

#195945

4195945

PLAT OF  
**CHARLEMONT CREEK**  
 SUBDIVISION  
 BEING A PART ORIG LOT NUMBER 30,  
 TRACT NO. 5, HUNTINGTON TOWNSHIP,  
 LORAIN COUNTY, OHIO  
 JULY, 1985 SCALE- 1"=100'

RICHARD E. MUTZ & ASSOCIATES  
 NORWALK, OHIO

**OWNER'S CERTIFICATE**

Situated in the Township of Huntington, County of Lorain, State of Ohio, and being a part of Original Lot 30, Tract No. 5, of said Township containing 20.8067 acres and being the same tract as conveyed to Jeffrey L. Jones and described in deed recorded in Deed Volume 1326, Page 100, in the Office of the Recorder, Lorain County, Ohio.

The undersigned, Jeffrey L. Jones, Lenore Ranney, David A. Buck, Patricia A. Buck, hereby certify that the attached plat represents "Charlmont Creek Subdivision", a subdivision of lots one to six, inclusive, do hereby acknowledge this plat of of same and dedicate to public use as such; all or parts of the roads, boulevards, cul-de-sacs, parks or recreation areas, planting or reserved strips, etc., shown herein 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, zoning, health, or other lawful rules or regulations including the applicable off-street loading and parking requirements of Lorain County, Ohio, for the benefit of themselves and all other subsequent parties taking title from, under, or through the undersigned.

The dimensions of the lots and street are shown on the plat in feet and decimal part thereof. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground.

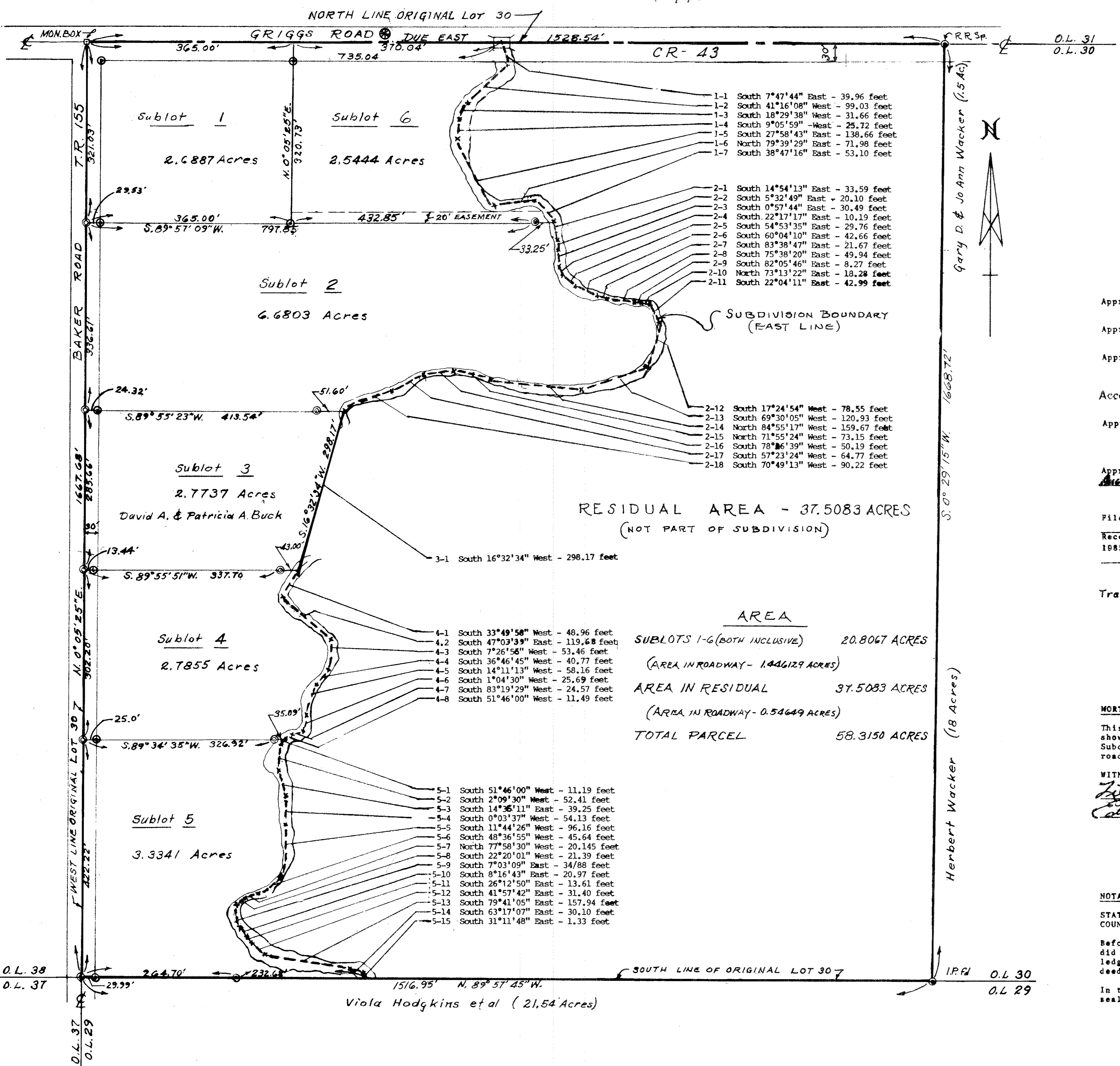
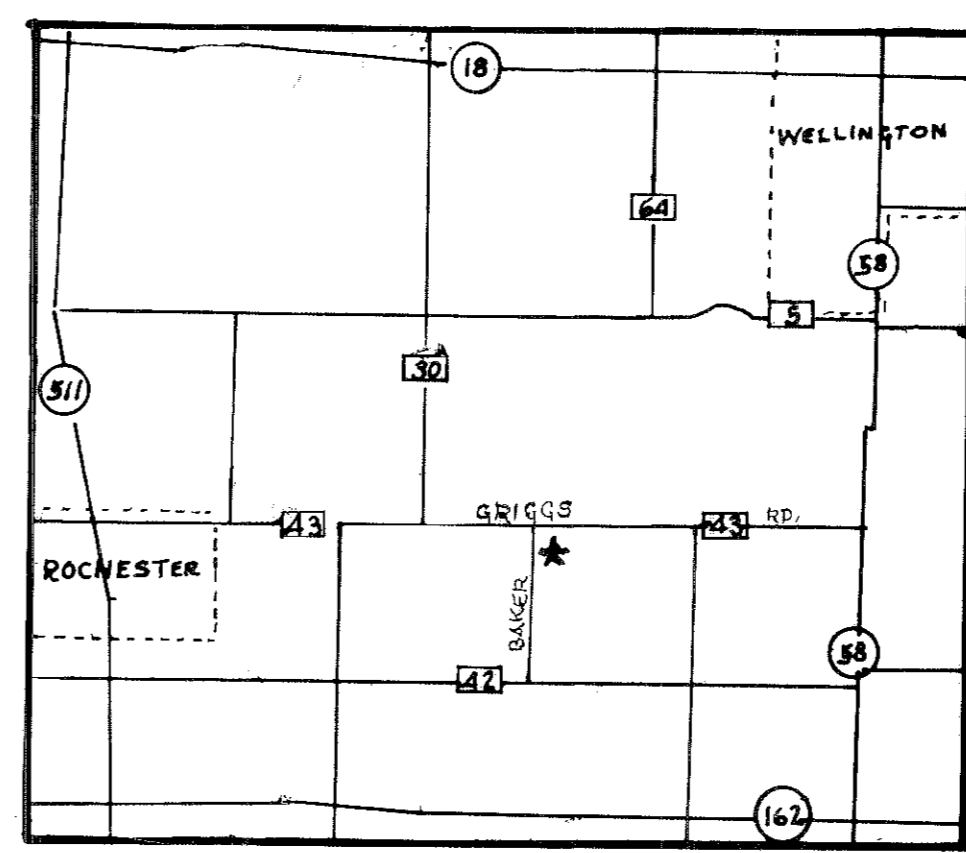
In witness hereof the undersigned have hereunto set their hands this 22nd day of August, 1985.

**WITNESS**

*Jamie E. Stanfield*  
*Kim A. Van Art*

**SIGNED**

*David A. Buck*  
*Patricia A. Buck*  
*Lenore Ranney*  
*Jeffrey L. Jones*



RESIDUAL AREA - 37.5083 ACRES  
 (NOT PART OF SUBDIVISION)

AREA	
SUBLOTS 1-6 (BOTH INCLUSIVE)	20.8067 ACRES
(AREA IN ROADWAY - 1.44629 ACRES)	
AREA IN RESIDUAL	37.5083 ACRES
(AREA IN ROADWAY - 0.54649 ACRES)	
TOTAL PARCEL	58.3150 ACRES

Approved this 12th day of August, 1985 *Laurance V. M. Glancy*  
 Lorain County Engineer  
 Approved this 12th day of August, 1985 *Laurance V. M. Glancy*  
 Lorain County Sanitary Engineer  
 Approved this 2nd day of August, 1985 *David D. Brown*  
 Lorain County Board of Health  
 Accepted this 5 day of August, 1985 *David A. Wilson*  
 Chairman, Township Bd of Trustees  
 Approved this 22 day of August, 1985 *John F. Hill*  
 Inspector, Lorain County Planning Commission

Approved as to form this 22nd day of August, 1985 *Alan W. Anderson*  
 Lorain County Prosecutor's Office  
 Dist. Proc.

Filed for Record this \_\_\_ day of \_\_\_ 1985 at \_\_\_ M.  
 Recorded this \_\_\_ day of \_\_\_ 1985 in Plat Book \_\_\_, Page No. \_\_\_  
 Lorain County Recorder

Transferred this \_\_\_ day of \_\_\_ 1985  
 Lorain County Auditor

**MORTGAGEE'S CERTIFICATE**

This is to certify that Lenore Ranney as mortgagee of lands shown hereon, do hereby accept this plat of "Charlmont Creek Subdivision" to be correct and dedicate to public use for road purposes, the roads as shown hereon.

**WITNESS**

*Jamie E. Stanfield*  
*Kim A. Van Art*

SIGNED *Lenore Ranney*

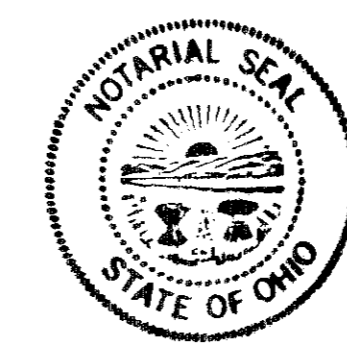
**NOTARIAL SEAL**

STATE OF OHIO  
 COUNTY OF LORAIN

Before me, a notary public in and for said county and state did personally appear the above signed mortgagee who acknowledge 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 this 8 day of Aug., 1985.

*Edwin A. Kennedy*  
 NOTARY PUBLIC



**NOTARIAL SEAL**

STATE OF OHIO  
 COUNTY OF LORAIN

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 free act and deed for the uses and purposes therein expressed.

In witness thereof I have hereunto set my hand and affixed my official seal this 22nd day of August, 1985.

BY: *Jamie E. Stanfield*, NOTARY PUBLIC



**SURVEYOR'S CERTIFICATE**

This is to certify that at the request of the owners I have surveyed and platted "Charlmont Creek Subdivision" as shown hereon and containing 20.8067 acres of land in Original Lot 30, Tract No. 5 of Huntington Township, Lorain County, Ohio. At all points indicated by iron pin monuments were found or set. Distances are shown in feet and decimal parts thereof. Bearings shown are assumed and used to describe angles only. All of which I certify to be correct.

By *Richard E. Mutz*  
 Registered Surveyor No. 4828

NOTE: CENTERLINE OF GRIGGS ROAD AS SURVEYED BY THE LORAIN COUNTY ENGINEER ON JANUARY, 1932, IN FIELD BOOK 159, PAGES 40-42, IS DIFFERENT FROM THE NORTH LINE OF ORIGINAL LOT 30.

IRON PIN SET OR FOUND.

*will pick up.*  
 419-929-3182  
*new London*

Received for Record AUG 28 1985  
 2:03 clock P.M. Plat RECORD.  
 VOL 440  
 PAGE 53  
 Dorothy L. Caser  
 Lorain County Recorder

TRANSFERRED  
 AUG 26 1985  
 JULIAN A. HILTON  
 LORAIN COUNTY RECORDER