

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. 4, A SUBDIVISION OF SUBLOTS 41 THROUGH 58 INCLUSIVE, AND BLOCKS "C" AND "D", 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, WILLIAMS COURT (TWENTY) 20 FEET IN WIDTH, AND ST. THERESA BLVD. (SIXTY) 60 FEET IN WIDTH.

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 BLOCKS "C", "D", 10' AND "20' CITY OF AVON DRAINAGE EASEMENTS" 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.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN ST. JAMES WOODS SUBDIVISION CERTAIN AREAS OF LAND DESIGNATED AS BLOCK "B" FOR STORMWATER MANAGEMENT. 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 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 Westlake, OHIO, THIS 7th DAY OF April, 2011.

BY: [Signature]

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 Westlake, OHIO, THIS 7th DAY OF April, 2011.

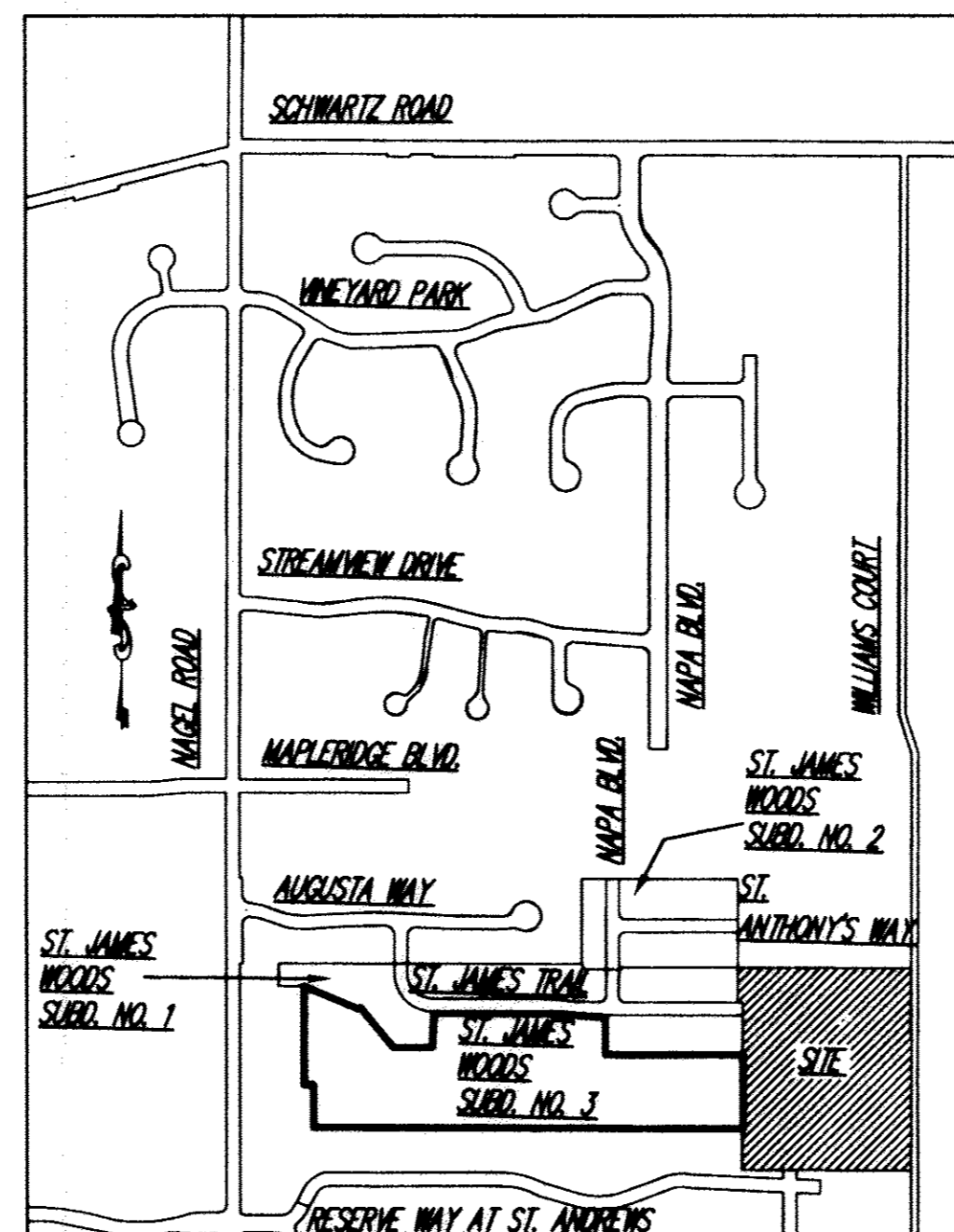
Vicky Jablonski
NOTARY PUBLIC



VICKY JABLONSKI
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 10/18/14

ST. JAMES WOODS SUBDIVISION No. 4

BEING A SUBDIVISION OF 13.1803 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 7 DAY OF April, 2011.
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 7 DAY OF April, 2011.
[Signature]
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 7 DAY OF April, 2011.
[Signature]
CITY OF AVON ENGINEER - ROB KNOPF

AREA TABULATION SUBDIVISIONS NO.1, NO.2, NO.3, AND NO. 4

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
SUBDIVISION NO. 4		
SUBLOTS	8.9253	ACRES
BLOCKS "C" AND "D"	2.2521	ACRES
RIGHT-OF-WAY	2.0029	ACRES
SUBTOTAL SUBDIVISION No. 4	13.1803	ACRES

REMAINING LANDS 0.0000 ACRES
TOTAL AREA 50.6848 ACRES

SUBDIVISION NO. 1 NO. 2 NO. 3 AND NO. 4 DENSITY CALCULATION

NUMBER OF SUBLOTS 58
58 LOTS / 50.6848 ACRES
1.14 UNITS / ACRE

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 113.1803 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.

[Signature] 4-5-2011

MICHAEL P. SPELLACY P.S. NO. 869 DATE



Doc ID: 016883210001 Type: OFF
Kind: PLAT
Recorded: 04/11/2011 at 01:57:44 PM
Fee Amt: \$259.20 Page 1 of 1
Lorain County, Ohio
Judith H. Nedwick County Recorder
File# 2011-0370011

ST. JAMES WOODS LLC
Plat vol. 96
pgs. 63, 64, 65

TRANSFERRED
IN COMPLIANCE WITH RC 319.32
AND RC 319.33

APR 11 2011

MARK R. STEWART
LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	CHK'D

DATE: 04/08/2011
SCALE: HOR. _____
VERT. _____
FILENAME: RECORD PLAT-03
TAB: PLAT 4-01
DRAWN: MPS
CREW CHIEF: _____

ST. JAMES WOODS
SUBDIVISION NO. 4
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)
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RECORD PLAT

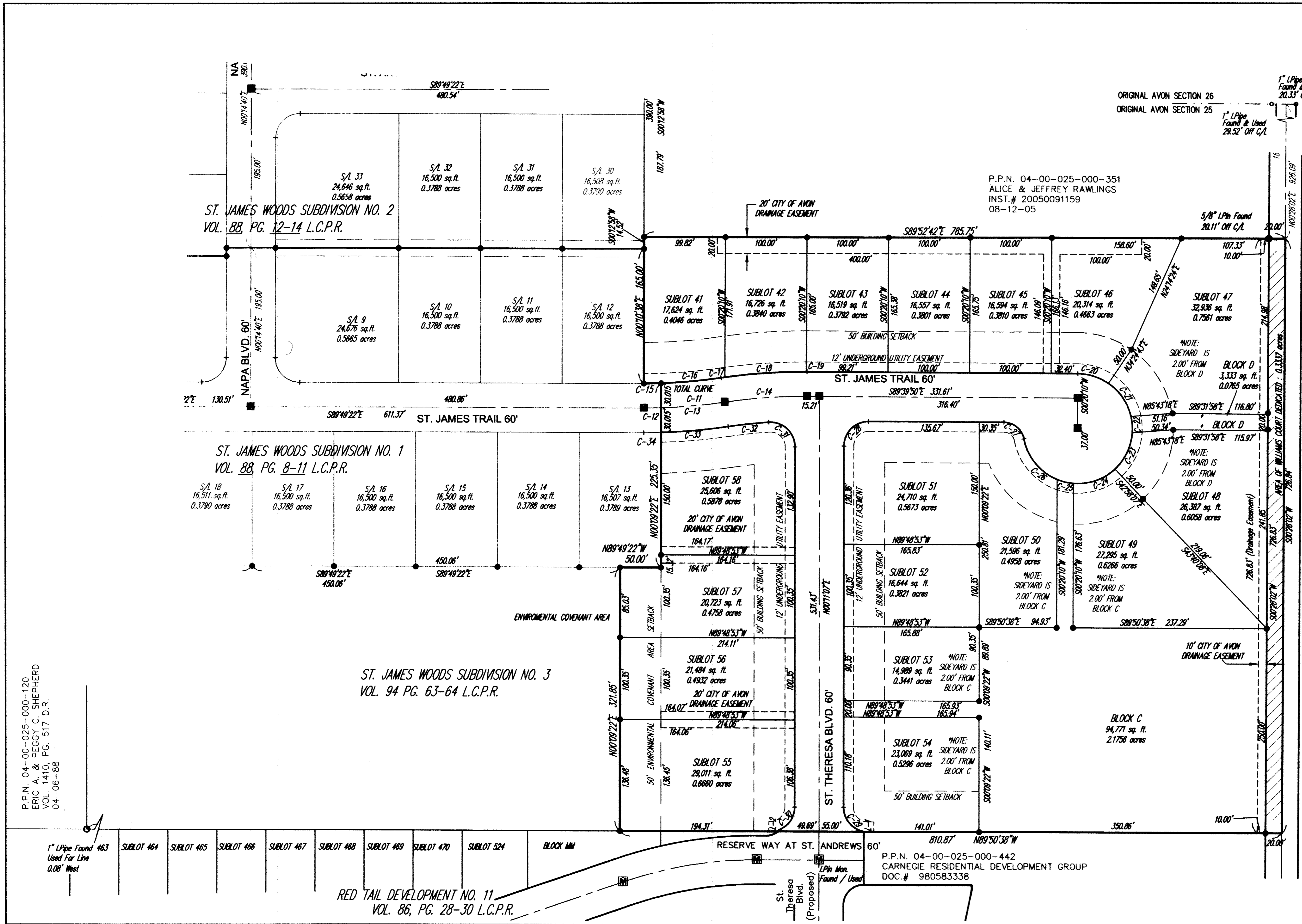
CONTRACT No.

06-209

SHEET OF

1 3

Tax Map Copy # 11-01239



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

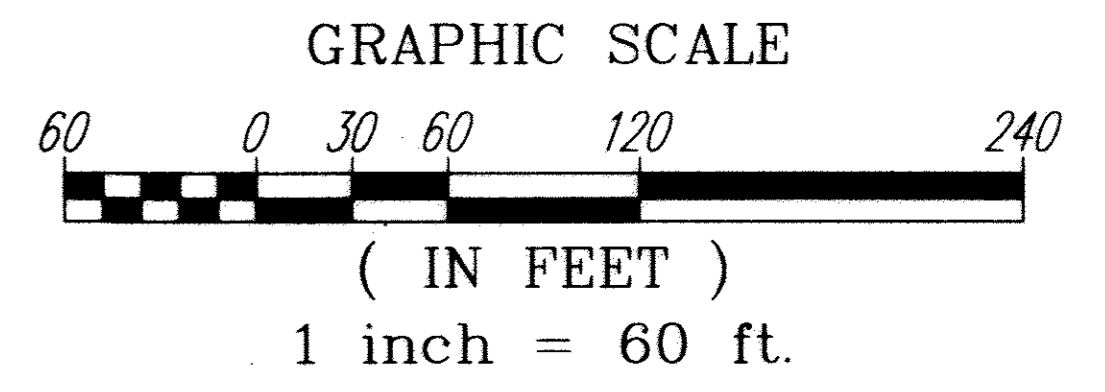
A., ACT. ACTUAL MEASUREMENT OR CALCULATION
 U., USED USED MEASUREMENT OR MONUMENT
 M., MSD MEASURED
 D., R., REC. DEED OR RECORD
 CALC. CALCULATED
 C/L CENTERLINE
 O., OBS. OBSERVED
 P.P.N. PERMANENT PARCEL NUMBER

LINE TABLE

LINE	LENGTH	BEARING
L-1	0.42	S00709'22"W
L-2	1.82	N00709'22"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C11	99.47	671.52	49.83	99.38	N85°56'02"E	82°9'13"
C12	21.03	671.52	10.52	21.03	N89°16'48"E	14°7'41"
C13	78.44	671.52	39.26	78.39	N85°02'11"E	6°41'32"
C14	101.33	671.52	50.76	101.24	S86°00'48"W	8°38'45"
C15	21.02	641.52	10.51	21.02	N89°14'19"E	15°2'39"
C16	95.03	641.52	47.60	94.94	N85°56'02"E	82°9'13"
C17	4.72	701.52	2.36	4.72	S81°52'59"W	02°10'07"
C18	100.35	701.52	50.26	100.26	S86°10'25"W	8°11'45"
C19	0.79	701.52	0.40	0.79	N89°11'46"W	00°3'53"
C20	39.85	67.00	20.53	39.26	N22°37'33"W	34°04'33"
C21	49.96	67.00	26.21	48.81	N34°13'30"W	42°43'33"
C22	20.08	67.00	10.11	20.00	N04°16'42"W	17°0'03"
C23	49.96	67.00	26.21	48.81	N25°40'06"E	42°43'33"
C24	55.50	67.00	29.45	53.93	N70°45'41"E	47°27'36"
C25	20.60	67.00	10.30	20.52	S76°41'55"E	17°37'12"
C26	66.59	67.00	36.33	63.88	S39°25'03"E	56°56'31"
C27	34.35	25.00	20.50	31.71	N50°18'19"W	78°43'02"
C28	47.20	30.00	30.08	42.48	S45°15'39"W	90°09'03"
C29	42.10	30.00	25.35	38.73	S40°11'02"E	80°24'20"
C30	36.59	30.00	32.96	34.37	N35°07'50"E	69°53'25"
C31	49.24	30.00	32.19	43.89	N46°49'54"W	94°02'02"
C32	49.95	641.52	24.99	49.94	S83°55'15"W	42°7'40"
C33	82.87	701.52	41.48	82.82	N85°04'28"E	6°46'06"
C34	21.04	701.52	10.52	21.04	N89°19'04"E	14°3'08"



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

P.P.N. 04-00-025-000-120
ERIC A. & PEGGY C. SHEPHERD
VOL. 1410, PG. 517 D.R.
04-06-88

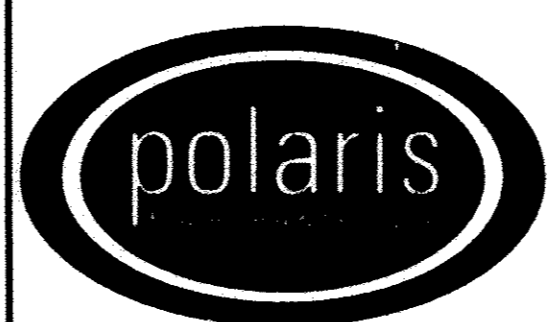
1" Pipe Found 463 Used For Line 0.08' West	SUBLLOT 464	SUBLLOT 465	SUBLLOT 466	SUBLLOT 467	SUBLLOT 468	SUBLLOT 469	SUBLLOT 470	SUBLLOT 524	BLOCK MM
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RED TAIL DEVELOPMENT NO. 11
VOL. 86, PG. 28-30 L.C.P.R.

REV. No.	DATE	BY	CHK'D

DATE: 04/09/2011
 SCALE: HOR. 1"=60'
 VERT.

ST. JAMES WOODS SUBDIVISION NO. 4
CITY OF AVON - LORAIN COUNTY - OHIO

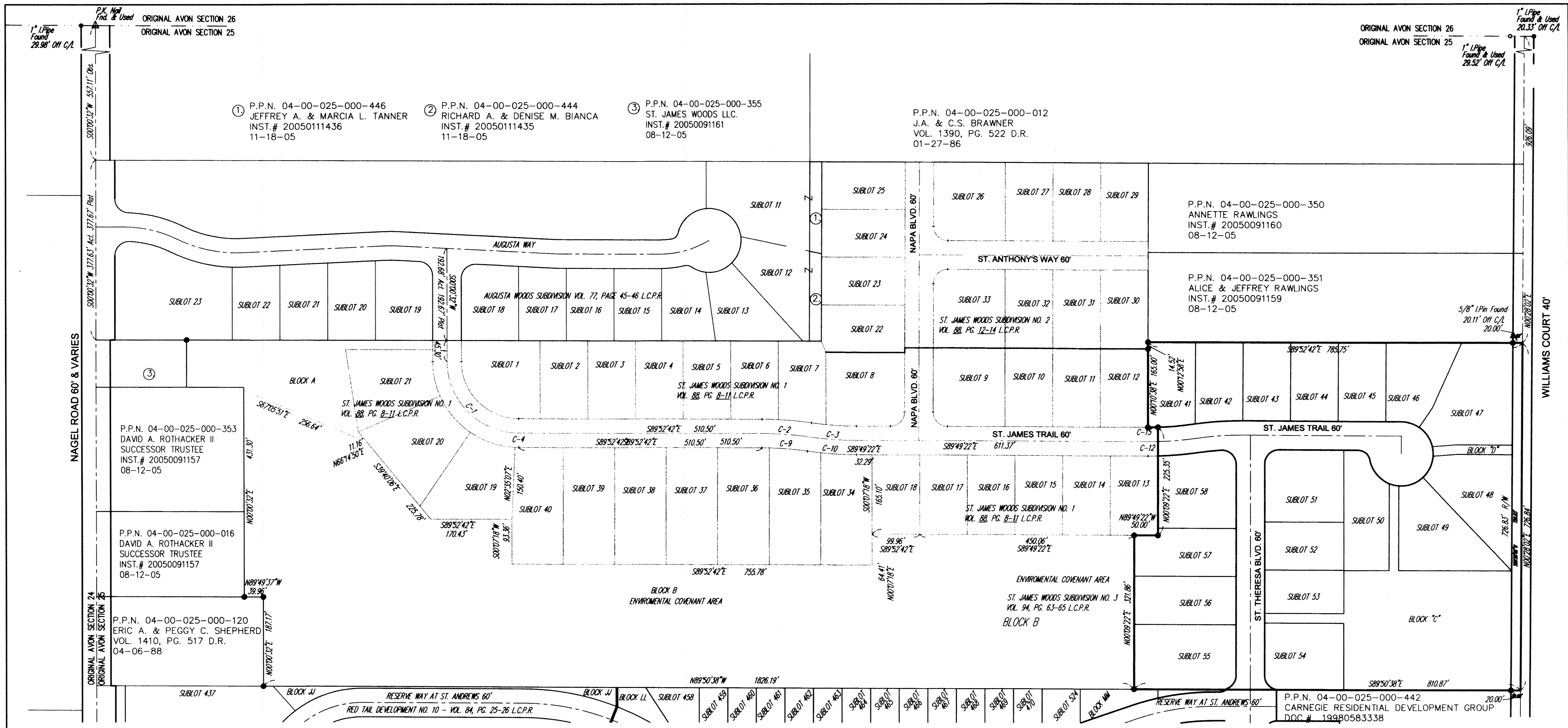


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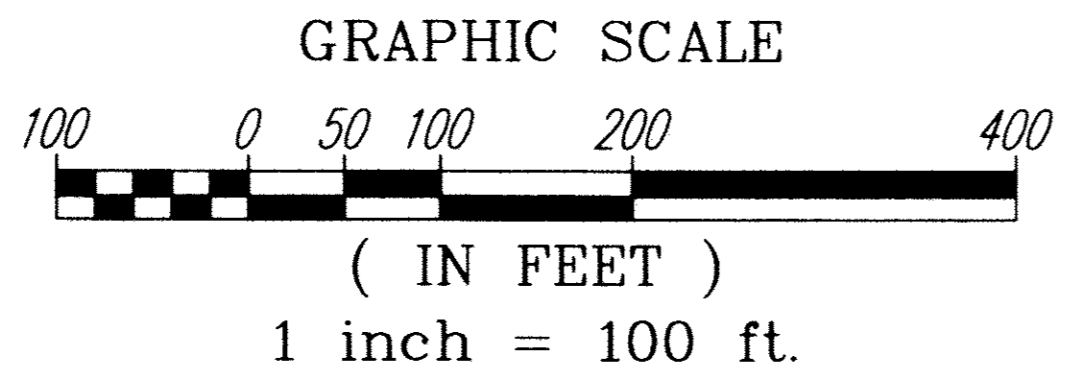
RECORD PLAT

CONTRACT No.	
06-209	
SHEET	OF
2	3

Taxmap Copy # 11-01239



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°52'00"
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"
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"
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"



SURVEY LEGEND

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- IRON PIN/PIPE FOUND
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- MONUMENT BOX FOUND

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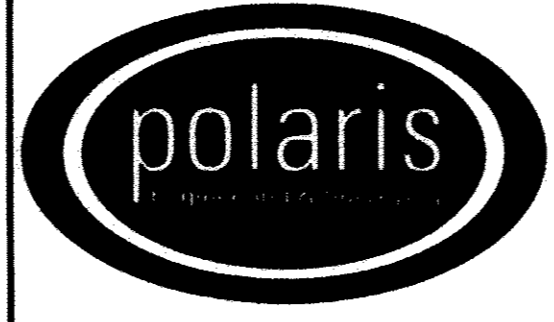
A., ACT.	ACTUAL MEASUREMENT OR CALCULATION
U., USED	USED MEASUREMENT OR MONUMENT
M., MSD	MEASURED
D., R., REC.	DEED OR RECORD
CALC.	CALCULATED
C/L	CENTERLINE
O., OBS.	OBSERVED
P.P.N.	PERMANENT PARCEL NUMBER

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REV. No.	DATE	BY	CHK'D

DATE: 04/05/2011
 SCALE: HOR. 1"=100'
 VERT. 1"=100'
 FILENAME: RECORD PLAT-03
 TAB: PLAT 4-03
 DRAWN: MFS
 CREW CHIEF:

ST. JAMES WOODS SUBDIVISION NO. 4
 CITY OF AVON - LORAIN COUNTY - OHIO



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RECORD PLAT

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06-209	
SHEET	OF
3	3

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