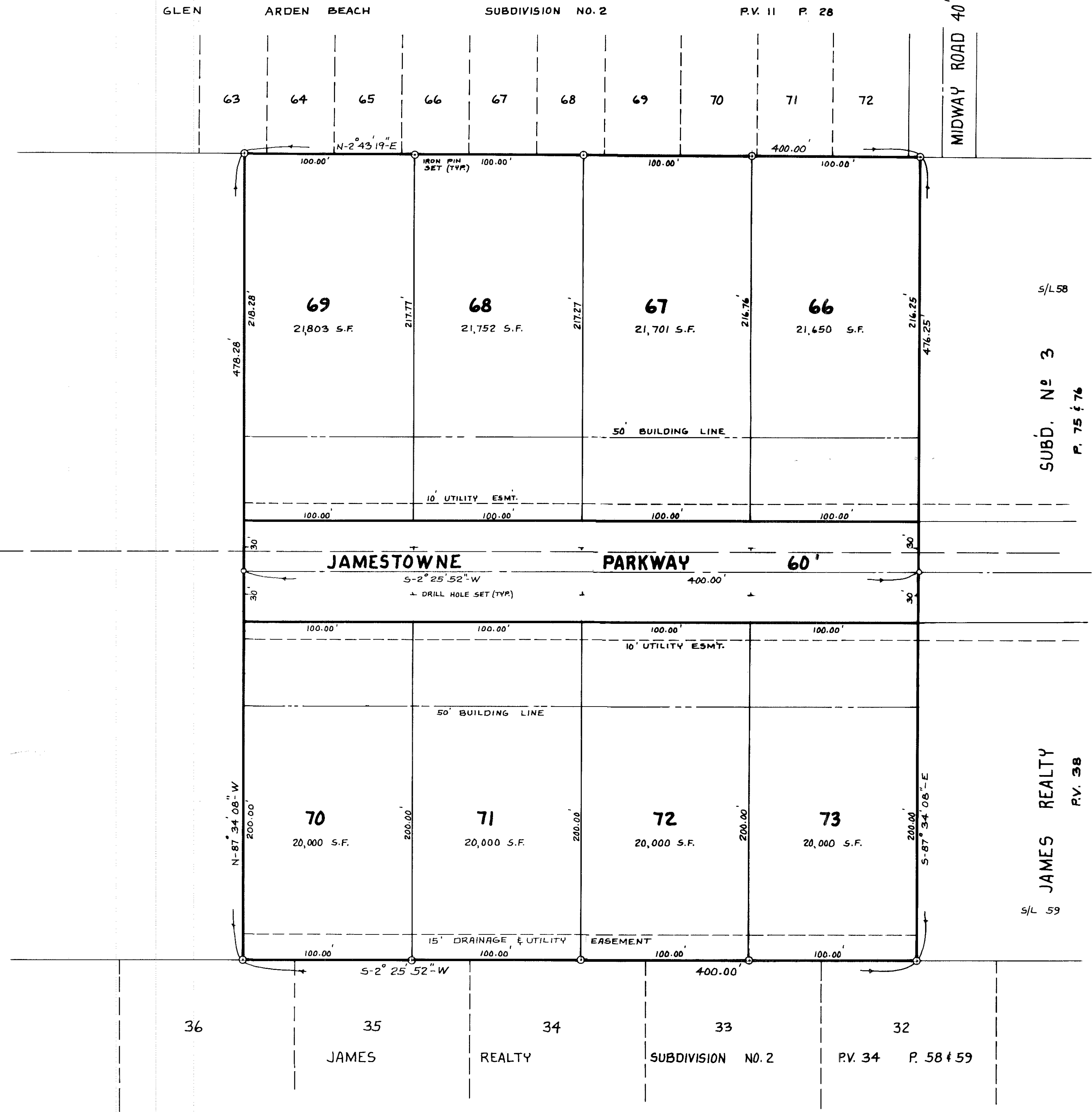
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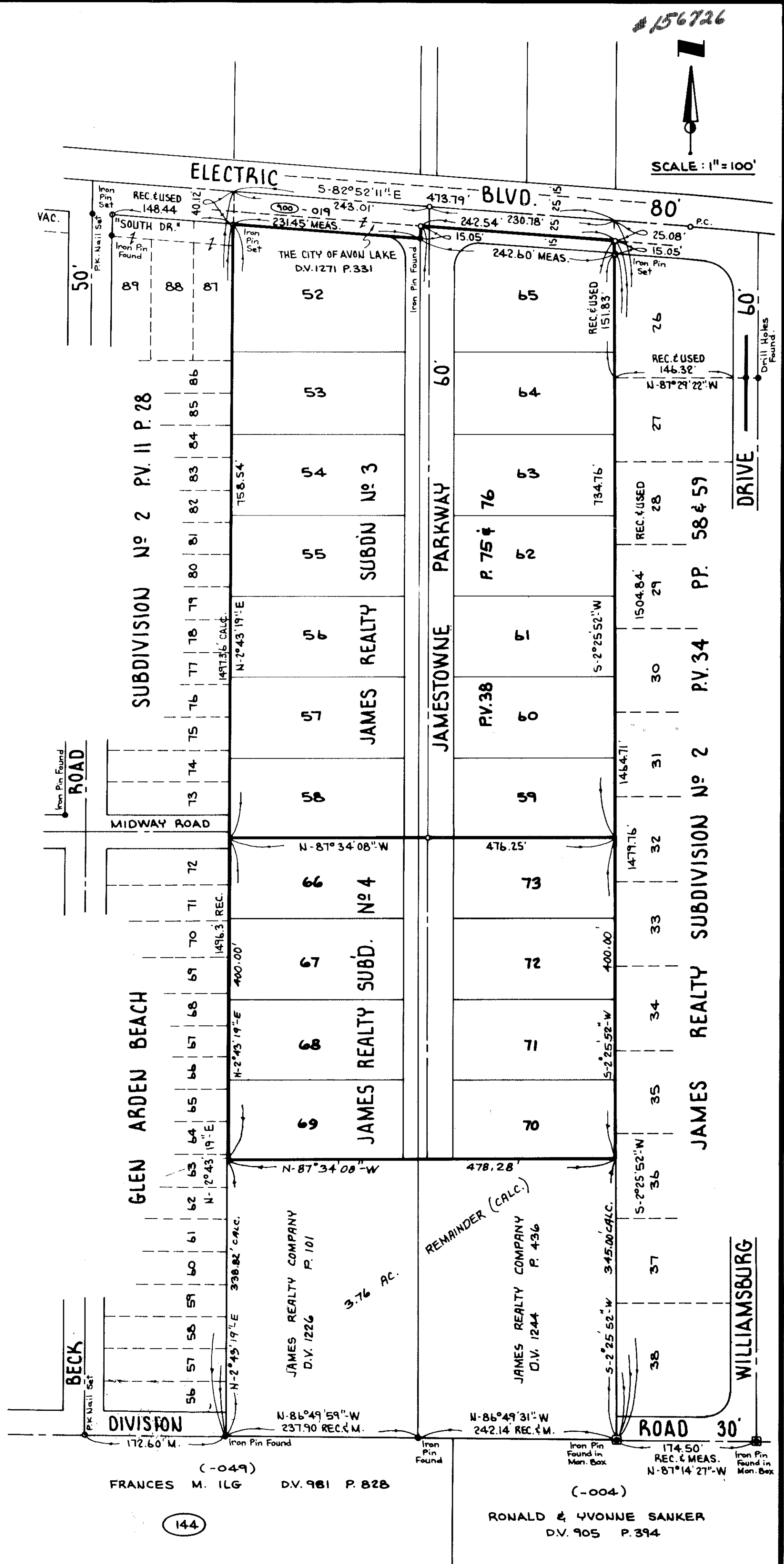
GLEN ARDEN BEACH SUBDIVISION NO. 2 P.V. II P. 28

JAMES REALTY COMPANY
D.V. 1226 P. 101

JAMES REALTY COMPANY
D.V. 1244 P. 436



JAMES REALTY SUBDIVISION NO. 4
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 CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO



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