

COURTLAND BELL SUBDIVISION

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN & STATE OF OHIO,
AND KNOWN AS BEING ORIGINAL ELYRIA TOWNSHIP WEST OF THE RIVER
TRACT, ORIGINAL LOTS No.'S 23 & 24
MARCH 2, 2001

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO,
AND BEING ELYRIA TOWNSHIP LOT NOS. 23 & 24, CONTAINING 9.0713 ACRES,
OF LAND, OF WHICH 2.0524 ACRES ARE WITHIN THE RIGHT OF WAY AND
7.0189 ACRES ARE WITHIN LOTS, BEING THE SAME TRACT AS CONVEYED TO
J.F. DEVELOPMENT IV LLC AND SWEETBRIAR HOMES, INC. AS
DESCRIBED IN DEED RECORDED IN INSTRUMENT
No. 66203260, RECORDERS OFFICE, LORAIN COUNTY, OHIO.

THE UNDERSIGNED J.F. DEVELOPMENT IV LLC AND
SWEETBRIAR HOMES, INC. HEREBY CERTIFY THAT THEIR
"COURTLAND BELL SUBDIVISION" A SUBDIVISION OF LOTS 1 TO 35,
INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE
TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS,
CUL-DE-SACS, PLANTING STRIPS, ETC. SHOWN HEREIN AND NOT HERE-
OFERE DEDICATED.

THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS
MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING
PLANNING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS IN-
CLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING RE-
QUIREMENTS OF THE CITY OF ELYRIA, OHIO, FOR THE BENEFIT OF
THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM
UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT
IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE
INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND
BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET HIS HAND
THIS 23rd DAY OF April 2001.

J.F. Development IV LLC
J.F. DEVELOPMENT IV LLC
SWEETBRIAR HOMES, INC.
BY: JAMES FREET, PRESIDENT

WITNESS *Elizabeth Hemmeter* SIGNED
Elizabeth Hemmeter
STATE OF OHIO
COUNTY OF LORAIN S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY APPEARED
JIM FREET WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING
INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES
AND PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL
THIS 23rd DAY OF April 2001.

Melanie Danze
MELANIE DANZE
Notary Public State of Ohio
My Commission Expires Jan 26, 2003

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT *Fifth Third Bank*, MORTGAGEE OF
LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF
"COURTLAND BELL SUBDIVISION" TO BE CORRECT AND DOES
DEDICATE TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS
SHOWN HEREON: BELL AVENUE AND COURTLAND STREET.

Jane K... ..
WITNESS *Sandy...*
Elizabeth Hemmeter
WITNESS Elizabeth Hemmeter

NOTARY PUBLIC
COUNTY OF LORAIN S.S.
STATE OF OHIO

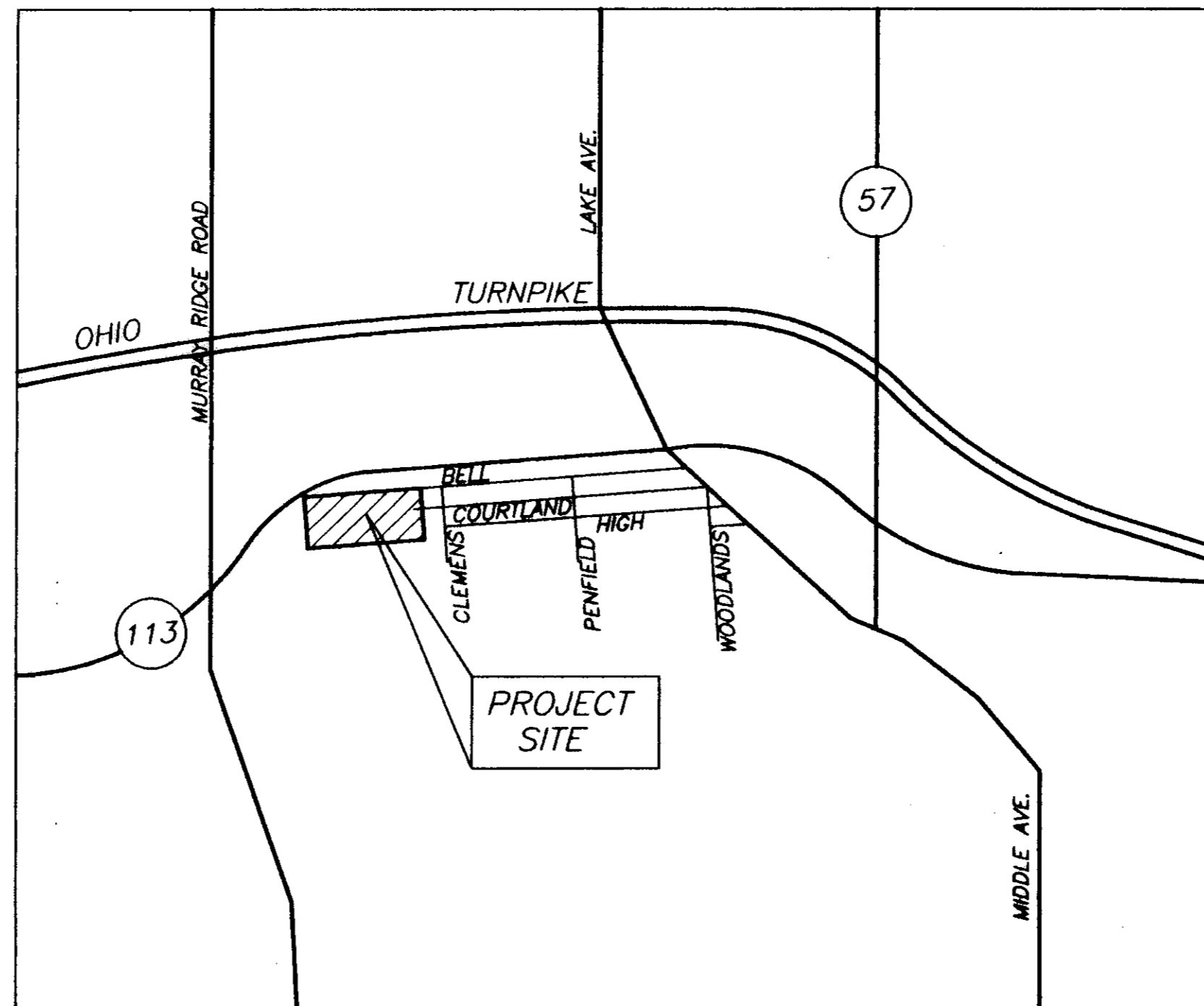
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED
MORTGAGEE WHO ACKNOWLEDGED THAT HE DID SIGN THE FORGOING PLAT
OF "COURTLAND BELL SUBDIVISION", AND THAT IT WAS HIS OWN FREE
ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND
AND OFFICIAL SEAL THIS 23rd DAY OF April 2001.

NOTARY PUBLIC *Melanie Danze*
MY COMMISSION EXPIRES _____

MELANIE DANZE
Notary Public State of Ohio
My Commission Expires Jan 26, 2003

APR 17 2001
RECEIVED FOR RECORD
at 2:00 clock P.M. In *218* RECORD
VOL. *68* MARY ANN JAMISON
PAGE *23* Lorain County Recorder
LORAIN COUNTY RECORDER

Box: *Jim Resar* 86.40 *211* / *716*



VICINITY MAP

UNDERGROUND EASEMENT

J.F. DEVELOPMENT IV LLC AND SWEETBRIAR HOMES, INC.
THE OWNER OF THE WITHIN PLATTED LAND, DO HEREBY
GRANT UNTO OHIO EDISON, *ALTELL* & CABLEVISION
ALL THREE OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS,
(HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT OF
WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER 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 COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR
BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS
AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY
THE GRANTEE FOR DISTRIBUTING AND TRANSMITTING ELECTRICITY AND
COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH
LOCATIONS AS GRANTEE MAY DETERMINE, UPON, WITHIN AND ACROSS THE
EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT,
WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING
INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH
MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR
OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE
RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES
OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, AND WITH THE
RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE
WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF
THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS AND ALL LANDS
SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

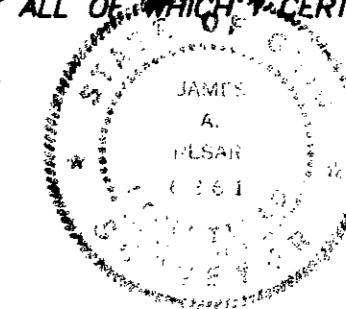
J.F. Development IV LLC
J.F. DEVELOPMENT IV LLC
SWEETBRIAR HOMES, INC.
BY: JIM FREET, PRESIDENT
James Freet

Mark A. Resar
OHIO EDISON
James A. Resar
JAMES A. RESAR
REGISTERED OHIO SURVEYOR #6361

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED
"COURTLAND BELL SUBDIVISION" AS SHOWN HEREON AND CONTAINING 9.0713 ACRES OF
LAND IN ELYRIA TOWNSHIP LOTS NOS. 23 & 24, LORAIN COUNTY, OHIO. AT ALL POINTS
THUSLY INDICATED BY IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY
INDICATED BY 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.

BY: *James A. Resar*
JAMES A. RESAR
REGISTERED OHIO SURVEYOR #6361



CITY COUNCIL
THIS IS TO CERTIFY THAT ELYRIA CITY COUNCIL HAS ACCEPTED ALL PUBLIC LANDS
AND EASEMENTS AS SHOWN HEREON, BY ADOPTION OF ORDINANCE NO. *2001-15*
ON *2/20/01*, 2001.

BY: *Carole J. Sch...*
CLERK OF ELYRIA CITY COUNCIL

APPROVALS

WITHIN THE CITY OF ELYRIA
APPROVED THIS *16* DAY OF *JANUARY*, 2001

William M. Grace
PRESIDENT PLANNING COMMISSION

APPROVED THIS *16* DAY OF *JANUARY*, 2001

Jean Onderko
SECRETARY, JEAN ONDERKO

APPROVED THIS *20* DAY OF *MARCH*, 2001

William M. Grace
MAYOR, WILLIAM GRACE

APPROVED THIS *28* DAY OF *MARCH*, 2001

John Hart
CITY ENGINEER, JOHN HART

APPROVED THIS ___ DAY OF ___, 2001

LORAIN COUNTY AUDITOR

FILED FOR RECORD THIS ___ DAY OF ___, 2001, AT ___ M.
RECORDED THIS ___ DAY OF ___, 2001, IN PLAT BOOK ___ PAGE NO. ___

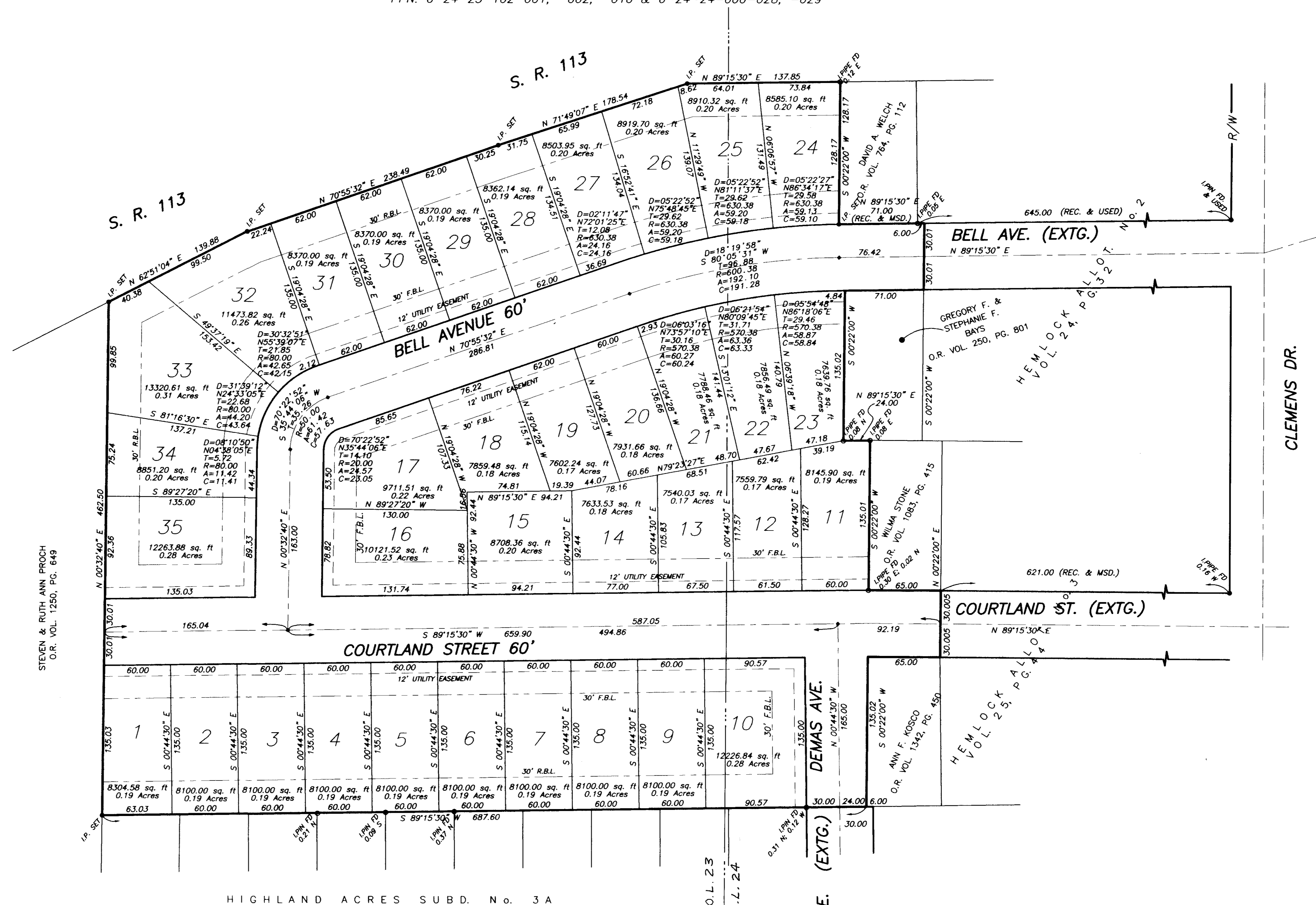
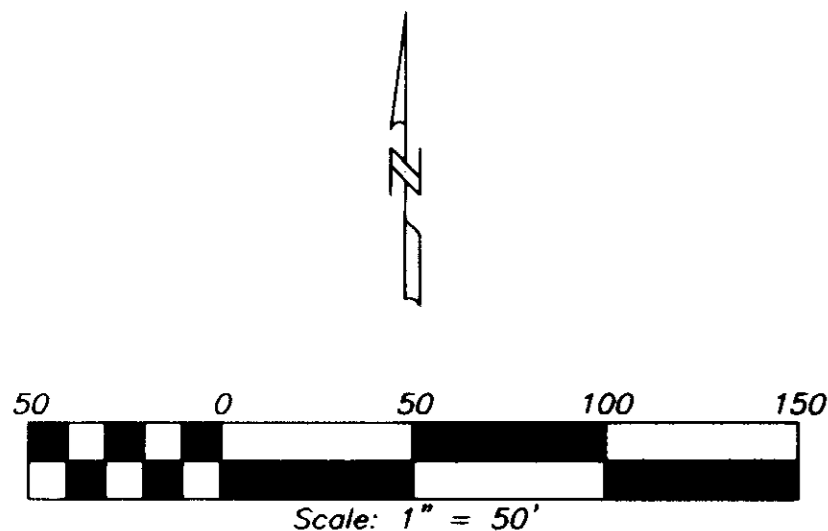
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
APR 17 2001
MARK R. STEWART
LORAIN COUNTY AUDITOR

OWNERS/DEVELOPERS: SWEETBRIAR HOMES, INC.
J.F. DEVELOPMENT IV LLC
JIM FREET
P.O. BOX 1007
MEDINA, OH. 44258
PHONE: (330)722-5081
FAX: (330)723-0544

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11/00

PLAT FOR COURTLAND BELL SUBDIVISION

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN & STATE OF OHIO, AND KNOWN AS BEING ORIGINAL ELYRIA TOWNSHIP WEST OF RIVER TRACT, ORIGINAL LOTS NOS. 23 & 24, PPN: 6-24-23-102-001, -002, -010 & 6-24-24-000-028, -029



STEVEN & RUTH ANN PROCH
O.R. VOL. 1250, PG. 649

HIGHLAND ACRES SUBD. No. 3A
VOL. 23, PG. 11

- LEGEND**
- ◆ - MONUMENT IN STREET, SET
 - - IRON PIN/PIPE FOUND
 - - IRON PIN SET

REVISIONS	DATE	REVISIONS PER CITY
	3/1/01	

**PLAT FOR
COURTLAND BELL SUBDIVISION
ELYRIA, OHIO**

**J.A.R. Engineering
& Surveying, Inc.**
CONSULTING ENGINEERS / SURVEYORS
24629 DETROIT ROAD WESTLAKE, OHIO 44145
Phone: (440) 871-8345

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2
11/00

TAX MAP DEPT. COPY
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