

#064050

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CASTLETON ESTATES

PART OF EATON TOWNSHIP ORIGINAL LOTS 86 & 87
TOWNSHIP OF EATON COUNTY OF LORAIN STATE OF OHIO

OWNERS CERTIFICATE:

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO AND BEING PARTS OF ORIGINAL EATON TOWNSHIP LOTS 86 & 87, CONTAINING 105.5143 ACRES, AND BEING THE SAME TRACT OF LAND AS CONVEYED TO HIGHLAND DEVELOPMENT CO., AS DESCRIBED IN DEED RECORDED IN DEED BOOK 1244, PAGE 827, RECORDERS OFFICE, LORAIN COUNTY, OHIO.

THE UNDERSIGNED DALE YOST - PRESIDENT OF HIGHLAND DEVELOPMENT CO. - HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS HIS "CASTLETON ESTATES", A SUBDIVISION OF LOTS 1 THRU 27 INCLUSIVE, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME, AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS, BOULEVARD, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC., SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF ELYRIA, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

DIMENSIONS OF THE LOTS AND STREETS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

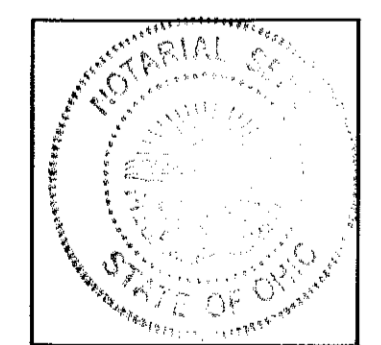
IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS ON THIS THE 17th DAY OF APRIL, 1980.

WITNESS: Keith or Shively SIGNED: Dale Yost
PRES. HIGHLAND DEVELOPMENT CO.

NOTARY PUBLIC:

COUNTY OF LORAIN }
STATE OF OHIO } S.S.

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR DALE YOST - PRESIDENT OF HIGHLAND DEVELOPMENT CO. - WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS THE 17th DAY OF APRIL, 1980.



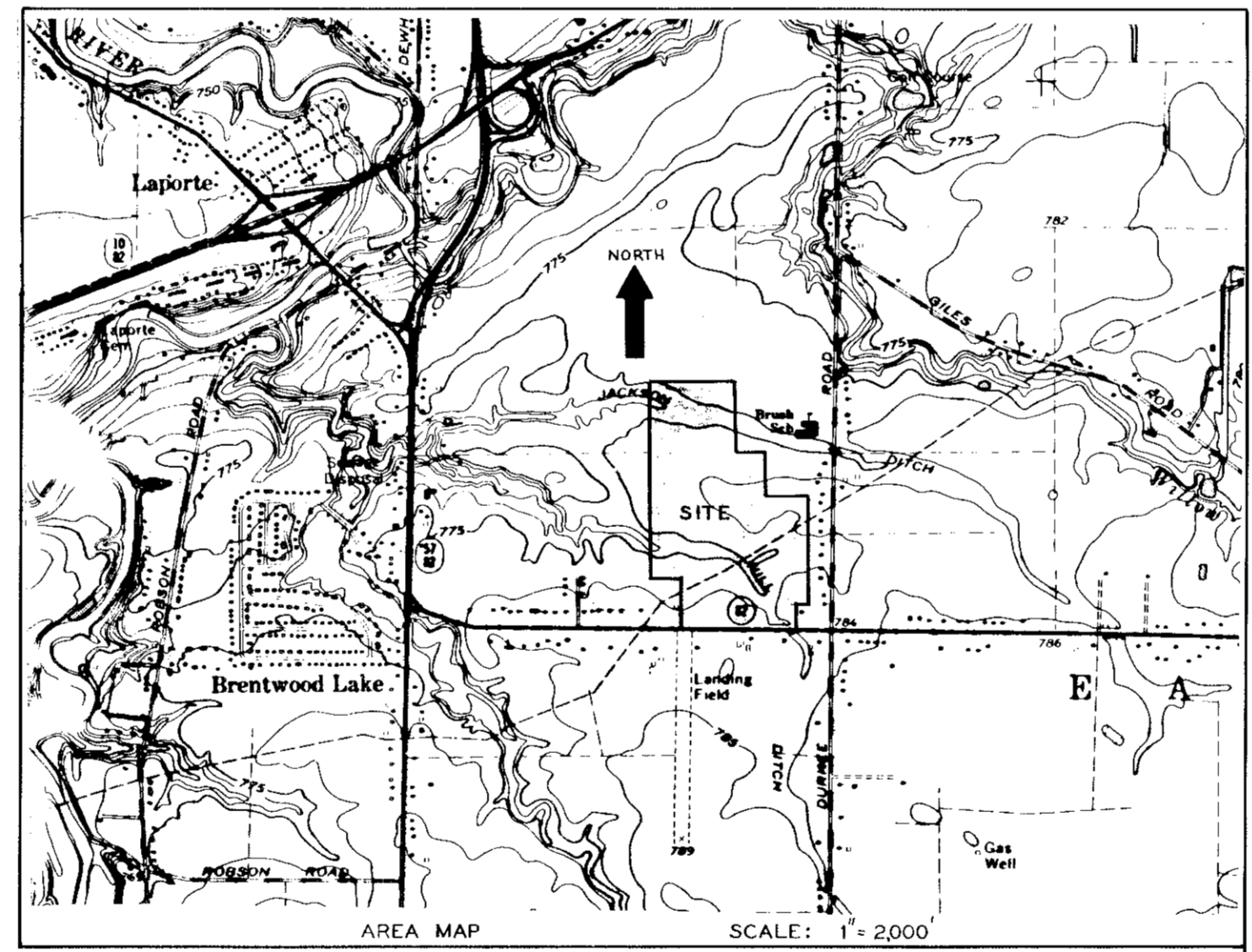
Janice E. Stanfield
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-14-81

OWNER & DEVELOPER:

HIGHLAND DEVELOPMENT COMPANY - DALE YOST - PRESIDENT
260 SOUTH LOGAN STREET
ELYRIA, OHIO 44035

PREPARED BY
KLEINOEDER SCHMIDT & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS ELYRIA, OHIO



SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE SURVEYED AND PLATTED "CASTLETON ESTATES", AS SHOWN HEREON, CONTAINING 105.5143 ACRES OF LAND IN ORIGINAL EATON TOWNSHIP LOTS 86 & 87, COUNTY OF LORAIN, STATE OF OHIO. SEE ACREAGE TABULATION ON SHEET 3.

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

I ALSO HEREBY CERTIFY THAT THE FIELD SURVEY OF THE BOUNDARY SHOWN IN THIS PLAT OF "CASTLETON ESTATES" EXCEEDS ONE (1) FOOT IN 10,000 PRECISION, AS REQUIRED BY CHAPTER 1117.02, ELYRIA CITY CODIFIED ORDINANCES.

Robert E. Kleinoeder
ROBERT E. KLEINOEDER - REG. SURVEYOR NO. 4345



MORTGAGEES CERTIFICATE:

THIS IS TO CERTIFY THAT THE Loan Guaranty Service & Trust Co. AS REPRESENTED BY THE UNDERSIGNED R. T. Brennan, Pres., MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF "CASTLETON ESTATES", SAID PLAT HAVING BEEN EXAMINED BY THE UNDERSIGNED, HEREBY ACCEPTS THE SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AS SHOWN HEREON.

R. T. Brennan, Pres.
MORTGAGEE

NOTARY PUBLIC:

COUNTY OF LORAIN }
STATE OF OHIO } S.S.

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE THEIR OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS THE 29th DAY OF April, 1980.

Christie Bony
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 26, 1982

APPROVALS:

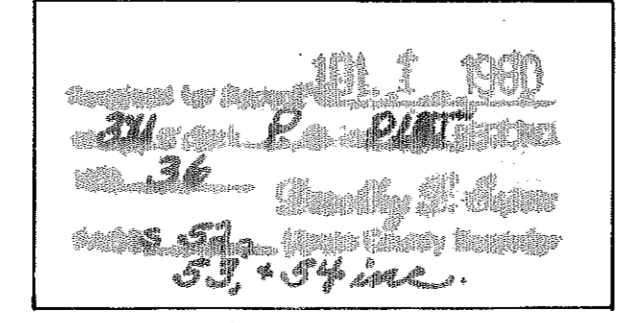
APPROVED THIS THE 18th DAY OF APRIL, 1980. Barbara Thomas
SECRETARY, ELYRIA PLANNING COMMISSION

APPROVED THIS THE 25 DAY OF APRIL, 1980. Michael B. Keys
MAYOR, CITY OF ELYRIA

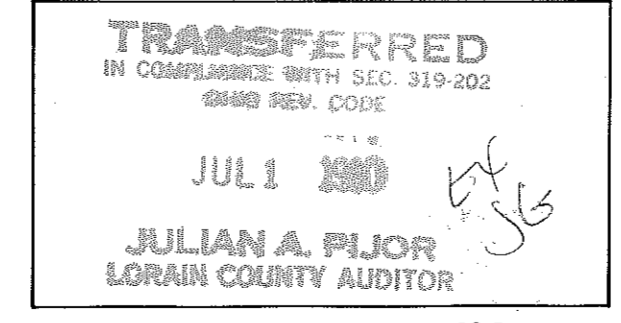
APPROVED THIS THE 17th DAY OF April, 1980. Bonny B. Shipley
ELYRIA CITY ENGINEER

APPROVED THIS THE 17th DAY OF APRIL, 1980. Lawrence V. McElwainy
LORAIN COUNTY ENGINEER & SANITARY ENGINEER

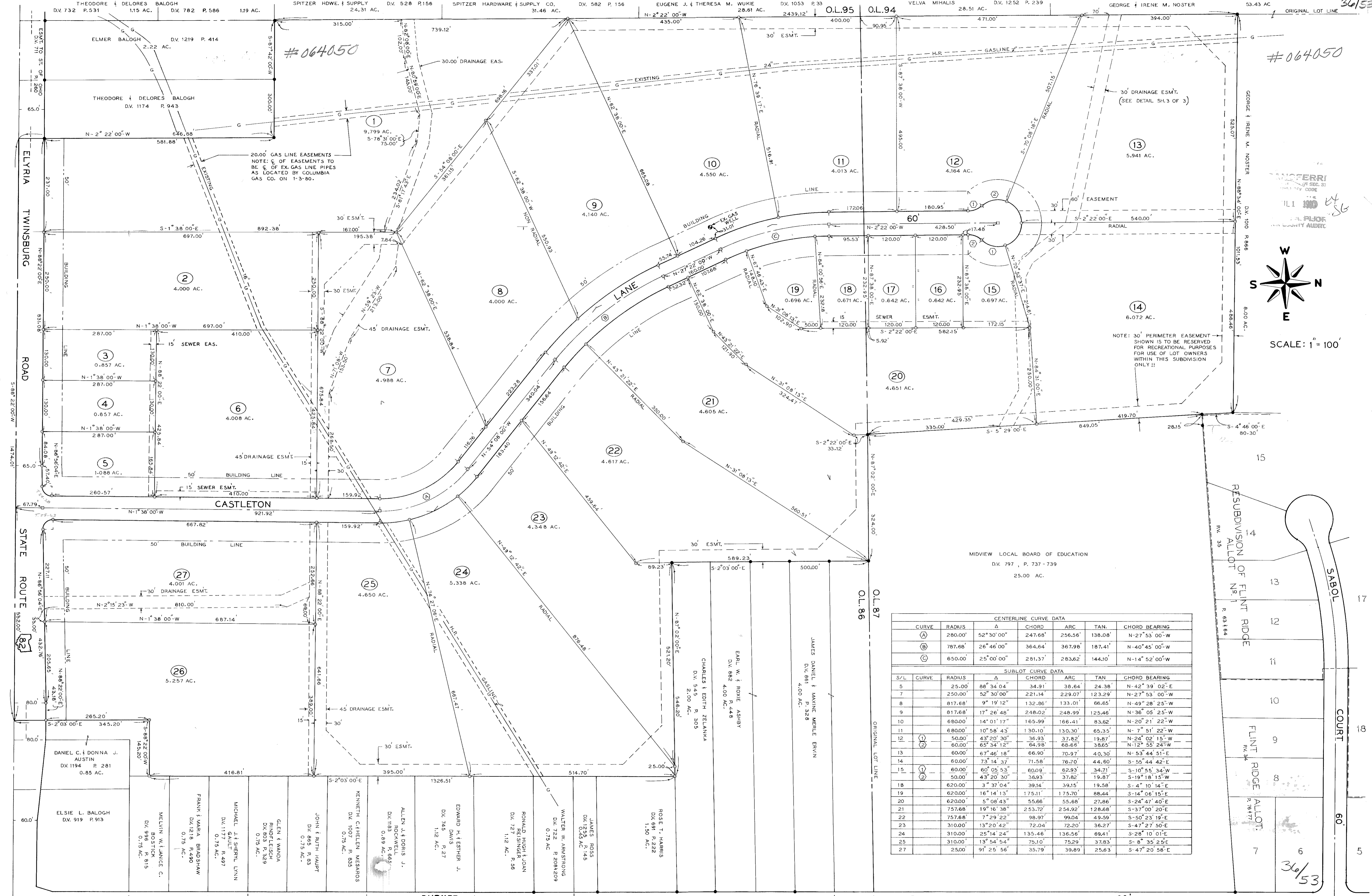
APPROVED THIS THE 17th DAY OF APRIL, 1980. Viola J. Brenga
LORAIN COUNTY DISTRICT BOARD OF HEALTH



Box: Lorain Co. Title - K.H.



51.04 mw



THEODORE & DELORES BALOGH
DV. 1174 P. 943

ELMER BALOGH
DV. 1219 P. 414

THEODORE & DELORES BALOGH
DV. 782 P. 586

1.15 AC.

1.19 AC.

SPITZER HDWE. & SUPPLY
24.31 AC.

DV. 528 P.156

SPITZER HARDWARE & SUPPLY CO.
31.46 AC.

DV. 582 P. 156

EUGENE J. & THERESA M. WUKIE
28.61 AC.

DV. 1053 P. 33

2439.12'

O.L.95

O.L.94

VELVA MIHALIS
28.51 AC.

DV. 1252 P. 239

GEORGE & IRENE M. NOSTER
53.43 AC.

ORIGINAL LOT LINE

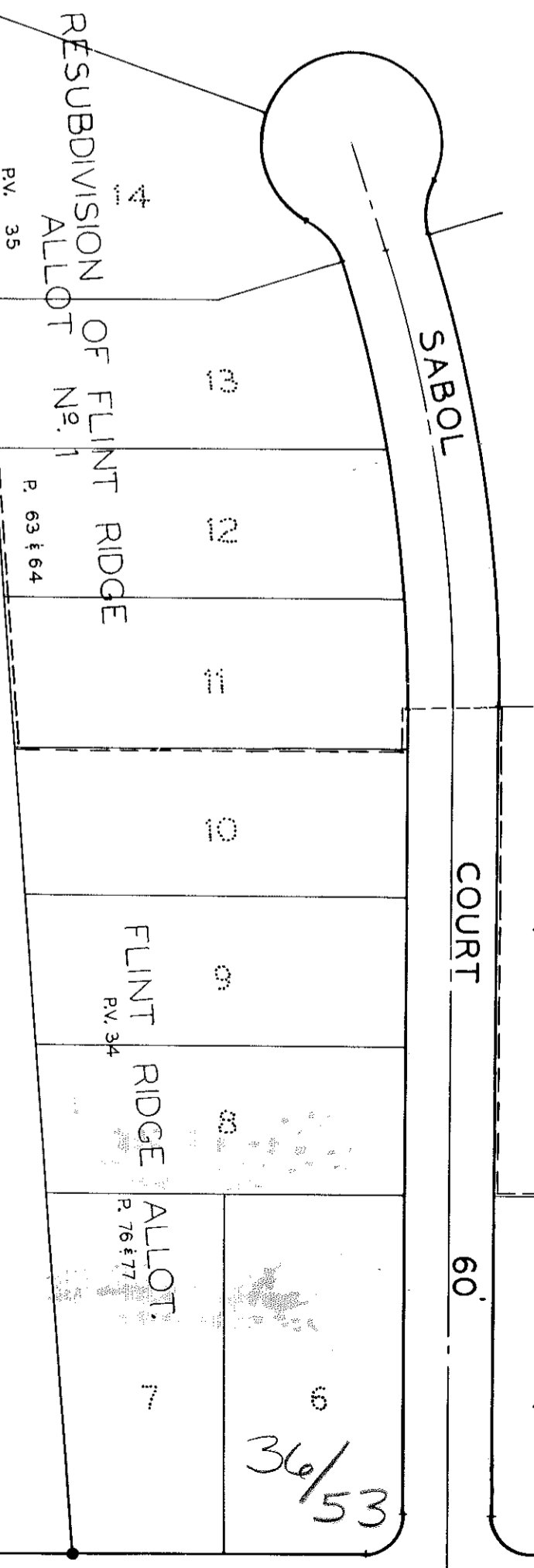


CENTERLINE CURVE DATA

CURVE	RADIUS	Δ	CHORD	ARC	TAN.	CHORD BEARING
(A)	280.00'	52° 30' 00"	247.68'	256.56'	138.08'	N-27° 53' 00"-W
(B)	787.68'	26° 46' 00"	364.64'	367.98'	187.41'	N-40° 45' 00"-W
(C)	650.00'	25° 00' 00"	281.37'	283.62'	144.10'	N-14° 52' 00"-W

SUBLOT CURVE DATA

S/L	CURVE	RADIUS	Δ	CHORD	ARC	TAN	CHORD BEARING
5		25.00'	86° 34' 04"	34.91'	38.64'	24.38'	N-42° 39' 02"-E
7		250.00'	52° 30' 00"	221.14'	229.07'	123.29'	N-27° 53' 00"-W
8		817.68'	9° 19' 12"	132.86'	133.01'	66.65'	N-49° 28' 25"-W
9		817.68'	17° 26' 48"	248.02'	248.99'	125.46'	N-36° 05' 25"-W
10		680.00'	14° 01' 17"	165.99'	166.41'	83.62'	N-20° 21' 22"-W
11		680.00'	10° 58' 43"	130.10'	130.30'	65.35'	N-7° 51' 22"-W
12		50.00'	43° 20' 30"	36.93'	37.82'	19.87'	N-24° 02' 15"-W
13		60.00'	67° 34' 12"	64.98'	68.66'	38.65'	N-12° 55' 24"-W
14		60.00'	67° 46' 18"	66.90'	70.97'	40.30'	N-53° 44' 51"-E
15		60.00'	73° 14' 37"	71.58'	76.70'	44.60'	S-55° 44' 42"-E
15		60.00'	60° 05' 53"	60.09'	62.93'	34.71'	N-10° 55' 34"-W
15		50.00'	43° 20' 30"	36.93'	37.82'	19.87'	S-19° 18' 15"-W
18		620.00'	3° 37' 04"	39.14'	39.15'	19.58'	S-4° 10' 14"-E
19		620.00'	16° 14' 13"	175.11'	175.70'	88.44'	S-14° 06' 15"-E
20		620.00'	5° 08' 43"	55.66'	55.68'	27.86'	S-24° 47' 40"-E
21		757.68'	19° 16' 38"	253.72'	254.92'	128.68'	S-37° 00' 20"-E
22		757.68'	7° 29' 22"	98.97'	99.04'	49.59'	S-50° 23' 19"-E
23		310.00'	13° 20' 42"	72.04'	72.20'	36.27'	S-47° 27' 50"-E
24		310.00'	25° 14' 24"	135.46'	136.56'	69.41'	S-28° 10' 01"-E
25		310.00'	13° 54' 54"	75.10'	75.29'	37.83'	S-8° 35' 25"-E
27		25.00'	91° 25' 56"	35.79'	39.89'	25.63'	S-47° 20' 58"-E



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LEGAL DESCRIPTION:

Situated in the Township of Eaton County of Lorain and State of Ohio, and being known as part of Original Eaton Township Lots Nos. 86 and 87, and more definitely described as follows:

Beginning at the intersection of the centerline of Durkee Road and the centerline of the Elyria-Twinsburg Road;

Thence South 88° 22' West in the centerline of the Elyria-Twinsburg Road, a distance of 470.20 feet to the Southwesterly corner of land conveyed to Daniel C. and Donna J. Austin as recorded in Volume 1194, Page 281 of Lorain County Deed Records, said point is the principal place of beginning;

Thence continuing South 88° 22' West in the centerline of the Elyria-Twinsburg Road, a distance of 1474.01 feet to the Southeasterly corner of land conveyed to Theodore and Dolores Balogh as recorded in Volume 1174, Page 943 of Lorain County Deed Records;

Thence North 2° 22' West in the Balogh's Easterly line, a distance of 646.88 feet to the Balogh's Northeasterly corner;

Thence South 87° 42' West in the Balogh's Northerly line and in the Northerly line of land conveyed to Elmer Balogh as recorded in Volume 1219, Page 414 of Lorain County Deed Records, a distance of 300.00 feet to a point in the Westerly line of Original Lot No. 86;

Thence North 2° 22' West in the Westerly line of Original Lot No. 86, a distance of 1483.17 feet to the Northwesterly corner of Original Lot No. 86 and the Southwesterly corner of Original Lot No. 87;

Thence North 2° 22' West in the Westerly line of Original Lot No. 87, a distance of 955.95 feet to a point in the Southerly line of land conveyed to George and Irene M. Noster as recorded in Volume 1010, Page 866 of Lorain County Deed Records;

Thence North 88° 34' East in the Noster's Southerly line, a distance of 1011.53 feet to a point in the Westerly line of the Resubdivision of Flint Ridge Allotment No. 1, as recorded in Volume 35, Pages 63 and 64 of Lorain County Plat Records;

Thence South 4° 46' East in the Westerly line of the Resubdivision of Flint Ridge Allotment No. 1, a distance of 80.30 feet to the Southwesterly corner thereof and the Northwesterly corner of land conveyed to the Midview Local Board of Education as recorded in Volume 797, Page 737 through 739 of Lorain County Deed Records;

Thence South 5° 29' East in the Midview Local Board of Education's Westerly line, a distance of 849.05 feet to the Southwesterly corner thereof and a point in the Northerly line of Original Lot No. 86;

Thence North 87° 02' East in the Northerly line of Original Lot No. 86, a distance of 324.00 feet to the Northwesterly corner of land conveyed to James Daniel and Maxine Merle Ervin as recorded in Volume 861, Page 128 of Lorain County Deed Records;

Thence South 2° 03' East in the Ervin's Westerly line and in the Westerly line of land conveyed to Earl W. and Roxie Ashby as recorded in Volume 882, Page 448 of Lorain County Deed Records, and in the Westerly line of land conveyed to Charles and Edith Zelanka as recorded in Volume 548, Page 305 of Lorain County Deed Records, a distance of 500.00 feet to the Zelanka's Southwesterly corner;

Thence North 87° 02' East in the Zelanka's Southerly line, a distance of 546.20 feet to the Northwesterly corner of land conveyed to Rose T. Harris as recorded in Volume 691, Page 222 of Lorain County Deed Records;

Thence South 2° 03' East in Rose T. Harris' Westerly line and in the Southerly extension thereof and in a line parallel to and 325 feet distant Westerly from the centerline of Durkee Road, a distance of 1326.51 feet to a point in the Westerly line of land conveyed to Melvin W. and Janice C. Bostwick as recorded in Volume 996, Page 815 of Lorain County Deed Records, said point being the Northeasterly corner of land conveyed to Daniel E. and Donna J. Austin recorded as aforesaid;

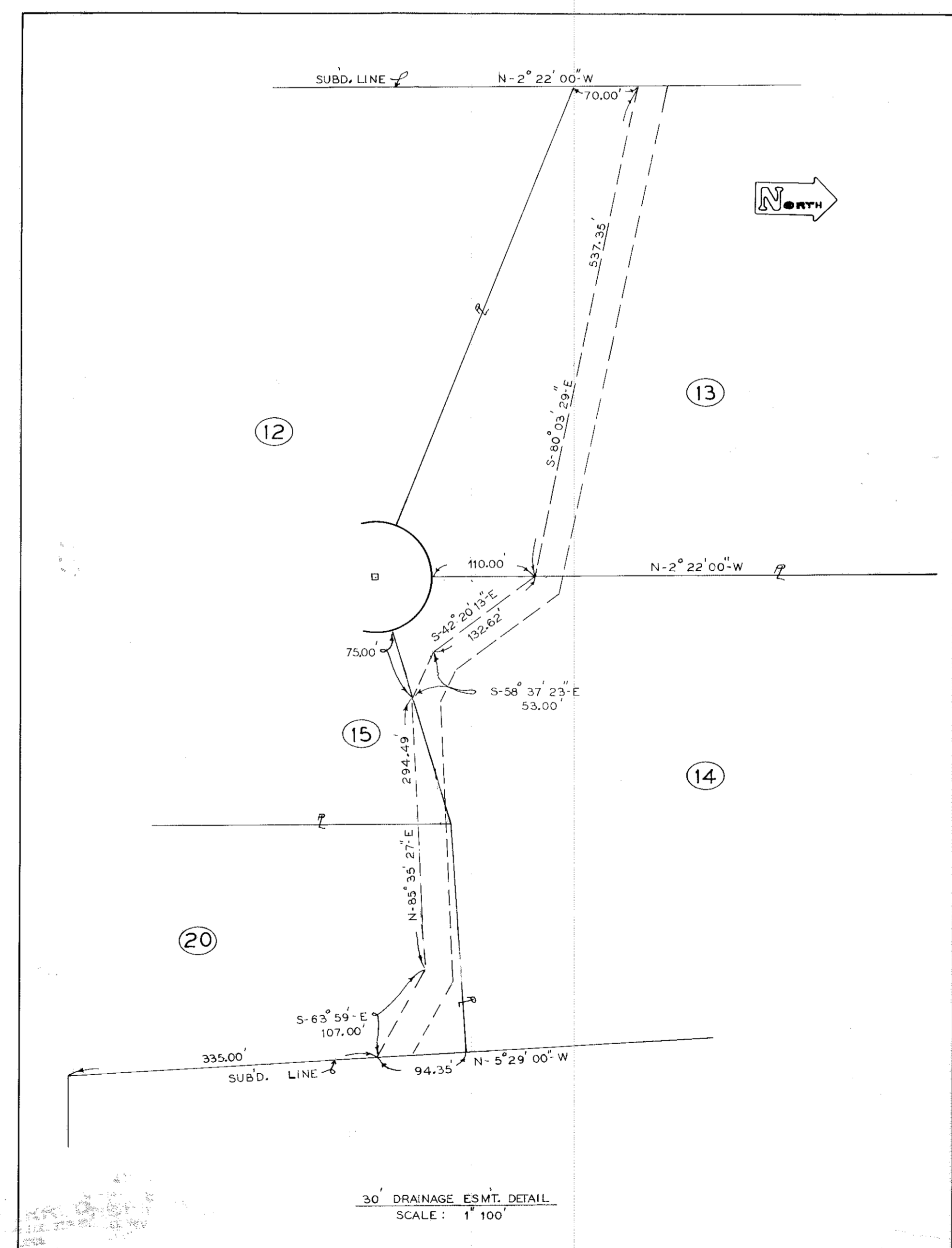
Thence South 88° 22' West in the Austin's Northerly line, a distance of 145.20 feet to the Austin's Northwesterly corner;

Thence South 2° 03' East in the Austin's Westerly line, a distance of 345.20 feet to a point in the centerline of the Elyria-Twinsburg Road and the principal place of beginning;

Enclosing a parcel containing 105.5143 acres, of which 22.3958 acres are in Original Lot No. 87, and 83.1185 acres are in Original Lot No. 86, to be the same more or less, but subject to all legal highways and easements of record.

ACREAGE TABULATION:

AREA	O.L. 86	O.L. 87	TOTAL
ENTIRE PLAT	83.1185 AC.	22.3958 AC.	105.5143 AC.
STREETS	5.5597 AC.	0.6543 AC.	6.2140 AC.
LOTS	77.5588 AC.	21.7415 AC.	99.3003 AC.



MORTGAGEES CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED ANNA BALOGH, MORTGAGEE OF LAND CONTAINED WITHIN THIS PLAT OF "CASTLETON ESTATES", SAID PLAT HAVING BEEN EXAMINED BY THE UNDERSIGNED, HEREBY ACCEPTS THE SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS AS SHOWN HEREON.

Anna Balogh
MORTGAGEE
Anne B. Pallas P.O.A.

NOTARY PUBLIC:
COUNTY OF LORAIN }
STATE OF OHIO } S.S.

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED ANNA BALOGH WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HER OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THIS THE 22ND DAY OF MAY, 1980.

Charles M. Hyneman
NOTARY PUBLIC

Lifetime
MY COMMISSION EXPIRES

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUL 1 1980
JULIAN A. FLJOR
LORAIN COUNTY AUDITOR