

# JAYCOX ROAD SUBDIVISION No. 2

## FINAL PLAT

BEING PART OF

ORIGINAL AVON TWP. SECTION 19  
CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "JAYCOX ROAD SUBDIVISION No. 2" AS SHOWN HEREON AND CONTAINING 0.7131 ACRES OF LAND IN ORIGINAL AVON TOWNSHIP SECTION NO. 19, NOW IN THE CITY OF AVON LAKE, LORAIN COUNTY, STATE OF OHIO. AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.



*David L. Elwell*  
DAVID L. ELWELL  
REGISTERED SURVEYOR NO. 6333

AREA IN 1 SUBLOT 0.3838 ACRES  
AREA IN RIGHT-OF-WAY 0.3293 ACRES  
TOTAL AREA IN SUBDIVISION 0.7131 ACRES

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT BRIARWOOD INVESTMENTS, INC., AN OHIO CORPORATION, DOES HEREBY ACCEPT THIS PLAT OF JAYCOX ROAD SUBDIVISION No. 2 TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE REDWOOD BOULEVARD, UTILITY EASEMENTS AND STORM SEWER EASEMENTS, AS SHOWN HEREON.

BRIARWOOD INVESTMENTS, INC.

BY: *James A. Gamella Jr.*  
JAMES A. GAMELLA JR., PRESIDENT  
BRIARWOOD INVESTMENTS, INC.  
AN OHIO CORPORATION

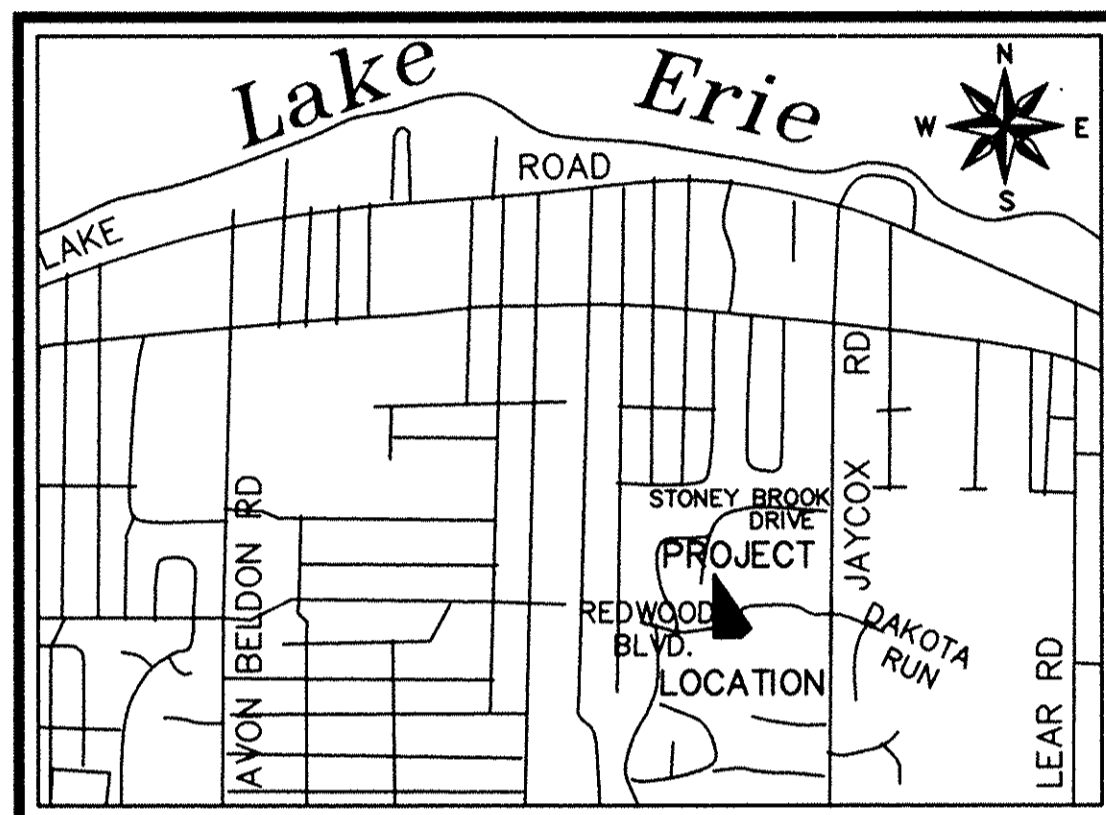
### NOTARY PUBLIC

COUNTY OF LORAIN  
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. GAMELLA JR., PRESIDENT OF BRIARWOOD INVESTMENTS, INC., AN OHIO CORPORATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE PLAT OF JAYCOX ROAD SUBDIVISION No. 2 AND THAT IT WAS HIS OWN FREE ACT AND DEED ON BEHALF OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 1 DAY OF June, 1995.

*Mary Louise Gamella*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/99



AREA MAP SCALE 1" = 2,000'

#### LEGEND

- IRON PIN FOUND
- IRON PIN SET
- MONUMENT BOX FOUND
- MONUMENT BOX SET

### 10 FOOT UTILITY EASEMENT

BRIARWOOD INVESTMENTS, INC., AN OHIO CORPORATION, THE OWNER OF THE UTILITY EASEMENTS WITHIN PLATTED LAND DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTURY TELEPHONE COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS, (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, EXCEPT WHERE SHOWN OTHERWISE, 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 EASEMENT 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.

BRIARWOOD INVESTMENTS, INC.

BY: *James A. Gamella Jr.*  
JAMES A. GAMELLA JR., PRESIDENT  
BRIARWOOD INVESTMENTS, INC.  
AN OHIO CORPORATION

**LORAIN COUNTY TAX  
MAP DEPARTMENT COPY**

### CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAYCOX ROAD SUBDIVISION No. 2 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 THEREON.

*Waide M. Mertz*  
AVON LAKE MUNICIPAL ENGINEER  
WAIDE M. MERTZ, P.E.

### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF JAYCOX ROAD SUBDIVISION No. 2 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 02 DAY OF June, 1995

*Albert J. Dispenza*  
AVON LAKE PLANNING COMMISSION SECRETARY  
ALBERT J. DISPENZA

### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF JAYCOX ROAD SUBDIVISION No. 2 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 98-95 PASSED THE 12 DAY OF June, 1995

*Kathleen Lynch*  
CLERK OF COUNCIL  
KATHLEEN LYNCH

### LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JAYCOX ROAD SUBDIVISION No. 2 AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

*Geoffrey R. Smith*  
AVON LAKE LAW DIRECTOR  
GEOFFREY R. SMITH

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
AUG 2 1995  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

Received for Record  
at 2:40 P.M. on PLAT RECORD  
VOL. 55 MARY ANN JAMISON  
PAGE 2728 Lorain County Recorder  
Box: LERC (MARUM) #6.40  
LORAIN COUNTY RECORDER

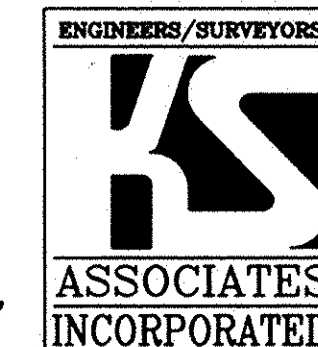
DATE: 5-31-95	
DRAWN BY: ELK/JEC/DB	
CH'D BY:	
F.B. 152 & 179	
DWG. NAME: 92515-2 PLAT-TL	
REVISIONS	
5-26-95	Revised per City Engineer's comments

JAYCOX ROAD SUBDIVISION No. 2  
FINAL PLAT

KS ASSOCIATES, INC.

ENGINEERS/SURVEYORS  
424 Middle Avenue  
Elyria, Ohio 44035

ELYRIA (216) 322-6317 \* LORAIN (216) 244-5757

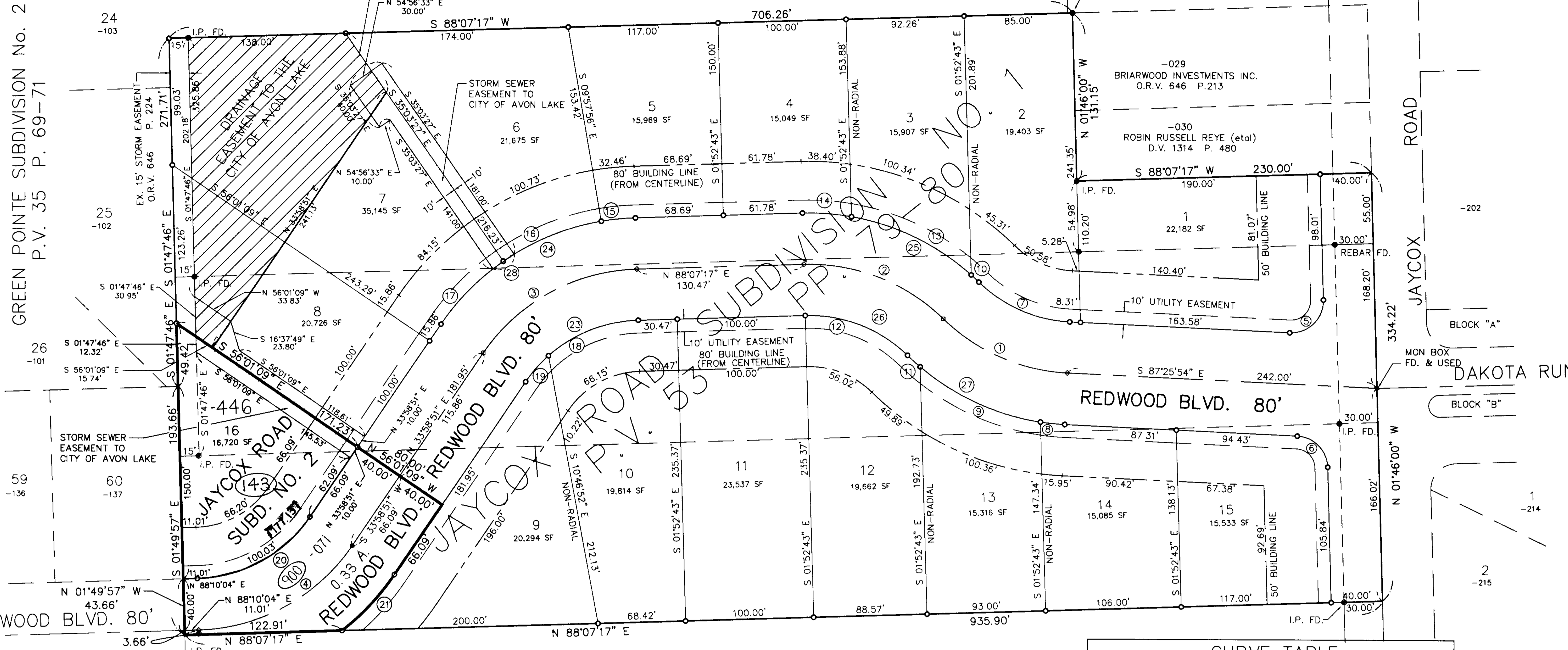


SHEET 1 OF 2  
DATE 9-2-94  
92515-2

GREEN POINTE SUBDIVISION No. 4  
P.V. 36 P. 64 & 65

GREEN POINTE SUBDIVISION No. 2  
P.V. 35 P. 69-71

THE DAKOTAS SUBDIVISION No. 1



OUT OF INTO PLAT 04-00-019-143-444 0.71 A. ALL  
REMAINDER NONE

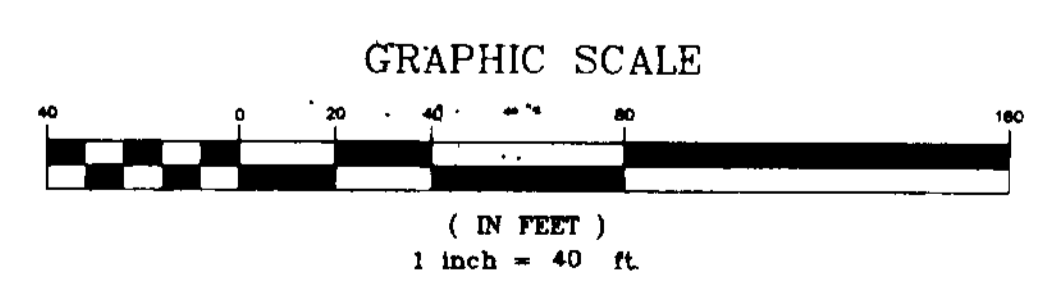
AREA IN 1 SUBLOT 0.3838 AC.  
AREA IN RIGHT-OF-WAY 0.3293 AC.  
TOTAL AREA IN SUBDIVISION 0.7131 AC.

- LEGEND:**
- I.P. SET
  - I.P. FOUND
  - ⊕ MON. BOX SET
  - ⊖ MON. BOX FOUND

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	150.00'	108.39'	56.68'	106.05'	S 66°43'49" E	41°24'10"
2	150.00'	120.03'	63.44'	116.86'	S 68°57'13" E	45°50'59"
3	150.00'	141.74'	76.66'	136.52'	N 61°03'04" E	54°08'26"
4	150.00'	141.86'	76.74'	136.63'	S 61°04'27" W	54°11'12"
5	25.00'	41.16'	26.97'	36.67'	N 45°24'03" E	94°20'06"
6	25.00'	37.38'	23.18'	33.99'	S 44°35'57" E	85°39'54"
7	110.00'	79.49'	41.57'	77.77'	S 66°43'49" E	41°24'10"
8	190.00'	19.12'	9.57'	19.11'	S 84°32'58" E	05°45'52"
9	190.00'	104.81'	53.77'	103.48'	N 65°51'52" W	31°36'20"
10	190.00'	8.21'	4.11'	8.21'	S 47°16'03" E	02°28'38"
11	190.00'	13.37'	6.69'	13.37'	N 48°02'43" W	04°01'58"
12	110.00'	88.03'	46.52'	85.70'	S 68°57'13" E	45°50'59"
13	190.00'	105.34'	54.06'	104.00'	S 64°23'23" E	31°46'02"
14	190.00'	38.48'	19.31'	38.42'	N 86°04'33" W	11°36'19"
15	190.00'	26.82'	13.43'	26.80'	N 84°04'40" E	08°05'13"
16	190.00'	83.21'	42.28'	82.54'	S 67°29'18" W	25°05'31"
17	190.00'	69.51'	35.15'	69.12'	S 44°27'42" W	20°57'42"
18	110.00'	76.89'	40.09'	75.33'	N 68°05'47" E	40°03'01"
19	110.00'	27.05'	13.59'	26.98'	S 41°01'34" W	14°05'25"
20	110.00'	102.03'	55.02'	98.41'	N 61°35'42" E	53°08'42"
21	190.00'	60.05'	30.28'	59.80'	N 43°02'04" E	18°06'26"
22	110.00'	103.94'	56.22'	100.12'	S 61°03'04" W	54°08'26"
24	190.00'	179.54'	97.10'	172.93'	N 61°03'04" E	54°08'26"
25	190.00'	152.04'	80.36'	148.02'	S 68°57'13" E	45°50'59"
26	110.00'	88.03'	46.52'	85.70'	N 68°57'13" W	45°50'59"
27	190.00'	137.30'	71.80'	134.33'	S 66°43'49" E	41°24'10"
28	190.00'	20.01'	10.02'	20.00'	N 54°02'20" E	6°02'02"

#21387  
APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 8-2-95  
DATE 4-00-019  
T. MOLLIS  
21387

KS ASSOCIATES, INC.  
ENGINEERS/SURVEYORS  
DATE  
SCALE  
BY



DATE	REVISIONS
5-31-95	
5-26-95	Revised per City Engineer's comments

JAYCOX ROAD SUBDIVISION No. 2  
PART OF ORIGINAL AVON TOWNSHIP SECTION No. 19  
CITY OF AVON LAKE, LORAIN COUNTY, OHIO

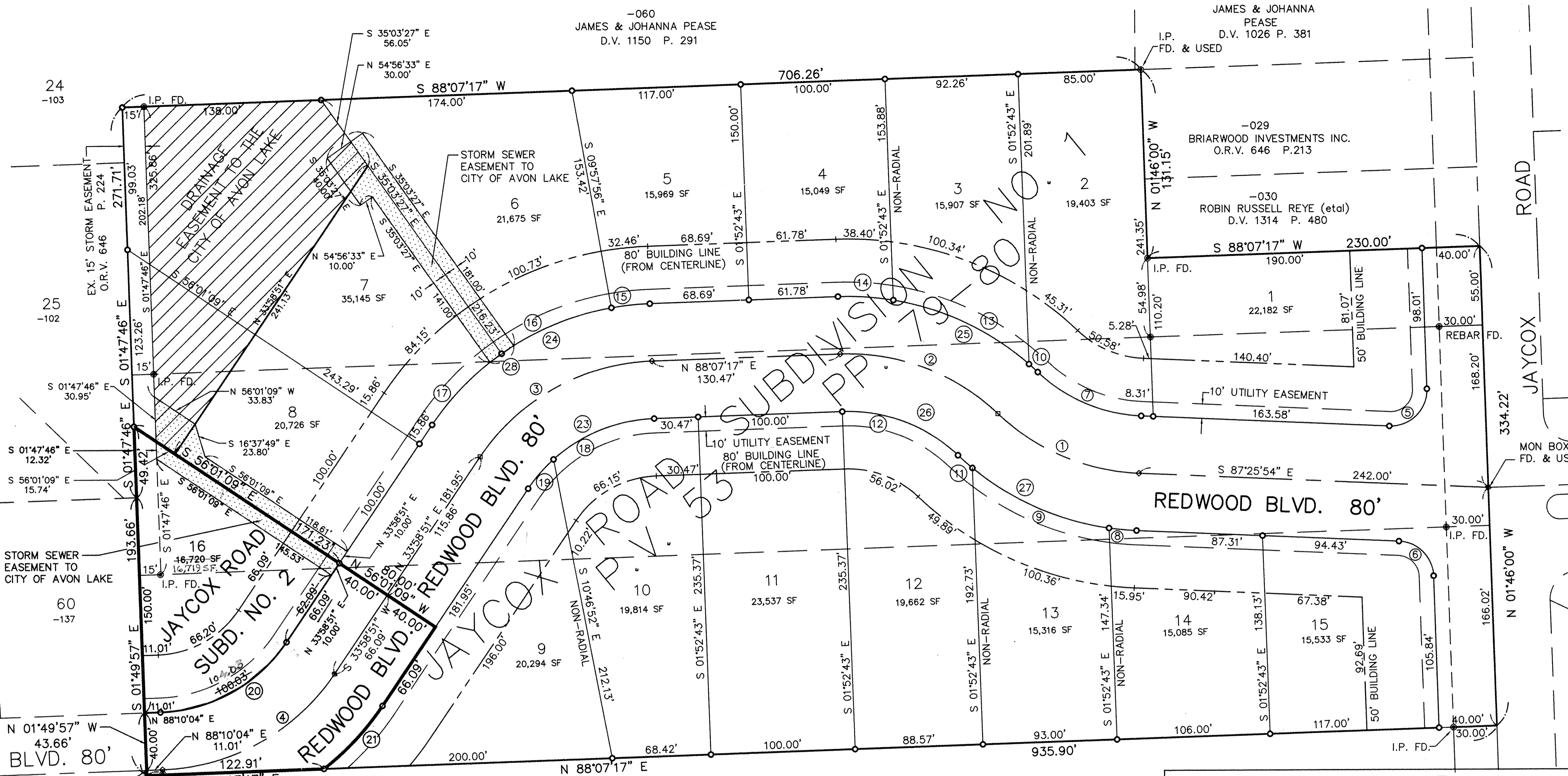
KS ASSOCIATES, INC.  
ENGINEERS/SURVEYORS  
424 Middle Avenue  
P.O. Box 89  
Elyria, Ohio 44038  
ELYRIA (216) 322-6317 • LORAIN (216) 244-5757

SHEET 2 OF 2  
DATE 9-2-95  
92515-

GREEN POINTE SUBDIVISION No. 2  
P.V. 35 P. 69-71

GREEN POINTE SUBDIVISION No. 4  
P.V. 36 P. 64 & 65

THE DAKOTAS SUBDIVISION No. 1



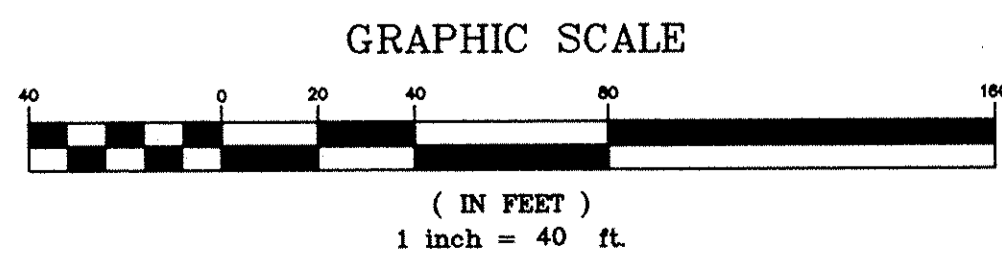
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 AREA IN RIGHT-OF-WAY 0.3293 AC. 0.3294 AC.\*  
 TOTAL AREA IN SUBDIVISION 0.7131 AC. 0.7132 AC.\*

\* CORRECTIONS PER CERTIFICATE OF CORRECTION RECORDED IN O.R.V. 1141 P. 625

- LEGEND:**
- I.P. SET
  - I.P. FOUND
  - MON. BOX SET
  - MON. BOX FOUND

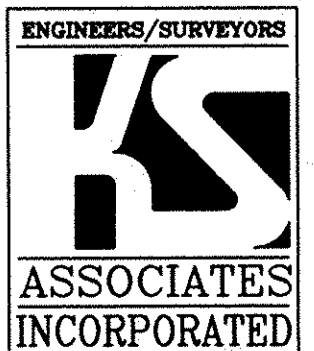
**LORAIN COUNTY TAX MAP DEPARTMENT COPY**



DATE: 5-31-95	
DRAWN BY: JEC/MJC/DB	
CH'D BY: PAR	
F.B. 152 & 179	
DWG. NAME: 2215-Z/PLAT	
REVISIONS	
5-26-95	Revised per City Engineer's comments

JAYCOX ROAD SUBDIVISION No. 2  
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SHEET 2 OF 2  
 DATE 9-2-94  
 92515-2