



OWNER'S CERTIFICATE

SITUATED IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN, IN THE STATE OF OHIO, AND BEING A PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 35, IN SAID VILLAGE, CONTAINING 0.1711 ACRES, AND BEING A PART OF THE SAME PARCEL OF LAND CONVEYED TO N.O.R. CORP., AN OHIO CORPORATION, AND RECORDED IN DOCUMENT NO. 19980581738 OF LORAIN COUNTY RECORDER'S RECORDS.

THE UNDERSIGNED Dean Beck HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS "RIGHT OF WAY DEDICATION" DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS OR RECREATION AREAS, PLANTING OR RESERVED STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF LOADING AND PARKING REQUIREMENTS OF THE VILLAGE OF LAGRANGE, LORAIN COUNTY, 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 WHEREOF THE UNDERSIGNED HAS HEREUNTO SET THEIR HAND THIS 29th DAY OF December, 2014.

Dean Beck
OWNER

Shirley J. Williams
WITNESS

NOTARIAL SEAL

STATE OF OHIO
COUNTY OF Seneca

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Dean Beck, WHO ACKNOWLEDGE THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND A OFFICIAL SEAL THIS 29th DAY OF December, 2014.

Bonnie Dequist
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/24/2017

Carol R. Bennett, Notary Public
In and for the State of Ohio
My Commission Expires July 26, 2017

SITUATED IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN AND THE STATE OF OHIO, AND BEING KNOWN AS PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 35, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN A MONUMENT BOX AT THE INTERSECTION OF THE CENTERLINES OF BIGGS ROAD AND NORTH CENTER STREET (STATE ROUTE 301), SAID IRON PIN BEING THE NORTHWESTERLY CORNER OF ORIGINAL LOT NO. 35;

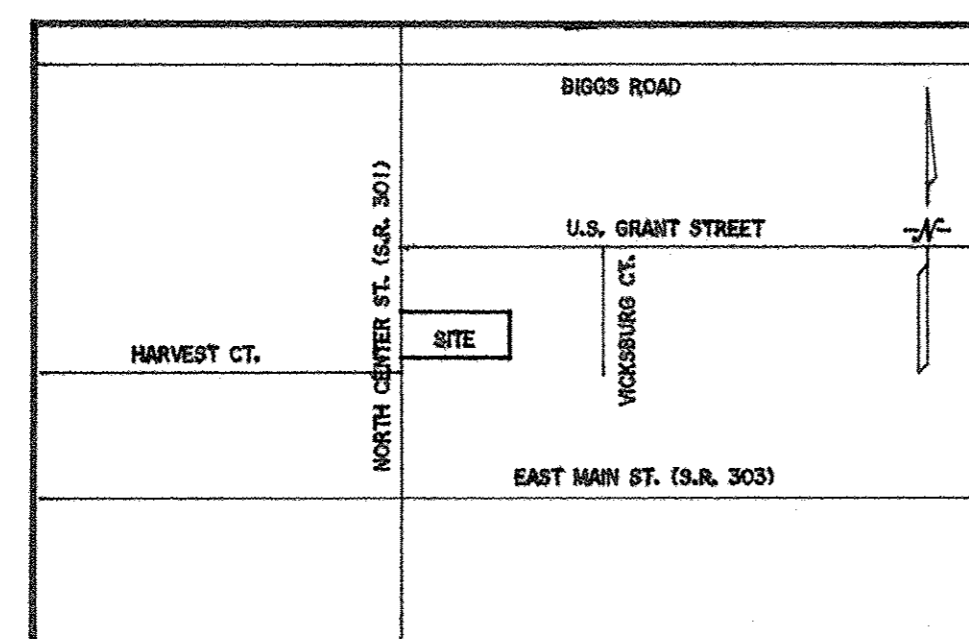
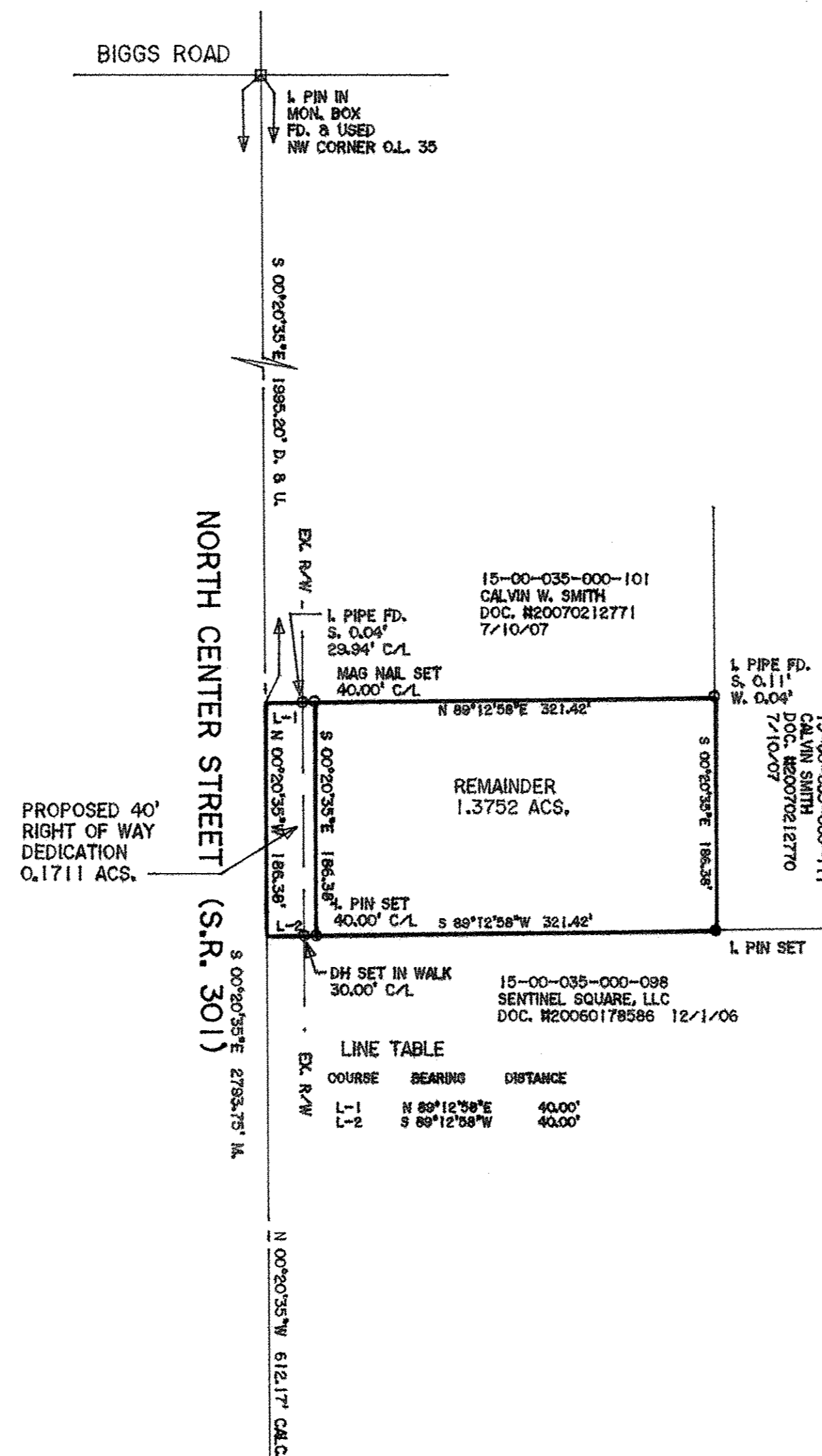
THENCE SOUTH 00 DEGREES 20'35" EAST A DISTANCE OF 1995.20 FEET ALONG THE CENTERLINE OF SAID NORTH CENTER STREET, TO A POINT THEREON, BEING THE SOUTHWESTERLY CORNER OF LAND CONVEYED TO CALVIN W. SMITH BY DEED RECORDED IN DOCUMENT NO. 20070212771 OF LORAIN COUNTY RECORDER'S RECORDS ON JULY 10, 2007, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE, NORTH 89 DEGREES 12'58" EAST A DISTANCE OF 40.00 FEET ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO CALVIN W. SMITH, TO A MAG NAIL SET THEREON;

THENCE, SOUTH 00 DEGREES 20'35" EAST A DISTANCE OF 186.38 FEET TO AN IRON PIN SET ON THE NORTHERLY LINE OF LAND CONVEYED TO SENTINEL SQUARE, LLC, BY DEED RECORDED IN DOCUMENT NO. 20060178586 OF LORAIN COUNTY RECORDER'S RECORDS ON DECEMBER 1, 2006;

THENCE, SOUTH 89 DEGREES 12'58" WEST A DISTANCE OF 40.00 FEET ALONG SAID NORTHERLY LINE OF LAND CONVEYED TO SENTINEL SQUARE, LLC, TO THE NORTHWESTERLY CORNER THEREOF; BEING A POINT ON THE CENTERLINE OF SAID NORTH CENTER STREET;

THENCE, NORTH 00 DEGREES 20'35" WEST A DISTANCE OF 186.38 FEET ALONG THE CENTERLINE OF SAID NORTH CENTER STREET, TO THE PRINCIPAL PLACE OF BEGINNING, CONTAINING 0.1711 ACRES AS SURVEYED BY THOMAS A. SIMON, REGISTERED PROFESSIONAL SURVEYOR NO. S-7775 IN APRIL, 2014, BASIS OF BEARINGS IS THE CENTERLINE OF NORTH CENTER STREET (SOUTH 00 DEGREES 20'35" EAST). IRON PINS SET ARE 5/8" DIAMETER, 30" LONG WITH PLASTIC CAPS "T. SIMON, S-7775".



THOMAS SIMON & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET
ELYRIA, OHIO 44035

(440) 327-2925
FAX 327-2964

VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER(S), I HAVE SURVEYED AND PLATTED "RIGHT OF WAY DEDICATION" AS SHOWN HEREON AND CONTAINING 0.1711 ACRES OF LAND IN ORIGINAL LAGRANGE TOWNSHIP LOT NO. 35 IN THE VILLAGE OF LAGRANGE, LORAIN COUNTY 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 PLAT 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, ALL OF WHICH I CERTIFY TO BE CORRECT.

THOMAS A. SIMON
S-7775
REGISTERED PROFESSIONAL SURVEYOR NO. S-7775

BASIS OF BEARINGS IS THE CENTERLINE OF NORTH CENTER STREET (S. 00°30'35"E). IRON PINS SET ARE 5/8" DIAMETER, 30" LONG WITH PLASTIC CAPS "T. SIMON, S-7775".

APPROVAL AND ACCEPTANCE

APPROVED THIS 3 DAY OF DECEMBER, 2014.

Charles Lagrange
CHAIR, LAGRANGE VILLAGE PLANNING COMMISSION

APPROVED THIS 15th DAY OF December, 2014.

Calvin W. Smith
VILLAGE OF LAGRANGE ENGINEER

APPROVED THIS 20 DAY OF NOVEMBER, 2014.

John P. Smith
MAYOR

APPROVED THIS 20 DAY OF NOVEMBER, 2014.

Walt Luby
VILLAGE ADMINISTRATOR

APPROVED THIS 20 DAY OF NOVEMBER, 2014.

Kimberly Faller
CLERK

APPROVED THIS 20th DAY OF November, 2014.

Thomas A. Simon
LAW DIRECTOR

FILED FOR RECORD THIS 3 DAY OF DECEMBER, 2014, AT Seneca, OHIO, RECORDED THIS 3 DAY OF DECEMBER, 2014 IN PLAT BOOK 100 PAGE NO. 81

LORAIN COUNTY RECORDER
Doc ID: 018670400001 Type: OFF
Kind: PLAT
Recorded: 03/19/2015 at 09:38:00 AM
Fee Amt: \$88.40 Page 1 of 1
Lorain County, Ohio
Judith H. Medwick County Recorder
File **2015-0537968**

BECK SUPPLIERS INC
1000 N FRONT ST
PO BOX 808
FREMONT, OH 43420
Plat Vol 100 Pg 81

North Center Street
RIGHT OF WAY
DEDICATION PLAT

BEING KNOWN AS PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 35
VILLAGE OF LAGRANGE COUNTY OF LORAIN STATE OF OHIO

APRIL, 2014 SCALE: 1" = 100'

TRANSFERRED
IN COMPLIANCE WITH SEC 319-202 OHIO REV CODE
MAR 19 2015

J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR