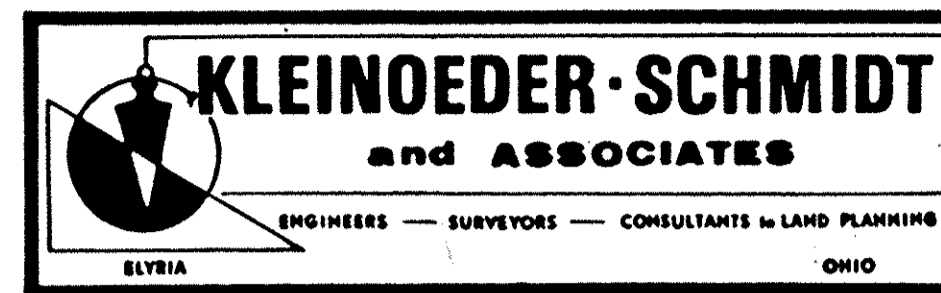


JAMES REALTY SUBDIVISION NUMBER 11

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. 11 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: WELLESLEY 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 - 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 11 AND THAT IT WAS HIS OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 31st DAY OF July 1987.

Markus L. Weiss
NOTARY PUBLIC

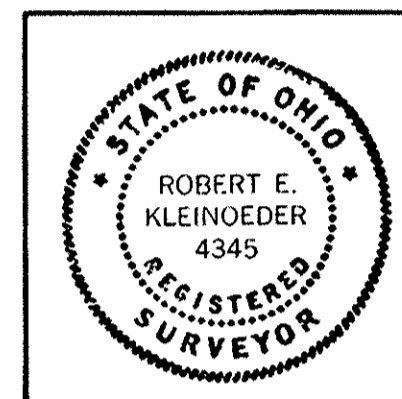
MY COMMISSION EXPIRES 01/4/89

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 11 AS SHOWN HEREON AND CONTAINING 5.3416 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	4.4749 AC.
ACREAGE IN STREETS	0.8667 AC.
TOTAL	5.3416 AC.



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 11 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE: WELLESLEY CIRCLE, AS SHOWN HEREON. FOR

John R. Melanowski
VICE PRESIDENT AND SECRETARY
FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF LORAIN

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. Melanowski REPRESENTING First Federal Savings and Loan Association of Lorain WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF JAMES REALTY SUBDIVISION NUMBER 11 AND THAT IT WAS HIS OWN FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 30th DAY OF November 1987.

Constance G. Gandy
NOTARY PUBLIC
MY COMMISSION EXPIRES September 26, 1989

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 - SECRETARY

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 11 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Walter L. ...
AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

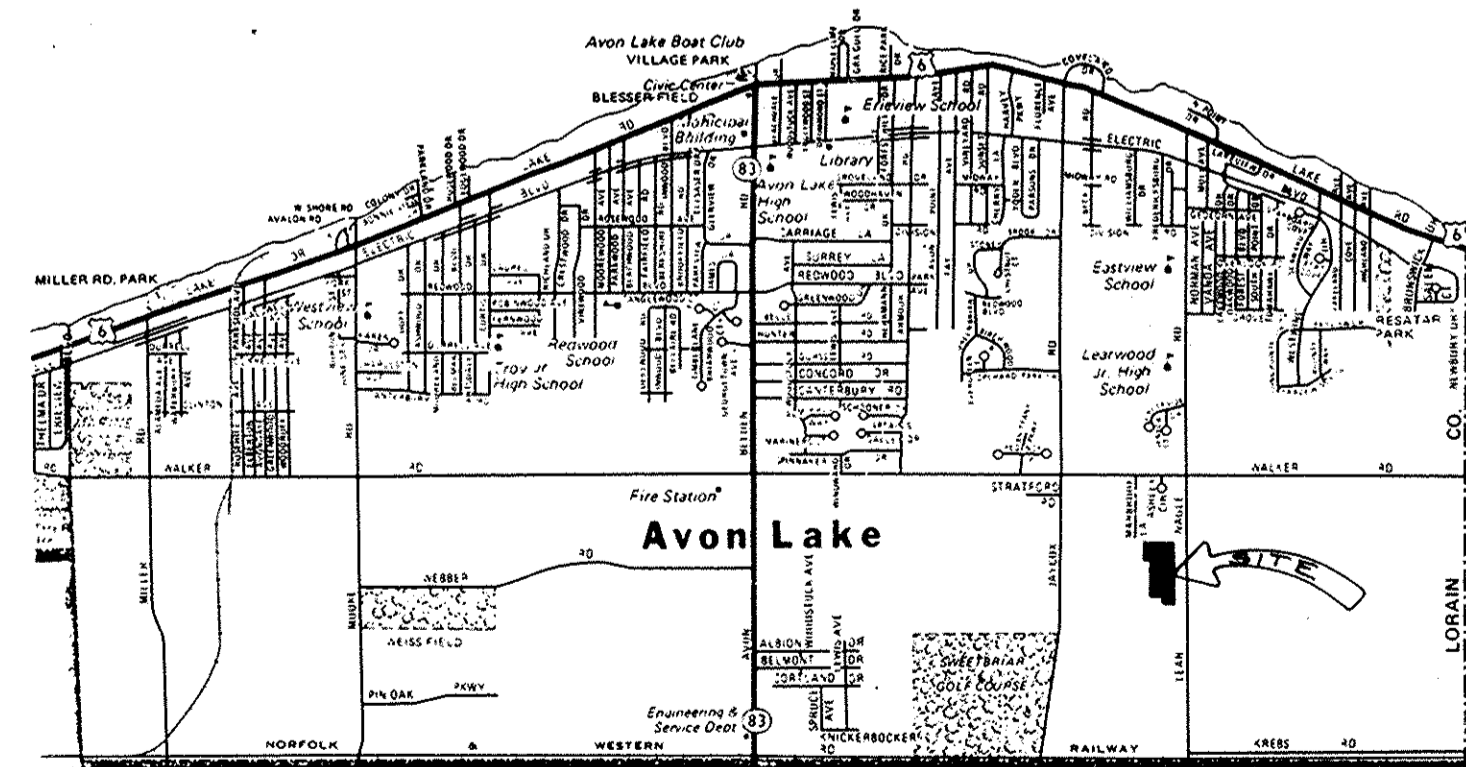
THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 11 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 10th DAY OF NOVEMBER, 1987.

Justin Singh Kaloupek PE
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 11 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 244-87, PASSED THE 23 DAY OF November, 1987.

Kathleen A. ...
CLERK OF COUNCIL



AREA MAP : NO SCALE

ENGINEERS CERTIFICATE

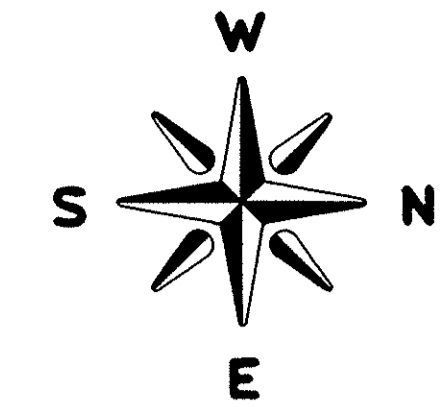
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 11 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

Justin Singh Kaloupek PE
AVON LAKE MUNICIPAL ENGINEER

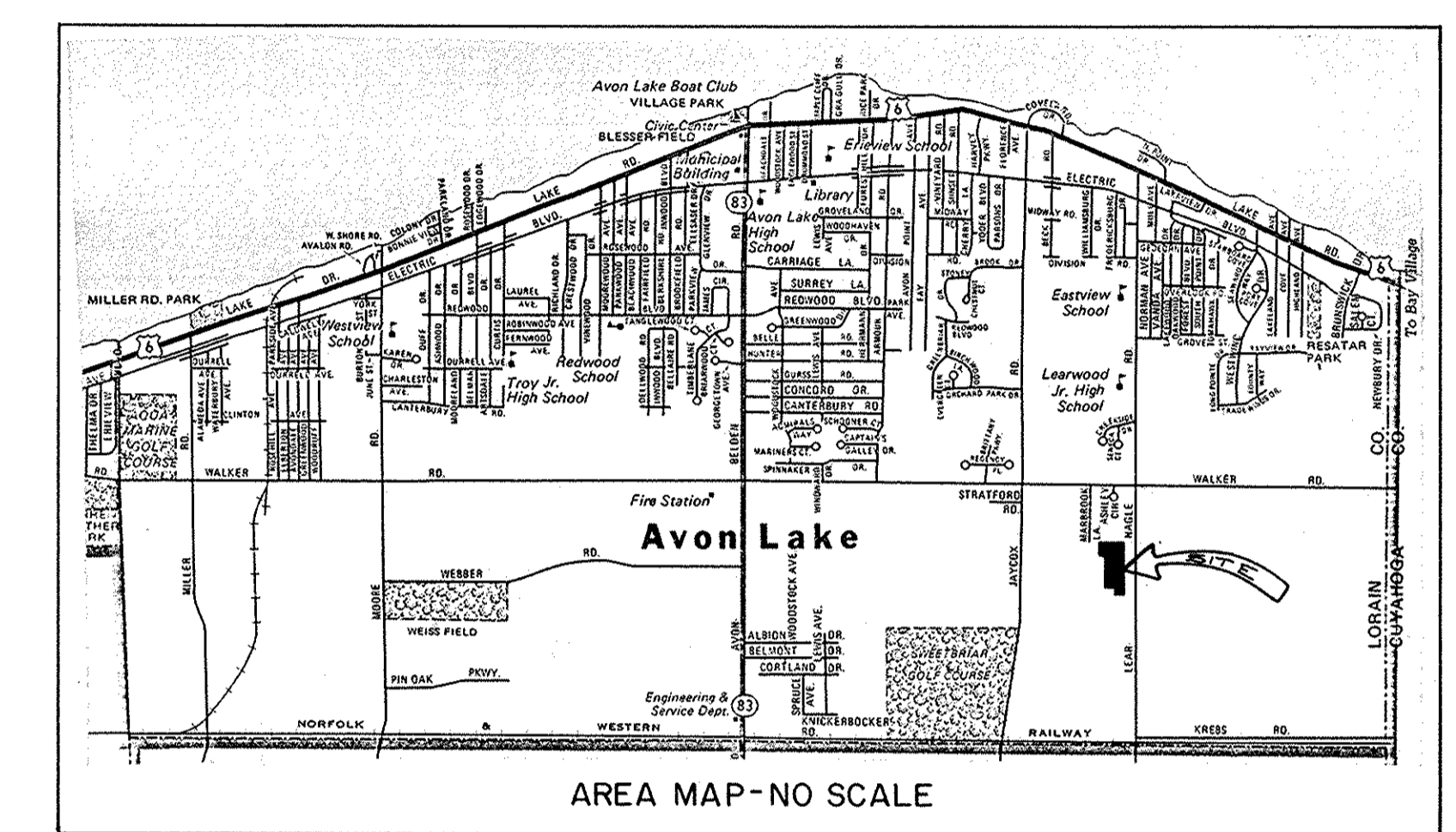
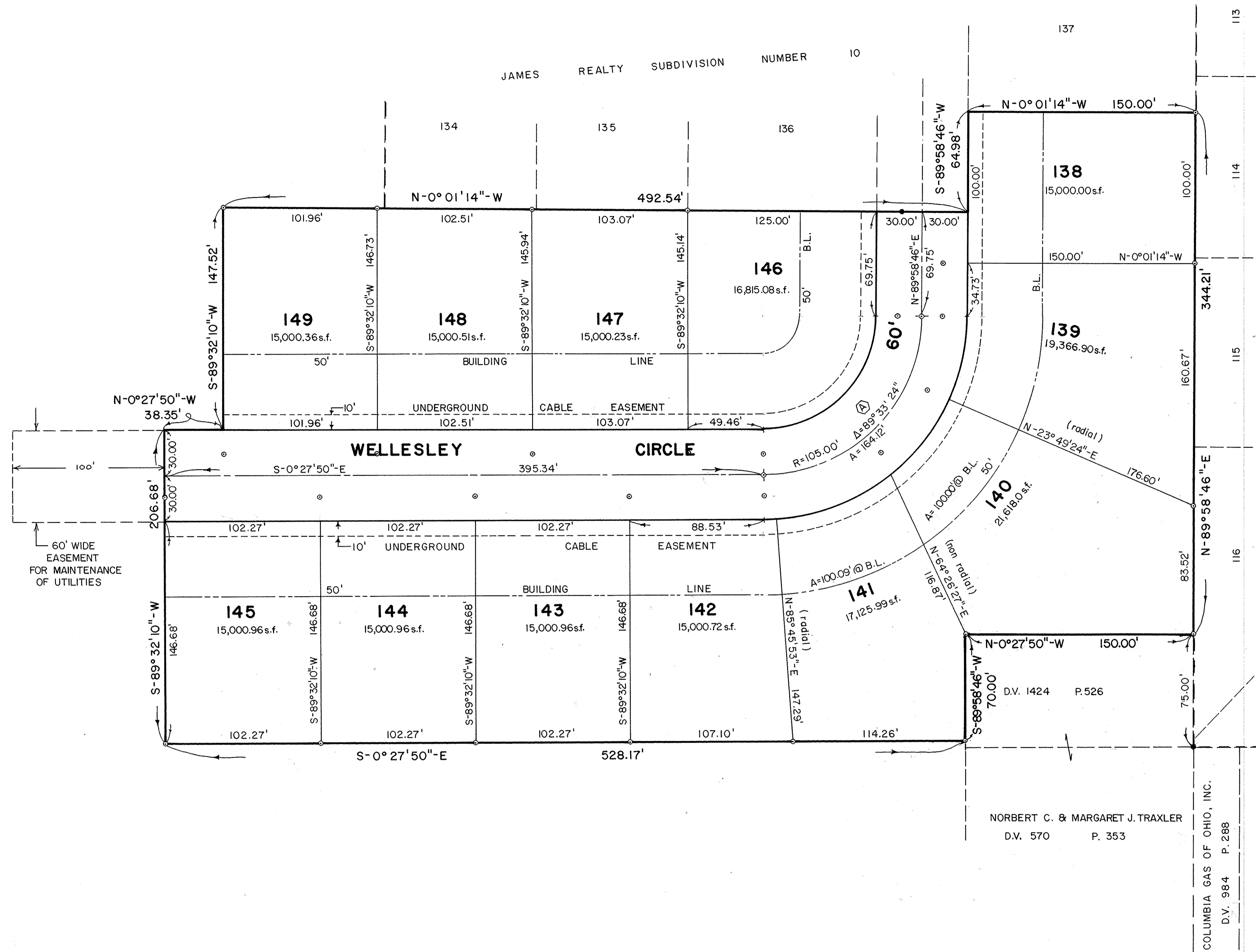
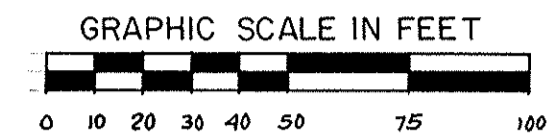
Received for Record DEC - 1 1987
at 4:08 clock P.M. in PLD RECORD.
VOL 442 Dorothy L. Essex
PAGE 20 Lorain County Recorder
71 86.40
Bartholomew Co. ...
LORAIN COUNTY RECORDER
(Dorothy Essex)

TRANSFERRED
IN COMPLIANCE WITH SEC. 519-26
OHIO REV. CODE
DEC 1 1987
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

42/70
1/2



SCALE: 1" = 40'

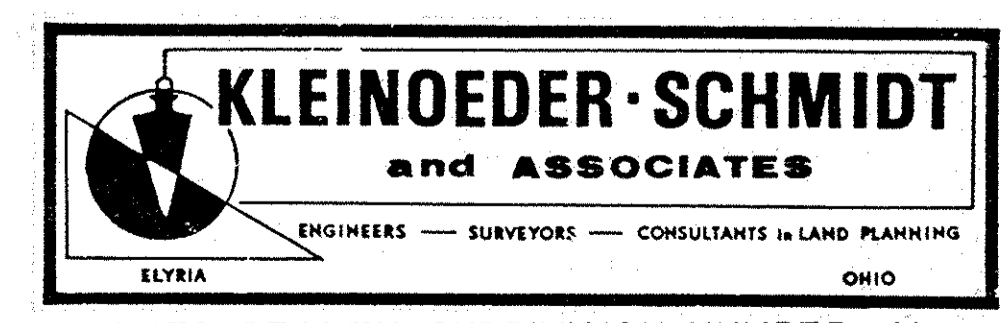


AREA IN LOTS	4.4749 ACRES
AREA IN STREETS	0.8667 ACRES
TOTAL AREA	5.3416 ACRES

NOTE: IRON PINS SHOWN WITHIN THE RIGHT-OF-WAY ARE SET ON THE PROPERTY LINE BEARING PRODUCED TOWARD THE CENTERLINE AND ARE OFFSET 14.00' FROM THE CENTERLINE. THESE PINS ARE INDICATED ON THE ABOVE DRAWING AS FOLLOWS:

- IRON PIN SET
- IRON PIN FOUND

CURVE DATA						
CENTERLINE CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
(A)	105.00'	89°33'24"	164.12'	104.19'	147.92'	S-45°14'32"-E
SUBLOT						
139	135.00'	23°50'38"	56.18'	28.50'	55.78'	N-78°05'55"-W
140	135.00'	27°20'30"	64.42'	32.84'	63.81'	N-52°30'21"-W
141	135.00'	34°35'59"	81.52'	42.05'	80.29'	N-21°32'06"-W
142	135.00'	3°46'17"	8.87'	4.44'	8.88'	N-2°21'00"-W
146	75.00'	89°33'24"	117.23'	74.42'	105.65'	N-45°14'32"-W



JAMES REALTY SUBDIVISION NUMBER 11
PART OF AVON TOWNSHIP SECTION 20
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

42/71