

191177

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JAMES REALTY SUBDIVISION NO. 5-A

**PART OF AVON TOWNSHIP SECTION 19
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO
KLEINOEDER - SCHMIDT & ASSOC.**

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUL 3 1985
JULIAN A. RIJOR
LORAIN COUNTY AUDITOR

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. 5-A as shown hereon and containing 2.1983 acres in Avon Township Section 19, now in the City of Avon Lake, County of Lorain, and State of Ohio. At all points indicated by 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 1.9228 Ac.
Acreage in Streets 0.2755 Ac.
Total 2.1983 Ac.

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. 5-A 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.

Jasbir Singh Kalouja, P.E.
Avon Lake Municipal Engineer

NOTE

This is to certify that I have examined this plat of James Realty Subdivision No. 5-A and find the same to be prepared in accordance with the Codified Ordinances of the City of Avon Lake.

David J. ...
Avon Lake Law Director

OWNERS CERTIFICATE

This is to certify that James Realty Company does hereby accept this plat of James Realty Subdivision No. 5-A 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. Camellia

NOTARY PUBLIC

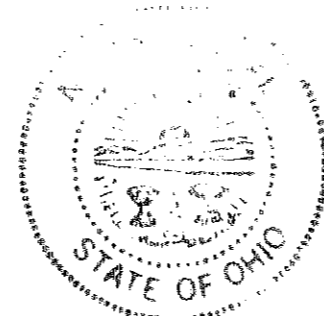
COUNTY OF LORAIN
STATE OF OHIO

This is to certify that before me, a Notary Public in and for said County and State, did personally appear James A. Camellia of James Realty Company, an Ohio corporation, who acknowledges that he did sign the foregoing plat of James Realty Subdivision No. 5-A and that it was his own free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 25th day of June, 1985.

Marlene L. Wine
Notary Public

My Commission Expires: 10/4/89



PLANNING COMMISSION

This is to certify that this plat of James Realty Subdivision No. 5-A has been approved by the Planning Commission of the City of Avon Lake on the 11 day of June, 1985.

Thomas P. Boyer
Secretary

CITY COUNCIL

This is to certify that this plat of James Realty Subdivision No. 5-A has been accepted by the Council of the City of Avon Lake, Lorain County, Ohio, by Ordinance No. 74-85, passed the 24 day of June, 1985.

Kathleen Lopez
Clerk of Council

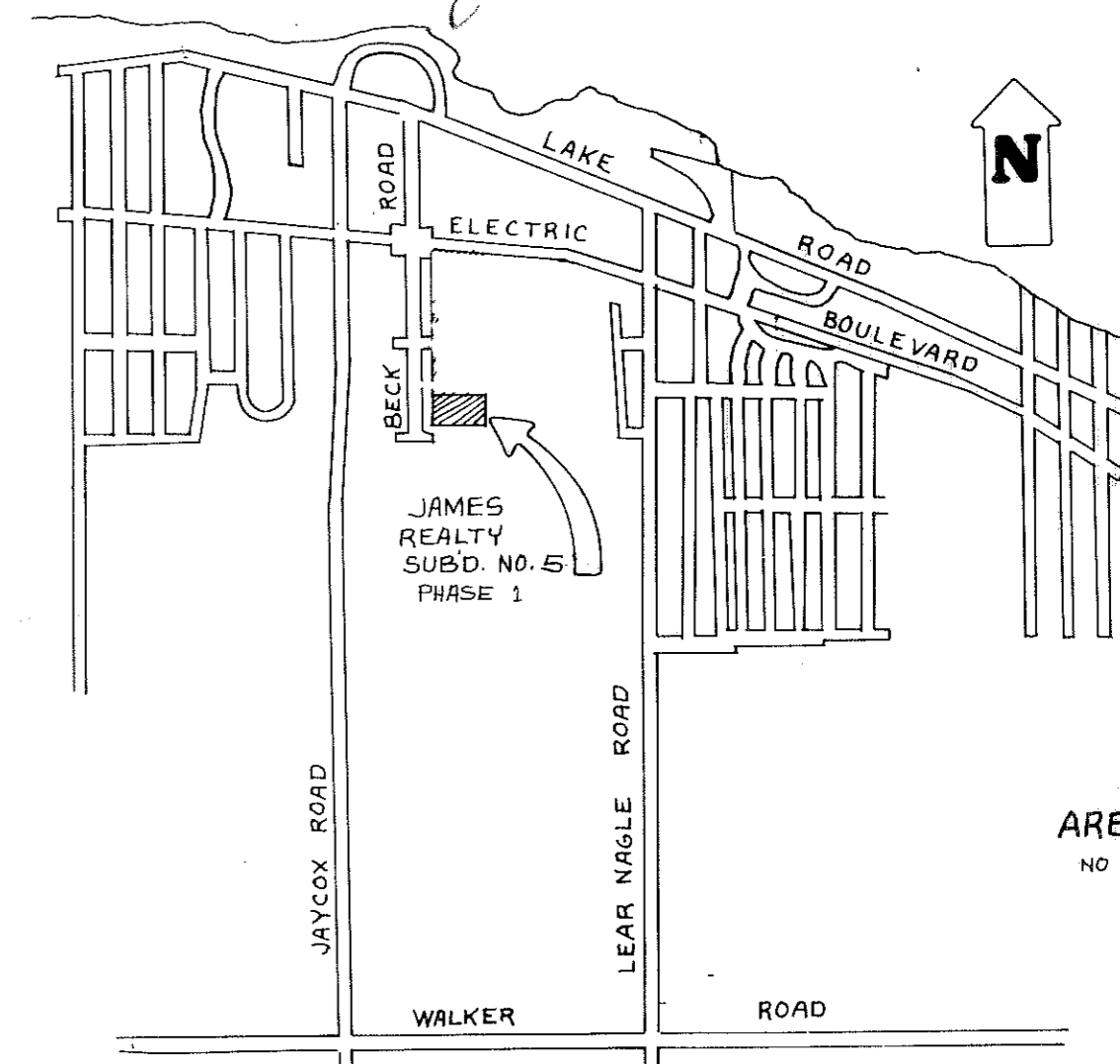
July 13, 1985
P. M. Plat Record
Vol 40
PAGE 4344
Dorothy R. Rosen
Lorain County Recorder
86.40

UNDERGROUND CABLE EASEMENT

JAMES REALTY COMPANY, THE OWNER OF THE WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE LORAIN TELEPHONE COMPANY, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNEES (HEREINAFTER REFERRED TO AS THE GRANTEE'S) 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, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE'S TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE'S MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS 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 EASEMENT'S RIGHTS INDICATED HEREIN. GRANTEE'S SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE'S, EXCEPT GRANTEE 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 GRANTEE'S. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Representing James Realty Company:

James A. Camellia



Boys & ... Title Co.
S.H.

