

OWNER'S CERTIFICATE

THE UNDERSIGNED, KENNETH R. ALDRICH, TRUSTEE, HEREBY CERTIFIES THIS PLAT HEREIN CORRECTLY REPRESENTS HARMON COURT, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATES TO PUBLIC USES AS SUCH. THE DIMENSIONS OF THE STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WITHIN SAID DEDICATED HARMON COURT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE GROUND.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND THIS 1 DAY OF APRIL, 2015

Kenneth R. Aldrich, Trustee
Witness:
Dorothy Armstrong

STATE OF OHIO, COUNTY OF LORAIN

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OWNER WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 1 DAY OF APRIL, 2015

Notary Public: Anna F. Spicker

MY COMMISSION EXPIRES May 30, 2016 DATE

DEDICATION PLAT FOR HARMON COURT

BEING 0.7864 ACRES OF LAND, CURRENTLY OWNED BY KENNETH R. ALDRICH, TRUSTEE SITUATED IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN, AND STATE OF OHIO. BEING PART OF ORIGINAL LAGRANGE TOWNSHIP LOT. 45, CONNECTICUT WESTERN RESERVE TOWNSHIP 4, RANGE 17

LEGAL DESCRIPTION - HARMON COURT DEDICATION 0.7864 ACRES

SITUATED IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN, AND STATE OF OHIO, BEING PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 45, AND BEING A PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND IN A MONUMENT BOX IN THE CENTERLINE OF NORTH CENTER STREET (STATE ROUTE 301) AT THE NORTHEAST CORNER OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 45;

THENCE SOUTH 00° 00' 00" EAST, ALONG THE CENTERLINE OF SAID NORTH CENTER STREET A DISTANCE OF 591.50 FEET TO A NAIL SET;

THENCE SOUTH 89° 47' 00" WEST, ALONG THE NORTH LINE OF HARMON COURT A DISTANCE OF 550.00 FEET TO CONCRETE MONUMENT SET MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO THE VILLAGE OF LAGRANGE BY DEED VOLUME 562, PAGE 476 OF LORAIN COUNTY RECORDS, SAID BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE SOUTH 00° 00' 00" EAST, A DISTANCE OF 50.00 FEET TO A CONCRETE MONUMENT SET MARKING THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO THE VILLAGE OF LAGRANGE BY DEED VOLUME 562, PAGE 476 OF LORAIN COUNTY RECORDS;

THENCE SOUTH 89° 47' 00" WEST, ALONG THE WESTERN EXTENSION OF THE SOUTH LINE OF HARMON COURT A DISTANCE OF 471.00 FEET TO A CONCRETE MONUMENT SET MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO ROBERT AND DEBORAH L. WHYEL BY INSTRUMENT #980542847 OF LORAIN COUNTY RECORDS;

THENCE SOUTH 00° 00' 00" EAST, ALONG THE WEST LINE OF SAID WHYEL PARCEL A DISTANCE OF 162.00 FEET TO A CONCRETE MONUMENT SET;

THENCE SOUTH 89° 47' 00" WEST, ALONG THE NORTH LINE OF A PARCEL OF LAND CONVEYED TO KENNETH R. ALDRICH, TRUSTEE BY INSTRUMENT #20120436983 OF LORAIN COUNTY RECORDS, A DISTANCE OF 28.73 FEET TO A CONCRETE MONUMENT SET;

THENCE NORTH 00° 01' 00" WEST, ALONG THE EAST LINE OF A PARCEL OF LAND CONVEYED TO KENNETH R. ALDRICH, TRUSTEE BY INSTRUMENT #20120398501 OF LORAIN COUNTY RECORDS AND THE EAST LINE OF A PARCEL OF LAND CONVEYED TO THELMA J. DOSS, TRUSTEE BY INSTRUMENT #20060174053 OF LORAIN COUNTY RECORDS, A DISTANCE OF 372.00 FEET TO A CONCRETE MONUMENT SET;

THENCE NORTH 89° 47' 00" EAST, ALONG THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO PATRICIA A. FABRIZI, TRUSTEE BY INSTRUMENT #20070227583 OF LORAIN COUNTY RECORDS, A DISTANCE OF 28.84 FEET TO A CONCRETE MONUMENT SET MARKING THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO GLENN A. AND JOANN C. OPFER BY OFFICIAL RECORDS VOLUME 308, PAGE 615 OF LORAIN COUNTY RECORDS;

THENCE SOUTH 00° 00' 00" EAST, A DISTANCE OF 160.00 FEET TO A CONCRETE MONUMENT SET MARKING THE SOUTHWEST CORNER OF SAID OPFER PARCEL;

THENCE NORTH 89° 47' 00" EAST, ALONG THE WESTERN EXTENSION OF THE NORTH LINE OF HARMON COURT, A DISTANCE OF 471.00 FEET TO THE POINT OF BEGINNING, ENCLOSING 0.7864 ACRES OF LAND.

GRANTOR CLAIMS TITLE BY INSTRUMENT #20120436983 OF LORAIN COUNTY RECORDS.

LORAIN COUNTY AUDITOR PARCEL 15-00-045-101-092.

THE BASIS OF BEARINGS FOR THE LEGAL DESCRIPTION HEREIN DESCRIBED WAS ESTABLISHED FROM PRIOR SURVEYS OF RECORD AND SHOULD ONLY BE USED FOR THE PURPOSES OF DESCRIBING HORIZONTAL ANGULAR MEASUREMENT. CONCRETE MONUMENTS SET ARE 6 INCH DIAMETER BY 30 INCHES IN LENGTH WITH 2 INCH DIAMETER ALUMINUM DISK STAMPED "POGGEMEYER DESIGN GROUP".

SURVEYOR'S DECLARATION

I HEREBY CERTIFY THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM A BOUNDARY SURVEY PERFORMED BY POGGEMEYER DESIGN GROUP, INC. DURING FEBRUARY OF 2007 UNDER MY DIRECT SUPERVISION.

Kevin Canavan, Ohio Professional Surveyor No. 7448, Poggemeyer Design Group, Inc., 1168 North Main Street, Bowling Green, Ohio 43402. Phone: (419)352-7537, Fax: (419)353-0187.

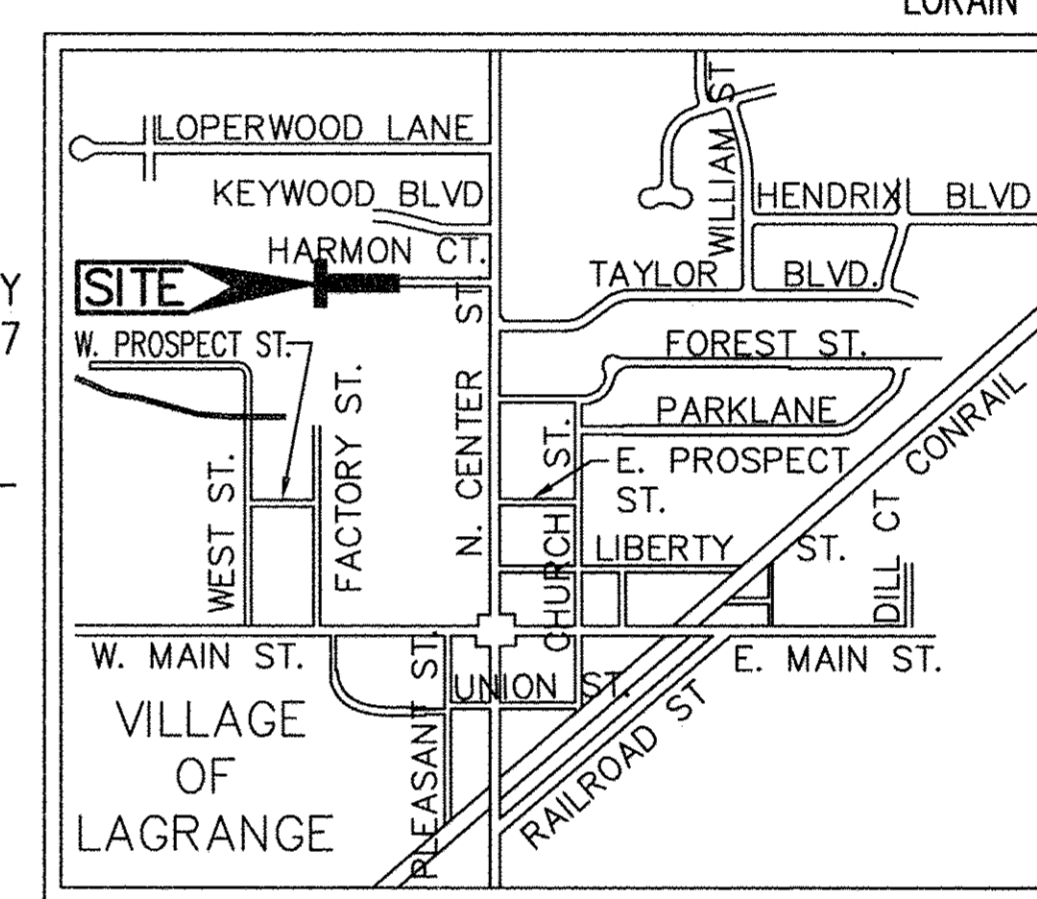


Village of Lagrange, Mayor: Kim E. Strauss, approved 9th day of April, 2015.
Village of Lagrange, Solicitor: John D. Clark, approved 9th day of April, 2015.
Village of Lagrange, Planning Commission Chairman: John Taylor, approved 9th day of April, 2015.

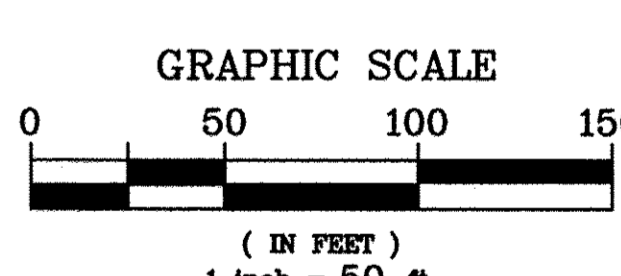
Lorain County Auditor: Approved this day of 2015. I further certify that all taxes and assessments are paid in full to date.

Lorain County Recorder: Approved this day of 2015.

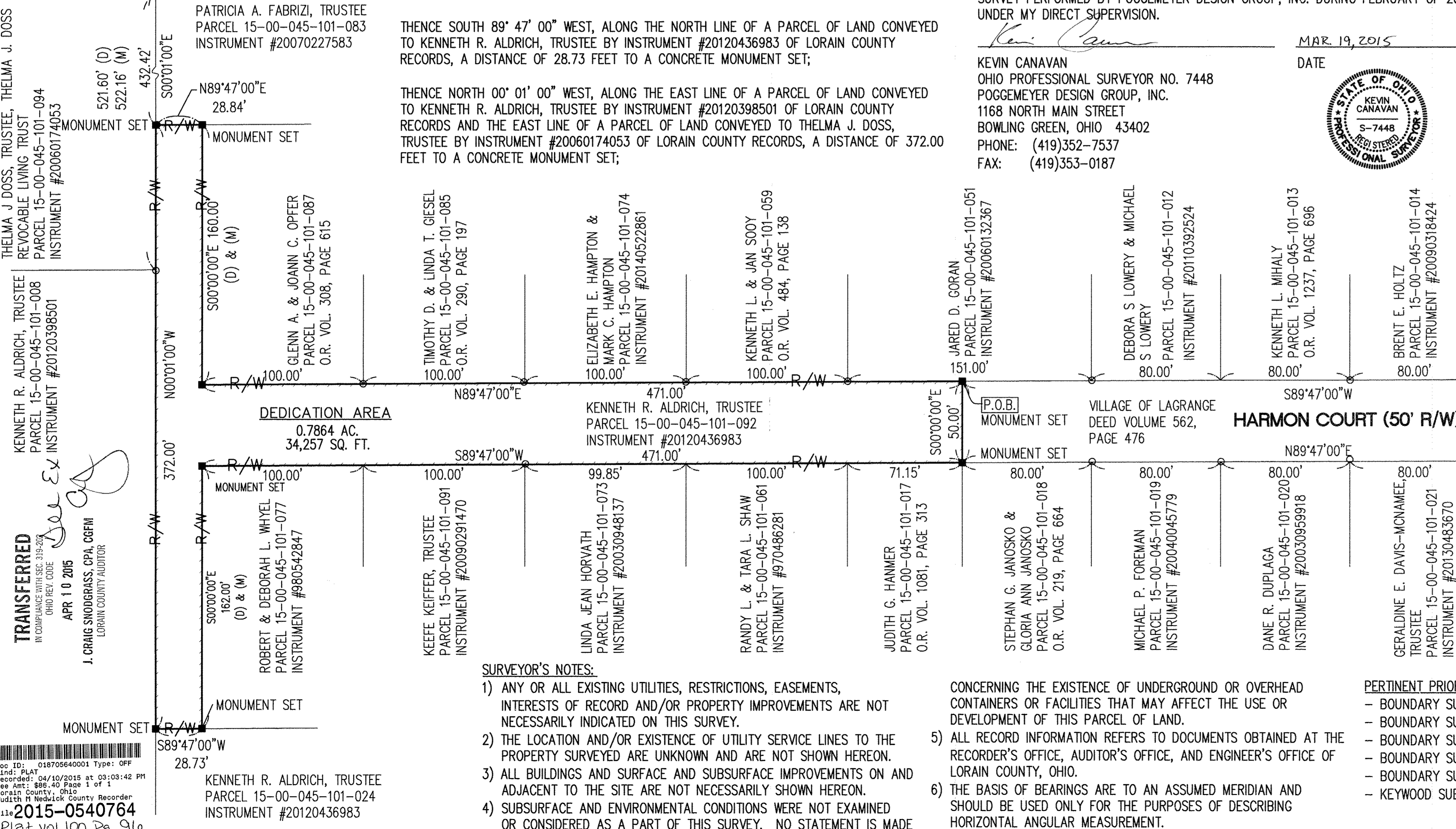
At recorded in plat book, page of Lorain County Records.



Northeast corner of original Lagrange Township Lot No. 45: 1" diameter iron pin in monument box found and used.



- Survey Legend: FND P.K. NAIL, FND IRON PIPE OR ROD, LIMIT OF MEASUREMENT, FND MONUMENT, FND R.R. SPIKE, SET P.K. NAIL, SET 5/8" x 30" STEEL ROD W/CAP, SET MONUMENT, SET R.R. SPIKE



- Surveyor's Notes: 1) ANY OR ALL EXISTING UTILITIES, RESTRICTIONS, EASEMENTS, INTERESTS OF RECORD AND/OR PROPERTY IMPROVEMENTS ARE NOT NECESSARILY INDICATED ON THIS SURVEY. 2) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN HEREON. 3) ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. 4) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PARCEL OF LAND. 5) ALL RECORD INFORMATION REFERS TO DOCUMENTS OBTAINED AT THE RECORDER'S OFFICE, AUDITOR'S OFFICE, AND ENGINEER'S OFFICE OF LORAIN COUNTY, OHIO. 6) THE BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN AND SHOULD BE USED ONLY FOR THE PURPOSES OF DESCRIBING HORIZONTAL ANGULAR MEASUREMENT.

- Pertinent Prior Surveys of Record: - BOUNDARY SURVEY BY JOHN POZYWAK (MAY, 1990) - BOUNDARY SURVEY BY DAVID L. ELWELL (JULY, 1992) - BOUNDARY SURVEY BY DAVID I. ELWELL (AUGUST, 1992) - BOUNDARY SURVEY BY RODGER G. SIMON (APRIL, 2000) - BOUNDARY SURVEY BY ALEX KELSNER (FEBRUARY, 2001) - KEYWOOD SUBDIVISION (PLAT VOLUME 26, PAGE 74)

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Fee Amt: \$88.40 Page 1 of 1
Lorain County, Ohio
Lorain County Recorder
2015-0540764
Plat vol. 100 Pg 96
JON CLARK ATTY

Poggemeyer Design Group, Inc. Planners, Architects, Engineers. 1168 North Main Street, Bowling Green, Ohio 43402. Phone: (419) 352-7537. Harmon Court Dedication Plat, Village of Lagrange, Lorain County, State of Ohio. Harmon Court Extension.