OAK TREE PLACE SUBDIVISION

BEING A RESUBDIVISION OF BLOCK 'A' IN THE AUDITOR'S REVISED PLAT OF OVERLAND GARDEN'S ALLOTMENT, RECORDED IN PLAT VOL. 97, PG. 28 OF LORAIN COUINT RECORDS IN

ORIGINAL ELYRIA TOWNSHIP LOT 6

EAST OF THE BLACK RIVER

CITY OF ELYRIA - LORAIN COUNTY - STATE OF OHIO

OCTOBER, 2019 SCALE 1"= 30"

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS, A SUBDIVISION OF SUBLOTS 1 THROUGH 48 INCLUSIVE, AND BLOCK A, AND PRIVATE DRIVES DESIGNATED AS OAK TREE LANE, FALLEN OAK LANE, AND ACORN LANE:

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHINOAK TREE PLACE SUBDIVISION BLOCK A, FOR INGRESS, EGRESS, AND ACCESS SAID BLOCK A IS NOT GRANTED FOR USE BY THE GENERAL PUBLIC, BUT ARE GRANTED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS WITHIN SHIRE GLEN SUBDIVISION AS MORE FULLY PROVIDED IN THE "OAK TREE PLACE SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS RECORDED IN THE LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

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 OF THE CITY OF ELYRIA, 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, ROBERTA YOU HAS HERETO SET ITS HAND AT FLYRIA OHIO, THIS 16 DAY OF DECEMBER, 2019.

Oak leaf Place, Manager

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

STATE OF OHIO

COUNTY OF LORAIN)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, Kobet D. Vot WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT, AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Elyce, OHIO, THIS / DAY OF DECEMBER.

SANDEE REGAL
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
February 24, 2020
Recorded in
Lorgin County

DATE: 10/17/2019

SCALE: HOR. 1"=30'

VERT. 1"=N/A

FOLDER: DWG/Surevy

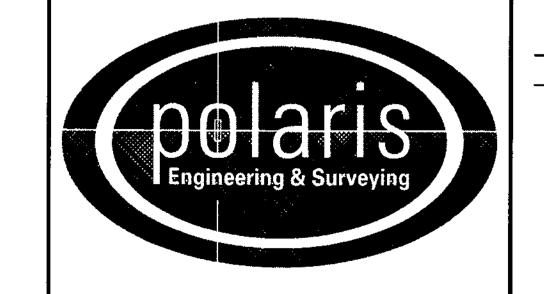
FILENAME: record plat

TAB: 01-record plat

DRAWN: MPS

OAK TREE PLACE SUBDIVISION RECORD PLAT

CITY OF ELYRIA - LORAIN COUNTY - OHIO



POLARIS ENGINEERING & SURVEYING, INC.

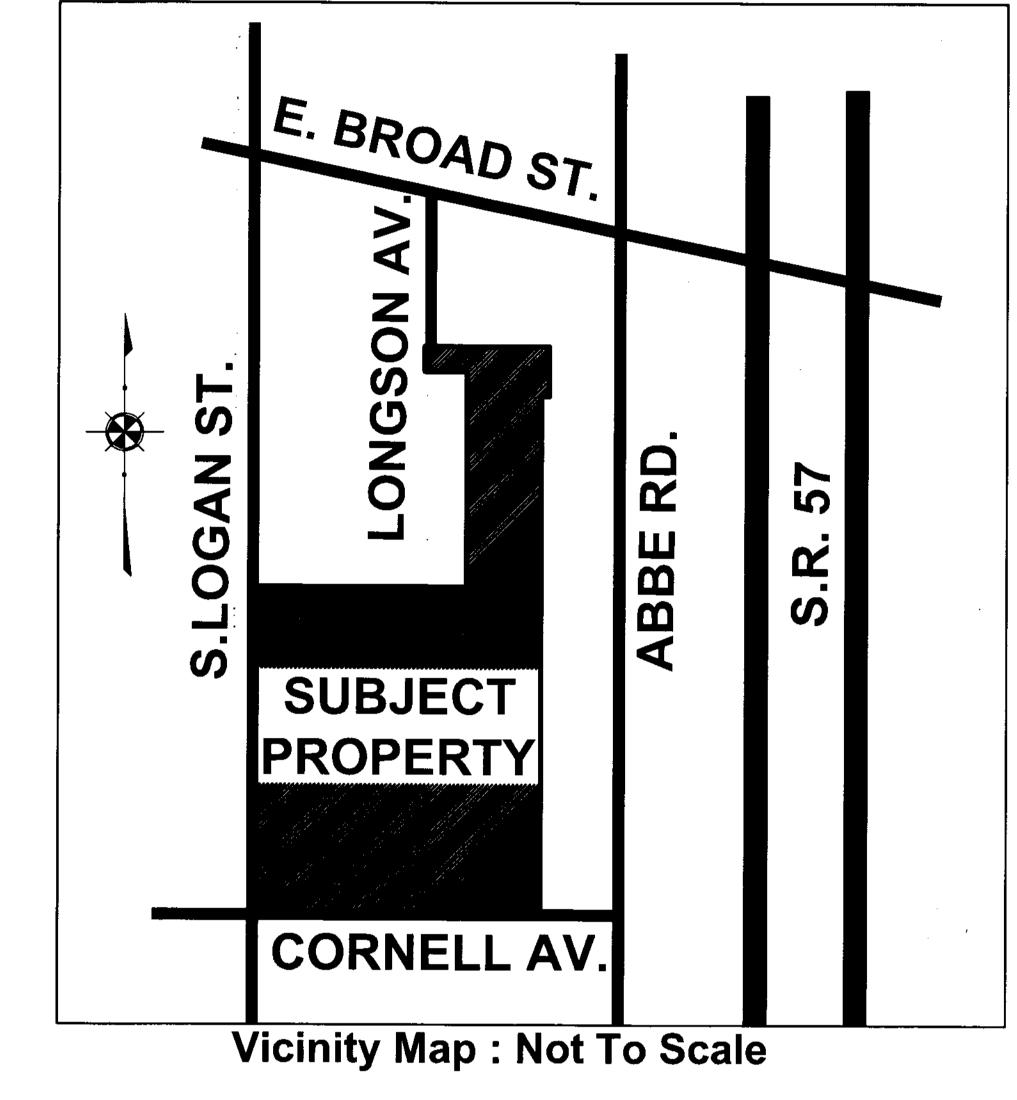
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

15301

SHEET OF

1 2

CONTRACT No.



 AREA TABULATION
 3.3066
 ACRES

 SUBLOTS (48)
 3.4146
 ACRES

 BLOCK A
 3.4146
 ACRES

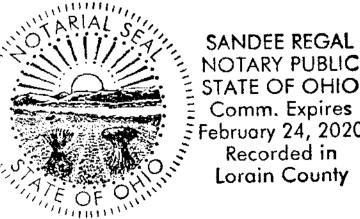
 TOTAL SUBDIVISION
 6.7212
 ACRES

BE IT KNOWN THAT NUMBER OF THE LAND INDICATED ON THE ANNEXED PLAT DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN INSTRUMENT #_______OF LORAIN COUNTY RECORD OF MORTGAGES.

STATE OF OHIO)

IN TESTIMONY WHEREOF, I HAVE HEREBY AFFIX MY HAND AND OFFICIAL SEAL AT Elycia, OHIO, THIS he DAY OF DECEMBEL., 2019.

TARY PUBLIC



APPROVALS

CITY ENGINEER
THIS PLAT IS APPROVED THIS /5 DAY OF Dec., 2019.

PLANNING COMMISSION
THIS IS TO CERTIFY THAT THE PLANNING COMMISSIN OF THE CITY OF ELYRIA HAS APPROVED THIS PLAT OF

DAY OF December

PRESIDENT 1 APRICA

OAK TREE PLACE SUBDIVISION ON THIS 16

SECRETARY L. HUShi

MAYOR
THIS PLAT IS APPROVED THIS 16 DAY OF Dec, 201 9.

MAYOR OF THE CITY OF ELYRIA

Doc ID: 022095820003 Type: OFF Kind: PLAT Recorded: 12/18/2019 at 01:42:28 PM Fee Amt: \$176.80 Page 1 of 3 Lorain County, Ohio Judith M Nedwick County Recorder File 2019-0742601

DALE YOST CONSTRUCTION COMPANY
260 SOUTH LOGAN ST ELYRIA, OH 44035
Platvol 107
Pgs 50,51

BOUNDARY CERTIFICATION:

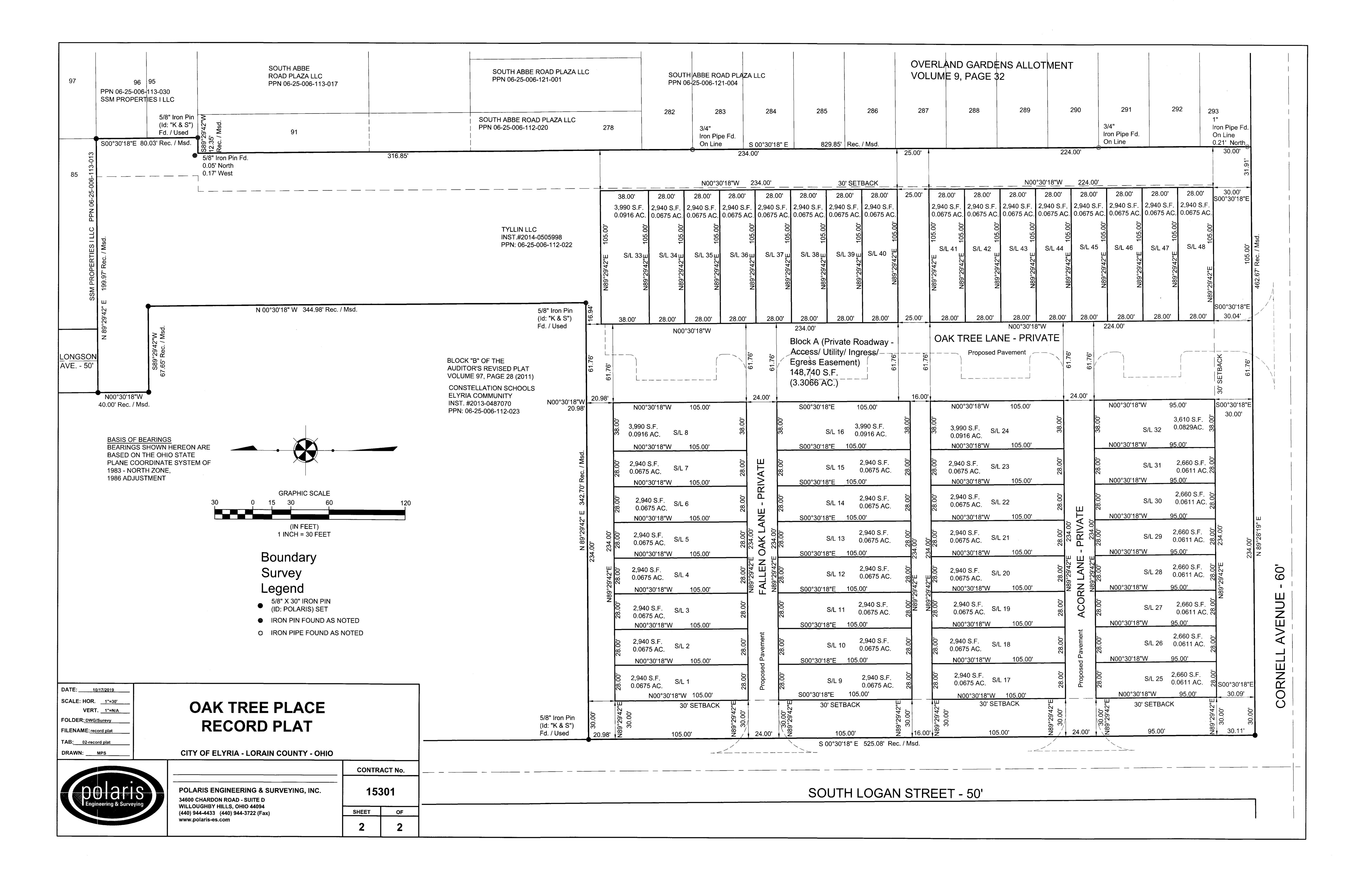
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH A PLASTIC CAP STAMPED "POLARIS". BEARINGS REFER TO THE OHIO STATE PLANE COORDINATE SYSTEM OF 1983 - NORTH ZONE 1986 ADJUSTMENT.

MICHAEL P. SPELLACY P.S. #8169 10/23/2019

IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE JURO
DEC 18 2019 MPM

J. CRAIG SNODGRASS, CPA, CGFM LORAIN COUNTY AUDITOR





File Number: 20190742601 Page 2 of 3

Plat Sheet

Instrument # 2019-0742601	Film #
Name of Plat: Oak Tree Place	e Subdivision
Owner: Oak Leaf Place LLC.	
Description: Situated in the City of Elyria, County of Lora in, State of Onio: being a part of Original Elyria Township Lot 6 E. of BIK. Riv. = 6.7212 Acres Easements also - Being a Resub. of BIK. A in the Auditor's Revised Plat of Overland Garden's Allotiment Recorded in Plat Vol. 97 Pg. 28 of Lorain Co. Records - Creating Sublots 1 thru. 48 inclusive and Block "A" -	
Floor Plans:	
Related/Margin: Plat Vol 97 Pg. 28 Comments:	
Vol. 107 Pg. 50,51	Receiving Stamp DALE YOST CONSTRUCTION COMPANY 260 SOUTH LOGAN ST ELYRIA, OH 44035
Amount: # 176.80 Initials:	

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