

# JAMES REALTY SUBDIVISION NUMBER 7

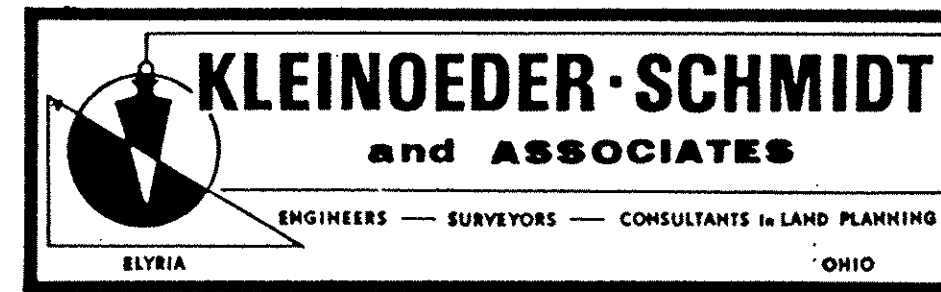
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## PART of AVON TOWNSHIP SECTION No. 20

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. 7 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE ASHLEY CIRCLE 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 7 AND THAT IT WAS HIS OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 24th DAY OF July 1986.

Patricia Lundberg  
NOTARY PUBLIC

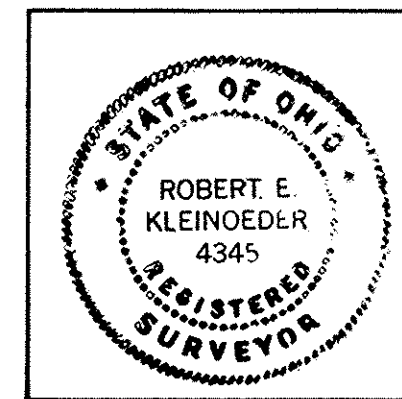
MY COMMISSION EXPIRES 11/27/86

### 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 7 AS SHOWN HEREON AND CONTAINING 3.5824 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	3.1308	AC.
ACREAGE IN STREETS	0.4516	AC.
TOTAL	3.5824	AC.



Robert E. Kleinoeder  
ROBERT E. KLEINOEDER - REGISTERED SURVEYOR

### 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 GRANTEE) 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 TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE 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. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, 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. 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 7 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

James A. Gamellia  
AVON LAKE LAW DIRECTOR

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 7 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 15th DAY OF July 1986.

Justin Singh Kaloria, P.E.  
SECRETARY

### CITY COUNCIL

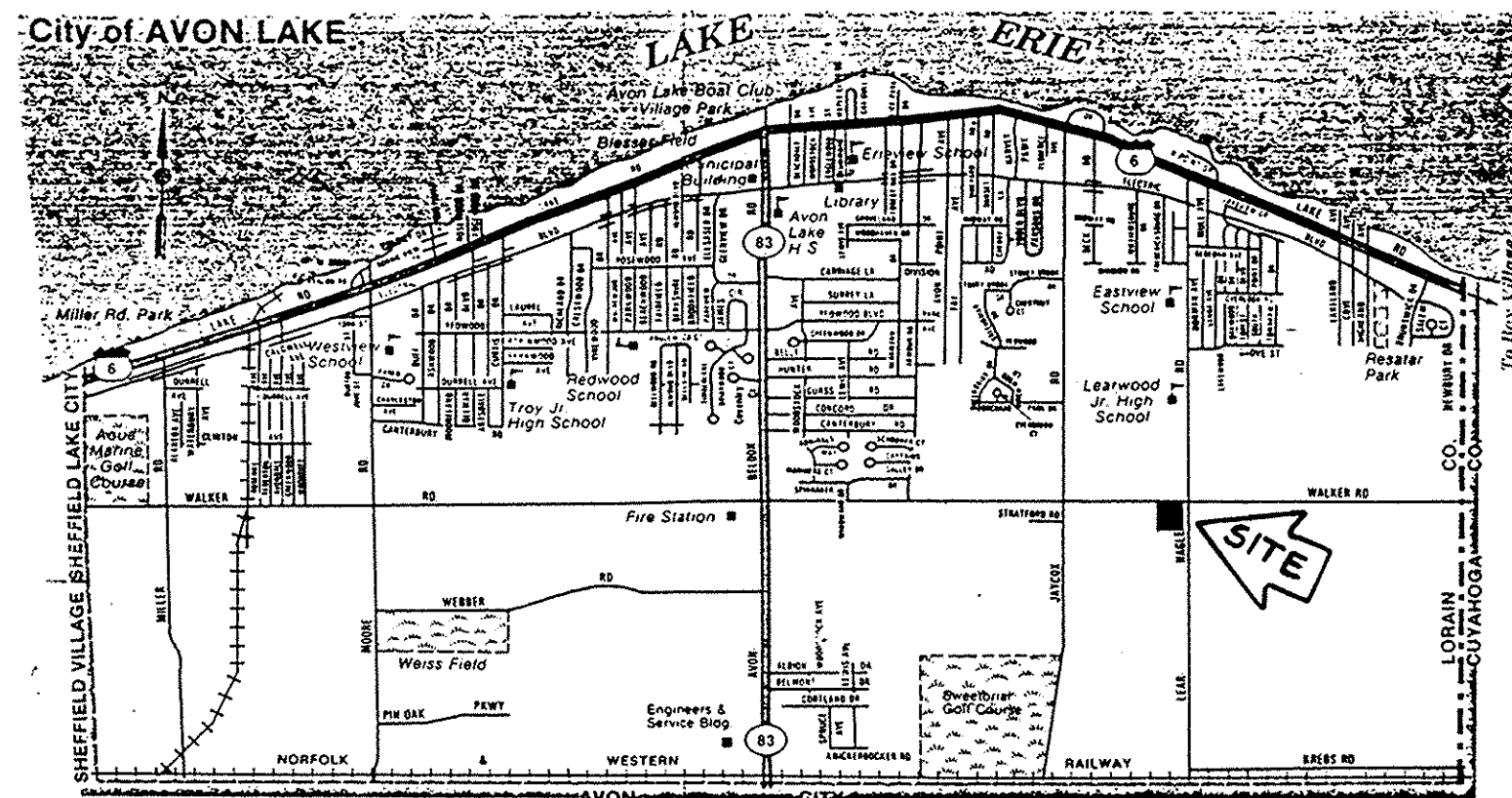
THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 7 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 129-86, PASSED THE 28th DAY OF July 1986.

Kathleen Lyner  
CLERK OF COUNCIL

### ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 7 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 Singh Kaloria, P.E.  
AVON LAKE MUNICIPAL ENGINEER



AREA MAP : NO SCALE

### MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT First Federal Savings & Loan Association of Lorain MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 7 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE:

ASHLEY CIRCLE AS SHOWN HEREON.  
FOR First Federal Savings & Loan Association of Lorain

Robert E. Kleinoeder

### 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 Robert E. Kleinoeder REPRESENTING First Federal Savings & Loan Association of Lorain WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF JAMES REALTY SUBDIVISION NUMBER 7 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 24th DAY OF July 1986.

Ann Marie Gannon  
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-26-89

Received for Record AUG 7 1986  
at 11:00 clock P.M. in PLAT RECORDS  
VOL. 41  
Dorothy G. Essex  
PAGES 44 Lorain County Recorder  
+ 45 inc.

TRANSFERRED  
AUG 7 1986  
JULIAN A. FLOYD  
LORAIN COUNTY AUDITOR

#16911  
LORAIN COUNTY  
TAX MAP DEPARTMENT

LORAIN COUNTY RECORDER  
LORAIN COUNTY AUDITOR

Box: LORAIN Co TITLE

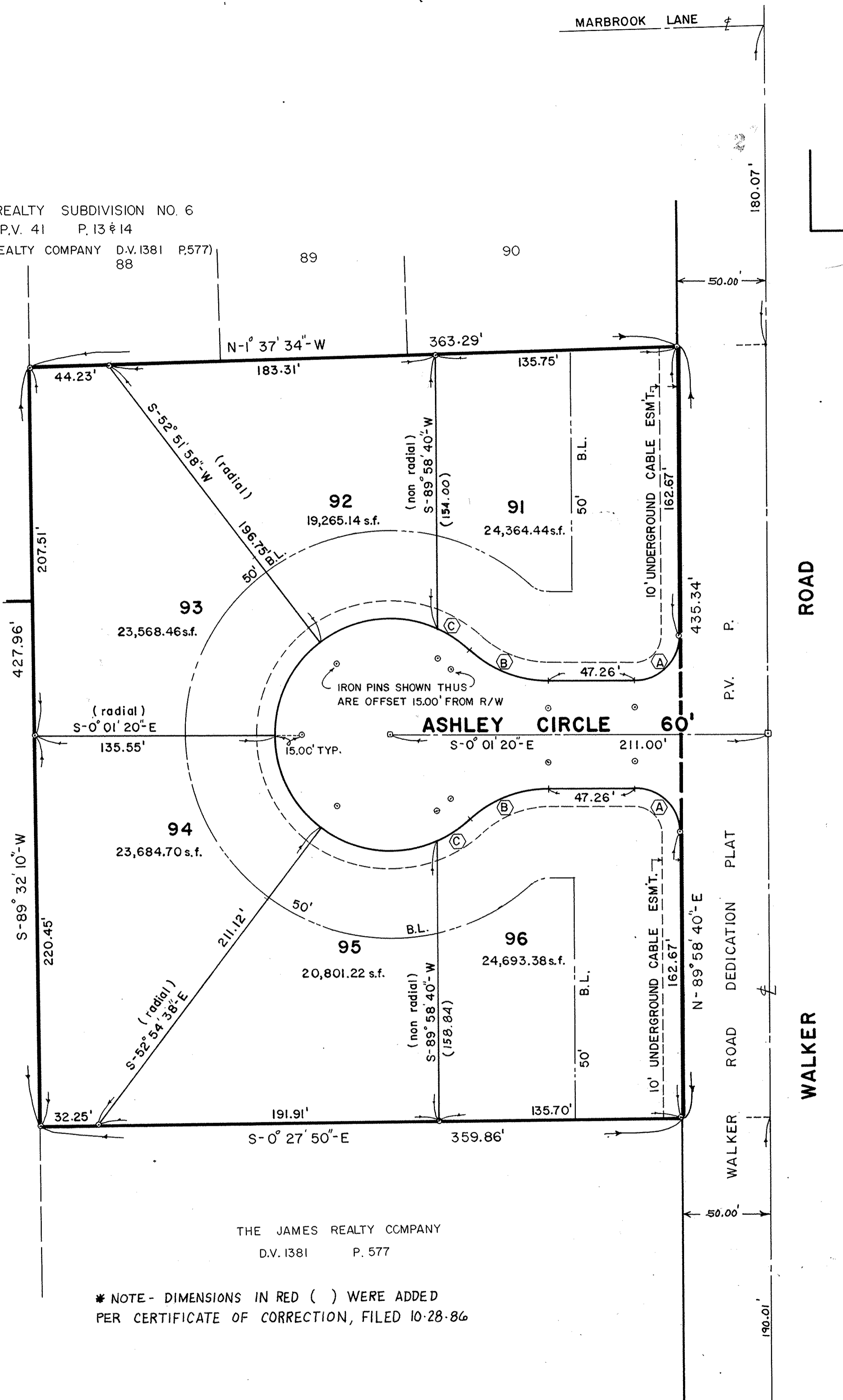
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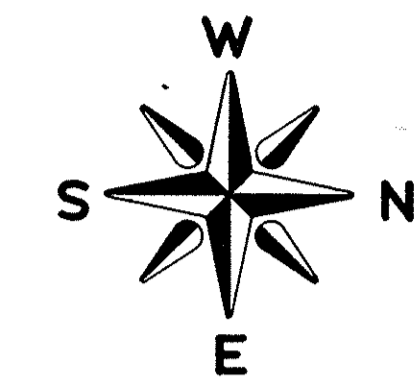
JAMES REALTY SUBDIVISION NO. 6  
 P.V. 41 P. 13 & 14  
 (THE JAMES REALTY COMPANY D.V. 1381 P. 577)  
 87 88 89 90

MELVIN DOUGLAS SANDRA E. RIDER  
 D.V. 1248 P. 689  
 1.37 AC.

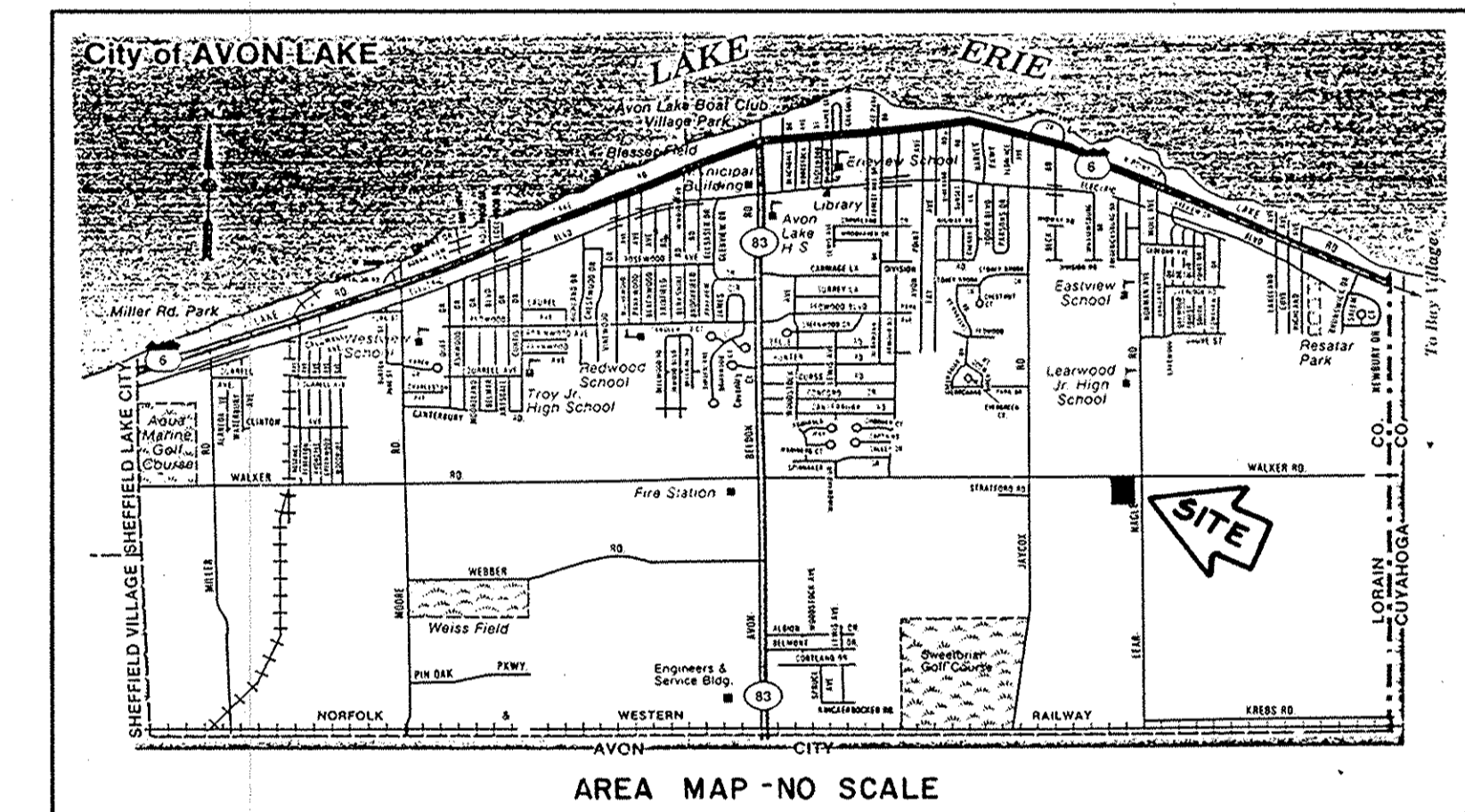
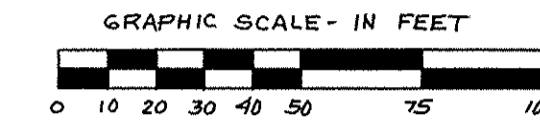


THE JAMES REALTY COMPANY  
 D.V. 1381 P. 577

\* NOTE - DIMENSIONS IN RED ( ) WERE ADDED  
 PER CERTIFICATE OF CORRECTION, FILED 10-28-86

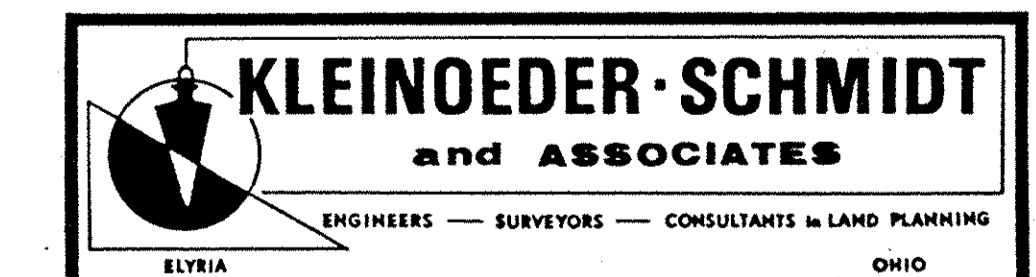


SCALE: 1" = 40'



SUBLOT	CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
91	(A)	25.00'	90°00'00"	39.27'	25.00'	35.36'	N-45°01'20"-W
91	(B)	65.00'	43°02'57"	48.84'	25.64'	47.70'	N-21°30'08"-E
91	(C)	65.00'	20°08'21"	22.85'	11.54'	22.73'	N-32°57'27"-E
92		65.00'	60°01'18"	68.09'	37.54'	65.02'	N-7°07'23"-W
93		65.00'	52°53'18"	60.00'	32.33'	57.89'	N-63°34'41"-W
94		65.00'	52°53'18"	60.00'	32.33'	57.89'	N-63°32'01"-E
95		65.00'	60°01'18"	68.09'	37.54'	65.02'	N-7°04'43"-E
96	(A)	25.00'	90°00'00"	39.27'	25.00'	35.36'	N-44°58'40"-E
96	(B)	65.00'	43°02'57"	48.84'	25.64'	47.70'	N-21°32'48"-W
96	(C)	65.00'	20°08'21"	22.85'	11.54'	22.73'	N-33°00'06"-W

TRANSFERRED  
 IN COMPLIANCE WITH SEC. 3107  
 CIVIC CODE, CHAPTER 153  
 AUG - 7 1988  
 JULIAN A. FLOOR  
 LORAIN COUNTY AUDITOR  
 #16911  
 LORAIN COUNTY  
 TAX MAP DEPARTMENT



JAMES REALTY SUBDIVISION NUMBER 7  
 PART OF AVON TOWNSHIP SECTION 20  
 CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

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