

083131

083131

JAMES REALTY SUBDIVISION NUMBER 13

PART of AVON TOWNSHIP SECTION No. 20

CITY of AVON LAKE COUNTY of LORAIN STATE of OHIO

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, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREET(S) SHOWN HEREON, AND DESIGNATE AS MARBROOK LANE, DORCHESTER DRIVE, AND LEAR-NAGLE ROAD.

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 SHOREHAM DEVELOPMENT CO., AN OHIO CORPORATION, WHO ACKNOWLEDGES THAT HE DID SIGN THE FOREGOING PLAT OF JAMES REALTY SUBDIVISION NUMBER 13 AND THAT IT WAS HIS OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 11th DAY OF December, 1989.

Patricia A. Hartung
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 13 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Arnold D. [Signature]
AVON LAKE LAW DIRECTOR

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 13 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 5TH DAY OF DECEMBER, 1989.

Thomas James Cicha
SECRETARY

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 13 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY OHIO, BY ORDINANCE No. 236-89, PASSED THE December 11 DAY OF 1989.

Thomas James Cicha
CLERK OF COUNCIL

PREPARED BY

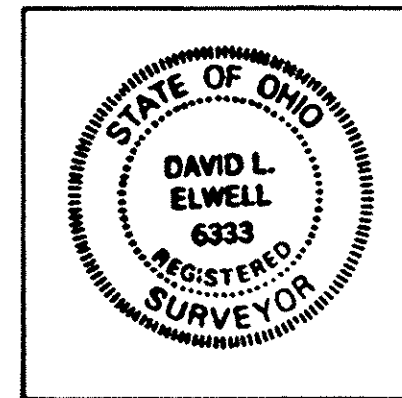


SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, SHOREHAM DEVELOPMENT CO., I HAVE SURVEYED AND PLATTED JAMES REALTY SUBDIVISION NUMBER 13 AS SHOWN HEREON AND CONTAINING 10.9081 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 8.7530
ACREAGE IN STREETS 2.1551
TOTAL 10.9081



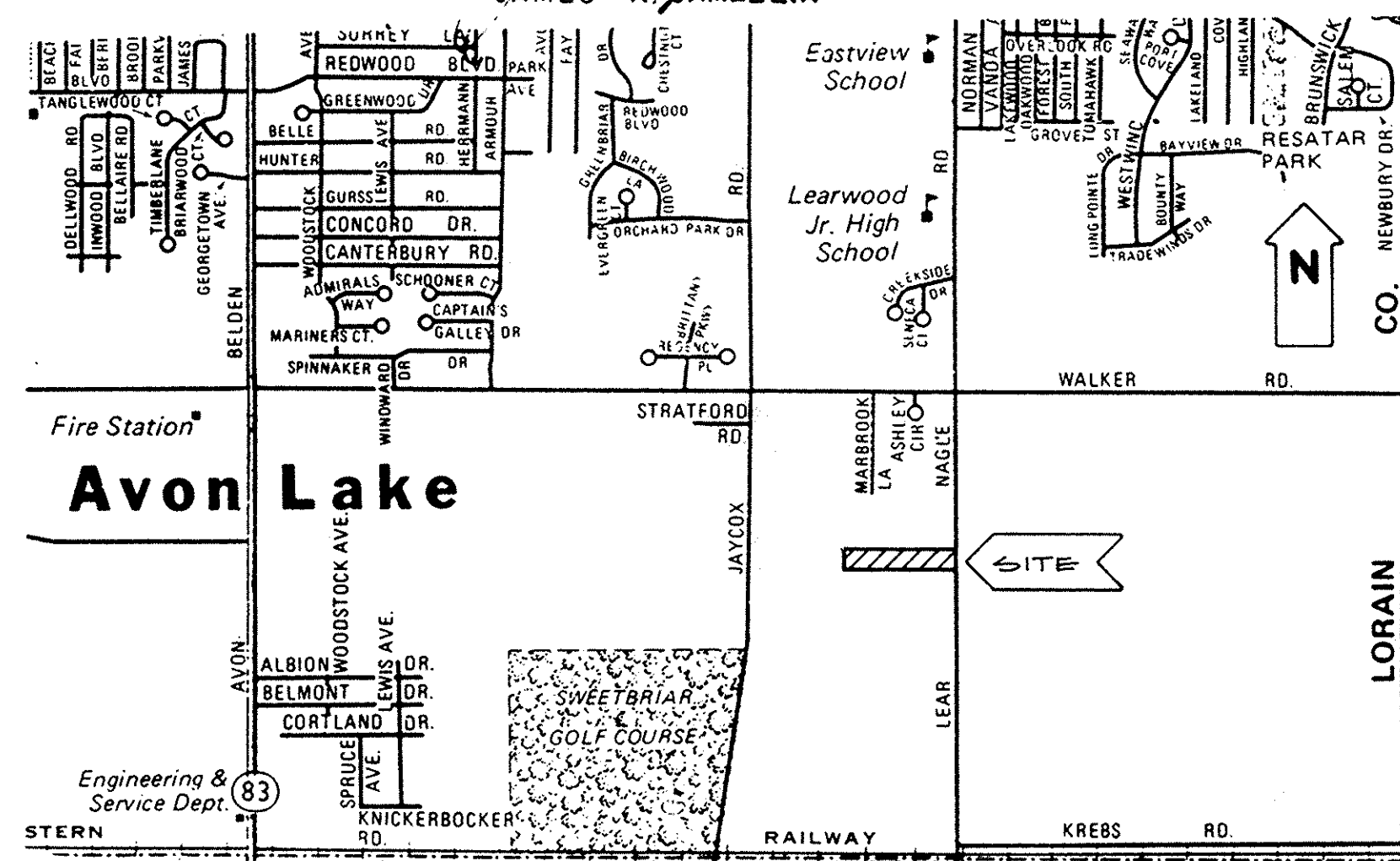
David L. Elwell
DAVID L. ELWELL - REGISTERED SURVEYOR

UNDERGROUND CABLE EASEMENT

SHOREHAM DEVELOPMENT CO., 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



AREA MAP : NO SCALE

ENGINEERS CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 13 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.

Thomas James Cicha, P.E.
AVON LAKE MUNICIPAL ENGINEER

LORAIN COUNTY
TAX MAP DEPARTMENT

MORTGAGEES CERTIFICATE

THIS IS TO CERTIFY THAT FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF JAMES REALTY SUBDIVISION NUMBER 13 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, DORCHESTER DRIVE, AND LEAR-NAGLE ROAD, AS SHOWN HEREON.

FOR FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LORAIN:

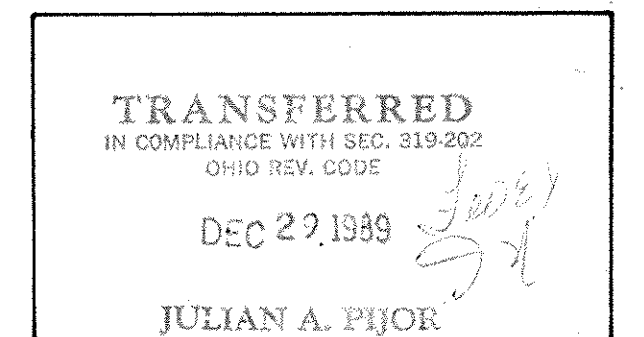
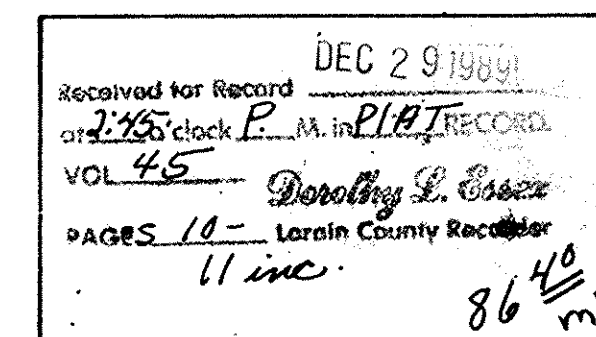
NOTARY PUBLIC

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 _____ REPRESENTING _____ WHO ACKNOWLEDGED THAT _____ DID SIGN THE FOREGOING PLAT OF JAMES REALTY SUBDIVISION NUMBER 13 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 _____



LORAIN COUNTY RECORDER

LORAIN COUNTY AUDITOR

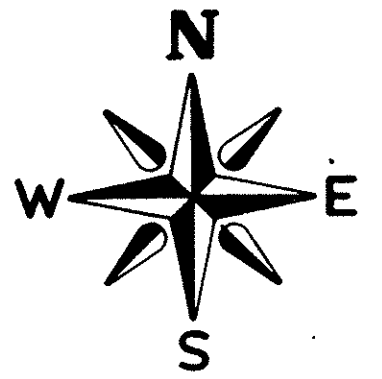
Box: LCT - S.K.

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2

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45 11



SCALE: 1" = 40'

JAMES

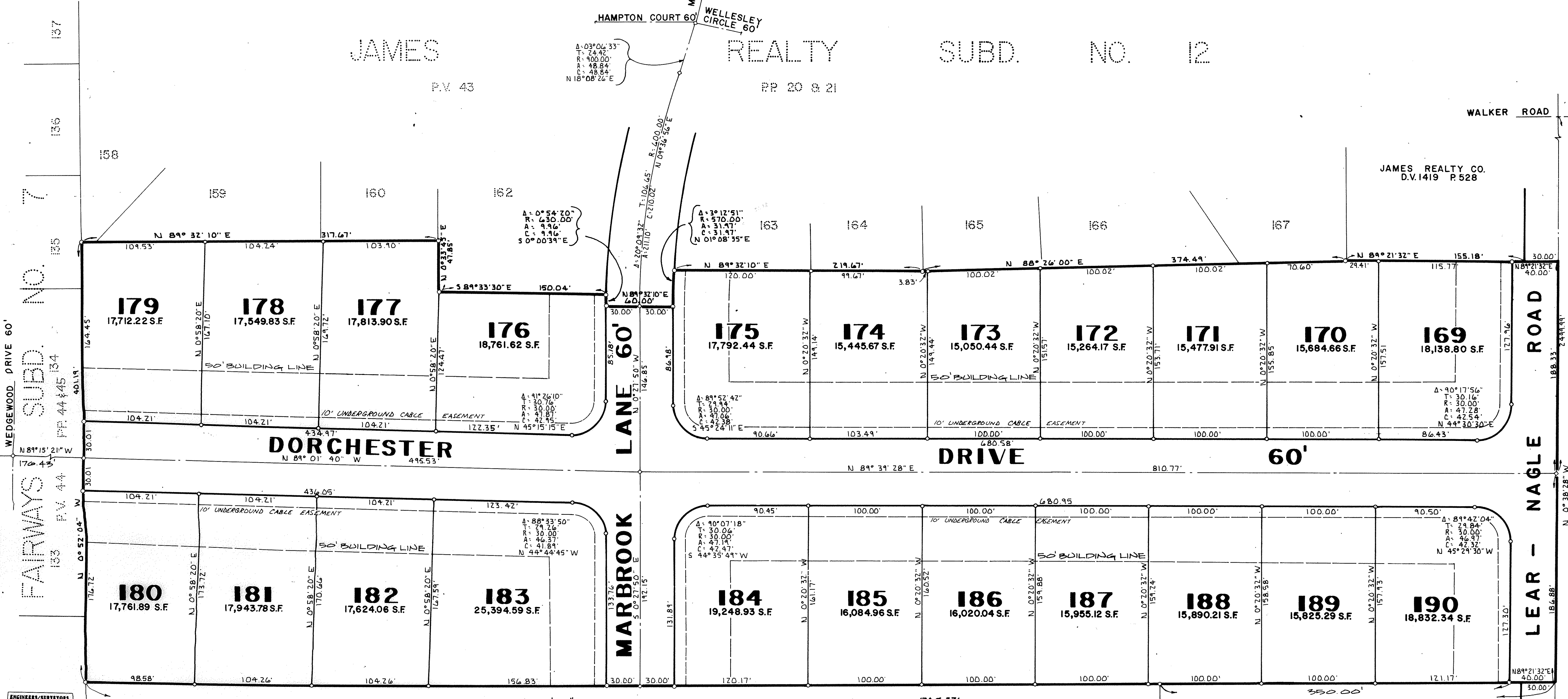
REALTY SUBD. NO. 12

P.V. 43

PP. 20 & 21

WALKER ROAD

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



FAIRWAYS SUBD. NO. 7



ALBERT TRAXLER JR. ET. AL.
8.92 A. D.V. 1163 PP. 77 & 78

CATHERINE A. MULLEN
1.08 A. D.V. 1251 P. 142

LORAIN COUNTY
TAX MAP DEPARTMENT

JAMES REALTY NUMBER 13
SURVEY MAP

45 11