

236229

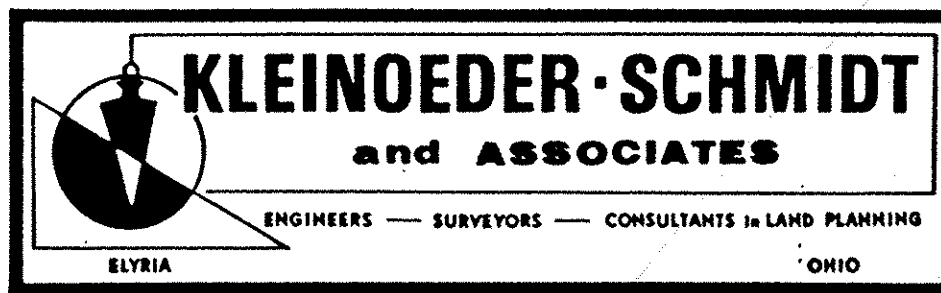
JAMES REALTY SUBDIVISION NUMBER 9

236229

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. 9 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: MARBROOK LANE AND BEXLEY 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 9 AND THAT IT WAS HIS OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 19____.

Norlene S. Wilson
NOTARY PUBLIC

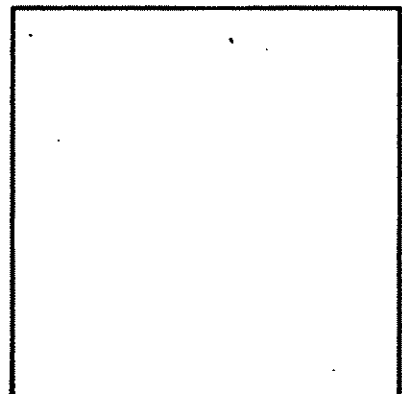
MY COMMISSION EXPIRES 10-4-89

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 9 AS SHOWN HEREON AND CONTAINING 6.1916 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	4.9965 AC.
ACREAGE IN STREETS	1.1951 AC.
TOTAL	6.1916 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 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 GRANTEEES 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 9 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

PLANNING COMMISSION

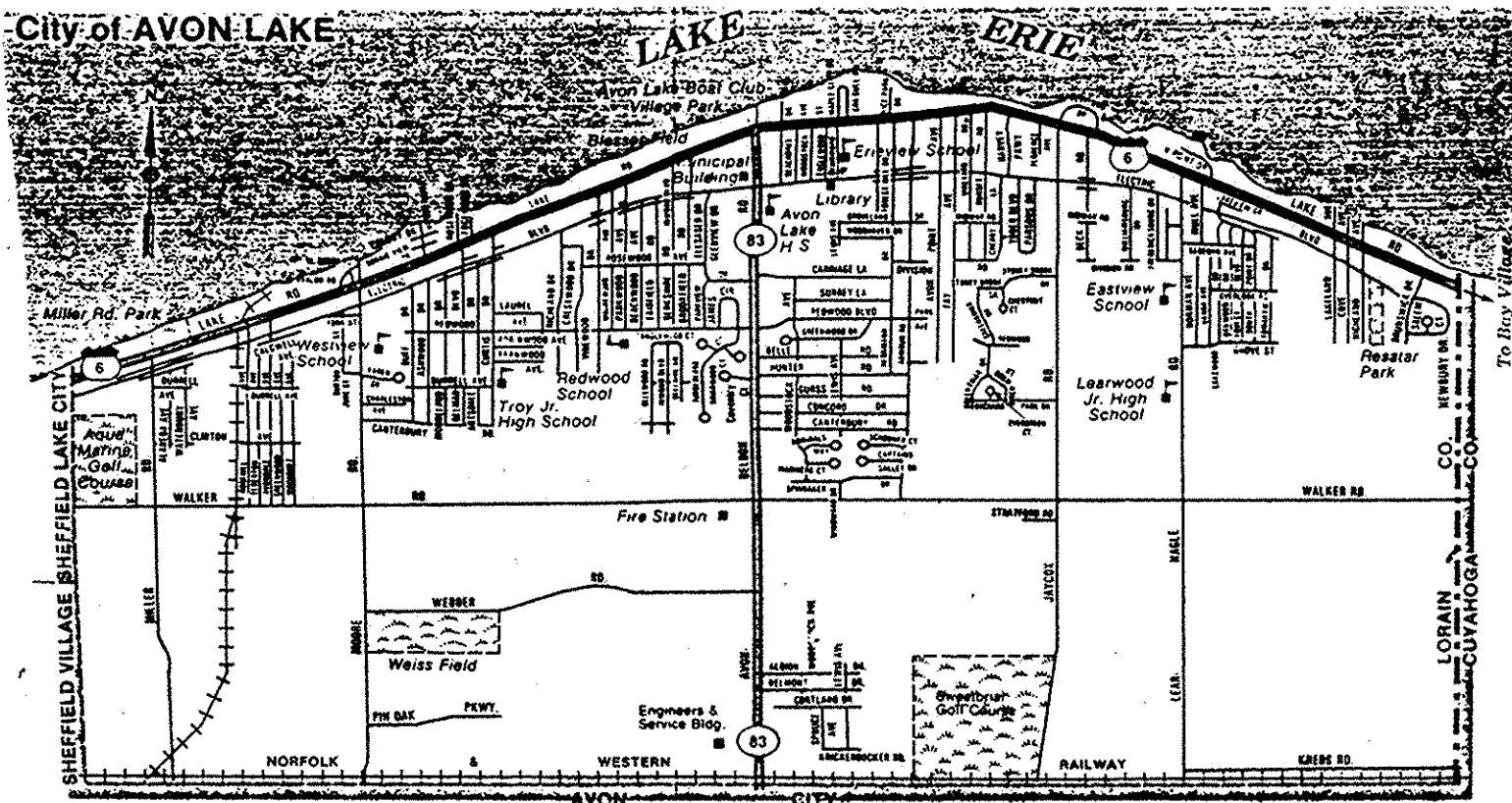
THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 9 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 21st DAY OF October, 1986.

Richard P. ...
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 9 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 182-86, PASSED THE Oct 27 DAY OF October, 1986.

Katherine A. Lopez
CLERK OF COUNCIL



AREA MAP : NO SCALE

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 9 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 Sush Kalouina M.E.
AVON LAKE MUNICIPAL ENGINEER

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT _____ MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 9 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: MARBROOK LANE AND BEXLEY CIRCLE, AS SHOWN HEREON. FOR _____

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 _____ REPRESENTING _____ WHO ACKNOWLEDGED THAT _____ DID SIGN THE FOREGOING PLAT OF JAMES REALTY SUBDIVISION NUMBER 9. AND THAT IT WAS _____ OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 19____.

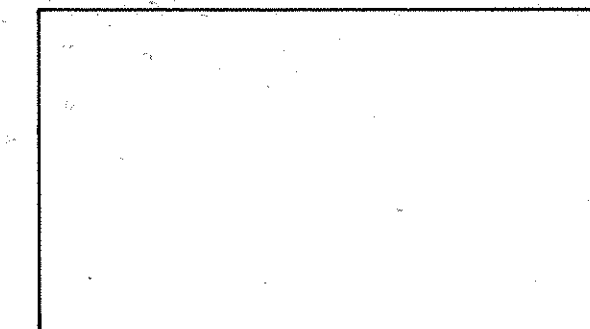
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

N.A.

TRANSFERRED
IN COMPLIANCE WITH SEC. 513-02
OHIO REV. CODE
NOV 6 1986
JULIAN A. FIJO
LORAIN COUNTY AUDITOR

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LORAIN COUNTY RECORDER
Box: Lorain Co. Little S.K.



LORAIN COUNTY AUDITOR

#17093
LORAIN COUNTY
TAX MAP DEPARTMENT

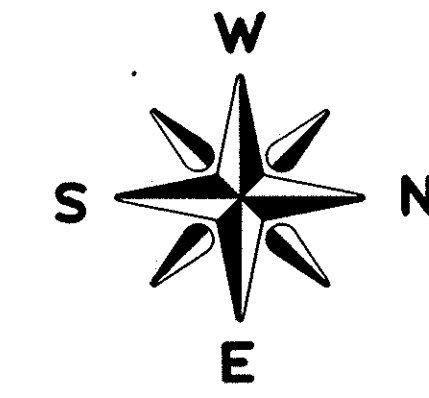
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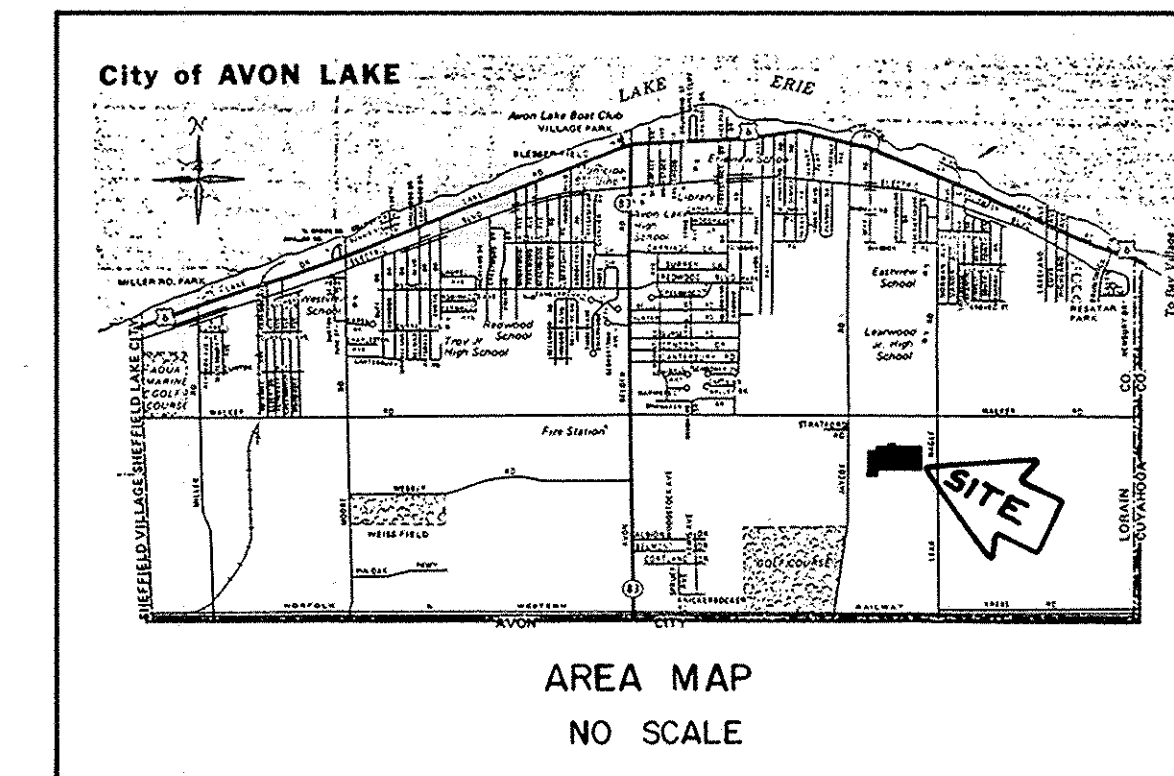
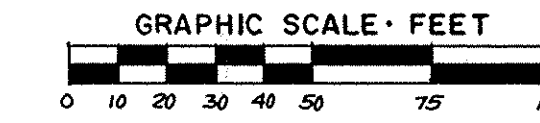
236229

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

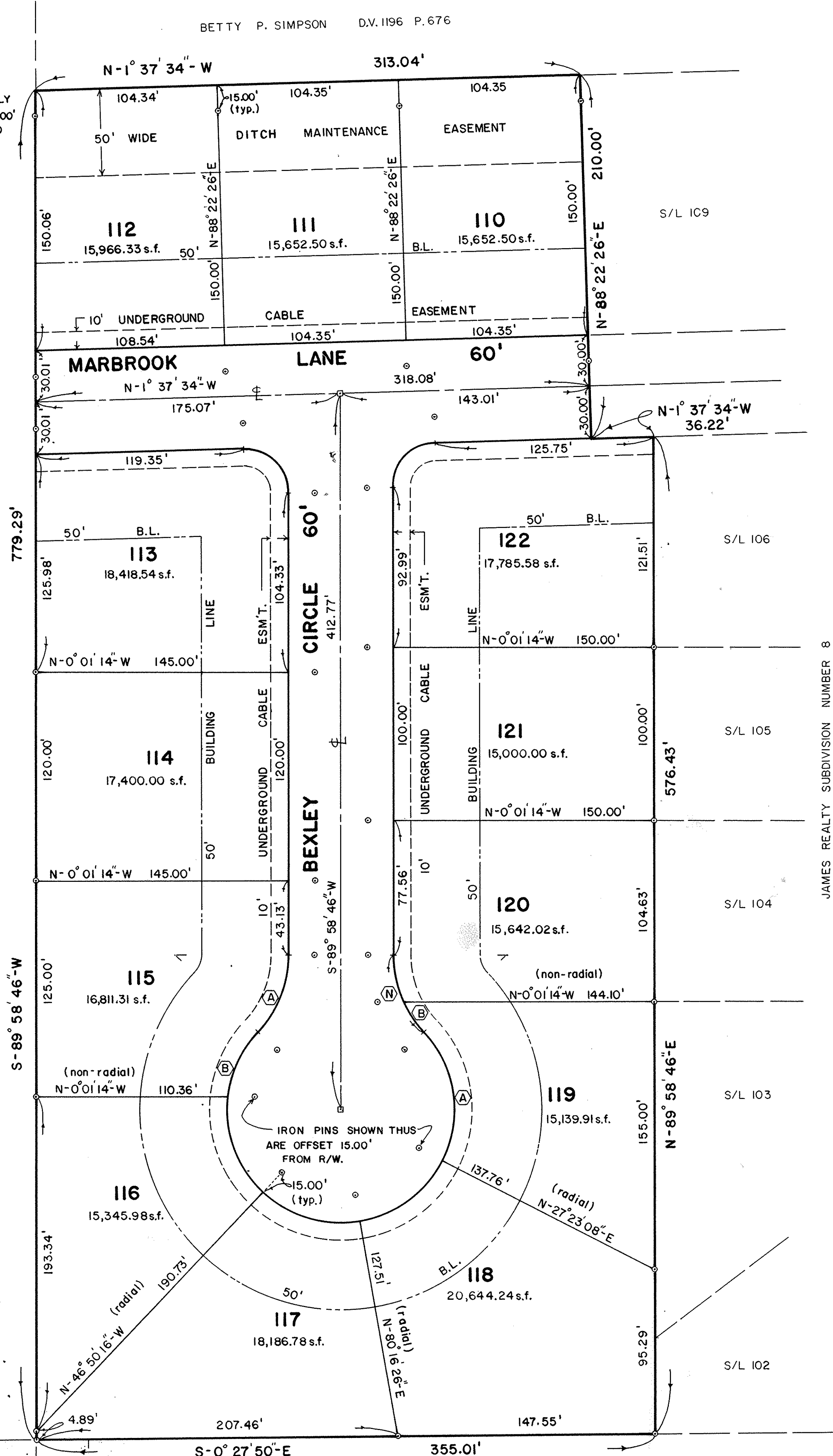
ALBERT J. TRAXLER JR., et al.
D.V. 1163 P. 77-92
39.77 AC.



SCALE: 1" = 40'



SUBLOT	CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
113		25.00'	91° 36' 20"	39.97'	25.71'	35.85'	N-44° 10' 36"-E
115	(A)	65.00'	43° 02' 57"	48.84'	25.64'	47.70'	N-68° 29' 45"-W
115	(B)	65.00'	36° 58' 41"	41.95'	21.73'	41.23'	N-65° 27' 37"-W
116		65.00'	52° 53' 18"	60.00'	32.33'	57.89'	N-69° 36' 23"-E
117		65.00'	52° 53' 18"	60.00'	32.33'	57.89'	N-16° 43' 05"-E
118		65.00'	52° 53' 18"	60.00'	32.33'	57.89'	N-36° 10' 13"-W
119	(A)	65.00'	70° 27' 19"	79.93'	45.90'	74.99'	N-82° 09' 29"-E
119	(B)	65.00'	18° 26' 21"	20.92'	10.55'	20.83'	N-56° 09' 00"-E
120		65.00'	24° 36' 36"	27.92'	14.18'	27.71'	N-77° 40' 28"-E
122		25.00'	88° 23' 40"	38.57'	24.31'	34.86'	N-45° 49' 24"-W
	(N)	65.00'	43° 02' 57"	48.84'	25.64'	47.70'	N-68° 27' 18"-E

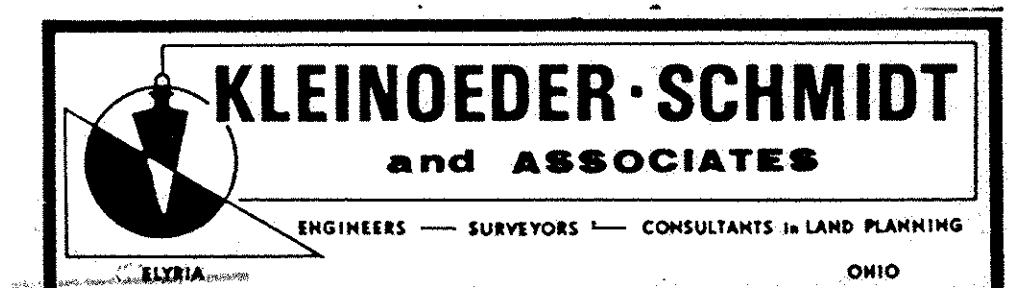


JAMES REALTY SUBDIVISION NUMBER 8
PV. 41 P. 24 & 25
(THE JAMES REALTY COMPANY D.V. 1381 P. 577)

NORBERT C. & MARGARET J. TRAXLER
D.V. 570 P. 353
0.62 AC.

COLUMBIA GAS OF OHIO, INC.
D.V. 984 P. 288

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



JAMES REALTY SUBDIVISION NUMBER 9
PART OF AVON TOWNSHIP SECTION 20
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO
LORAIN COUNTY
#17093 TAX MAP DEPARTMENT

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-01
OHIO REV. CODE
NOV 6 1985
JULIAN A. FLOR
LORAIN COUNTY AUDITOR