

JAMES REALTY SUBDIVISION NUMBER 10

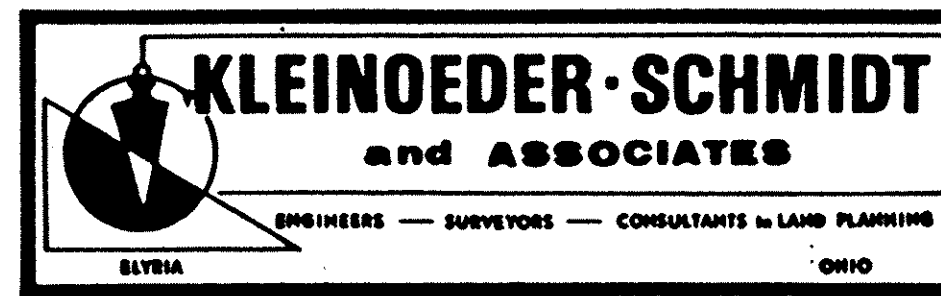
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PART of AVON TOWNSHIP SECTION No. 20

CITY of AVON LAKE COUNTY of LORAIN STATE of OHIO

PREPARED BY



OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGED THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZED ITS RECORDING. WE DO HEREBY GRANT UNTO THE CITY OF AVON LAKE SWALE, DRAINAGE, AND SEWER EASEMENTS OF THE WIDTHS AND LOCATIONS SHOWN UNDER, OVER, AND THROUGH THE SUBLOTS AND LAND AS SHOWN HEREON. NO BUILDINGS OR TREES TO BE INSTALLED IN EASEMENTS. CITY TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN THE EASEMENTS EXCEPT GRASS. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON, AND DESIGNATED AS CAMBRIDGE CIRCLE, MARBROOK LANE, & WELLESLEY CIRCLE.

REPRESENTING JAMES REALTY COMPANY:

James A. Gamellia
JAMES A. GAMELLIA, SECRETARY

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 10 AND THAT IT WAS HIS OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 19 DAY OF August 1987.

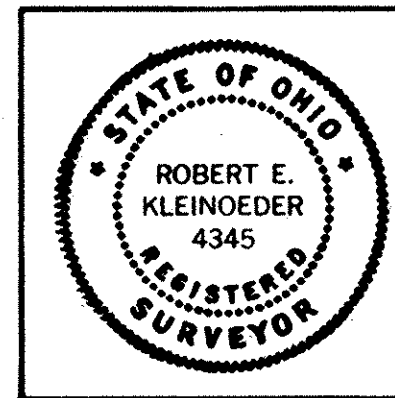
Mary Louise Hamellia
NOTARY PUBLIC

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 10 AS SHOWN HEREON AND CONTAINING 9.3322 ACRES IN AVON TOWNSHIP SECTION 20, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO. AT ALL POINTS INDICATED — 0 — 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 | 7.5472 AC. |
| ACREAGE IN STREETS | 1.7850 AC. |
| TOTAL | 9.3322 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 GRANTEES) 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 GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, 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 GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

REPRESENTING JAMES REALTY COMPANY:

James A. Gamellia
JAMES A. GAMELLIA

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 10 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, CAMBRIDGE CIRCLE, & WELLESLEY CIRCLE. FOR

First Federal Savings and Loan Association of Lorain
John R. Halanowski
John R. Halanowski

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 *John R. Halanowski, Vice President and Secretary* REPRESENTING *First Federal Savings and Loan Association of Lorain* WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF JAMES REALTY SUBDIVISION NUMBER 10 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 19th DAY OF August 1987.

Thomas M. Czarnay
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-24-90

DETENTION BASIN EASEMENT

JAMES REALTY COMPANY, THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CITY OF AVON LAKE, ITS SUCCESSORS AND ASSIGNS, A PERMANENT RIGHT OF WAY AND EASEMENT, UNDER AND THROUGH ALL LANDS AS SHOWN HEREON WHICH ARE SUBJECT TO A DRAINAGE EASEMENT AND STORM SEWER EASEMENT, AND WHICH SHALL BE FURTHER SUBJECTED TO COVENANTS AND CONDITIONS PERTAINING TO A DRAINAGE EASEMENT AREA BY SEPARATE INSTRUMENT OR INSTRUMENTS, FOR PURPOSES OF MAINTAINING THE HEADWALL AND/OR ANY OTHER STRUCTURES TO BE PLACED OR CONSTRUCTED THEREON BY THE OWNER OR THE CITY, THEIR SUCCESSORS AND ASSIGNS, AND/OR BY ANY OTHER PARTY AT THE REQUEST AND/OR WITH THE CONSENT AND APPROVAL OF THE CITY, TOGETHER WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS, TO AND FROM ANY OF SAID LANDS FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS GRANTED HEREIN.

JAMES REALTY COMPANY

James A. Gamellia
BY: JAMES A. GAMELLIA, SECRETARY

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 10 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Samuel J. ...
AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

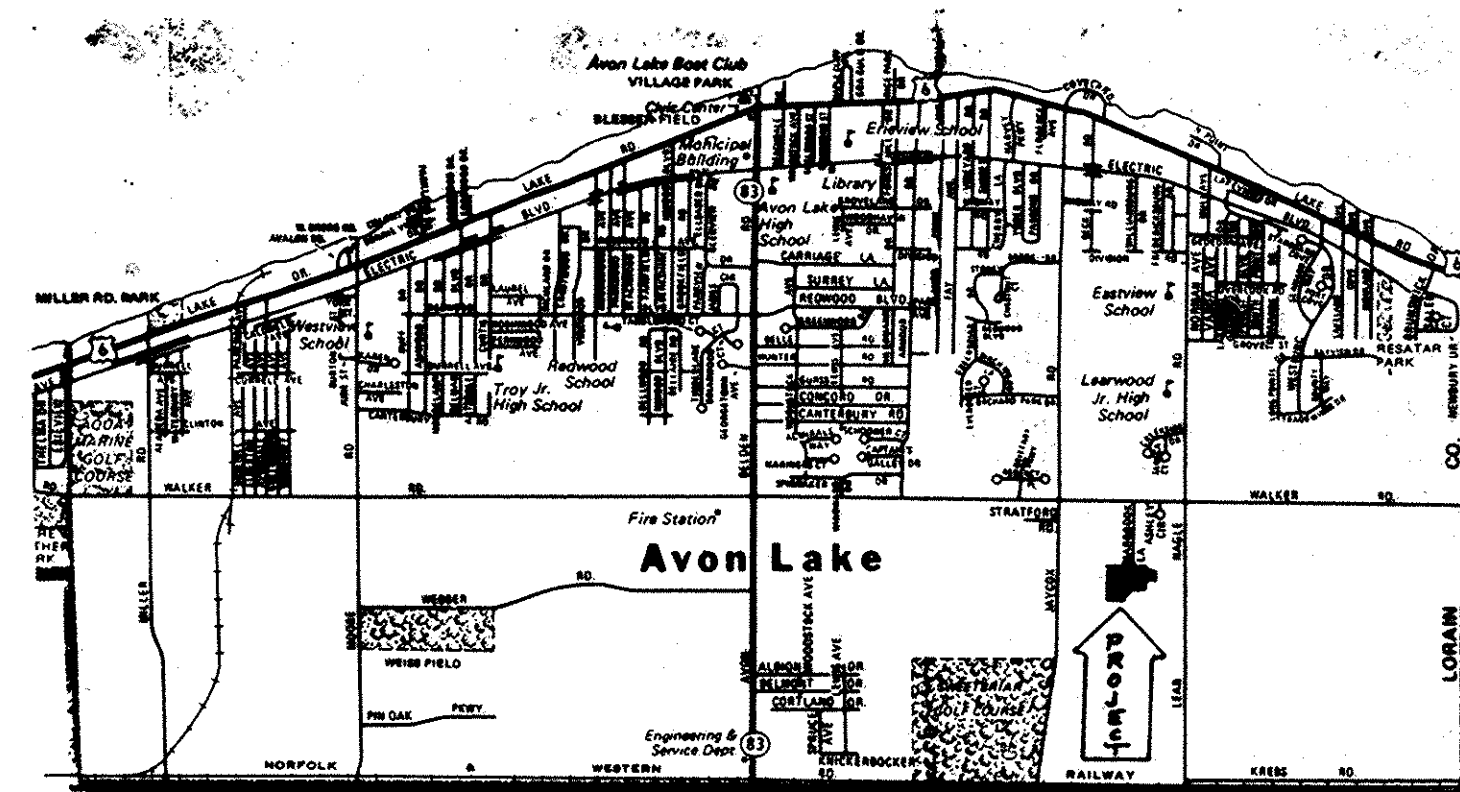
THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 10 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 18th DAY OF August, 1987.

Jasmin Sife Kalounis
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 10 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 197-87, PASSED THE 24th DAY OF August, 1987.

Karlson A. ...
CLERK OF COUNCIL



AREA MAP : NO SCALE

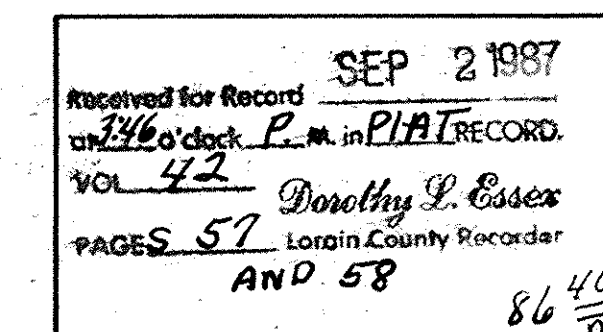
ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 10 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.

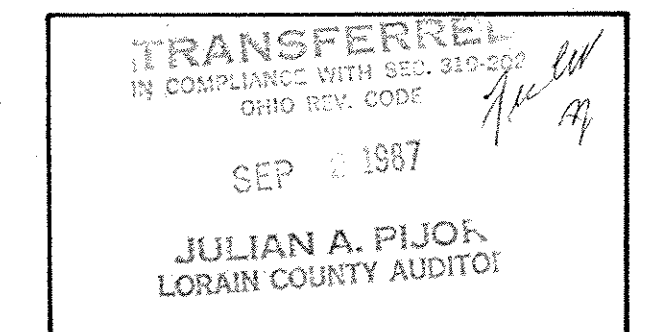
Jasmin Sife Kalounis
AVON LAKE MUNICIPAL ENGINEER

Box: Lorain Co. Title
S.K.

LORAIN COUNTY
TAX MAP DEPARTMENT

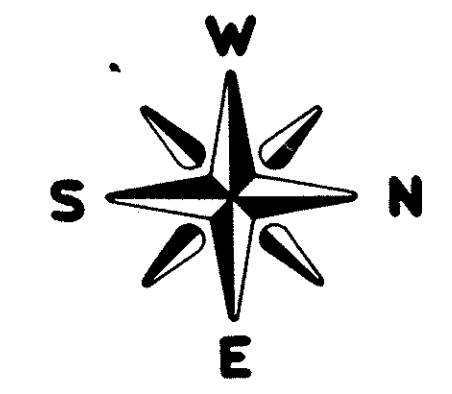


LORAIN COUNTY RECORDER

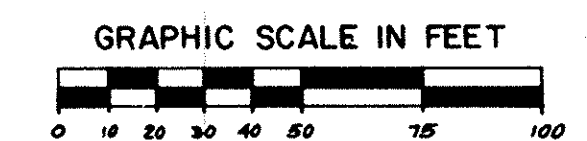


LORAIN COUNTY AUDITOR

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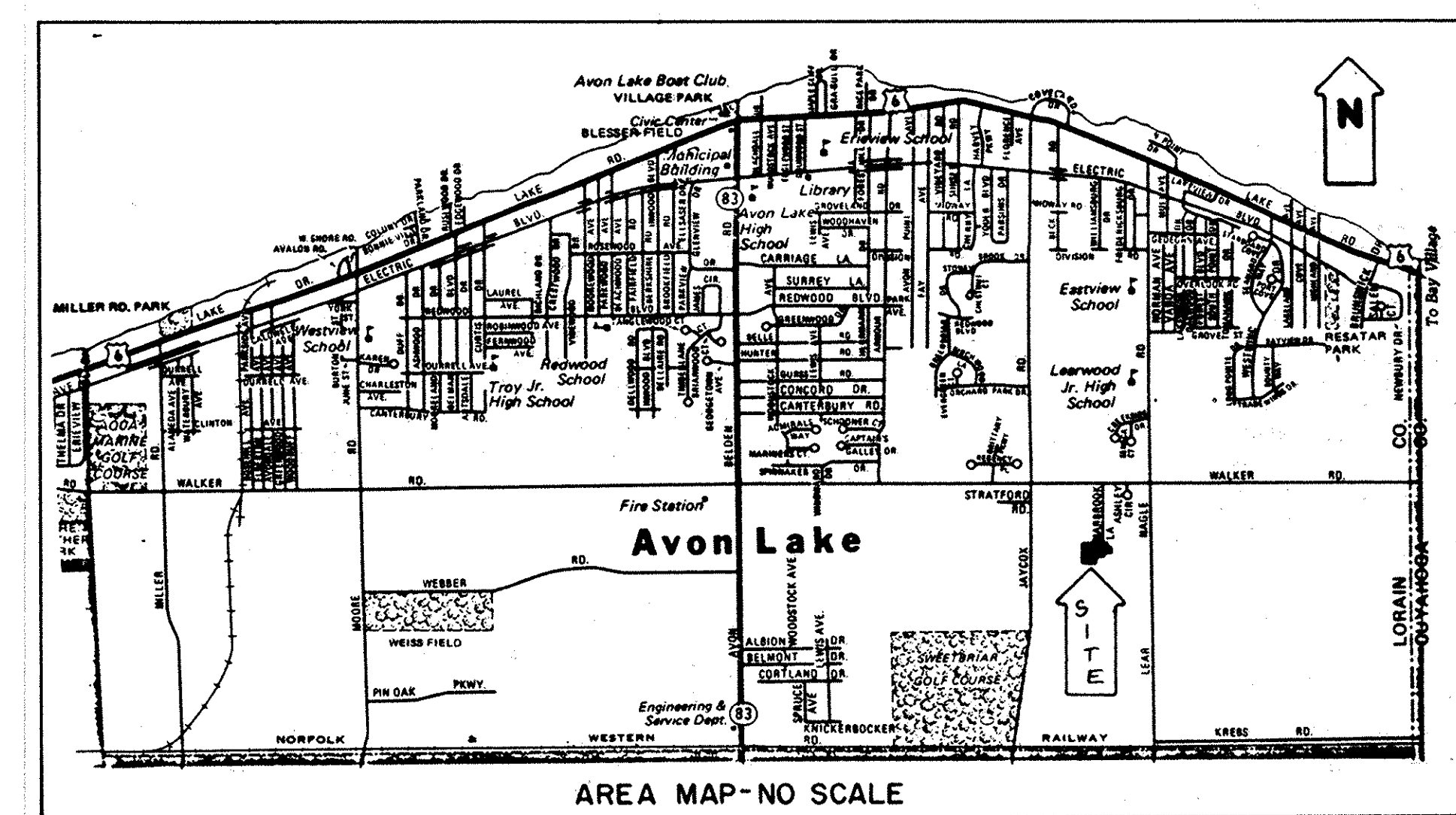
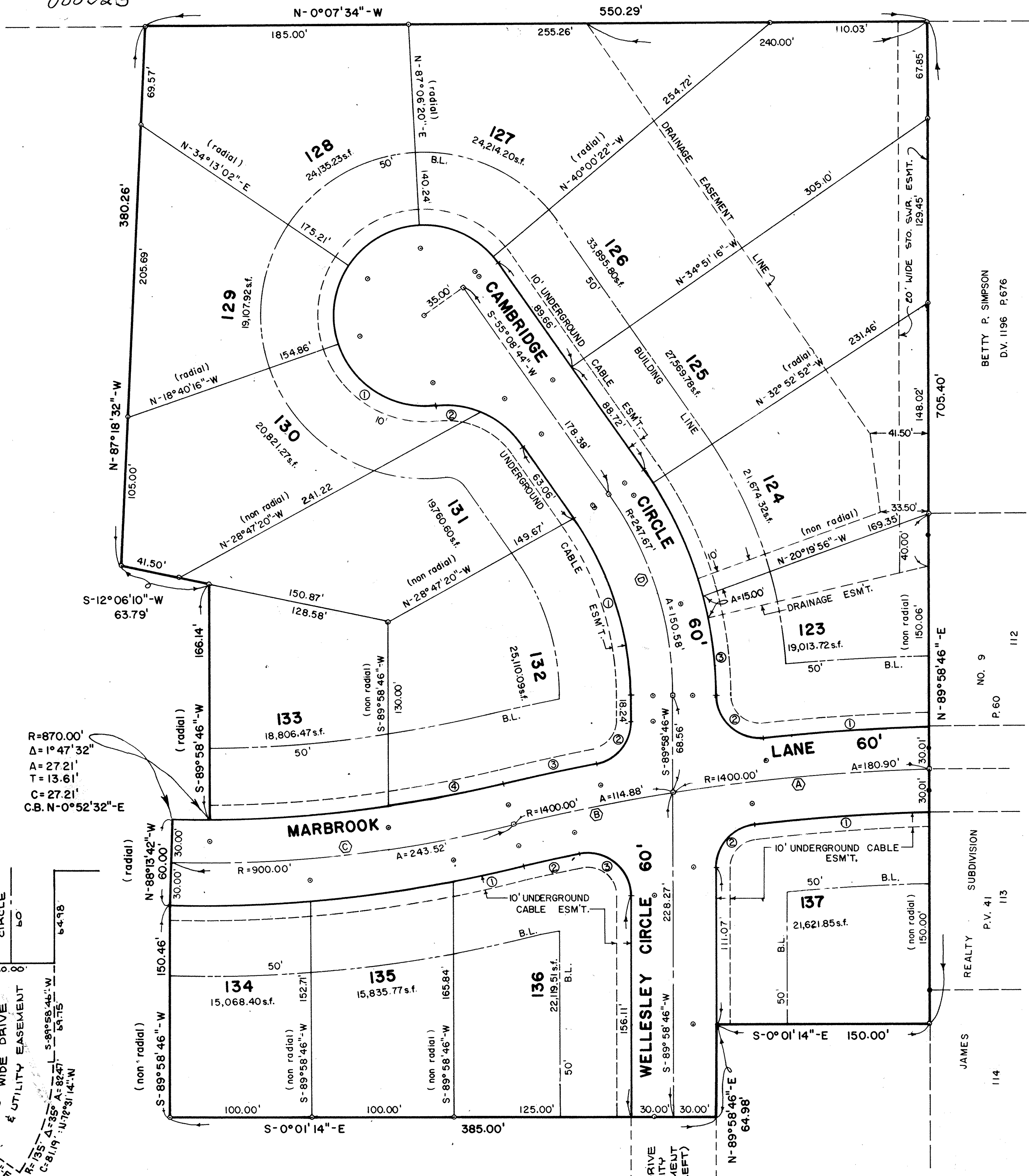


SCALE: 1" = 40'



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JAMES REALTY CO. D.V. 1419 P. 528



| | | |
|-------------------|---------------|------------|
| AREA IN SUBLOTS | 7.5472 | AC. |
| AREA IN STREETS | 1.7850 | AC. |
| TOTAL AREA | 9.3322 | AC. |

| CURVE DATA | | | | | | |
|------------------|----------|-----------|---------|---------|---------|---------------|
| CENTERLINE CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | BEARING |
| A | 1400.00' | 7°24'12" | 180.90' | 90.57' | 180.77' | S-5°19'40"-E |
| B | 1400.00' | 4°42'06" | 114.88' | 57.47' | 114.85' | S-11°22'49"-E |
| C | 900.00' | 15°30'10" | 243.52' | 122.51' | 242.77' | S-5°58'47"-E |
| D | 247.67' | 34°50'02" | 150.58' | 77.70' | 148.27' | S-72°33'45"-W |

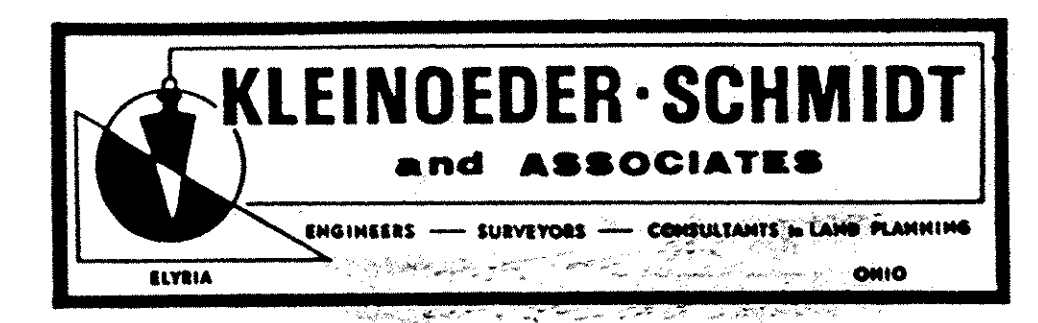
| SUBLOT | CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | BEARING |
|--------|-------|----------|------------|---------|---------|---------|---------------|
| 123 | 1 | 1430.00' | 4°41'21" | 117.03' | 58.55' | 117.00' | N-3°56'14"-W |
| 123 | 2 | 30.00' | 96°15'40" | 50.40' | 33.47' | 44.68' | N-41°50'56"-E |
| 123 | 3 | 277.67' | 14°28'58" | 70.19' | 35.28' | 70.00' | N-82°44'17"-E |
| 124 | | 277.67' | 8°22'40" | 89.06' | 44.92' | 88.68' | N-66°18'28"-E |
| 125 | | 277.67' | 1°58'24" | 9.56' | 4.78' | 9.56' | N-56°07'56"-E |
| 126 | | 65.00' | 5°09'06" | 5.84' | 2.92' | 5.84' | N-52°34'10"-E |
| 127 | | 65.00' | 52°53'18" | 60.00' | 32.33' | 57.89' | N-23°32'59"-E |
| 128 | | 65.00' | 52°53'18" | 60.00' | 32.33' | 57.89' | N-29°20'19"-W |
| 129 | | 65.00' | 52°53'18" | 60.00' | 32.33' | 57.89' | N-82°13'37"-W |
| 130 | 1 | 65.00' | 78°41'49" | 89.28' | 53.29' | 82.42' | N-31°58'49"-E |
| 130 | 2 | 65.00' | 27°14'49" | 30.91' | 15.75' | 30.62' | N-6°15'20"-E |
| 131 | | 65.00' | 35°16'00" | 40.01' | 20.66' | 39.38' | N-37°30'44"-E |
| 132 | 1 | 217.67' | 34°50'02" | 132.34' | 68.28' | 130.31' | N-72°33'45"-E |
| 132 | 2 | 30.00' | 78°58'27" | 41.35' | 24.72' | 38.15' | N-50°32'01"-W |
| 132 | 3 | 1430.00' | 2°41'05" | 67.01' | 33.51' | 67.00' | N-12°23'19"-W |
| 132 | 4 | 870.00' | 5°24'08" | 82.03' | 41.05' | 82.00' | N-11°01'48"-W |
| 133 | | 870.00' | 8°18'30" | 126.16' | 63.19' | 126.05' | N-4°10'29"-W |
| 134 | | 930.00' | 6°09'55" | 100.07' | 50.08' | 100.03' | N-1°18'39"-W |
| 135 | | 930.00' | 6°13'01" | 100.91' | 50.50' | 100.86' | N-7°30'07"-W |
| 136 | 1 | 930.00' | 3°07'14" | 50.65' | 25.33' | 50.65' | N-12°10'15"-W |
| 136 | 2 | 1370.00' | 1°41'00" | 40.25' | 20.13' | 40.25' | N-12°53'22"-W |
| 136 | 3 | 30.00' | 102°01'38" | 53.42' | 37.06' | 46.64' | N-38°57'57"-E |
| 137 | 1 | 1370.00' | 5°11'01" | 123.95' | 62.02' | 123.90' | N-4°15'11"-W |
| 137 | 2 | 30.00' | 83°10'32" | 43.55' | 26.62' | 39.83' | N-48°25'58"-W |

NOTE: IRON PINS SHOWN WITHIN RIGHTS-OF-WAY OF CAMBRIDGE CIRCLE AND WELLESLEY CIRCLE ARE OFFSET 16.00' FROM RIGHTS-OF-WAY ON PROPERTY LINE BEARINGS PRODUCED TOWARDS CENTERLINE.

IRON PINS SHOWN WITHIN RIGHT-OF-WAY OF MARBROOK LANE ARE OFFSET 15.00' FROM RIGHT-OF-WAY ON PROPERTY LINE BEARINGS PRODUCED TOWARDS CENTERLINE.

NO PERSON, EXCEPT THE CITY OF AVON LAKE MAY CHANGE THE GRADE OR ELEVATION OF LAND WITHIN THE DRAINAGE EASEMENTS AFTER FINAL ACCEPTANCE BY CITY. NO PERSON MAY OBSTRUCT THE STORM INLET FOR ANY REASON WHATSOEVER.

NO STRUCTURES OR PAVEMENT MAY BE CONSTRUCTED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS DRAWING.



JAMES REALTY-SUBDIVISION NUMBER 10
PART OF AVON TOWNSHIP SECTION 20
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

EASEMENT DETAIL SC. 1" = 40'

LORAIN COUNTY TAX MAP DEPARTMENT LORAIN COUNTY TAX MAP DEPARTMENT