

# KEYWOOD GATE SUBDIVISION NO. 2

OF PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO 45, VILLAGE OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO

## OWNER'S CERTIFICATE

SITUATED IN THE VILLAGE OF LAGRANGE, COUNTY OF LORAIN, STATE OF OHIO, AND BEING A PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO 45 CONTAINING 11.0135 ACRES.

I, THE UNDERSIGNED RICHARD BERAN, REPRESENTING LAGRANGE LIVING, LLC, HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS KEYWOOD GATE SUBDIVISION NO. 2, A SUBDIVISION OF LOTS 1 TO 9 INCLUSIVE AND BLOCK C, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME, DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS KEYWOOD BOULEVARD AND JENNY LANE. I 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.

Richard Beran  
 RICHARD BERAN  
 LAGRANGE LIVING LLC  
 27201 ROYALTON ROAD  
 COLUMBIA STATION, OHIO 44029  
 (440) 236-8666  
 MEMBER TITLE

1/27/20  
 DATE

## UTILITY EASEMENT

THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT 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 PUBLIC THOROUGHFARES AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH UNDERGROUND ELECTRIC, AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, PIPES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING GAS, ELECTRICITY, AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATION AS THE GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, 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 GAS, ELECTRIC, AND COMMUNICATIONS FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES 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 THE RIGHT-OF-WAY AND EASEMENT GRANT.

Richard Beran  
 RICHARD BERAN  
 MEMBER TITLE

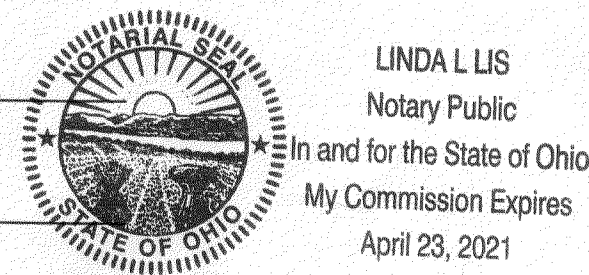
1/27/20  
 DATE

## NOTARY CERTIFICATE

STATE OF OHIO SS  
 LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR RICHARD BERAN, REPRESENTING LAGRANGE LIVING, LLC WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 27th DAY OF January, 2020.

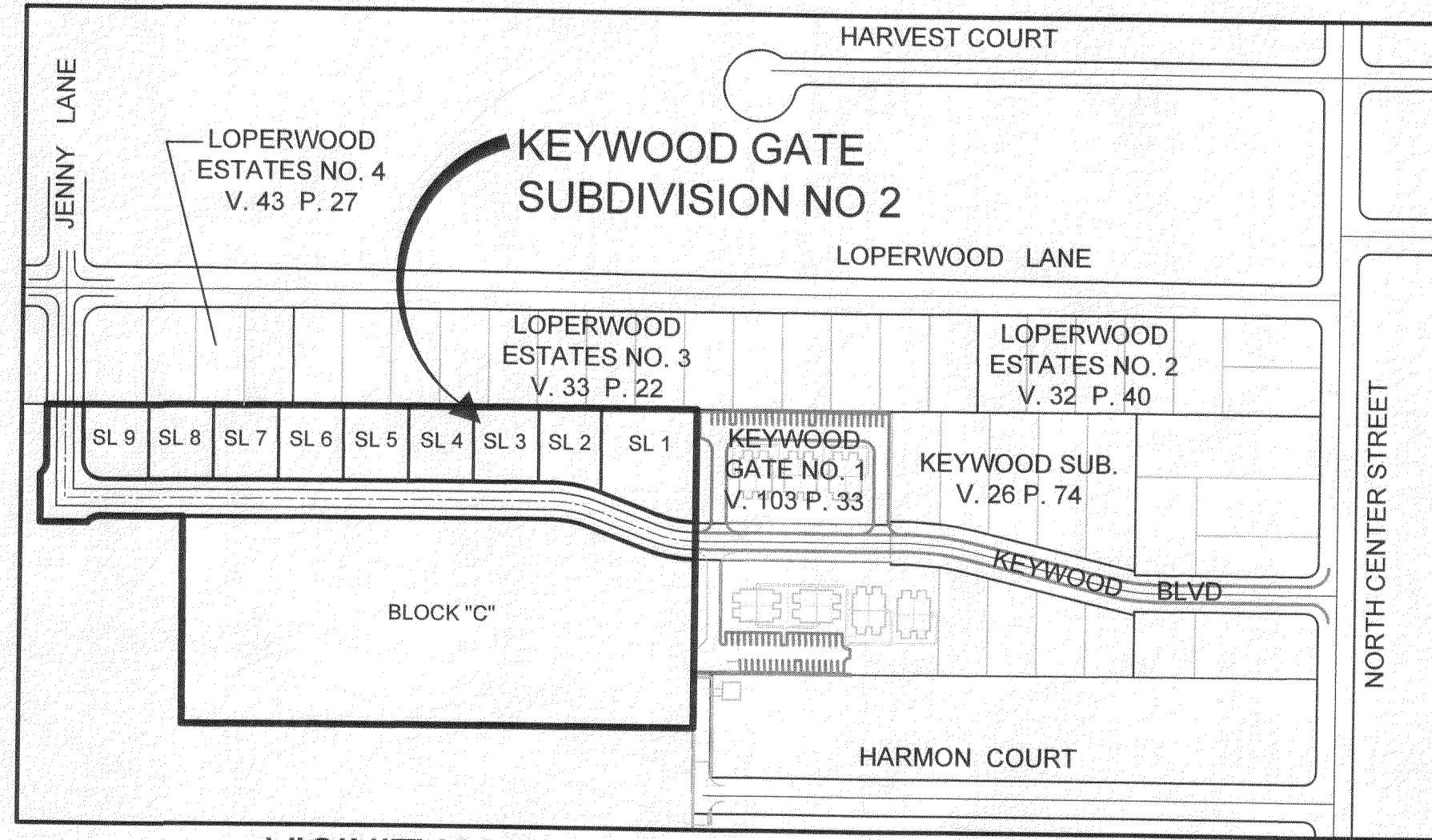
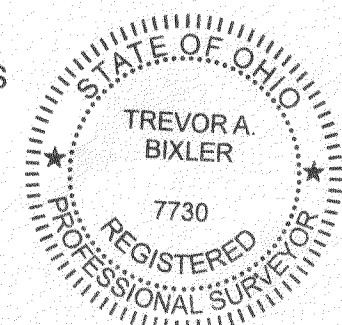
Linda L. Lillis  
 NOTARY PUBLIC  
 APRIL 23, 2021  
 MY COMMISSION EXPIRES



## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "KEYWOOD GATE SUBDIVISION NO 2" AS SHOWN HEREON AND CONTAINING 11.0135 ACRES OF LAND IN ORIGINAL LAGRANGE TOWNSHIP LOT NO. 45, VILLAGE OF LAGRANGE, COUNTY OF LORAIN, AND STATE OF 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 ARE BASED ON THE NORTHERLY LINE OF KEYWOOD SUBDIVISION (N89°50'00"E) AS RECORDED IN PLAT VOLUME 26, PAGE 74 OF THE LORAIN COUNTY RECORDS. THIS 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. 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.

Trevor A. Bixler  
 TREVOR A. BIXLER DATE  
 PROFESSIONAL SURVEYOR OHIO REG. NO. 7730



VICINITY MAP NOT TO SCALE

## OFFSITE WATER AND SANITARY EASEMENTS

OFFSITE WATER MAIN AND SANITARY SEWER EASEMENTS AND RIGHTS OF WAY ARE HEREBY GRANTED WHERE INDICATED ON THE PLAT.

JAMES A. LUCAS, AND JUDY L. LUCAS, TRUSTEES OF THE JAMES A. LUCAS AND JUDY L. LUCAS TRUST DATED SEPTEMBER 15, 2009 (WHO WITH THEIR SUCCESSORS AND ASSIGNS ARE HERINAFTER CALLED GRANTORS) DO HEREBY GRANT PERMANENT RIGHTS-OF-WAY AND EASEMENTS TWENTY (20) FEET IN WIDTH TO THE VILLAGE OF LAGRANGE UNDER, OVER, THROUGH AND ACROSS LANDS OWNED BY THE GRANTORS AS DEPICTED HEREON, ("PROPERTY") TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, RELOCATE, RENEW, SUPPLEMENT, OR REMOVE SUCH WATER MAIN FACILITIES AND SANITARY SEWER FACILITIES AND OTHER RELATED FIXTURES, EQUIPMENT AND APPURTENANCES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, 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 WATER MAIN AND SANITARY SEWER FACILITIES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THE RIGHT-OF-WAY AND EASEMENT GRANT.

James A. Lucas Trustee  
 JAMES A. LUCAS, TRUSTEE  
 2/14/2020 DATE

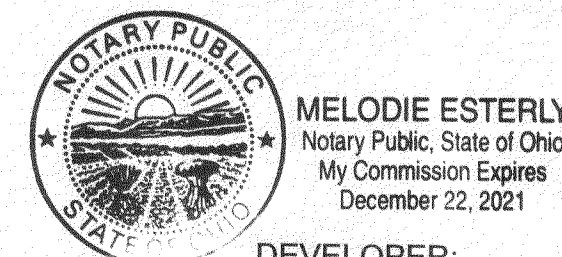
Judy L. Lucas Trustee  
 JUDY L. LUCAS, TRUSTEE  
 2/14/2020 DATE

## NOTARY CERTIFICATE

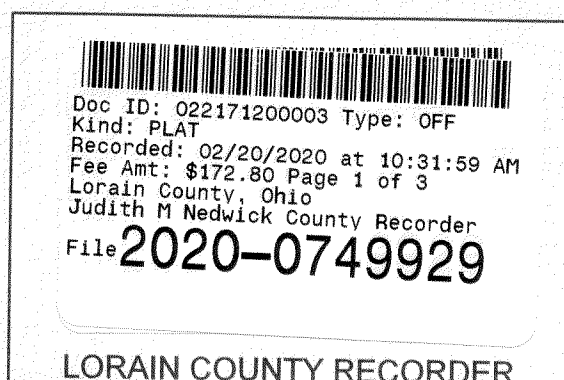
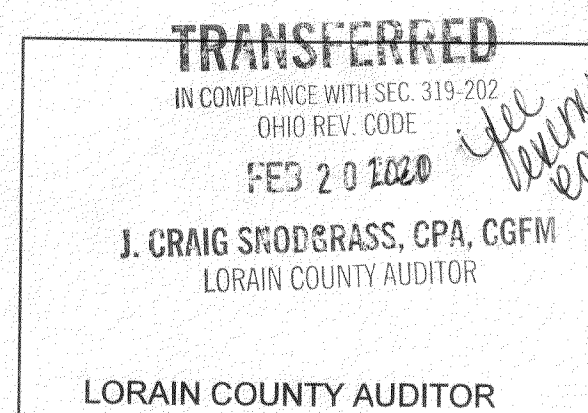
STATE OF OHIO SS  
 LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR JAMES A. LUCAS, AND JUDY L. LUCAS, TRUSTEES OF THE JAMES A. LUCAS AND JUDY L. LUCAS TRUST DATED SEPTEMBER 15, 2009 WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS/HER OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 14th DAY OF February, 2020.

Melodie Esterly  
 NOTARY PUBLIC  
 December 22, 2021  
 MY COMMISSION EXPIRES



OLD REPUBLIC NATIONAL TITLE  
 INSURANCE CO  
 160 CLEVELAND STREET  
 ELYRIA, OH 44035  
 Plat vol. 107  
 Pgs. 89, 90



DEVELOPER:  
 BDC BUILDERS AND DEVELOPERS  
 27201 ROYALTON RD  
 COLUMBIA STATION, OHIO 44029  
 (440) 236-8666

## AREA SUMMARY

SUBLOTS	2.9681 ACRES
BLOCK C	6.3590 ACRES
RIGHT OF WAY	1.6864 ACRES
TOTAL	11.0135 ACRES

## APPROVALS:

### MUNICIPAL ENGINEER

APPROVED THIS 25th DAY OF Oct. 10/25/19  
Mark Jones  
 MUNICIPAL ENGINEER DATE

### MUNICIPAL COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF KEYWOOD GATE SUBDIVISION NO 2 IS HEREBY APPROVED AND THE STREETS AS SHOWN HEREON ARE ACCEPTED BY ORDINANCE No. 2019-2401

COUNCIL OF THE MUNICIPALITY OF LAGRANGE, LORAIN COUNTY, OHIO DATE: 1/31/2020  
Mayor  
 MAYOR  
Verneda Fulton  
 FISCAL OFFICER

### PLANNING COMMISSION

WE HEREBY APPROVE AND ACCEPT THIS PLAT ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE MUNICIPALITY OF LAGRANGE, OHIO THIS 5th DAY OF September 2019  
Chairman  
 CHAIRMAN  
Mary Kay Gates  
 SECRETARY

TRANSFERRED THIS \_\_\_ DAY OF \_\_\_\_\_

LORAIN COUNTY AUDITOR

## MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT \_\_\_\_\_ AS FIRST MORTGAGEE OF LANDS SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF KEYWOOD GATE SUBDIVISION NO 2, TO BE CORRECT AND DEDICATES TO PUBLIC USE FOR ROAD PURPOSES, THE ROADS AS SHOWN HEREON.

Representative  
 REPRESENTATIVE  
 1/21/2020  
 DATE

## NOTARY CERTIFICATE

STATE OF OHIO SS  
 LORAIN COUNTY

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR Joseph McNeill, REPRESENTING Westfield Bank, WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS 29th DAY OF January, 2020.

Notary Public  
 NOTARY PUBLIC  
 Nov. 12, 2023  
 MY COMMISSION EXPIRES



## 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 PROGRAMS FLOOD INSURANCE MAP 39093C0326D, HAVING AN EFFECTIVE DATE OF AUGUST 19, 2008.
2. THE SUBJECT PROPERTY IS ZONED R-1 SINGLE FAMILY (2.9681 ACRES - SUBLT NOS. 1-9) AND R-4 MULTIPLE FAMILY (6.3590 ACRES - BLOCK "C").
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.

BY \_\_\_\_\_  
 DESCRIPTION \_\_\_\_\_  
 DATE \_\_\_\_\_

REVISIONS \_\_\_\_\_

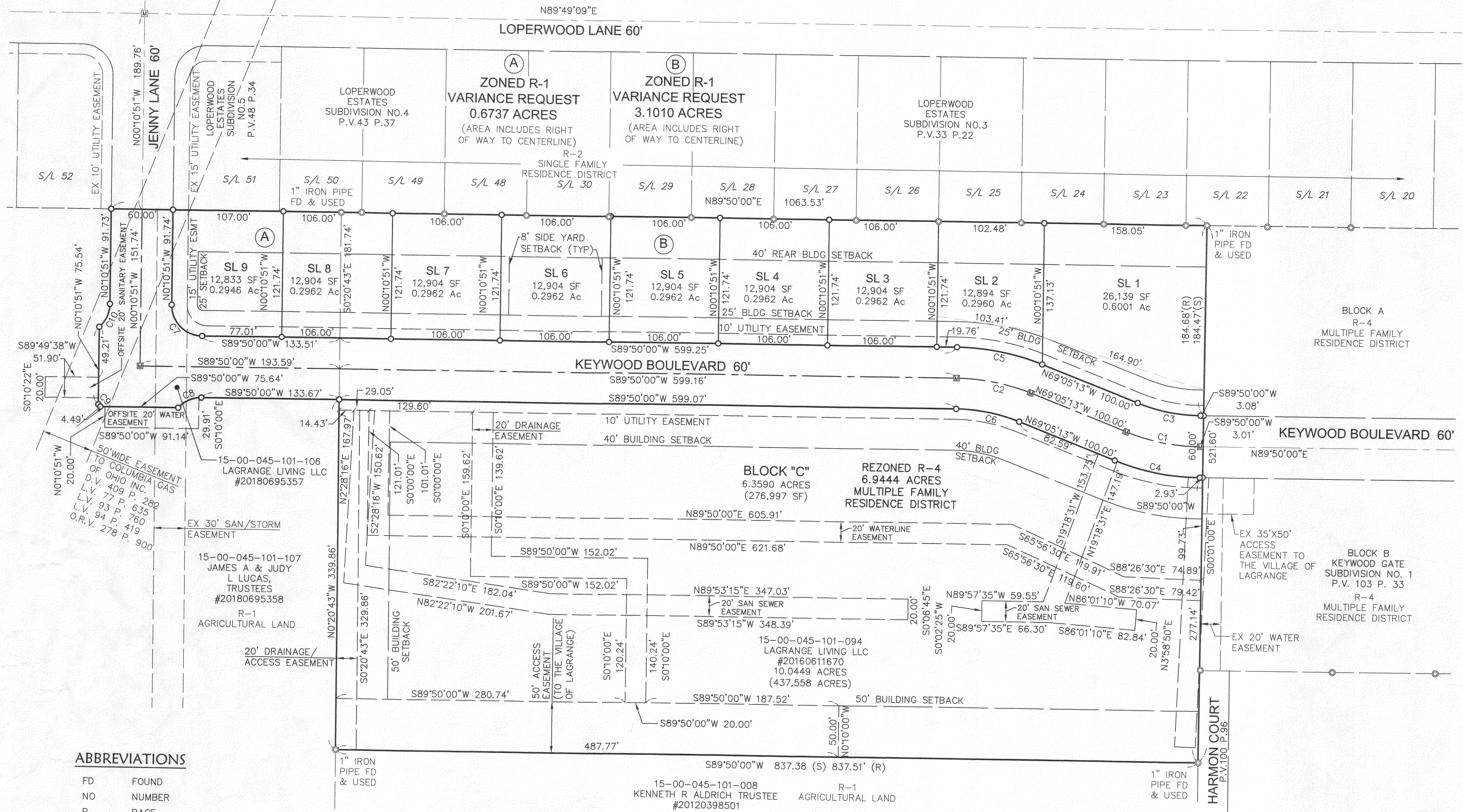
DATE: 07/23/2018  
 DRAWN BY: CC  
 CTD BY: MM  
 DWG. NAME: \_\_\_\_\_  
 PATH: 15296-2/CIVIL\_3D\_2014

KS Associates, Inc.  
 260 Burns Road, Suite 100  
 Elyria, OH 44035  
 P 440 365 4730  
 F 440 365 4790  
 www.ksassociates.com

**KS ASSOCIATES**

SUBDIVISION PLAN  
 KEYWOOD GATE  
 SUBDIVISION NO. 2  
 PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 45  
 VILLAGE OF LAGRANGE  
 COUNTY OF LORAIN, STATE OF OHIO

SHEET  
 RP1.0  
 OF  
 2  
 JOB NO.  
 15296-2



**ABBREVIATIONS**

- FD FOUND
- NO NUMBER
- P PAGE
- R RECORD
- S SURVEYED
- V VOLUME

**LEGEND**

- 5/8" CAPPED REBAR SET LABELED "KS ASSOCS INC PROP MARKER"
- MONUMENT BOX SET
- IRON PIN/PIPE FOUND AS DESCRIBED
- MONUMENT BOX FOUND

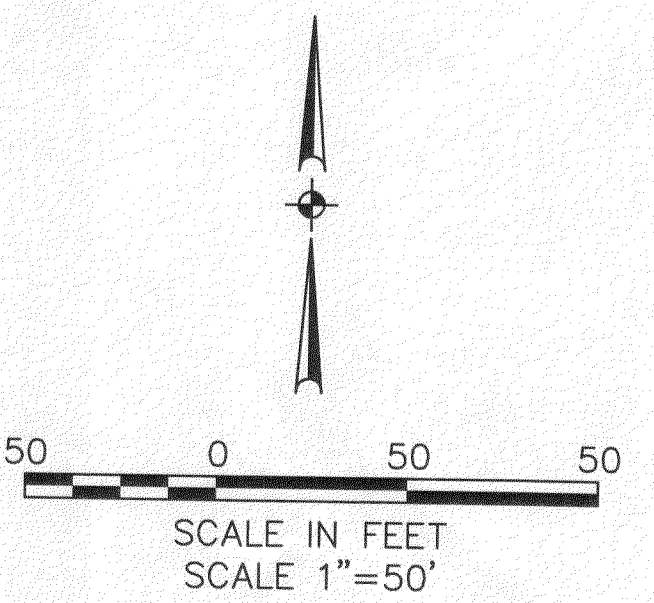
MAINTENANCE OF DETENTION BASIN LOCATED AT THE SOUTHWEST PART OF BLOCK C SPECIFIED AS THE 50' ACCESS EASEMENT TO THE VILLAGE OF LAGRANGE:

THE VILLAGE OF LOPER, GRANTORS, 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 ACCESS EASEMENT FOR THE PURPOSE OF PROVIDING DRAINAGE AND WATER QUALITY IMPROVEMENT OF THE SURFACE WATERS ON THE PROPERTY, SAID EASEMENTS BEING HEREBY ESTABLISHED FOR SAID PURPOSE. IT SHALL BE THE OBLIGATION OF THE GRANTORS TO PROPERLY MAINTAIN, REPAIR, OPERATE AND CONTROL SUCH DRAINAGE AND WATER QUALITY SYSTEMS LOCATED ON THE PROPERTY, SPECIFICALLY THE DETENTION AND WATER QUALITY BASINS, 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. GRANTORS SHALL NOT IN ANY MANNER 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.

THE RIGHTS, OBLIGATIONS AND EASEMENTS GRANTED HEREIN SHALL BE APPURTENANT TO AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE DEVELOPERS, OWNERS AND THE VILLAGE OF LAGRANGE TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	73.58'	200.00'	21°04'47"	S79°37'37"E	73.17'	37.21'
C2	73.58'	200.00'	21°04'47"	N79°37'37"W	73.17'	37.21'
C3	62.54'	170.00'	21°04'47"	S79°37'37"E	62.19'	31.63'
C4	84.62'	230.00'	21°04'47"	S79°37'37"E	84.14'	42.79'
C5	84.62'	230.00'	21°04'47"	N79°37'37"W	84.14'	42.79'
C6	62.54'	170.00'	21°04'47"	N79°37'37"W	62.19'	31.63'
C7	47.12'	30.00'	89°59'09"	S45°10'26"E	42.42'	29.99'
C8	25.23'	30.00'	48°11'23"	S65°44'19"W	24.49'	13.42'
C9	2.91'	30.00'	5°33'20"	N43°51'42"W	2.91'	1.46'
C10	25.23'	30.00'	48°11'23"	N23°54'50"E	24.49'	13.42'



DATE: 07/23/2018	DESCRIPTION
DRAWN BY: GCS	
CHECKED BY: JHM	
DWG. NAME: P. 440 365 4730	
PATH: \\S298-2\CIVIL_30_2014	
<b>KS ASSOCIATES</b> KS Associates, Inc. 260 Burns Road, Suite 100 Elyria, OH 44035 P. 440 365 4730 F. 440 365 4790 www.ksassociates.com	
<b>SUBDIVISION PLAN</b> <b>KEYWOOD GATE</b> <b>SUBDIVISION NO. 2</b> PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 45 VILLAGE OF LAGRANGE COUNTY OF LORAIN, STATE OF OHIO	
SHEET RP2.0	OF 2
JOB NO. 15296-2	

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Plat Sheet

Instrument # 2020-0749929 Film # -

Name of Plat: Keywood Gate Subdivision No. 2

Owner: LaGrange Living LLC

Description: Situated in the State of Ohio,  
County of Lorain Village of LaGrange being  
part of Original LaGrange Township lot 45  
11.0135 Acres  
Creating Sublots 1 thru 9 Block C  
Easements also.

Floor Plans: \_\_\_\_\_

Related/Margin: \_\_\_\_\_

Comments: \_\_\_\_\_

Vol. 107

Pg. 89, 90

Amount: 172.80

Initials: TM

Receiving Stamp

OLD REPUBLIC NATIONAL TITLE  
INSURANCE CO  
160 CLEVELAND STREET  
ELYRIA, OH 44035