

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED ST. JAMES WOODS LLC., HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ST. JAMES WOODS SUBDIVISION NO. 1, A SUBDIVISION OF SUBLOTS 1 THROUGH 21 INCLUSIVE, AND BLOCK "A", AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS ST. JAMES TRAIL (SIXTY) 60 FEET IN WIDTH, AND NAPA BLVD. (SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN ST. JAMES WOODS SUBDIVISION CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "A" FOR STORMWATER MANAGEMENT. SAID BLOCK "A" IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT IS GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN ST. JAMES WOODS SUBDIVISION AS MORE FULLY PROVIDED IN THE ST. JAMES WOODS DECLARATION OF COVENANTS AND RESTRICTIONS, AS SHOWN RECORDED IN INSTRUMENT NO. _____ OF LORAIN COUNTY RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, OHIO EDISON, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND CABLEVISION, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEE) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, 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 ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A TWELVE (12) FOOT WIDE EASEMENT ALONG, PARALLEL TO, AND IMMEDIATELY OUTSIDE THE LIMITS OF ALL STREETS AND HIGHWAYS WITHIN THIS ALLOTMENT SHALL BE RESERVED FOR THE OHIO EDISON COMPANY, TO BE USED FOR INSTALLING, OPERATING, MAINTAINING AND SERVICING OF UNDERGROUND CABLES AND CONDUITS. THE CHARACTER OF THE INSTALLATION AND STRUCTURES WHICH MAY BE CONSTRUCTED, RECONSTRUCTED, REMOVED AND MAINTAINED IN, ON, AND THROUGH THESE EASEMENTS SHALL INCLUDE ALL INCIDENTAL APPURTENANCES SUCH AS CONDUITS, TRANSFORMERS, PADS, HANDHOLES, SWITCHING CABINETS, ETC. SAID EASEMENT SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO AND FROM ANY OF THE WITHIN PREMISES, FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON BLOCK "A" AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE AND ROADWAY EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, TOM KULURIS, MANAGING MANAGING MEMBER OF ST. JAMES WOODS LLC, HAS HERETO SET HIS HAND

AT Avon, OHIO, THIS 16th DAY OF February, 2006.

BY: Tom Kuluris

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

David Karavay (WITNESS) Lynn Karavay (PRINT)

Vicky Jablonski (WITNESS) Vicky Jablonski (PRINT)

STATE OF OHIO)

COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED TOM KULURIS, MANAGING MEMBER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF ST. JAMES WOODS, LLC

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT Avon, OHIO, THIS 16th DAY OF February, 2006.

Vicky Jablonski
NOTARY PUBLIC



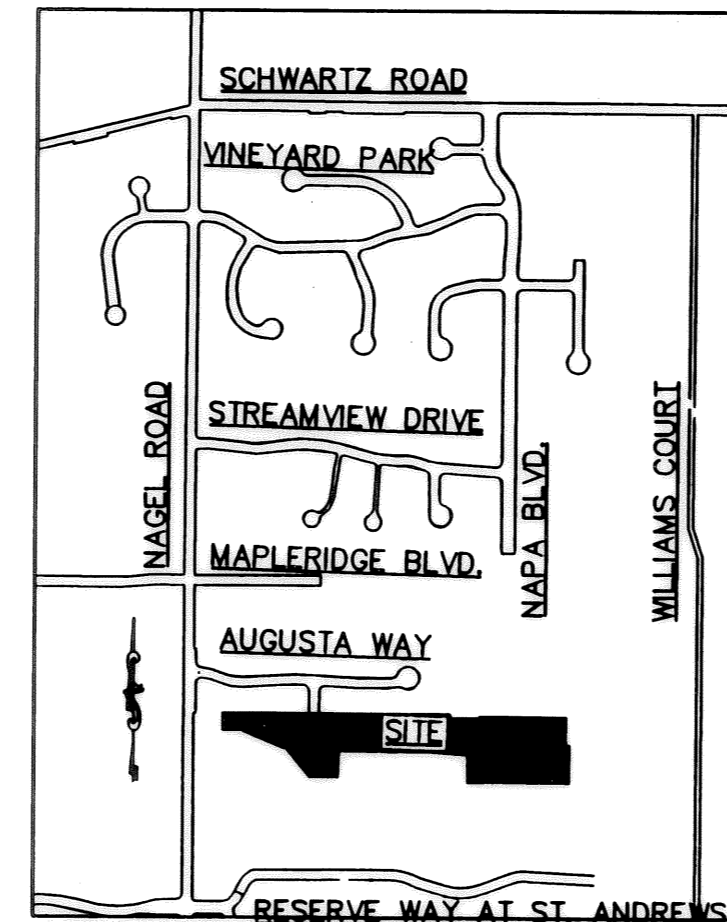
VICKY JABLONSKI
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 10/18/09

ST. JAMES WOODS SUBDIVISION No. 1

BEING A SUBDIVISION OF 12.7761 ACRES OUT OF PARCEL 04-00-025-000-447

IN ORIGINAL AVON SECTION NO.25

NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO



VICINITY MAP

N.T.S.

MORTGAGE RELEASE

BE IT KNOWN THAT LAUREL BANK National Association MORTGAGEE OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN INSTRUMENT NO. 2005 0091162 OF LORAIN COUNTY RECORDS.

ST. JAMES TRAIL 60 FEET IN WIDTH, AND NAPA BOULEVARD 60 FEET IN WIDTH AND THE EASEMENTS HEREIN GRANTED AND RESERVED. IN WITNESS WHEREOF LAUREL BANK HAS CAUSED INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY DAVID J. HUNTUK THEREUNTO DULY AUTHORIZED AND ITS SEAL HEREUNTO AFFIXED AT CLEVELAND OHIO, THIS 16th DAY OF FEBRUARY, 2006.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

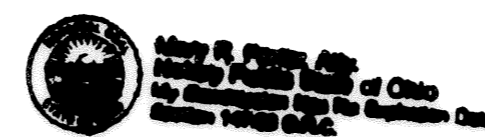
David J. Huntuk (BY) Mary R. Porter (WITNESS) MARY R. PORTER (PRINT)

STATE OF OHIO)
COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED LAUREL BANK THROUGH: DAVID J. HUNTUK WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREBY AFFIX MY HAND AND OFFICIAL SEAL AT CLEVELAND OHIO, THIS 16th DAY OF FEBRUARY, 2006.

Mary R. Porter
NOTARY PUBLIC



APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF February, 2006. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

COUNCIL PRESIDENT - CLINTON S. PELFREY

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF February, 2006.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16 DAY OF FEBRUARY, 2006.

Michael C. Bramhall
CITY OF AVON CONSULTING ENGINEER - MICHAEL C. BRAMHALL, P.E. P.S.

AREA TABULATION

SUBLOTS	9.1439	ACRES
BLOCK "A"	1.1606	ACRES
RIGHT-OF-WAY	2.4716	ACRES
SUBTOTAL SUBDIVISION No. 1	12.7761	ACRES

REMAINING LANDS 37.9087 ACRES

TOTAL AREA 50.6848 ACRES

SUBDIVISION NO. 1 DENSITY CALCULATION

NUMBER OF SUBLOTS	21
21 LOTS / 12.7761 ACRES	
1.64 UNITS / ACRE	

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 12.7761 ACRE PARCEL OF LAND LOCATED ON NAGEL ROAD IN THE CITY OF AVON FOR ST. JAMES WOODS LLC, AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED, BEARINGS REFER TO NAD 83 DATUM, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN FEBRUARY OF 2005, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Spellacy 02-07-06
MICHAEL P. SPELLACY F.S. NO. 8169 DATE

TRANSFERRED
IN COMPLIANCE WITH SL 319.202
GRID REV CODE

FEB 17 2006

MARK P. STEWART
LORAIN COUNTY AUDITOR

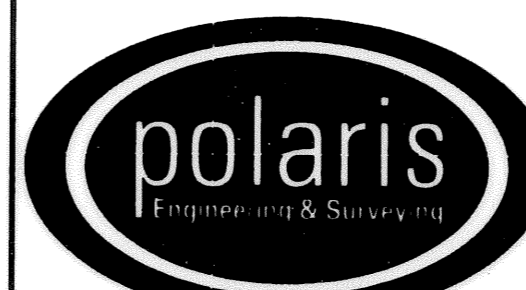


REV. No.	DATE	BY	CHK'D

DATE: 01-25-06
SCALE: HOR. _____
VERT. _____
FILENAME: RECORD PLAT-01
TAB: PLAT 1-01
DRAWN: MPS
CREW CHIEF: _____

ST. JAMES WOODS SUBDIVISION NO.1

CITY OF AVON - LORAIN COUNTY - OHIO



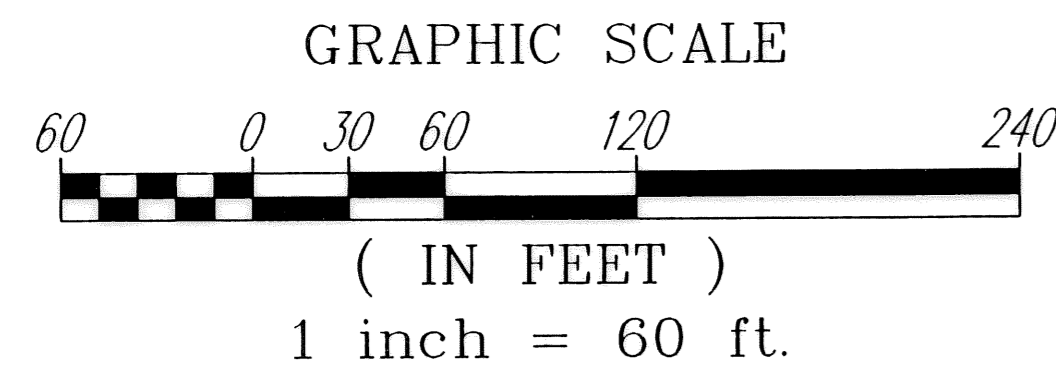
POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

RECORD PLAT

CONTRACT No.

04654

SHEET	OF
1	4



CURVE TABLE

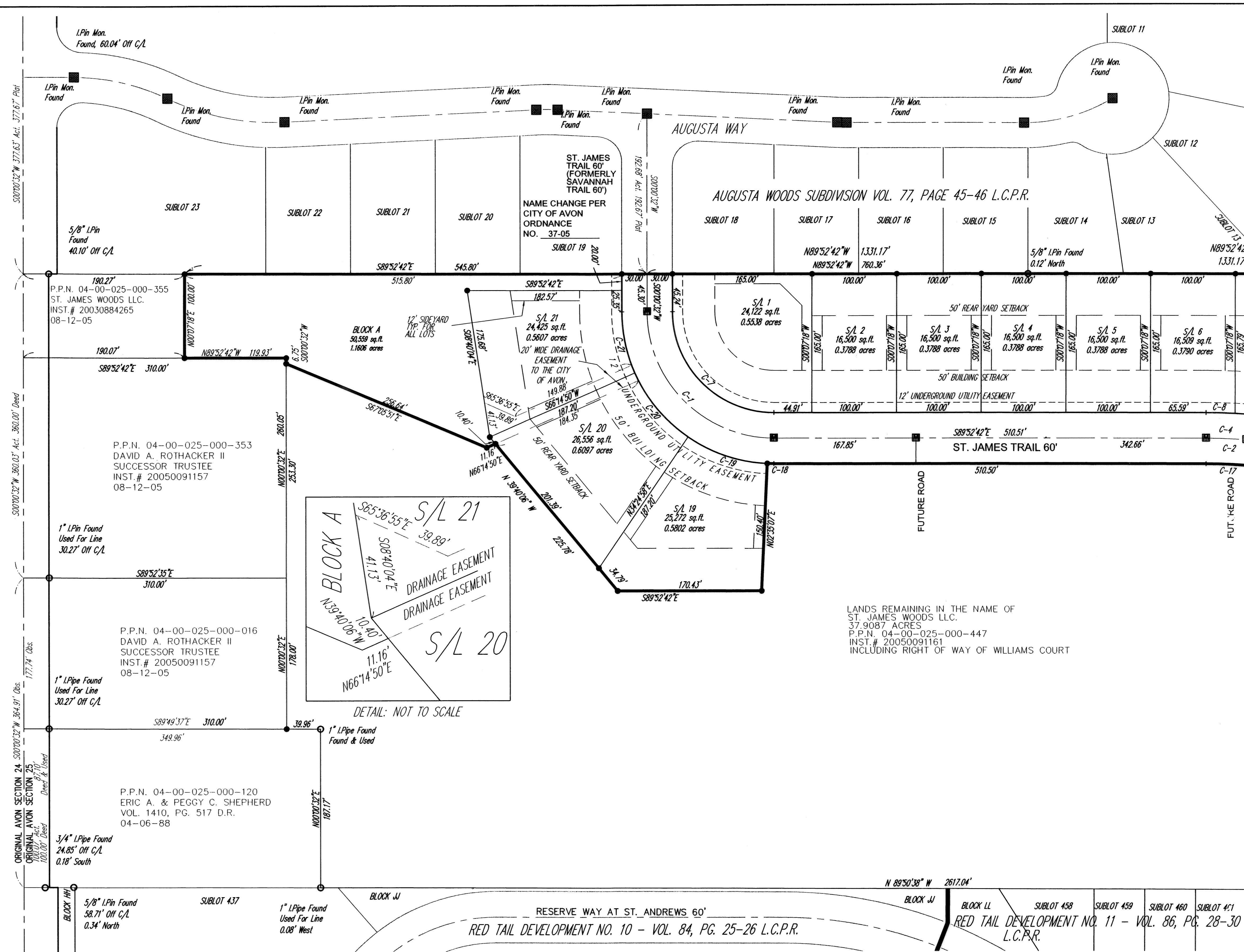
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	235.32	150.00	149.71	211.92	S44°56'05"E	89°53'14"
C2	47.38	718.27	23.70	47.37	N87°59'19"W	3°46'46"
C3	52.70	718.27	26.36	52.69	N83°59'49"W	4°12'14"
C4	100.08	718.27	50.12	100.00	N85°53'12"W	7°59'00"
C5	99.38	718.27	49.77	99.30	S85°51'32"E	7°55'40"
C6	21.03	671.52	10.52	21.03	N89°16'48"E	1°47'41"
C7	188.26	120.00	119.76	169.54	S44°56'05"E	89°53'14"
C8	34.42	748.27	17.21	34.42	N88°33'38"W	2°38'08"
C9	69.84	748.27	34.95	69.82	N84°34'08"W	5°20'52"
C10	30.70	688.27	15.35	30.69	S83°10'22"E	2°33'20"
C11	64.53	688.27	32.29	64.51	S87°08'12"E	5°22'20"
C12	47.09	30.00	29.96	42.40	N45°12'39"E	89°55'58"
C13	47.16	30.00	30.04	42.45	S44°47'21"E	90°04'02"
C14	21.02	641.52	10.51	21.02	N89°14'19"E	1°52'39"
C15	21.04	701.52	10.52	21.04	N89°19'04"E	1°43'08"
C16	103.53	748.27	51.85	103.45	S85°51'32"E	7°55'40"
C17	95.90	688.27	48.03	95.82	N85°53'12"W	7°59'00"
C18	7.74	180.00	3.87	7.74	S88°38'48"E	2°27'49"
C19	100.00	180.00	51.33	98.72	S71°29'58"E	31°49'52"
C20	100.00	180.00	51.33	98.72	S39°40'06"E	31°49'52"
C21	74.65	180.00	37.87	74.12	S11°52'19"E	23°45'43"

SURVEY LEGEND

- 5/8" IRON PIN SET
 - IRON PIN/PIPE FOUND
 - 5/8" IRON PIN SET IN MONUMENT BOX
 - MONUMENT BOX FOUND
- NOTE: DRILLHOLES TO BE SET ON TOP OF CURB AT ALL PROPERTY LINES
- A., ACT. ACTUAL MEASUREMENT OR CALCULATION
 U., USED USED MEASUREMENT OR MONUMENT
 M., MSD MEASURED
 D., R., REC. DEED OR RECORD
 CALC. CALCULATED
 C/L CENTERLINE
 O., OBS. OBSERVED
 P.P.N. PERMANENT PARCEL NUMBER

P.P.N. 04-00-024-105-168
 JUDY BUZAS & JOAN F. BEEHLER
 DOCUMENT #20000704353

NAGEL ROAD 60' & VARIES



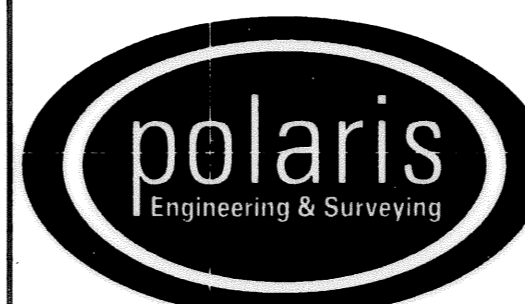
LANDS REMAINING IN THE NAME OF
 ST. JAMES WOODS LLC.
 37,9087 ACRES
 P.P.N. 04-00-025-000-447
 INST. # 20050091161
 INCLUDING RIGHT OF WAY OF WILLIAMS COURT

DETAIL: NOT TO SCALE

REV. No.	DATE	BY	CH'K'D

DATE: 01-25-06
 SCALE: HOR. 1"=60'
 VERT. _____
 FILENAME: RECORD PLAT-01
 TAB: PLAT 1-02
 DRAWN: MPS
 CREW CHIEF: _____

ST. JAMES WOODS
 SUBDIVISION NO. 1
 CITY OF AVON - LORAIN COUNTY - OHIO



POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

RECORD PLAT

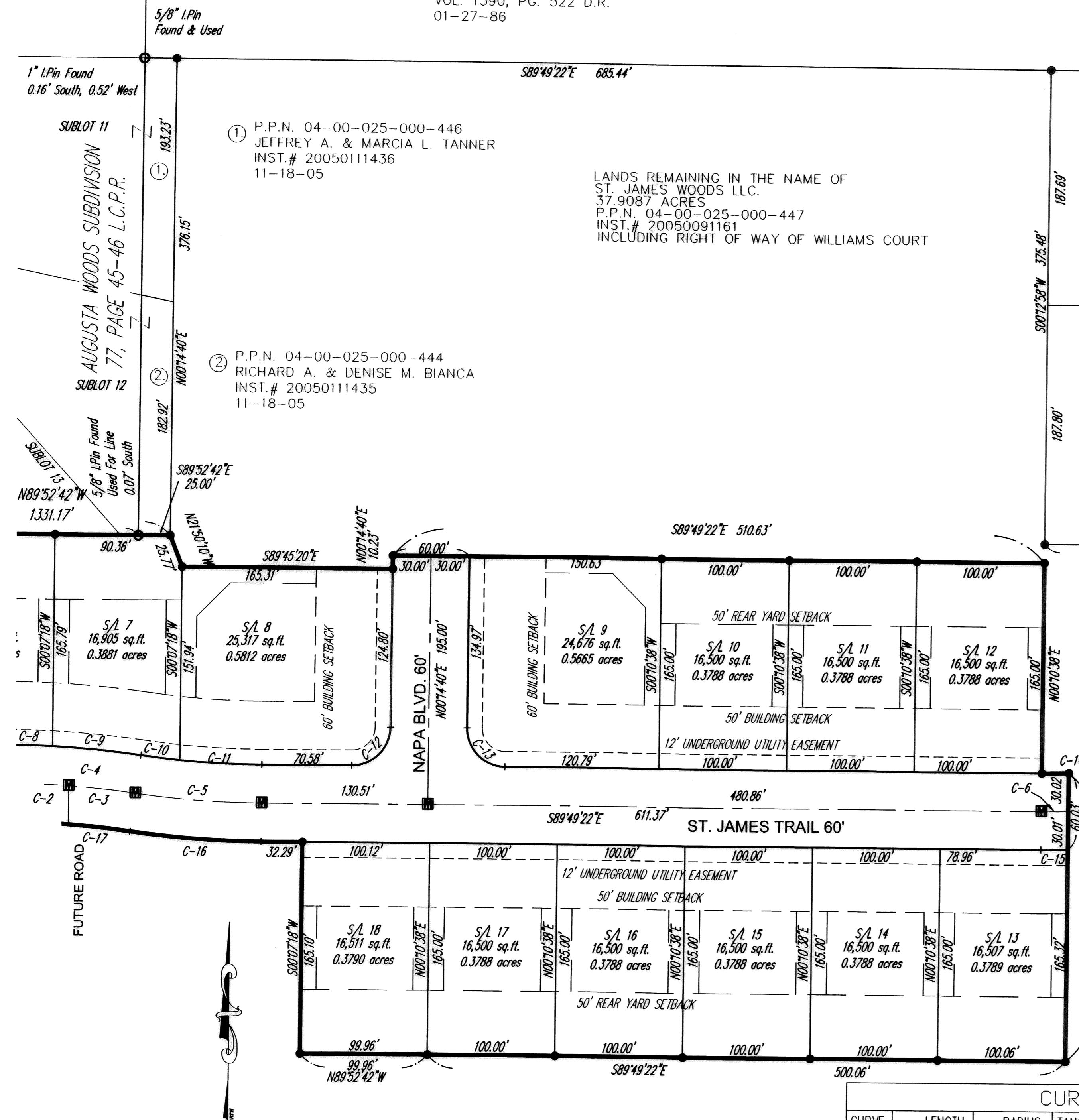
CONTRACT No.

04654

SHEET OF

2 4

P.P.N. 04-00-025-000-012
 J.A. & C.S. BRAUNER
 VOL. 1390, PG. 522 D.R.
 01-27-86



P.P.N. 04-00-025-000-446
 JEFFREY A. & MARCIA L. TANNER
 INST.# 20050111436
 11-18-05

LANDS REMAINING IN THE NAME OF
 ST. JAMES WOODS LLC.
 ST. 79087 ACRES
 P.P.N. 04-00-025-000-447
 INST.# 20050091161
 INCLUDING RIGHT OF WAY OF WILLIAMS COURT

P.P.N. 04-00-025-000-350
 ANNETTE RAWLINGS
 INST.# 20050091160
 08-12-05

P.P.N. 04-00-025-000-444
 RICHARD A. & DENISE M. BIANCA
 INST.# 20050111435
 11-18-05

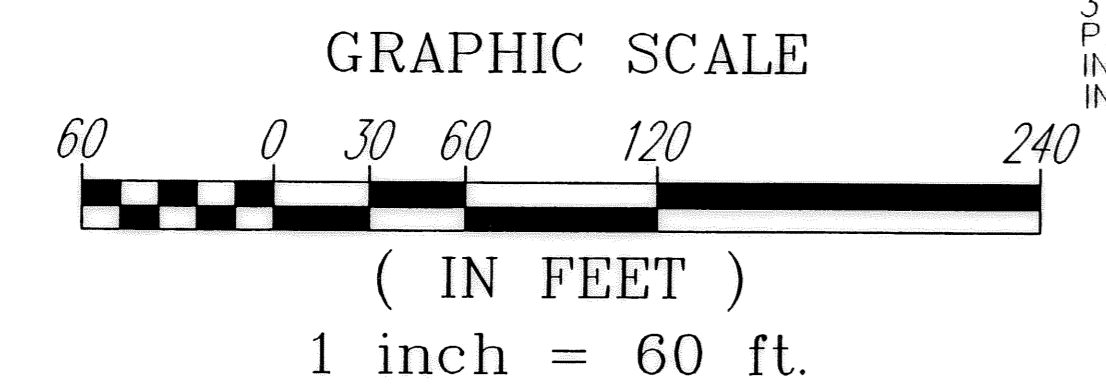
P.P.N. 04-00-025-000-351
 ALICE & JEFFREY RAWLINGS
 INST.# 20050091159
 08-12-05

SURVEY LEGEND

- 5/8" IRON PIN SET
- IRON PIN/PIPE FOUND
- 5/8" IRON PIN SET IN MONUMENT BOX
- MONUMENT BOX FOUND

NOTE: DRILLHOLES TO BE SET ON TOP OF CURB AT ALL PROPERTY LINES

A., ACT. ACTUAL MEASUREMENT OR CALCULATION
 U., USED USED MEASUREMENT OR MONUMENT
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 ST. JAMES WOODS LLC.
 ST. 79087 ACRES
 P.P.N. 04-00-025-000-447
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CURVE TABLE

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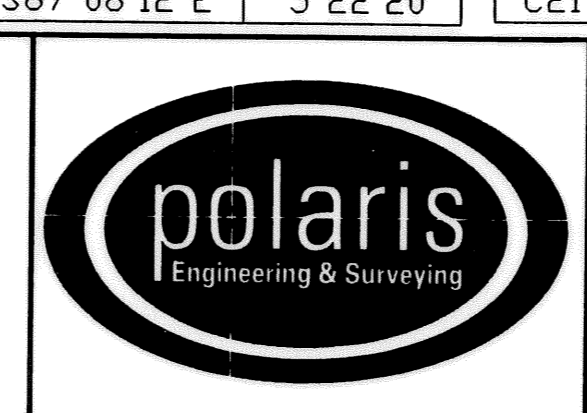
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REV. No.	DATE	BY	CHK'D

DATE: 01-25-06
 SCALE: HOR. 1"=100'
 VERT. _____
 FILENAME: RECORD PLAT-01
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RECORD PLAT

CONTRACT No.	
04654	
SHEET	OF
3	4

