

Pheasant Run Village

SUBDIVISION NUMBER 3
 OF PART OF ORIGINAL LAGRANGE TOWNSHIP LOT NO. 98
 BEING ALL OF BLOCK "E" IN NIMROD PARK SUBDIVISION, [PLAT VOLUME 24, PAGE 26]
 PART OF SUBLOT 516, BLOCK "G-G", AND STABLE ROAD IN THE AUDITORS PLAT OF
 PHEASANT RUN VILLAGE SUBDIVISION NO. 1, [PLAT VOLUME 27, PAGES 16, 17, 18, & 19]
 A RESUBDIVISION OF NIMROD PARK SUBDIVISION.
 AND PART OF ORIGINAL LOT NO. 98

TOWNSHIP OF LAGRANGE - COUNTY OF LORAIN - STATE OF OHIO
 SCALE: 1" = 50' NOV. 1972

PREPARED BY: **SCHMIDT AND ASSOCIATES**
 SURVEYORS AND CONSULTANTS IN LAND PLANNING

LORAIN COUNTY REGIONAL PLANNING COMMISSION:

IN ACCORDANCE WITH LORAIN COUNTY PROSECUTOR'S OPINION NO. 72-33 AND AFTER SCOUTING OF THIS PLAT, THE COMMISSION THIS 30th DAY OF NOVEMBER, 1972, HEREBY FINDS THAT THE PRIVATE STREETS WITHIN THIS MOBILE HOME PARK PLAT ARE CO-ORDINATED WITH EXISTING STREETS AND ROADS. THIS FINDING DOES NOT GRANT OR IMPLY APPROVAL TO THE PROJECT, ITS LOCATION, LAYOUT, CONSTRUCTION, DRAINAGE, SANITATION, ASSURANCE OF COMPLETION OF PROPOSED UTILITIES OR OTHER MATTERS CUSTOMARILY INCIDENT TO FULL FINAL PLAT APPROVAL OF A SUBDIVISION PLAT.

[Signature]
 DIRECTOR

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT PHEASANT RUN VILLAGE DEVELOPMENT CORP., OWNER OF LANDS CONTAINED WITHIN THIS PLAT OF PHEASANT RUN VILLAGE NO. 3 DOES HEREBY ACCEPT THE SAME TO BE CORRECT AND DECLARES THAT ALL STREETS AS SHOWN HEREON ARE TO BE PRIVATE AND ARE NOT DEDICATED TO PUBLIC USE.

REPRESENTING PHEASANT RUN VILLAGE DEVELOPMENT CORP.:

[Signature]
 PRESIDENT
[Signature]
 ASSIST. VICE-PRESIDENT

NOTARY PUBLIC:
 COUNTY OF LORAIN
 STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR DAVID J. SWAIN, PRESIDENT, ROBERT MONCHEIN, ASSIST. VICE PRES. REPRESENTING PHEASANT RUN DEVELOPMENT CORP. WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL ON THIS 24th DAY OF Dec., 1972.

[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 11-27-74

824804 SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED PHEASANT RUN VILLAGE NO. 3 AS SHOWN HEREON AND CONTAINING 13.7344 ACRES IN ORIGINAL LAGRANGE TOWNSHIP, COUNTY OF LORAIN, STATE OF OHIO, OF WHICH 8.2673 ACRES LIES IN SUBLOTS, 1.4990 ACRES LIES IN BLOCKS, AND 3.9681 ACRES LIES IN STREETS.

AT ALL POINTS SO INDICATED • IRON PIN MONUMENTS WERE SET. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF BEARINGS ARE ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

[Signature]
 JAMES H. SCHMIDT
 REGISTERED SURVEYOR - 4846

ACREAGE IN STABLE ROAD (PHEASANT RUN VILLAGE No. 1)	= 0.0964
ACREAGE IN SUBLOT 516 (P. R. V. No. 1)	= 0.0018
ACREAGE IN BLOCK "G-G" (P. R. V. No. 1)	= 0.0093
ALL OF BLOCK "E" (NIMROD PARK SUBDIVISION)	= 10.0000
ACREAGE IN ORIG. LAGRANGE TWP. LOT NO. 98	= 3.6329

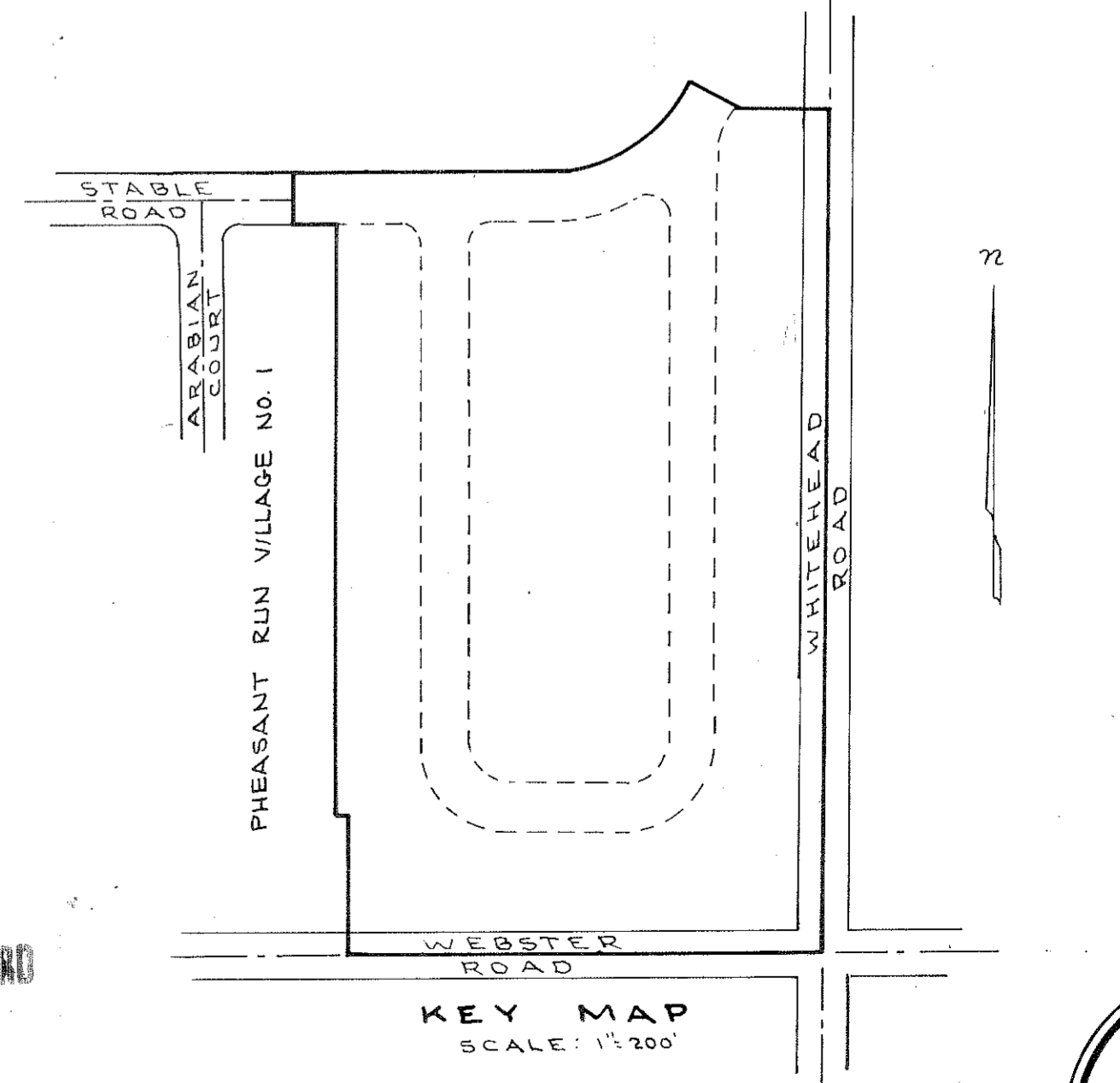


AUDITORS PLAT OF PHEASANT RUN VILLAGE PHASE 1
 P.V. 27 Pgs. 16, 17, 18, & 19



CURVE DATA						
CURVE	RAD.	CENTRAL ANG.	ARC	TAN.	CH.	CH. BEARING
STREETS						
A	185.00	63° 16' 08"	204.29	113.97	194.06	N 58° 54' 26" E
B	215.00	63° 16' 08"	237.41	132.45	225.53	N 58° 54' 26" E
C	215.00	1° 41' 23"	6.34	3.17	6.34	N 28° 07' 03" E
D	215.00	61° 34' 45"	231.07	128.11	220.11	N 59° 45' 08" E
E	50.00	89° 27' 30"	78.07	49.53	70.37	N 45° 48' 45" E
F	75.00	89° 27' 30"	117.10	74.79	105.56	N 45° 48' 45" E
G	100.00	89° 27' 30"	156.13	99.06	140.75	N 45° 48' 45" E
H	50.00	90° 00' 00"	78.54	50.00	70.71	N 44° 27' 30" W
I	75.00	90° 00' 00"	117.81	75.00	106.07	N 44° 27' 30" W
J	100.00	90° 00' 00"	157.08	100.00	141.41	N 44° 27' 30" W
SUBLOTS						
559	25.00	90° 00' 00"	39.27	25.00	35.35	N 44° 27' 30" W
570	100.00	23° 36' 21"	41.20	20.90	40.91	N 11° 15' 41" W
571	100.00	31° 39' 12"	55.25	28.35	54.55	N 38° 32' 39" W
572	100.00	31° 39' 12"	55.25	28.35	54.55	N 70° 32' 39" W
573	100.00	3° 05' 15"	5.39	2.69	5.39	N 87° 54' 53" W
575	100.00	10° 48' 12"	18.85	9.45	18.83	N 85° 08' 24" E
576	100.00	31° 39' 12"	55.24	28.35	54.55	N 63° 54' 42" E
577	100.00	31° 39' 12"	55.24	28.35	54.55	N 32° 15' 30" E
578	100.00	15° 20' 54"	26.49	13.47	26.71	N 08° 45' 21" E
591	46.77	26° 11' 22"	21.38	10.88	21.19	N 14° 10' 41" E
592A	245.00	15° 58' 53"	67.77	34.10	67.55	N 67° 45' 46" E
592B	25.00	121° 14' 48"	52.90	44.41	43.57	N 59° 32' 20" W
603	SEE	CURVE "E"	UNDER	STREE	TS	
604	"	"	"	"	"	
615	25.00	90° 00' 00"	39.27	25.00	35.35	N 45° 32' 30" E
BLOCKS						
"C"	245.00	14° 51' 17"	63.52	31.94	63.34	N 83° 06' 51" E

TRANSFERRED
 IN COMPLIANCE WITH SEC. 330402
 OHIO REV. CODE
 FEB 20 1973
 JULIAN A. PHOR
 LORAIN COUNTY AUDITOR



RECEIVED FOR RECORD
 AT 1:24 P M
 FEB 20 1973