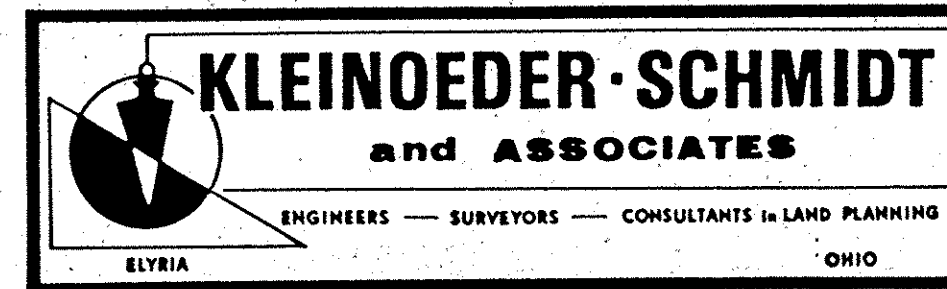


# JAMES REALTY SUBDIVISION NUMBER 6

## PART of AVON TOWNSHIP SECTION No. 20

CITY of AVON LAKE COUNTY of LORAIN STATE of OHIO

PREPARED BY



### OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT JAMES REALTY COMPANY DOES HEREBY ACCEPT THIS PLAT OF JAMES REALTY SUBDIVISION NO. 6 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE, WALKER ROAD & MARBROOK LANE 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*  
JAMES A. GAMELLIA

### NOTARY PUBLIC

COUNTY OF LORAIN } S.S.  
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 ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING PLAT OF JAMES REALTY SUBDIVISION NUMBER 6 AND THAT IT WAS HIS OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 25 DAY OF September 1986.

*Mary Louise Gamellia*  
NOTARY PUBLIC

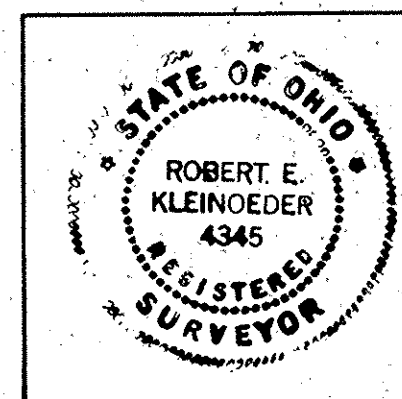
MY COMMISSION EXPIRES 2/23/89

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, JAMES REALTY COMPANY, I HAVE SURVEYED AND PLATTED JAMES REALTY SUBDIVISION NUMBER 6 AS SHOWN HEREON AND CONTAINING 5.8379 ACRES IN AVON TOWNSHIP SECTION 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, 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	4.5096 ACRES
ACREAGE IN STREETS	1.3283 ACRES
TOTAL	5.8379 ACRES



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

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 6 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: WALKER ROAD AND MARBROOK LANE, AS SHOWN HEREON, FOR

*Edward S. Wilkins, Vice Pres.*

### NOTARY PUBLIC

COUNTY OF LORAIN } S.S.  
STATE OF OHIO }

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR Edward S. Wilkins REPRESENTING First Federal Savings - Loan Association of Lorain WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF JAMES REALTY SUBDIVISION NUMBER 6 AND THAT IT WAS His OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 8th DAY OF APRIL, 1986.

*Barbara C. Grebe*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-27-90

### UNDERGROUND CABLE EASEMENT

JAMES REALTY COMPANY, THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTRAL TELEPHONE OF OHIO, AND CATV FACILITIES, 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, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT 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 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 EASEMENTS RIGHTS INDICATED HEREIN. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, 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 GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

REPRESENTING JAMES REALTY COMPANY:

*James A. Gamellia*  
JAMES A. GAMELLIA

### NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 6 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*Funella Long*  
AVON LAKE LAW DIRECTOR

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 6 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 21st DAY OF April, 1986.

*Justin Sugh Kalounia*  
SECRETARY

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 6 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 68-86, PASSED THE 21st DAY OF April, 1986.

*Karelan A. Lopez*  
CLERK OF COUNCIL

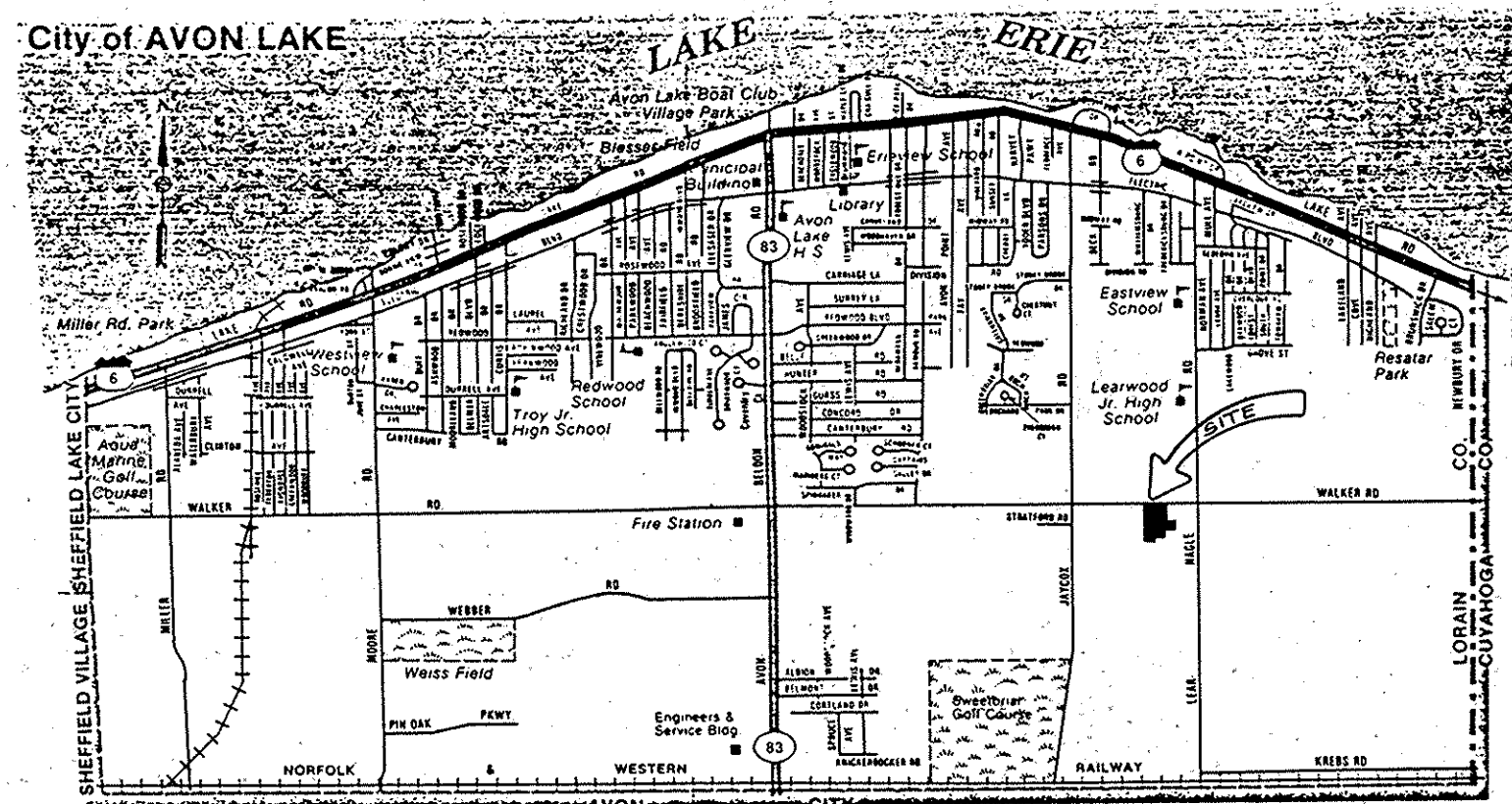
**LORAIN COUNTY TAX  
MAP DEPARTMENT COPY**

### ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 6 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.

*Justin Sugh Kalounia, P.E.*  
AVON LAKE MUNICIPAL ENGINEER

Box: Lorain Co. Little  
SK.



AREA MAP : NO SCALE

APR 28 1986  
Retained for Record  
at 2:51 o'clock P.M. in PLAT RECORD.  
VOL 41  
Dorothy L. Essex  
PAGE 13 of 14  
Lorain County Recorder  
14 inc 86 40 ml

LORAIN COUNTY RECORDER

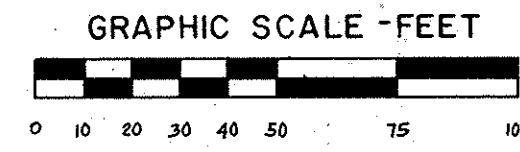
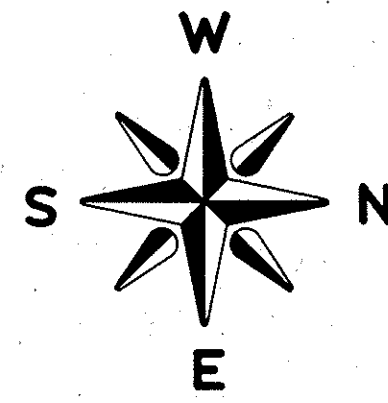
TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
APR 28 1986  
JULIAN A. PIJOR  
LORAIN COUNTY AUDITOR

LORAIN COUNTY AUDITOR

41/13

215922

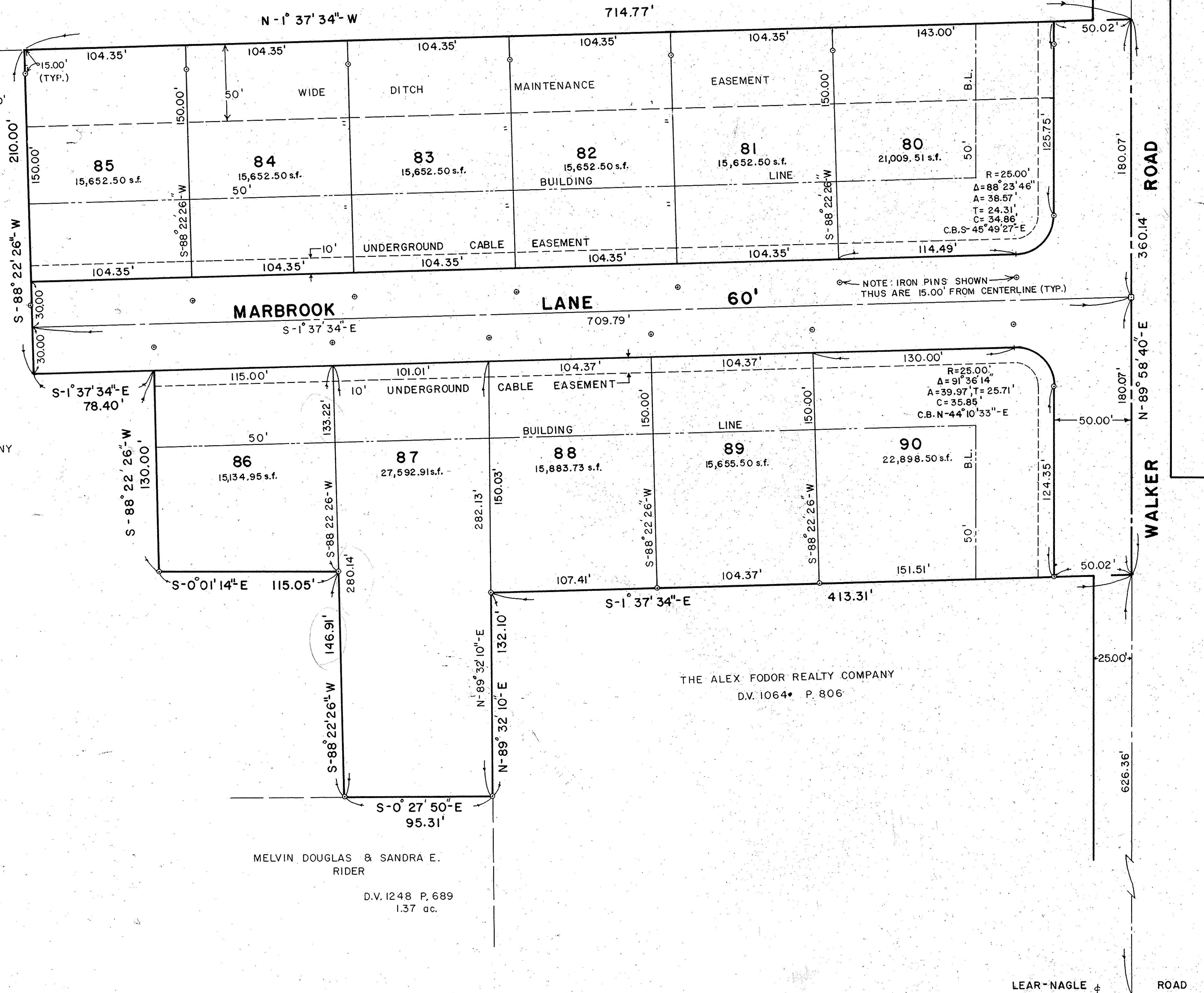
215922



BETTY P. SIMPSON  
D.V. 1196 P. 676  
10.20 ac.

SCALE: 1" = 40'

NOTE: IRON PINS ALONG  
WESTERLY PROPERTY  
LINE ARE OFFSET 15.00'  
FROM THE SUBLOT  
CORNERS, DUE TO  
EXISTING DITCH.

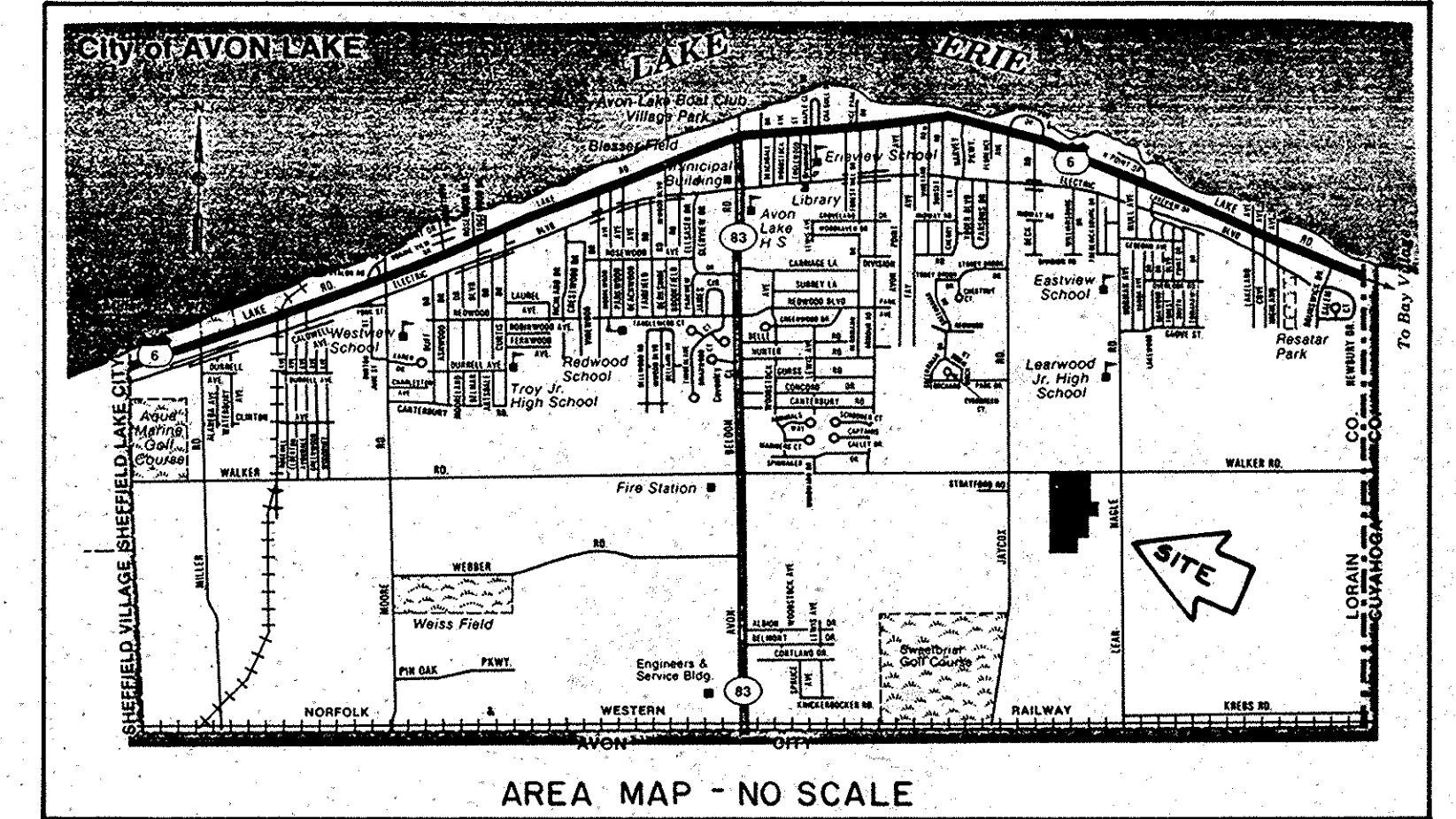


THE ALEX FODOR REALTY COMPANY  
D.V. 1064 P. 806

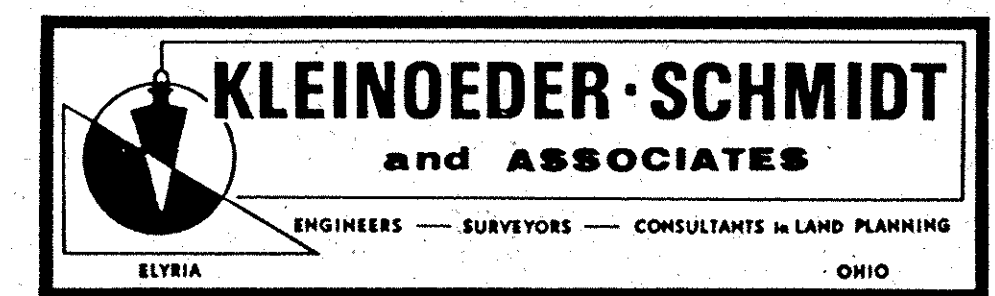
THE ALEX FODOR REALTY COMPANY  
D.V. 1064 P. 806

MELVIN DOUGLAS & SANDRA E.  
RIDER

D.V. 1248 P. 689  
1.37 ac.



AREA MAP - NO SCALE



JAMES REALTY SUBDIVISION NUMBER 6  
PART OF AVON TOWNSHIP SECTION 20  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

41/14  
2/2