

LEGAL DESCRIPTION

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

BEGINNING ON THE CENTERLINE OF NORTH CENTER STREET -LAGRANGE ROAD, S.R. 301, 60 FEET WIDE, AT THE NORTHEASTERLY CORNER OF SAID ORIGINAL LOT NO. 45;

THENCE S. 89° 50' 00" W., ALONG THE NORTHERLY LINE OF SAID ORIGINAL LOT NO. 45, WHICH LINE IS ALSO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THE KEYWOOD SUBDIVISION, AS SHOWN BY THE RECORDED PLAT IN VOLUME 26 OF PLATS, PAGE 74 OF LORAIN COUNTY RECORDS, AND THE NORTHERLY LINE OF SAID KEYWOOD SUBDIVISION, A DISTANCE OF 649.96 FEET TO THE NORTHEASTERLY CORNER OF PARCEL #3 OF LAND CONVEYED TO JAMES L. STURGILL SR. AND NORMA R. STURGILL, BY DEED RECORDED IN VOLUME 1297, PAGE 135 OF LORAIN COUNTY OFFICIAL RECORDS;

THENCE CONTINUING S. 89° 50' 00" W., ALONG THE NORTHERLY LINE OF LAND SO CONVEYED TO JAMES L. SR. AND NORMA R. STURGILL, A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER THEREOF AND THE PRINCIPAL PLACE OF BEGINNING;

THENCE S. 00° 01' 00" E., ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO JAMES L. SR. AND NORMA R. STURGILL AND ALONG THE WESTERLY END OF KEYWOOD BOULEVARD, 70 FEET WIDE, A DISTANCE OF 249.68 FEET TO THE SOUTHWESTERLY CORNER OF KEYWOOD BOULEVARD;

THENCE N. 89° 50' 00" E., ALONG THE SOUTHERLY LINE OF KEYWOOD BOULEVARD, A DISTANCE OF 29.85 FEET TO AN ANGLE POINT THEREIN;

THENCE S. 85° 09' 31" E., ALONG THE SOUTHERLY LINE OF KEYWOOD BOULEVARD, A DISTANCE OF 50.33 FEET TO THE WESTERLY LINE OF SAID KEYWOOD SUBDIVISION;

THENCE S. 00° 01' 00" E., ALONG THE WESTERLY LINE OF SAID KEYWOOD SUBDIVISION, A DISTANCE OF 177.61 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO KENNETH L. SOOY AND JAN SOOY, BY DEED RECORDED IN VOLUME 484, PAGE 138 OF LORAIN COUNTY OFFICIAL RECORDS;

THENCE S. 89° 47' 00" W., ALONG THE NORTHERLY LINE OF LAND SO CONVEYED TO KENNETH L. AND JAN SOOY, ALONG THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO MARK C. HAMPTON AND ELIZABETH E. HAMPTON, BY DEED RECORDED IN INSTRUMENT NO. 20140522861 OF LORAIN COUNTY RECORDS, ALONG THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO TIMOTHY D. GIESEL AND LINDA T. GIESEL, BY DEED RECORDED IN VOLUME 290, PAGE 197 OF LORAIN COUNTY OFFICIAL RECORDS, ALONG THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO GLENN A. OFFER AND JOANN C. OFFER, BY DEED RECORDED IN VOLUME 308, PAGE 615 OF LORAIN COUNTY OFFICIAL RECORDS, AND ALONG THE NORTHERLY END OF HARMON COURT AS DEDICATED IN VOLUME 100 OF PLATS, PAGE 96 OF LORAIN COUNTY RECORDS, A DISTANCE OF 400.00 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND CONVEYED TO THELMA J. DOSS, TRUSTEE, BY DEED RECORDED IN INSTRUMENT NO. 20060174053 OF LORAIN COUNTY RECORDS AND RAYMOND LEE DILL, BY DEED RECORDED IN INSTRUMENT NO. 20030894015 OF LORAIN COUNTY RECORDS;

THENCE N. 00° 01' 00" W., ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO THELMA J. DOSS, TRUSTEE AND RAYMOND LEE DILL, A DISTANCE OF 432.03 FEET TO THE SOUTHERLY LINE OF THE LOPERWOOD ESTATES NO. 3, AS SHOWN BY THE RECORDED PLAT IN VOLUME 33 OF PLATS, PAGE 22 OF LORAIN COUNTY RECORDS;

THENCE N. 89° 50' 00" E., ALONG THE SOUTHERLY LINE OF SAID LOPERWOOD ESTATES NO. 3, A DISTANCE OF 320.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 3.5046 ACRES (152,660 SQUARE FEET) OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

ALL BEARINGS ARE BASED ON THE KEYWOOD SUBDIVISION PLAT AND ARE USED TO DENOTE ANGLES ONLY.

NOTES:

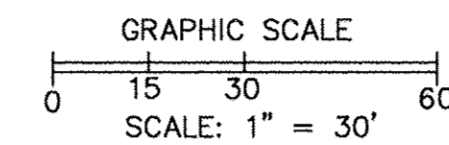
1. THE SUBJECT PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NUMBER 39093C0326D, HAVING AN EFFECTIVE DATE OF AUGUST 19, 2008.
2. THE SUBJECT PROPERTY IS ZONED R-4 MULTIPLE FAMILY
3. ANY OR ALL EXISTING UTILITIES, RESTRICTIONS, EASEMENTS, INTERESTS OF RECORD AND/OR PROPERTY IMPROVEMENTS ARE NOT NECESSARILY INDICATED ON THIS SURVEY.
4. THE LOCATION AND /OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN HEREON.
5. ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
6. 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.
7. ALL RECORD INFORMATION REFERS TO DOCUMENTS OBTAINED AT THE RECORDER'S OFFICE, AUDITOR'S OFFICE, AND ENGINEER'S OFFICE OF LORAIN COUNTY, OHIO.

KEYWOOD GATE SUBDIVISION NO. 1

OF PART OF ORIGINAL LAGRANGE TOWNSHIP LOT 45,
NOW IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN AND STATE OF OHIO.

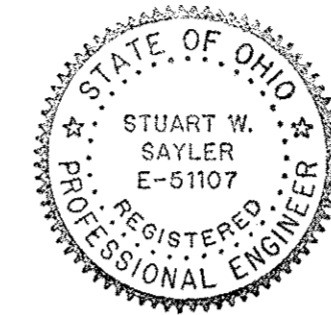
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "KEYWOOD GATE SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 3.5045 ACRES OF LAND IN ORIGINAL LOT NO. 45 OF LAGRANGE TOWNSHIP, LORAIN COUNTY, OHIO. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS BASED ON CENTERLINE OF S.R. 301 BEARING N00°00'00"E. THE PLAN 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. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

SCALE 1" = 30'
AUGUST, 2016



THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OHIO 44135

Stuart W. Saylor
STUART W. SAYLER, PRESIDENT
REGISTERED SURVEYOR NO. S-8028



WE, THE UNDERSIGNED OWNERS, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS KEYWOOD GATE SUBDIVISION NO. 1, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE THE STREET SHOWN HEREON AND DESIGNATED AS KEYWOOD BOULEVARD. WE GRANT ALL EASEMENTS FOR SEWERS, RETENTION, ACCESS, AND DRAINAGE SHOWN HEREON TO PUBLIC USE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE VILLAGE OF LAGRANGE, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM THE UNDERSIGNED.

KEYWOOD LIVING, LLC,

BY: Richard Beran

RICHARD BERAN, TITLE: Member

THE OWNERS OF THE WITHIN PLATTED LAND (HEREINAFTER REFERRED TO AS THE "GRANTOR"), DO HEREBY GRANT UNTO OHIO EDISON, WINDSTREAM, COLUMBIA GAS OF OHIO, AND GRAFTON CABLE, ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO THE STREET LINES, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, GAS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES, GAS PIPE LINES, AND PIPES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES, OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT. ALL SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

KEYWOOD LIVING, LLC,

BY: Richard Beran

RICHARD BERAN, TITLE: Member

COUNTY OF LORAIN)
STATE OF OHIO) SS

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR KEYWOOD LIVING, LLC, AN OHIO LIMITED LIABILITY COMPANY BY RICHARD BERAN, TITLE: Member, WHO ACKNOWLEDGED HE DID SIGN THE FOREGOING PLAT AND THAT IT WAS HIS FREE ACT AND DEED AND THE FREE ACT OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Columbia Station, OHIO THIS 24 DAY OF MARCH, 2017.

Linda L Lis
NOTARY PUBLIC



LINDA L LIS
Notary Public
in and for the State of Ohio
My Commission Expires
April 23, 2021

MY COMMISSION EXPIRES April 23, 2021

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT RICHARD J. BERAN, MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF KEYWOOD GATE SUBDIVISION NO. 1 AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY CONSENT TO THE RECORDING OF SAID PLAT AND HEREBY RELEASES THE LAND COMPRISING KEYWOOD BOULEVARD, AS SHOWN HEREON, FROM THE LIEN AND OPERATION OF ITS MORTGAGE.

BY: Richard J. Beran
RICHARD J. BERAN

COUNTY OF Lorain)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR RICHARD J. BERAN WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF KEYWOOD GATE SUBDIVISION NO. 1 AND THAT THE SAME WAS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Columbia Station, OHIO THIS 20th DAY OF MARCH, 2017.

Linda L Lis
NOTARY PUBLIC



LINDA L LIS
Notary Public
in and for the State of Ohio
My Commission Expires
April 23, 2021

MY COMMISSION EXPIRES April 23, 2021

APPROVALS

MUNICIPAL ENGINEER
APPROVED THIS 21st DAY OF MARCH, 2017

John J. Dineen
MUNICIPAL ENGINEER

MUNICIPAL COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF KEYWOOD GATE SUBDIVISION NO. 1 IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY ORDINANCE NO. 2017-2334

DATE MARCH 23, 2017
COUNCIL OF THE MUNICIPALITY OF LAGRANGE
LORAIN COUNTY, OHIO

BY: John J. Dineen
MAYOR

BY: Kimberly Fallon
FISCAL OFFICER

PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE MUNICIPALITY OF LAGRANGE, OHIO THIS 2nd DAY OF MARCH, 2017.

BY: John J. Dineen
CHAIRMAN (ACTING)

BY: Mary Kay Gates
SECRETARY

TRANSFERRED THIS 24 DAY OF MARCH, 2017.

J. C. Snodgrass CPA, CGFM
LORAIN COUNTY AUDITOR M. McLaughlin (Deputy)

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M,

RECORDED THIS _____ DAY OF _____, 20____

IN PLAT BOOK NO. _____, PAGE _____

LORAIN COUNTY RECORDER

AREAS IN ACRES

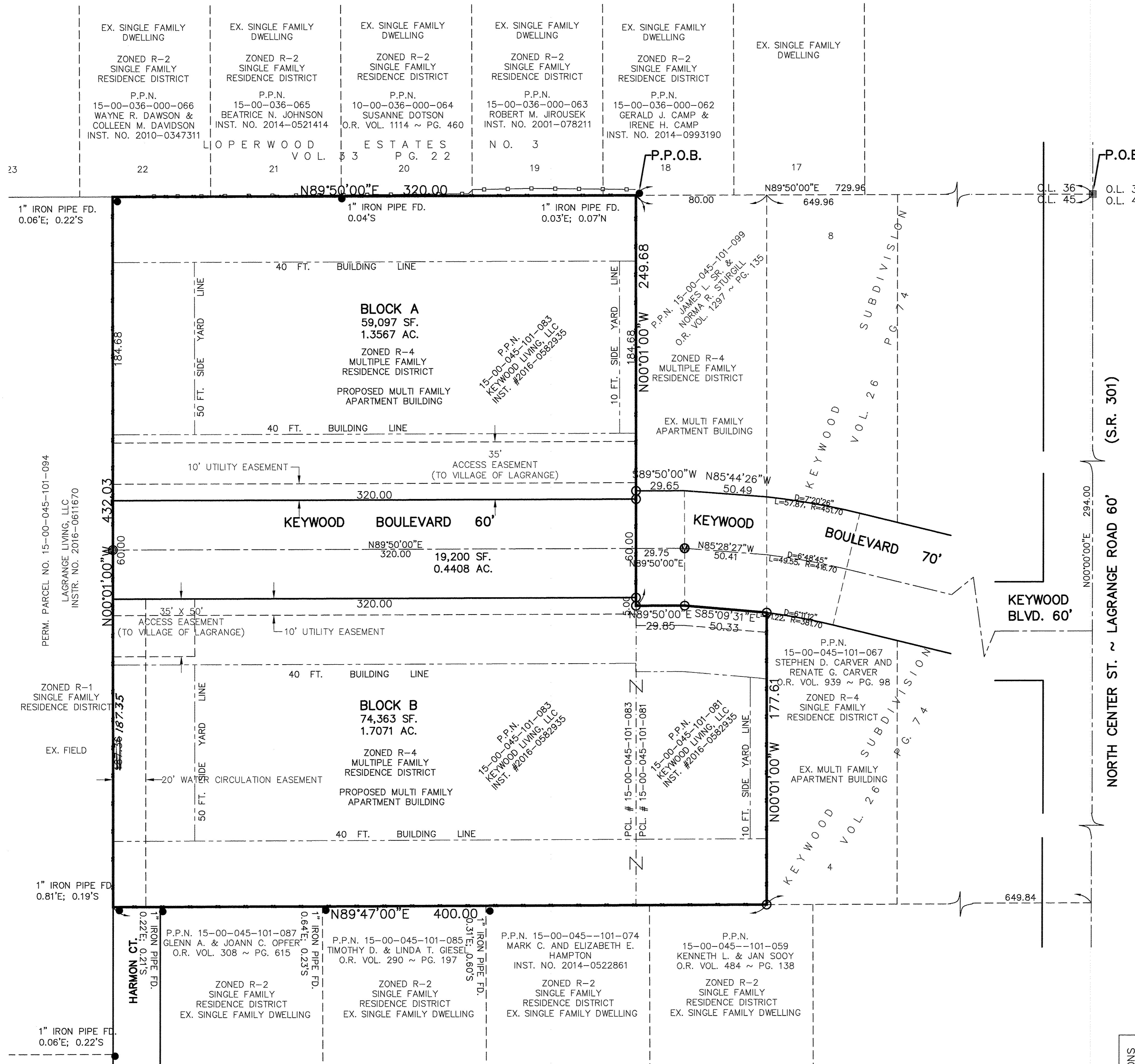
AREA IN RIGHT-OF-WAY (PROPOSED FOR DEDICATION)	0.4407
AREA IN 2 BLOCKS	3.0638
TOTAL AREA	3.5045

Doc ID: 01992910001 Type: OFF
Kind: PLAT
Recorded: 03/24/2017 at 01:00:48 PM
Fee Amt: \$172.80 Page 1 of 1
Lorain County, Ohio
Judith H. Nedwick County Recorder
File **2017-0623421**

KEYWOOD LIVING LLC
27201 ROYALTON RD
COLUMBIA TOWNSHIP, OH 44028
Plat Vol 103
Pgs 33, 34

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 24 2017
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

REVISIONS	10-13-16	MUNICIPAL ENGINEER COMMENTS OF 10-01-16	KEYWOOD GATE SUBDIVISION NO. 1 SHEET 1 OF 2	REITZ ENGINEERING CO. 4214 ROCKY RIVER DR. CLEVELAND, OH 44135 (216)-251-3033 REITZ@REITZENG.COM



MAINTENANCE OF DETENTION BASIN LOCATED NORTH OF THE EXTENSION TO KEYWOOD BLVD. NORTH OF THE RIGHT OF WAY LINE, SPECIFIED AS THE 35' ACCESS EASEMENT TO THE VILLAGE OF LAGRANGE":

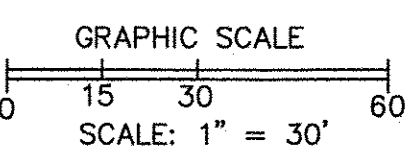
THE DEVELOPER, OWNER AND THE VILLAGE OF LAGRANGE SHALL HAVE THE NON-EXCLUSIVE RIGHT AND EASEMENT IN COMMON TO UTILIZE THE WATERWAYS, COURSES, STORM SEWERS, DRAINAGE PIPES AND RETENTION BASINS IN, OVER AND UPON THE DEDICATED RIGHT OF WAY FOR THE PURPOSES OF DRAINAGE OF SURFACE WATERS ON THE PROPERTY, SAID RIGHTS-OF-WAYS AND EASEMENTS BEING HEREBY ESTABLISHED FOR SAID PURPOSE. IT SHALL BE THE OBLIGATION OF THE OWNER TO PROPERLY MAINTAIN, REPAIR, OPERATE AND CONTROL SUCH DRAINAGE SYSTEM LOCATED ON THE PARCEL, SPECIFICALLY THE DETENTION BASIN CONTINUOUSLY.

THE VILLAGE OF LAGRANGE SHALL HAVE THE RIGHT TO GRANT EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS, STORM SEWERS, DRAINAGE, AND SWALES AT ANY TIME. OWNER SHALL NOT IN ANY WAY HINDER OR OBSTRUCT THE OPERATION OR FLOW OF THE DRAINAGE SYSTEM. NO STRUCTURES (INCLUDING, BUT NOT LIMITED TO SIDEWALKS AND DRIVEWAYS), PLANTINGS, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN SUCH EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND/OR MAINTENANCE OF SUCH IMPROVEMENTS IN SUCH EASEMENT AREAS OR WHICH MAY CHANGE, RETARD OR INCREASE THE FLOW OF WATER THROUGH THE RESPECTIVE EASEMENT AREAS.

LEGEND

- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET.
- DENOTES 1" IRON PIPE FOUND, (UNLESS NOTED OTHERWISE)
- DENOTES 3/8" DRILL HOLE IN STONE IN MON. BOX USED (UNLESS NOTED OTHERWISE)
- DENOTES EXISTING CHAIN LINK FENCE

N
BEARINGS BASED ON
CENTERLINE OF S.R. 301
BEARING N00°00'00"E



REVISIONS	10-13-16	MUNICIPAL ENGINEER COMMENTS OF 10-01-16

**KEYWOOD GATE
SUBDIVISION NO. 1
SHEET 2 OF 2**

REITZ ENGINEERING CO.
4214 ROCKY RIVER DR.
CLEVELAND, OH 44135
(216)-251-3033
REITZ@REITZENG.COM