

ST. JAMES WOODS SUBDIVISION No. 3

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. 3, A SUBDIVISION OF SUBLOTS 34 THROUGH 40 INCLUSIVE, AND BLOCK "B".

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 GRANTEEES) 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 GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES 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 HOMEOWNERS ASSOCIATION WITHIN ST. JAMES WOODS SUBDIVISION CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "B". SAID BLOCK "B" 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.2006-0124352 AND INSTRUMENT NO. 2006-0140862 OF LORAIN COUNTY RECORDS.

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

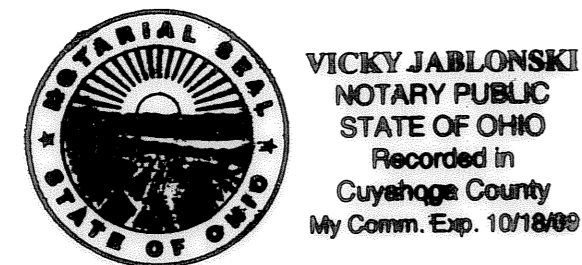
AT Weslake, OHIO, THIS 21st DAY OF November, 2008.

BY: [Signature]
Tom Kuluris
PRINT

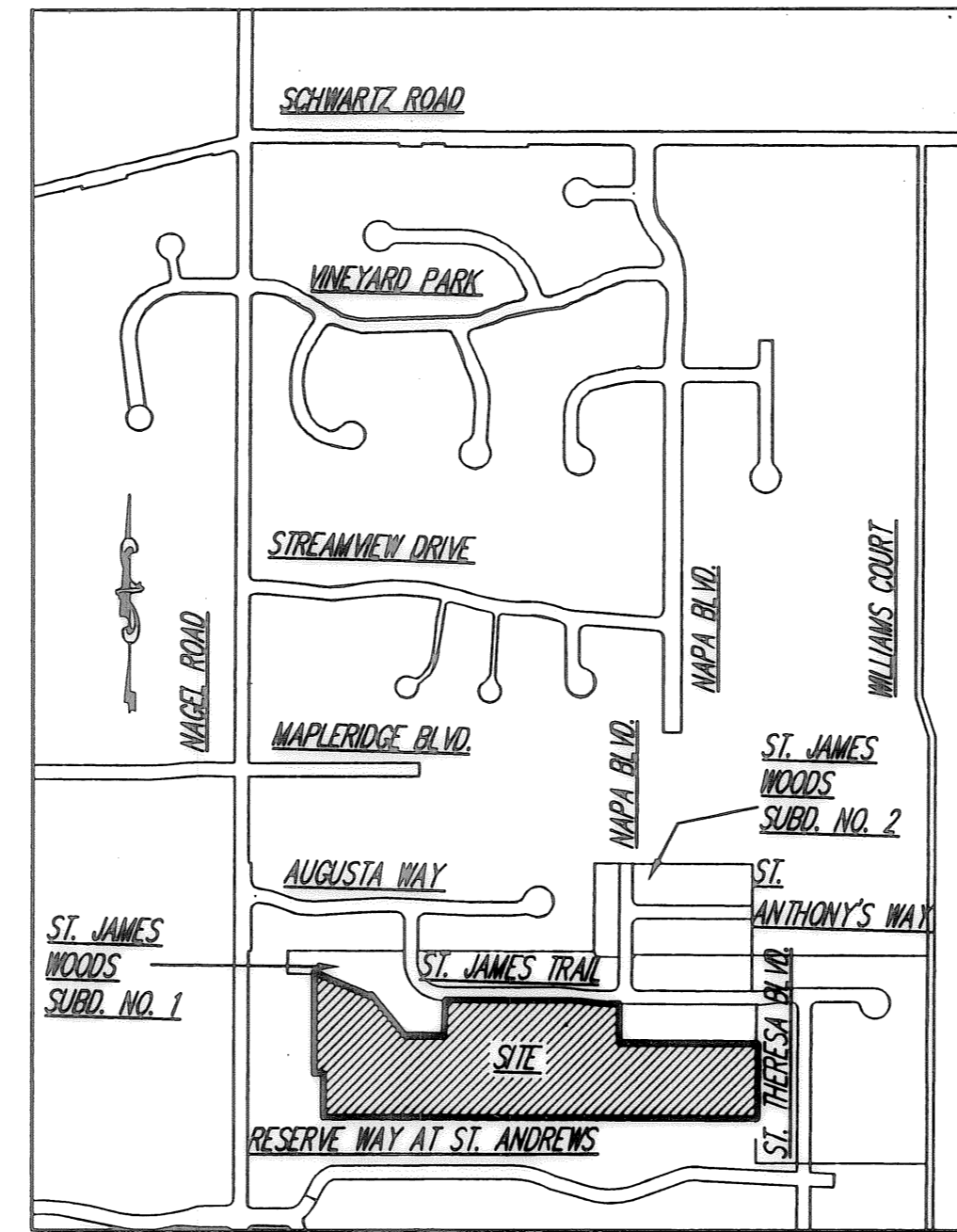
STATE OF OHIO)
)
COUNTY OF LORAIN)
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED TOM KULURIS, MANAGING MEMBER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT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

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Weslake, OHIO, THIS 21st DAY OF November, 2008.

[Signature]
NOTARY PUBLIC



BEING A SUBDIVISION OF 18.5526 ACRES OUT OF PARCEL 04-00-025-000-483
IN ORIGINAL AVON SECTION NO.25
NOW IN THE CITY OF AVON - LORAIN COUNTY - STATE OF OHIO



VICINITY MAP
N.T.S.

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 8th DAY OF DECEMBER, 2008. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

[Signature]
COUNCIL PRESIDENT - CRAIG WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 8th DAY OF DECEMBER, 2008.

[Signature]
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 4 DAY OF DECEMBER, 2008.

[Signature]
CITY OF AVON CONSULTING ENGINEER - MICHAEL C. BRAMHALL, P.E. P.S.

AREA TABULATION SUBDIVISIONS NO.1, NO.2, AND NO. 3

SUBDIVISION NO. 1		
SUBLOTS	9.1439	ACRES
BLOCK "A"	1.1606	ACRES
RIGHT-OF-WAY	2.4716	ACRES
SUBTOTAL SUBDIVISION No. 1	12.7761	ACRES
SUBDIVISION NO. 2		
SUBLOTS	5.0091	ACRES
RIGHT-OF-WAY	1.1667	ACRES
SUBTOTAL SUBDIVISION No. 2	6.1758	ACRES
SUBDIVISION NO. 3		
SUBLOTS	4.1705	ACRES
BLOCK "B"	14.3821	ACRES
SUBTOTAL SUBDIVISION No. 3	18.5526	ACRES
SUBTOTAL SUBDIVISION No. 1, 2, AND 3	37.5045	ACRES

REMAINING LANDS	13.1803	ACRES
TOTAL AREA	50.6848	ACRES

SUBDIVISION NO. 1 NO. 2 AND NO. 3 DENSITY CALCULATION

NUMBER OF SUBLOTS	40
	40 LOTS / 37.5045 ACRES
	1.07 UNITS / ACRE

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 18.5526 ACRE PARCEL OF LAND LOCATED 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.

[Signature] 11/20/08
MICHAEL P. SPELLACY P.S. NO. 8169 DATE

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE

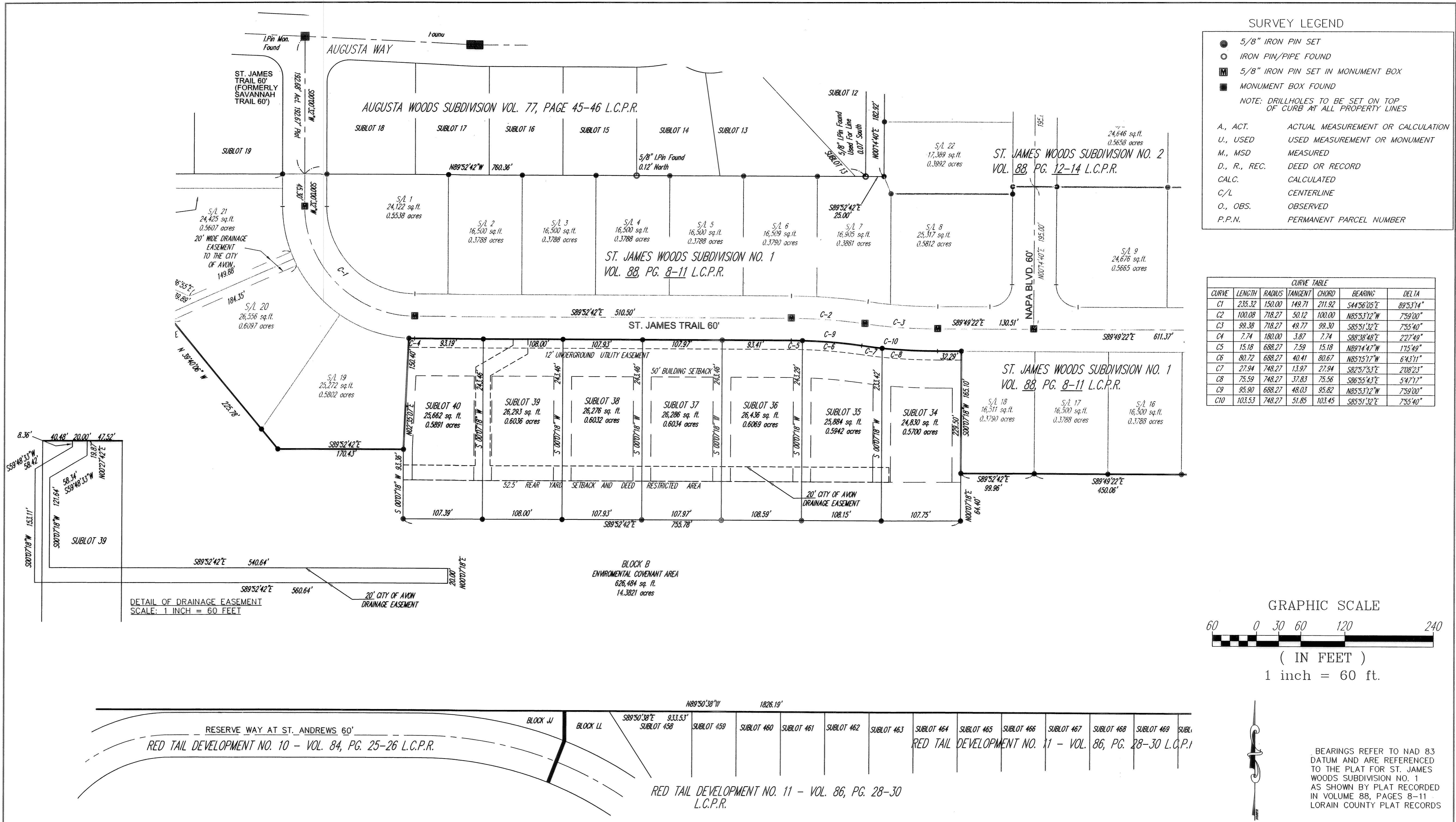
DEC 12 2008



MARK R. STEWART
LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	CHK'D	DATE: 11/17/08	ST. JAMES WOODS SUBDIVISION NO. 3 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.	
				06-209						
				SCALE: HOR. _____ VERT. _____					SHEET	OF
				FILENAME: RECORD PLAT-03-04					1	3
				TAB: PLAT 3-01						
				DRAWN: MPS						
				CREW CHIEF: _____						

TAX MAP DEPT COPY #08-01172



SURVEY LEGEND

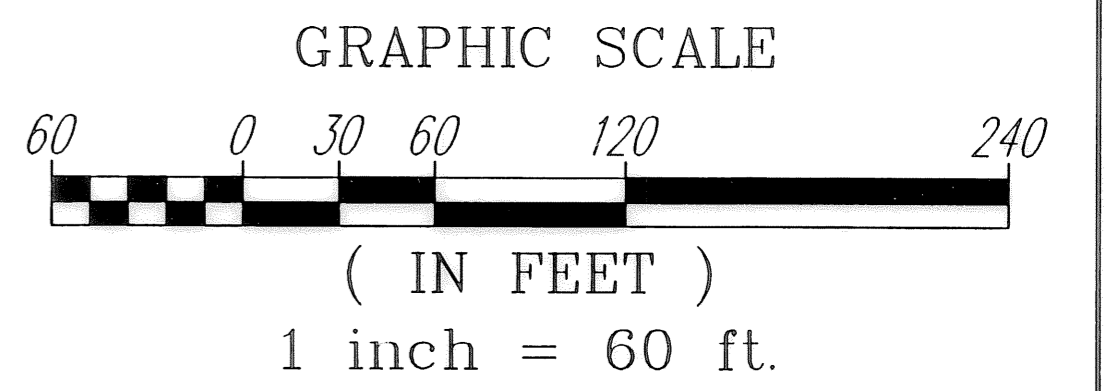
- 5/8" IRON PIN SET
- IRON PIN/PIPE FOUND
- 5/8" IRON PIN SET IN MONUMENT BOX
- MONUMENT BOX FOUND

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

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	100.08	718.27	50.12	100.00	N85°53'12"W	7°59'00"
C3	99.38	718.27	49.77	99.30	S85°51'32"E	7°55'40"
C4	7.74	180.00	3.87	7.74	S88°38'48"E	2°27'49"
C5	15.18	688.27	7.59	15.18	N89°14'47"W	1°15'49"
C6	80.72	688.27	40.41	80.67	N85°15'17"W	6°43'11"
C7	27.94	748.27	13.97	27.94	S82°57'53"E	2°08'23"
C8	75.59	748.27	37.83	75.56	S86°55'43"E	5°47'17"
C9	95.90	688.27	48.03	95.82	N85°53'12"W	7°59'00"
C10	103.53	748.27	51.85	103.45	S85°51'32"E	7°55'40"

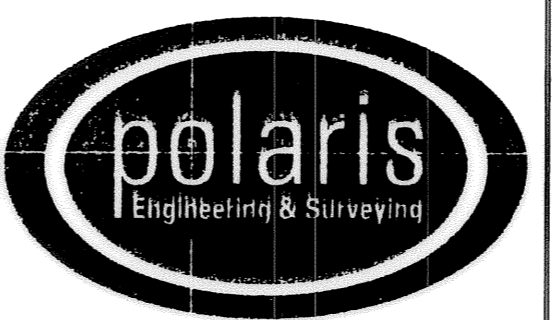


BEARINGS REFER TO NAD 83 DATUM AND ARE REFERENCED TO THE PLAT FOR ST. JAMES WOODS SUBDIVISION NO. 1 AS SHOWN BY PLAT RECORDED IN VOLUME 88, PAGES 8-11 LORAIN COUNTY PLAT RECORDS

REV. No.	DATE	BY	CHK'D

DATE: 11/12/08
 SCALE: HOR. 1"=60'
 VERT. 1"=60'
 FILENAME: RECORD PLAT-03-04
 TAB: PLAT 3-02
 DRAWN: MPS
 CREW CHIEF: _____

ST. JAMES WOODS SUBDIVISION NO. 3
 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.	
06-209	
SHEET	OF
2	3

TAX MAP DEPT COPY #08-01172

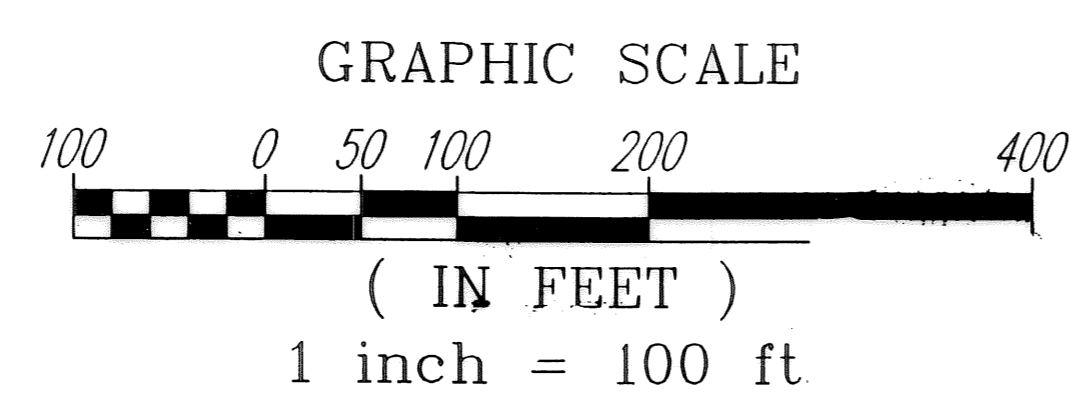


SURVEY LEGEND

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C10	103.53	748.27	51.85	103.45	S85°51'32"E	7°55'40"
C12	21.03	671.52	10.52	21.03	N89°16'48"E	1°47'41"
C15	21.02	641.52	10.51	21.02	N89°14'19"E	1°52'39"

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							06-209	
							SHEET	OF
							3	3

TAX MAP DEPT COPY #08-0172