065661

ROYAL OAK SUB'N. NO. 1

065661

ORIGINAL LOT No. 68 GRAFTON TWP.
LORAIN COUNTY OHIO
SCALE: 1" = 100' OCTOBER 1979
Gary E. Penfound Reg. Surveyor No. 4957
Owner & Developer BILL GARRETT

OWNERS' CERTIFICATE:

Situated in the Township of Grafton, County of Lorain and State of Ohio, and being parts of Original Lot Number 68, containing 17.2347 Acres, and being the same tracts conveyed as Parcels Nos. 2 and 3 described in deed recorded in Deed Book 1193, Page 7, in the Recorder's Office of Lorain County, Ohio.

The undersigned Bill Garrett and Mary Garrett hereby certify that the attached plat correctly represents their "ROYAL OAK SUBDIVISION NO. 1", a subdivision of lots 1 to 5, inclusive and do hereby acknowledge this plat of same and dedicate to public use as such, all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etc, shown herein and not heretofore dedicated.

The undersigned further agree 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 Lorain County, Ohio, for the benefit of themselves and all other subsequent parties taking title from, under or through the undersigned.

Easements are reserved where indicated on the plat for public utility purposes and drainage purposes above and beneath the surface of the ground.

Signed Bill Garrett Mary Garrett

STATE OF OHIO, COUNTY OF LORAIN

Before me, a Notary Public in and for said County and State, personally appeared Bill Garrett and Mary B. Garrett, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed.

In Witness thereof I have hereunto set my hand and affixed my official seal at ELYRIA, Ohio, this 4th Day of December, 79.

Notary Public
My Commission expires 11-22-84

MORTGAGEE'S CERTIFICATE:

This is to certify that NORTHERN SAVINGS AND LOAN COMPANY, represented by the undersigned and Mortgagee of land contained within this plat of "ROYAL OAK SUBDIVISION NO. 1" has examined the same, accepts it to be correct, and dedicates to public use the streets and easements shown hereon not heretofore dedicated.

Signed Eugene Hubbard as Pres.
Neal Hubbard as Sec'y

STATE OF OHIO, COUNTY OF LORAIN

Before me, a Notary Public in and for said County and State, personally appeared the above signed Eugene Hubbard, Pres. and Neal Hubbard, Secy who acknowledged that they did sign this plat and that it was their own free act and deed.

In Witness whereof I have hereunto set my hand and affixed my official seal at Elyria, Ohio, this 27th Day of November, 1979.

Gerald E. Schaefer Notary Public
My Commission expires 2/4/83

SURVEYOR'S CERTIFICATE:

This is to certify that at the request of Bill Garrett and Mary B. Garrett, I have surveyed and platted "ROYAL OAK SUBDIVISION NO. 1" as shown hereon; and that said plat was prepared from a boundary traverse survey which closed at better than 1:19,000 feet before balancing. Distances are shown in feet and decimal parts thereof. ● indicates iron pin monument set. O indicates railroad spike set if shown in centerline of Law Road, and in other locations indicates iron pin found. Heavy line indicates outline of "ROYAL OAK SUBDIVISION NO. 1", which contains 17.2347 Acres of land in Original Lot Number 68 of Grafton Township. ▣ indicates iron pin set in adjustable monument box assembly.

All of which I certify to be correct.

Gary E. Penfound
Gary E. Penfound
Reg. Surveyor No. 4957
962 No. Pasadena Avenue
Elyria, Ohio 44035

Approved this 20th Day of June, 1980. Lawrence V. McGlinchy
Lorain County Engineer

Approved this 20th Day of June, 1980. Lawrence V. McGlinchy
Lorain Co. Sanitary Engineer

Approved this 26th Day of JUNE, 1980. Betty Wolfe M.P.H.
SUBLOTS 2, 3, 4 & 5 Health Commissioner, Lorain Co. District Board of Health

Approved this 11th Day of JULY, 1980. Richard W. McGinnis
Director, Lorain County Regional Planning Commission

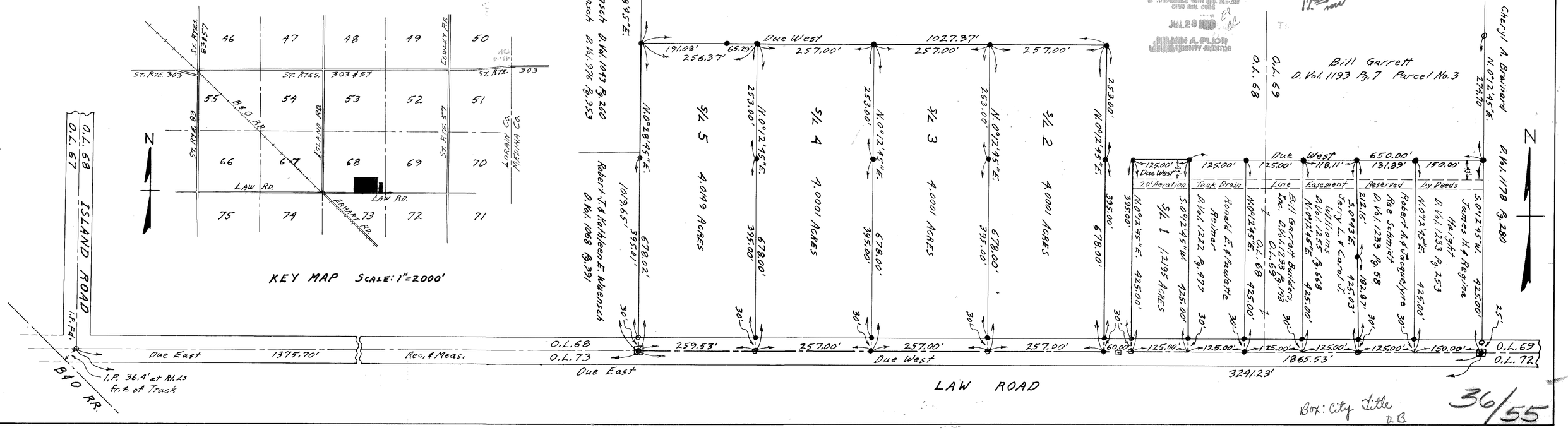
Transferred this ____ Day of ____, ____. ____
Lorain County Auditor

Filed for Record this 28th Day of JULY, 1980, at 3:10 P.M.
Recorded this 28th Day of JULY, 1980, in Plat Book 36 Page 55.

Lorain County Recorder

TRANSFERRED IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
JUL 28 1980
JOHN A. PAJOR LORAIN COUNTY AUDITOR

KEY MAP SCALE: 1"=2000'



Box: City Title D.B. 36/55