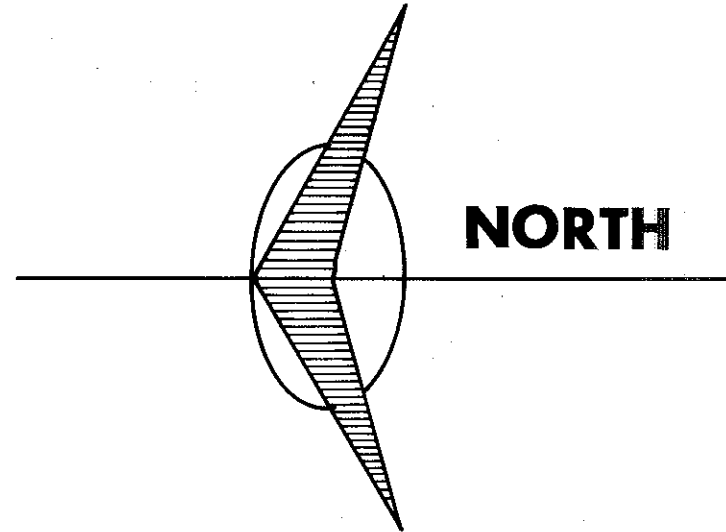


023445

023445



# GROSS SUBDIVISION

PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 31 CITY OF LORAIN OHIO OCTOBER 1978 SCALE 1"=50'

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF GROSS SUBDIVISION WAS MADE AT THE REQUEST OF THE OWNER EDWARD J. GROSS, TRUSTEE, EMBRACING 6.509 ACRES OF LAND IN ORIGINAL SHEFFIELD TOWNSHIP LOT 31, LORAIN COUNTY, OHIO. AT ALL POINTS MARKED THUS—IRON PIN MONUMENTS WERE FOUND OR SET. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS USED ARE ASSUMED AND ARE USED TO DESCRIBE ANGLES. ALL OF WHICH I CERTIFY TO BE CORRECT.

*Norman K. Huka*  
NORMAN K. HUKA  
REGISTERED SURVEYOR

ACRES IN LOTS: 2.348 ACRES  
ACRES IN STREETS: 1.0477 ACRES  
ACRES IN BLOCKS: 3.0733 ACRES  
ACRES IN TOTAL: 6.509 ACRES

### PARK DEPARTMENT CERTIFICATE

THIS TO CERTIFY THAT THE REQUIREMENTS OF SECTION 11110.05 OF THE CODIFIED ORDINANCES OF THE CITY OF LORAIN HAVE BEEN WAIVED AND OTHER CONSIDERATIONS ACCEPTED IN LIEU THEREOF.

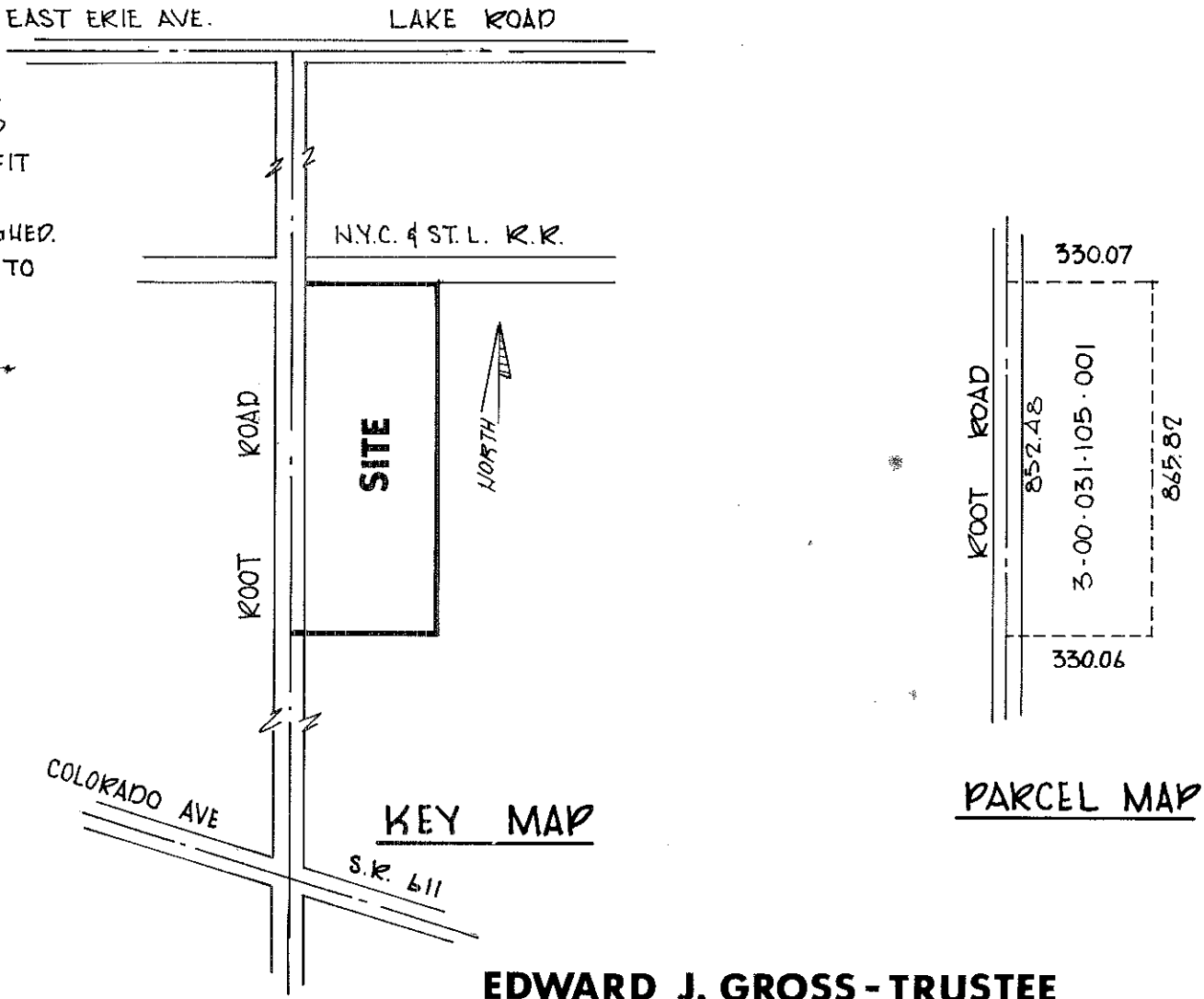
4-4-79 DATE  
*W. J. [Signature]*  
DIRECTOR OF PUBLIC SERVICE

MADE ON THIS LAND SHALL BE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF THE CITY OF LORAIN, OHIO FOR THE BENEFIT OF HIMSELF AND ALL SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OR UNDER OR THROUGH THE UNDERSIGNED. IN WITNESS WHEREOF EDWARD J. GROSS, TRUSTEE, HEREUNTO SET HIS HAND THIS 30 DAY OF Nov, 1979

*Edward J. Gross*  
EDWARD J. GROSS  
WITNESS: *John T. [Signature]* *Fred [Signature]*

COUNTY OF LORAIN ) S.S.  
STATE OF OHIO )  
BEFORE A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR EDWARD J. GROSS, TRUSTEE, OWNER OF LANDS CONTAINED WITHIN GROSS SUBDIVISION WHO ACKNOWLEDGED THAT HE DID SIGN THIS FOREGOING PLAT AND THAT IT WAS OF HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL ON THIS 30 DAY OF Nov, 1979.

*Theresa J. Kaminski*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES July 8-1982



### PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF GROSS SUBDIVISION IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO.

*Ed [Signature]*  
CHAIRMAN, CITY OF LORAIN  
PLANNING COMMISSION  
8-2-78 DATE

### SOLICITOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF GROSS SUBDIVISION IS COVERED BY A PROPER CERTIFICATE OF TITLE AND THE DEDICATION IS HEREBY APPROVED AS TO FORM.

*John [Signature]*  
SOLICITOR  
CITY OF LORAIN  
4/3/79 DATE

### ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FOREGOING PLAT OF GROSS SUBDIVISION AND FIND SUFFICIENT MONUMENTS SET TO DEFINE THE STREETS SHOWN HEREON AND APPROVE SAME.

*Ray [Signature]*  
CITY ENGINEER  
LOKAIN, OHIO  
April 5 1979 DATE

NOTE: AS CONDITION ON THE PART OF THE ALLOTTER AND ACCEPTANCE ON THE PART OF THE CITY OF LORAIN OWNERS OF LOTS IN THIS FOREGOING PLAT OF GROSS SUBDIVISION ARE FOREVER PROHIBITED FROM PLANTING TREES OR SHRUBS IN ANY PARTS OF THE STREETS SHOWN HEREON.

### COUNCIL CERTIFICATE

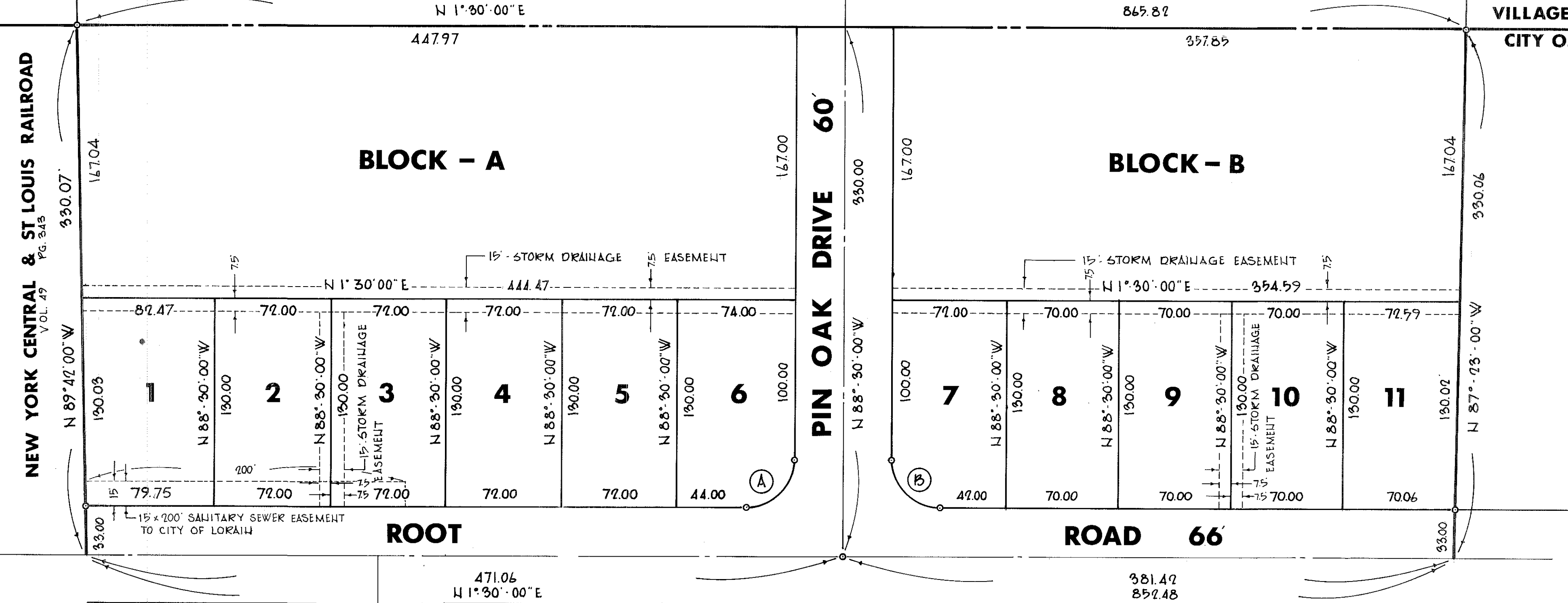
THIS IS TO CERTIFY THAT THIS FOREGOING PLAT OF GROSS SUBDIVISION WAS ACCEPTED BY THE COUNCIL OF THE CITY OF LORAIN BY ORDINANCE 1068-79 PASSED THIS 2nd DAY OF APRIL, 1979.

*Frank [Signature]*  
CLERK OF COUNCIL

### ACCEPTANCE DEDICATION

THE UNDERSIGNED EDWARD J. GROSS, TRUSTEE HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS HIS GROSS SUBDIVISION, A SUBDIVISION OF LOTS 1 THRU 11 INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL PARTS OF THE ROADS SHOWN HEREIN AND NOT HERETOFORE DEDICATED, AND DESIGNATED AS PIN OAK DRIVE, 60 FEET WIDE; ROOT ROAD, 44 FEET WIDE. THE UNDERSIGNED FOREVER PROHIBITS THE PLANTING OF TREES AND SHRUBS WITHIN THE STREET CORRIDORS AS DEDICATED HEREIN. THE UNDERSIGNED FURTHER GRANTS TO THE CITY OF LORAIN THE 15 FOOT WIDE STORM DRAINAGE EASEMENT UNDER AND THROUGH ALL SUBLOTS SHOWN HEREIN TO CONSTRUCT, PLACE, MAINTAIN, REPAIR, REGRADE AND RECONSTRUCT SURFACE SWALES, STORM SEWER CONDUITS, INLET STRUCTURES AND APPURTENANCES AND OTHER FACILITIES AS ARE DEEMED NECESSARY BY THE CITY OF LORAIN TO DRAIN STORM WATER IN ACCORDANCE WITH THE APPROVED SUBDIVISION DRAINAGE AND GRADING PLAN ON FILE IN THE CITY OF LORAIN ENGINEERING DEPARTMENT OFFICE. THE CITY OF LORAIN IS HEREBY GIVEN THE RIGHT THE TO ASSESS EACH LOT OWNER FOR THE MAINTENANCE OF THE EASEMENT WITHIN THEIR SUBLOT AS REQUIRED DUE TO ANY OBSTRUCTION PLACED WITHIN THE EASEMENT CORRIDOR SHOWN HEREIN, THEREBY RESTRICTING THE STORM WATER FLOW THROUGH THE LOT AND CAUSING UPSTREAM PONDING OF STORM WATER. NO ABOVE GROUND STRUCTURES SHALL BE PLACED WITHIN THIS DRAINAGE CORRIDOR OR ANY REGRADING OF THE SWALES SHALL NOT BE DONE BY ANY PERSON WITHOUT THE EXPRESS PERMISSION AND UNDER THE DIRECTION OF THE CITY OF LORAIN BUILDING AND ENGINEERING DEPARTMENTS. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS

\* AND BLOCKS "A" AND "B"



CURVE DATA	
(A) R: 30.00	(B) R: 30.00
Δ: 90°	Δ: 90°
A: 47.12	A: 47.12
T: 30.00	T: 30.00
Ch: 42.45	Ch: 42.45
C.B: N 49° 30' 00" W	C.B: N 44° 30' 00" E

APR - 9 1979  
Received for Record  
at 11:35 clock A.M. in Plat RECORD.  
VOL. 34  
Dorothy L. Easer  
Lorain County Recorder

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
APR 9 1979  
JULIAN A. PJOR  
LORAIN COUNTY AUDITOR

By: Edward J. Gross - self